

**TOWN OF HARVARD  
ZONING BOARD OF APPEALS AGENDA  
WEDNESDAY SEPTEMBER 13, 2023 @ 7:00pm - in Upper Town Hall, 13 Ayer Road  
and Hybrid via ZOOM**

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Pursuant to Chapter 2 of the Acts of 2023, An Act Making Appropriations for the Fiscal Year 2023 to Provide for Supplementing Certain Existing Appropriations and for Certain Other Activities and Projects, and signed into law on March 29, 2023, this meeting will be conducted hybrid, via remote participation and in-person. Interested individuals may attend at Town Hall or listen in and participate by phone and/or online by following the link and phone number below.

THVolGovt Pro is inviting you to a scheduled Zoom meeting.  
Topic: Zoning Board of Appeals  
Time: Sep 13, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86473742375?pwd=MzZFZDdiMkRodGFHOtHTWtscDg3QT09>

Meeting ID: 864 7374 2375

Passcode: 022563

One tap mobile

+13052241968,,86473742375# US

+13092053325,,86473742375# US

Dial by your location

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 931 3860 US

Meeting ID: 864 7374 2375

Find your local number: <https://us02web.zoom.us/u/kcyAYA4Ls8>

**7:00pm Continuation of Public Hearing of COMPREHENSIVE Permit Hearing – JUNO Construction LLC at Old Mill Road,**

**7:05pm Continuation of Special Permit Hearing – Latham at 200 Still River Road, §125-3B Non-conforming one- and two-family dwellings, and §135-25 Special rule applicable to one- and two-family dwellings.**

**7:15pm Continuation of Special Permit Hearing – William Ference at 247 Littleton County Road, §125-3C Non-conforming structures other than one – and two-family dwellings and §125-3D Non-conforming uses, for Modification of a Special Permit.**

**7:30pm Public Hearing** for the application of John and Laura Hunt at **61 Stow Rd.** for a Special Permit for §125-3(B)2 proposed alterations to a pre-existing non-conforming single-family dwelling exceeding 20% of current footprint

**8:00pm Public Hearing** for the application of Brandon Smithwood and Marguerite Davis at **11 Mass. Ave.** for a Special Permit §125-3B(2) roof cover over a pre-existing non-conforming front entry landing

The listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law, also.

**8:15pm Public Hearing** for the application of a Special Permit by Matthew and Elizabeth Rosner at **43 Mass Ave.** §125-3B(2) & 125-46 alter and enlarge a lawful non-conforming existing structure

**New Business:** a) Approve Minutes  
b) Approve Invoice (none this month)  
c) Confirm ZBA meeting night starting in October 2023 (not 2<sup>nd</sup> Wednesday of the month)

**NEXT SCHEDULED MEETING:  
WEDNESDAY, OCTOBER 4, 2023**

AS

The listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law, also.

OFFICE OF THE  
**CONSERVATION COMMISSION**

13 AYER ROAD HARVARD, MA 01451

978-456-4100 EXT.321


www.harvard-ma.gov



**MEMORANDUM**

DATE: September 7, 2023

TO: Harvard Zoning Board of Appeals

FROM: Harvard Conservation Commission 

RE: Requested Exemptions – Village at Robin Lane

The Harvard Conservation Commission has reviewed the requested exemptions to the Code of the Town of Harvard Chapters 119 Wetland Protection Bylaw and 147 Wetland Protection Bylaw Regulations submitted on behalf of Juno Construction LLC for the above-mentioned development and has the following comments:

**Wetland Protection Bylaw Section 119-4E**

A portion of the fees collected under the Wetland Protection Bylaw provided for the cost associated with the monitoring of projects by the Conservation Agent during the construction process. The Commission would be willing to discuss with the applicant a reduction of the fees under the Wetland Protection Bylaw, but would recommend against waiving the fee in its entirety. The Commission suggests the applicant complete Form F Fee Schedule, under Chapter 147, in order for the Commission to understand the totality of the fee that would be applied to this project had it been proposed as a conventional subdivision.

**Wetland Protection Bylaw Regulations, Chapter 147**

*Section 147-6C Filling Fees* – See comment above

*Section 147-12 Setbacks*

As proposed the plan shows three Public Water Supply (PWS) wells and an associated gravel access road within the setbacks established under this section, with the PWS being within 10-feet of the wetland resource area. The Commission will need additional information from the applicant on how the resource areas will be protected during the installation of the PWS and gravel access road before making a determination on the requested exemption.

*Section 147-14C Stormwater Management*

Although a large portion of this project is outside of the jurisdiction of the Conservation Commission it is not only upgradient of wetland resource areas but will require a significant amount of fill material for the development of this property. The State has not yet completed its update to 310 CMR 10.57 and the Hydrology and Stormwater Handbook, but has indicated it will be incorporating either the National Oceanic and Atmospheric Administration Atlas 14 or precipitation frequency statistics prepared by Northeast Regional Climate Center (NRCC) at Cornell University in place of the current Technical Paper 40 methodology. With Harvard being exempt from Municipal Separate Storm Sewer System requirements there is no local Stormwater Management Bylaw as there are in many municipalities within Massachusetts, in 2021 the Commission incorporated stormwater management requirements into its regulations that include the use of Extreme Precipitation in New York & New England developed by NRCC. In addition, recent weather, including an increase in heavy rain events, only highlights the need to address stormwater management differently. The Commission would not be in favor of providing an exemption to the stormwater management requirements as provided for within Chapter 147. The Commission would suggest the applicant provide details as to how and why they are unable to comply with these regulations.



**Abutters List Report**  
Town of Harvard, MA

Date: April 3, 2023  
Parcel Number: 021-008-000  
Property Address: 200 Still River Rd  
Abutters To: 300ft

The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed: Carol Dearborn

Date: 4/3/23

Carol Dearborn  
Assistant Assessor  
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR  
13 Ayer Road, Harvard, Massachusetts 01451-1458  
[www.harvard-ma.gov](http://www.harvard-ma.gov)





# 200 STILL RIVER RD

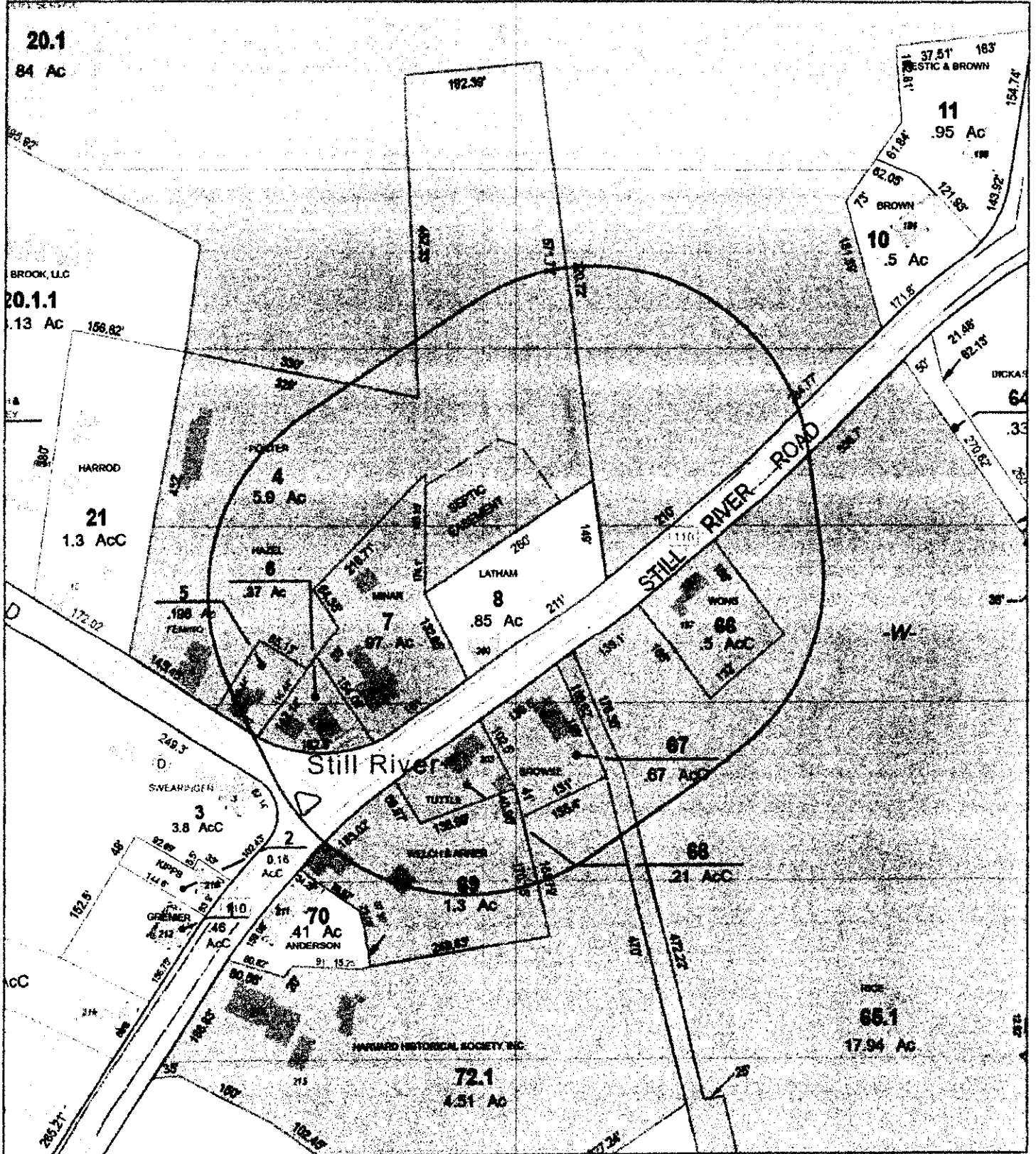
Town of Harvard, MA

1 inch = 188 Feet



www.cai-tech.com

April 3, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 300 feet Abutters List Report

Harvard, MA  
April 03, 2023

## Subject Property:

Parcel Number: 021-008-000-000  
CAMA Number: 021-008-000-000  
Property Address: 200 STILL RIVER RD

Mailing Address: LATHAM, ALEXANDER M & LOUISA C  
200 STILL RIVER ROAD  
HARVARD, MA 01451

## Abutters:

Parcel Number: 020-020-001-000  
CAMA Number: 020-020-001-000  
Property Address: DEPOT RD-STILL RIVER

Mailing Address: US FISH AND WILDLIFE SERVICE  
73 WEIR HILL RD  
SUDBURY, MA 01776

Parcel Number: 021-004-000-000  
CAMA Number: 021-004-000-000  
Property Address: 6 DEPOT RD-STILL RIVER

Mailing Address: THE SARAH R PORTER 2006  
REVOCABLE TRUST  
PO BOX 206  
STILL RIVER, MA 01467

Parcel Number: 021-005-000-000  
CAMA Number: 021-005-000-000  
Property Address: 4 DEPOT RD-STILL RIVER

Mailing Address: FEMINO, SANDRA MARIE  
PO BOX 7  
STILL RIVER, MA 01467

Parcel Number: 021-006-000-000  
CAMA Number: 021-006-000-000  
Property Address: 206 STILL RIVER RD

Mailing Address: HAZEL, NANCY J & WILLIAM T  
150 AYER RD  
HARVARD, MA 01451

Parcel Number: 021-007-000-000  
CAMA Number: 021-007-000-000  
Property Address: 204 STILL RIVER RD

Mailing Address: MINAR, RUDOLF J & KARA MCGUIRE  
MINAR  
PO BOX 204  
STILL RIVER, MA 01467

Parcel Number: 021-065-001-000  
CAMA Number: 021-065-001-000  
Property Address: 199 STILL RIVER RD

Mailing Address: METCALF, THOMAS III  
PO BOX 796  
HARVARD, MA 01451

Parcel Number: 021-065-002-000  
CAMA Number: 021-065-002-000  
Property Address: 0 STILL RIVER RD

Mailing Address: THEODORE W MAXANT TRUSTEE OF  
THE  
PO BOX 11 53 WILLARD LANE  
STILL RIVER, MA 01467

Parcel Number: 021-066-000-000  
CAMA Number: 021-066-000-000  
Property Address: 197 STILL RIVER RD

Mailing Address: D'ARCONTE, ADRIENNE A.  
202 ARMINGTON ST  
CRANSTON, RI 02905

Parcel Number: 021-067-000-000  
CAMA Number: 021-067-000-000  
Property Address: 201 STILL RIVER RD

Mailing Address: NICHOLAS BROWSE & CARYL GRAHAM  
BROWSE  
PO BOX 187  
STILL RIVER, MA 01467

Parcel Number: 021-068-000-000  
CAMA Number: 021-068-000-000  
Property Address: 203 STILL RIVER RD

Mailing Address: TUTTLE, LEIGH D & SHARLENE F  
PO BOX 156  
STILL RIVER, MA 01467



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# 300 feet Abutters List Report

Harvard, MA  
April 03, 2023

Parcel Number: 021-069-000-000  
CAMA Number: 021-069-000-000  
Property Address: 207 STILL RIVER RD

Mailing Address: WELSH, ERIC S & ARNER, JENNIFER M  
P.O. BOX 118 STILL RIVER  
HARVARD, MA 01467

Parcel Number: 021-072-001-000  
CAMA Number: 021-072-001-000  
Property Address: 213 STILL RIVER RD

Mailing Address: HARVARD HISTORICAL SOCIETY INC  
PO BOX 542  
HARVARD, MA 01451



[www.cai-tech.com](http://www.cai-tech.com)

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4/3/2023

Page 2 of 2

D'ARCONTE, ADRIENNE A.  
202 ARMINGTON ST  
CRANSTON, RI 02905

US FISH AND WILDLIFE SERV  
73 WEIR HILL RD  
SUDBURY, MA 01776

FEMINO, SANDRA MARIE  
PO BOX 7  
STILL RIVER, MA 01467

WELSH, ERIC S & ARNER, JE  
P.O. BOX 118 STILL RIVER  
HARVARD, MA 01467

HARVARD HISTORICAL SOCIET  
PO BOX 542  
HARVARD, MA 01451

HAZEL, NANCY J & WILLIAM  
150 AYER RD  
HARVARD, MA 01451

METCALF, THOMAS III  
PO BOX 796  
HARVARD, MA 01451

MINAR, RUDOLF J & KARA MC  
PO BOX 204  
STILL RIVER, MA 01467

NICHOLAS BROWSE & CARYL G  
PO BOX 187  
STILL RIVER, MA 01467

THE SARAH R PORTER 2006 R  
PO BOX 206  
STILL RIVER, MA 01467

THEODORE W MAXANT TRUSTEE  
PO BOX 11  
53 WILLARD LANE  
STILL RIVER, MA 01467

TUTTLE, LEIGH D & SHARLEN  
PO BOX 156  
STILL RIVER, MA 01467

**TOWN OF HARVARD ZONING BOARD OF APPEALS  
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: Alexander and Louisa Latham  
 Mailing Address: 200 Still River Rd., Harvard, MA 01451  
 Telephone Number: 978 994 4914 Email Address: alexander.latham@gmail.com  
 Applicant is (check one):  Owner  Tenant  Licensee  Prospective Buyer  
 Location of Property: 200 Still River Rd. Assessors Map 21 Parcel: 8  
 Registry of Deeds: Book Number 50573 Page Number 144 Certificate Number \_\_\_\_\_  
 Owner's Name: Same Tel. No.: Same  
 (If different than Applicant)  
 Owner's Address: Same  
 Representative: Nancy Dickinson Tel. No.: 978 341 8267  
Dickinson Architects

Application (which includes required plans and abutters list) is for:

- |   |                                 |
|---|---------------------------------|
| <input type="checkbox"/> Variance (16 copies)                                 | Fee: \$150.00 + \$6.00/ abutter |
| <input checked="" type="checkbox"/> Special Permit (16 copies)                | Fee: \$200.00 + \$6.00/abutter  |
| <input type="checkbox"/> Modification/Extension (16 copies)                   | Fee: \$100.00 + \$6.00/abutter  |
| <input type="checkbox"/> Failure to Enforce Administrative Appeal (16 copies) | Fee: \$130.00                   |
| <input type="checkbox"/> Other Administrative Appeals (16 copies)             | Fee: \$175.00                   |
| <input type="checkbox"/> Comprehensive Permit (20 copies)                     | Fee: 500.00/unit                |

Specific Bylaw section (s) being applied for: 135-25, 125-3B(2) b

Nature of Application and Justification of Request: Requesting to add onto a pre existing non conforming one family dwelling. we will not be increasing the existing non-conformity and the addition will not be substantially more detrimental to the neighborhood. See attachment for more detail.  
 The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby request a hearing before the Board of Appeals with reference to the above application.

<u>[Signature]</u> Property Owner's Signature (REQUIRED)	<u>4/4/23</u> Date
<u>[Signature]</u> Property Owner's Signature (REQUIRED)	<u>4/4/2023</u> Date
<u>[Signature]</u> Applicant's Signature (if different from owner)	<u>04/03/23</u> Date



P.O. Box 704, 91 Main Street, Concord, MA 01742  
978-341-8267, DickinsonArc.Com

April 4, 2023

Zoning Board of Appeals  
Town Hall, 13 Ayer Road  
Harvard, MA 01451

Special Permit Application For:  
Additions to Latham Residence  
200 Still River Road, Harvard, MA 01451

135-10: WRITTEN STATEMENT:

Louisa and Alexander Latham reside at 200 Still River Road in Harvard, MA. They are proposing adding a mudroom, front porch, unheated garage and workshop, with storage above on the east side of their house, a bedroom over the existing 3 season sunroom, and extending their existing deck. Their house was built around 1800, before the zoning by-law was enacted. It became non-conforming with the creation of the zoning by-law. This house is pre-existing non-conforming because it sits entirely beyond the current required front setback. An existing 4 bedroom mounded septic system sits behind the house. The garage addition will be located further away from the existing front property line than the existing house. The addition will not be substantially more detrimental than the existing house because we will not be closer to the front property line than the existing house. The gross SF will increase from 3,680 sf to 4,621 sf, resulting in a 25% increase. Of the nearby houses, 2 have more gross square footage (8,835 and 5,546 sf), one has similar gross square footage, and three house have less gross sf (2,585, 2,416 and 2447). Therefore, the proposed amount of square footage will fit in with the scale of the neighborhood. Cedar shingles, instead of clapboards and awning windows will make the garage resemble a barn, which will help it look like it belongs with an historic house.

The new driveway will be safer for traffic because the owners will not have to back up onto Still River road (as they do now). The use of the property will remain as single family. The number of bedrooms will remain as 4. There will be no new vibrations or noises due to change of use or increase in occupancy. If the project is to go forward, construction will only take place during weekdays, between 7:00 am and 4:00 pm, for a finite period. The new asphalt driveway will have a 2' gravel shoulder which will help keep rainwater on site. In conclusion, we do not believe that the proposed addition will be more detrimental to the neighborhood than the existing non-conforming house because we are not getting closer to the existing front property line, and the size, scale, massing and style of the addition will be in harmony nearby properties. Also, no new noises, uses or traffic will interfere with the peace of the neighborhood. This addition does not qualify to be de minimus because we are requesting to add more than 15% to the footprint.

Respectfully,

  
Nancy Dickinson, AIA

Enclosures



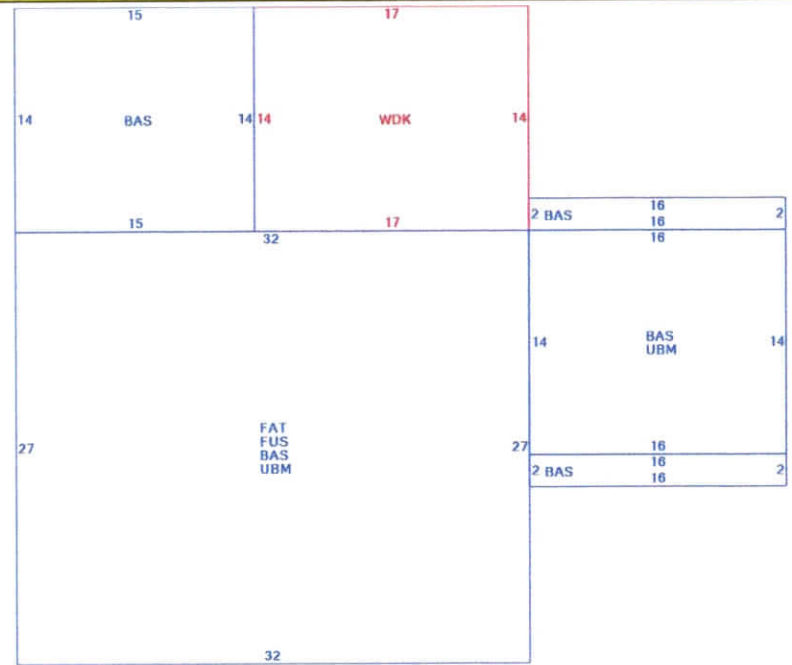
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				125 HARVARD, MA <b>VISION</b>							
LATHAM, ALEXANDER M & LOUISA C  200 STILL RIVER ROAD  HARVARD MA 01451		1 Level	5 Well	3 Med Traffic	3 Rural	Description	Code	Appraised	Assessed								
			6 Septic	6 Paved		RESIDNTL	1010	403,000	403,000								
				T Two Way		RES LAND	1010	217,500	217,500								
<b>SUPPLEMENTAL DATA</b>						RES OB	1010	1,500	1,500	<b>VISION</b>							
Alt Prcl ID 1250210000800000 House Col YELLOW Field Chec		GIS ID M_190445_915814		Assoc Pid#		Total		622,000	622,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LATHAM, ALEXANDER M & LOUISA C		50573 0144	03-12-2013	Q	I	445,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
DANGELO, JAMES P & KIMBERLY A		46191 0061	08-20-2010	Q	I	440,000	00	2022	1010	358,800	2021	1010	291,500	2020	1010	247,900	
CORDEIRO, CHARLES B JR & BONNIE		26256 0140	03-28-2002	Q	I	360,000	00		1010	202,500		1010	202,500		1010	202,500	
NOGLER, ESTATE OF, BARD, THOMAS B & NOGLER, ALFRED L, SR		20308 0044 16696 0396	08-17-1998 11-10-1994	U U	I I	100,000 1	1A 1A		1010	1,200		1010	1,200		1010	1,200	
		Total						Total		562,500	Total		495,200	Total		451,600	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>								
			Total 0.00						Appraised Bldg. Value (Card) 403,000								
									Appraised Xf (B) Value (Bldg) 0								
									Appraised Ob (B) Value (Bldg) 1,500								
									Appraised Land Value (Bldg) 217,500								
									Special Land Value 0								
									Total Appraised Parcel Value 622,000								
									Valuation Method C								
									Total Appraised Parcel Value 622,000								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
08-099	07-07-2008	RS	Residential	800		100	12-08-2008	CONST CHIMNEY ENCLOSU		12-06-2016	DH	X		C	Cyclical Insp		
										05-17-2011	LC	C	O	A	Appeal		
										08-28-2008	AM	C	O	C	Cyclical Insp		
										01-05-1996	CLT	R	M	A	Appeal		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value
1	1010	Single Fam	AR	Primary	0.850 AC	225,000.00	1.13725	P	1.00	30	1.000			1.0000			217,500
Total Card Land Units					0.85	AC	Parcel Total Land Area			0.85	Total Land Value					217,500	

As of January 1, 2022

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Antique			
Model	01	Residential			
Grade:	05	Good			
Stories:	2.5	2.5 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	7				
Bath Style:	02	Modern			
Kitchen Style:	02	Modern			
# of Kitchens	1				
Fireplaces	0				

CONDO DATA				
Parcel Id	C	Owne	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	575,724
Year Built	1700
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
RCNLD	403,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

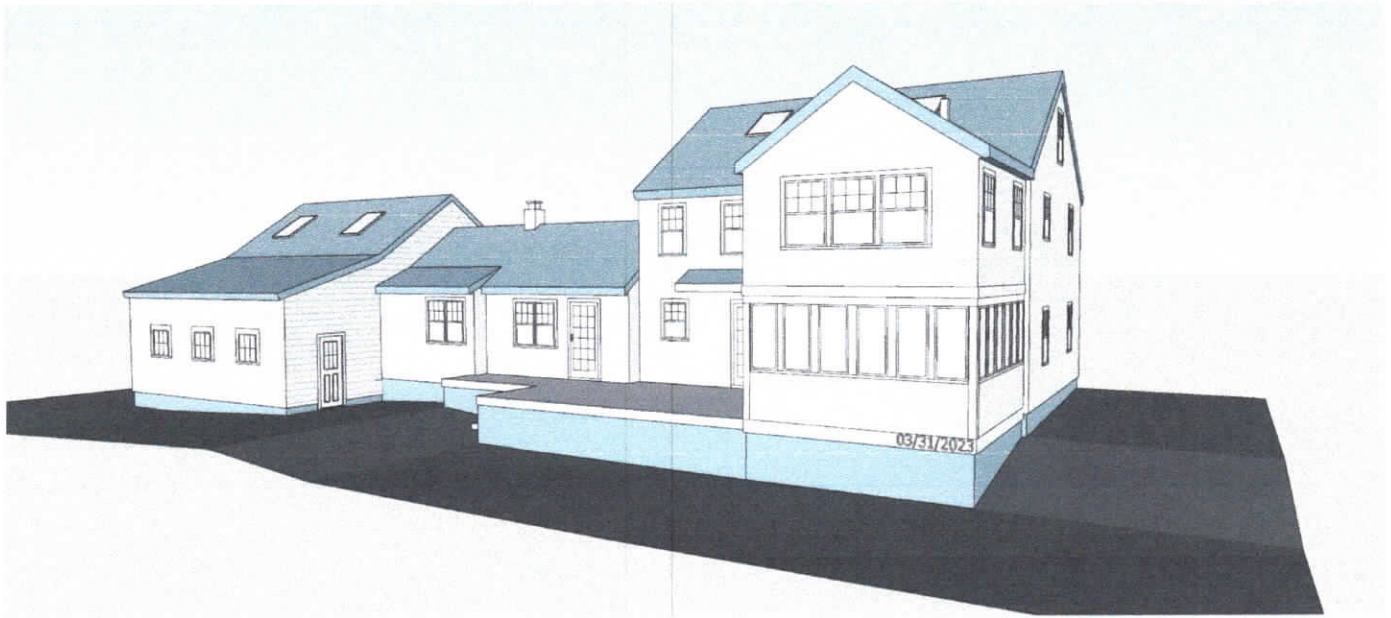
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	120	15.00	2000		B1		0.00	1,500

**BUILDING SUB-AREA SUMMARY SECTION**

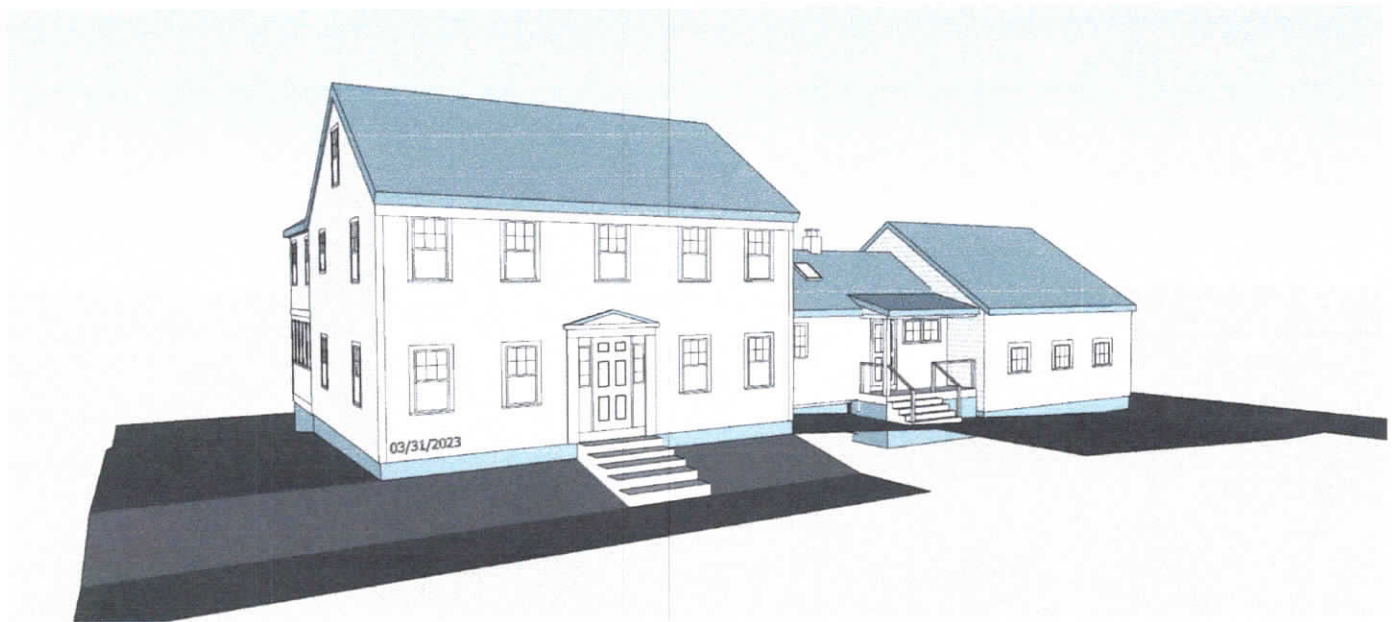
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,362	1,362	1,362	203.21	276,775
FAT	Attic, Finished	259	864	259	60.92	52,632
FUS	Upper Story, Finished	864	864	864	203.21	175,576
UBM	Basement, Unfinished	0	1,088	218	40.72	44,300
WDK	Deck, Wood	0	238	36	30.74	7,316
Ttl Gross Liv / Lease Area		2,485	4,416	2,739		556,599







BACK

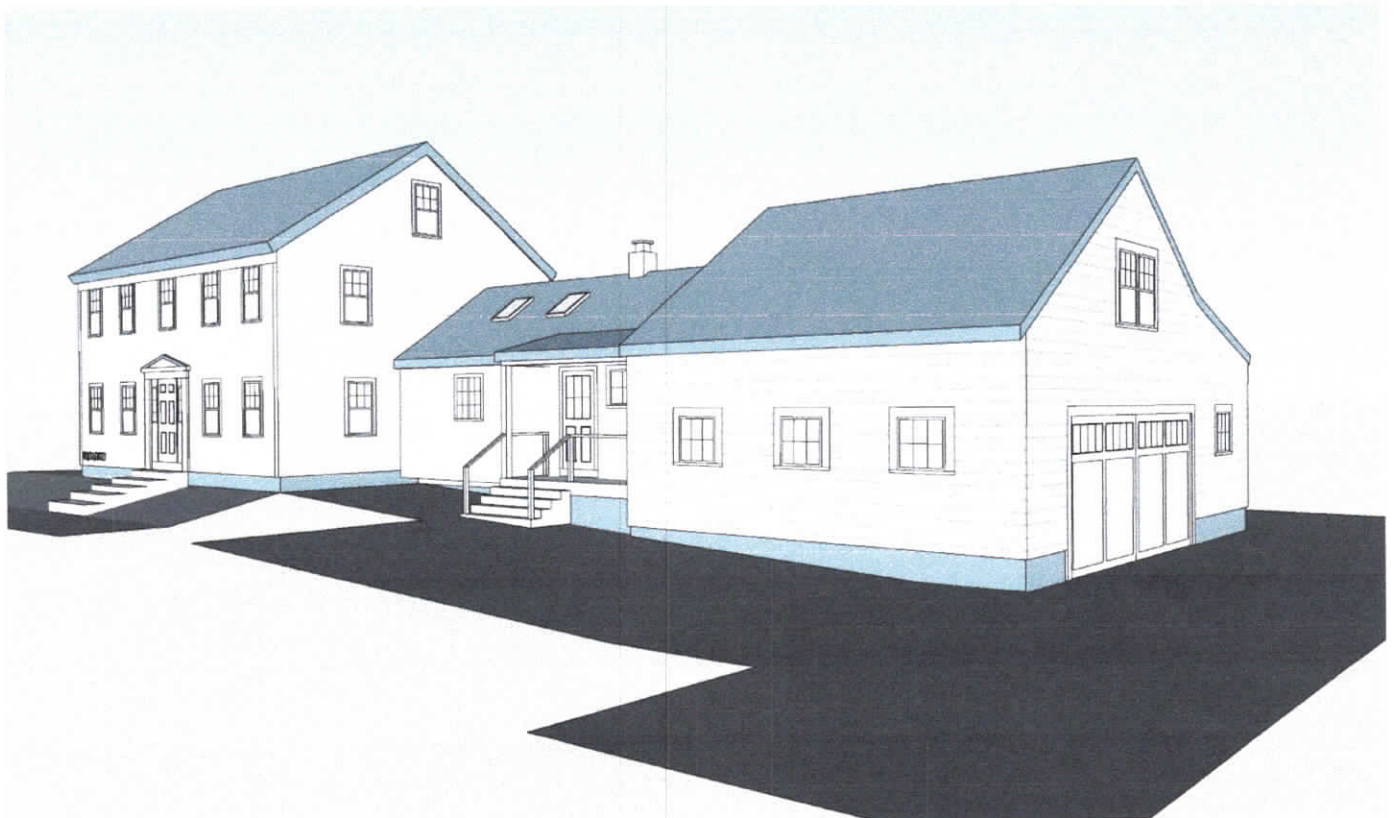


FRONT

200 STILL RIVER RD.



BACK



FRONT

200 STILL RIVER RD





EXISTING BACK

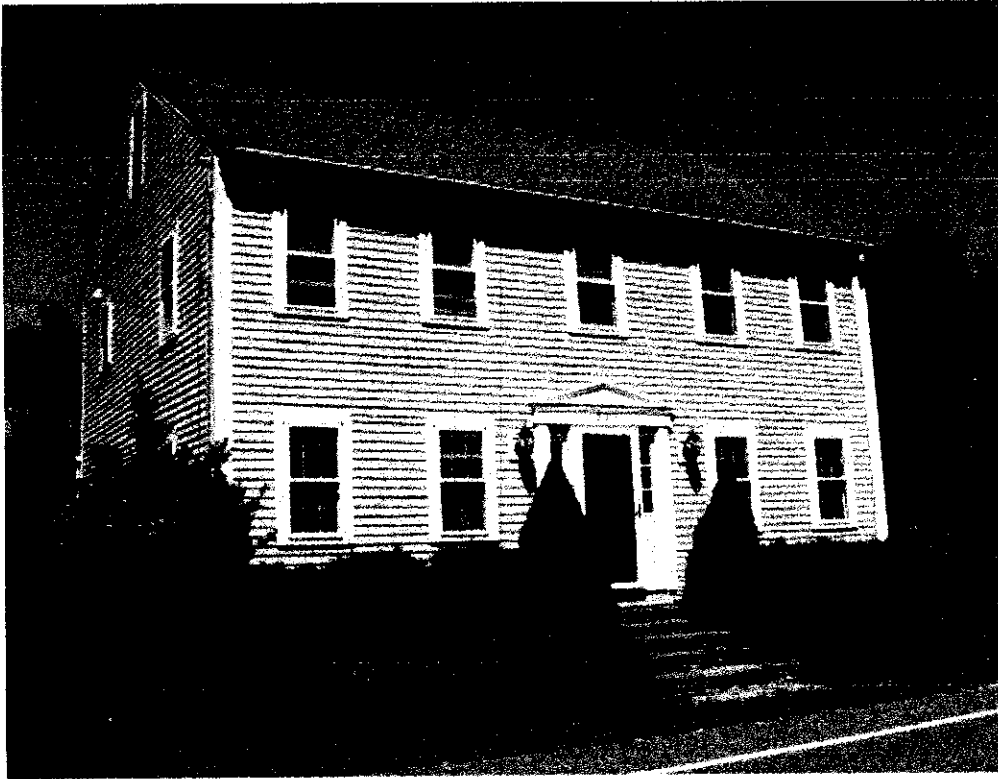


EXISTING FRONT

200 STILL RIVER RD.

# Joseph G. Harwood House (1800)

by Dan / February 4, 2014 / Federal, Harvard, Houses



In the late eighteenth-century, a farming community developed along Still River Road in Harvard. The house at 200 Still River Road was built around 1800 by Joseph G. Harwood, who had obtained a license to sell alcohol. Around 1850 the house was acquired by William F. Bateman, who was postmaster of Still River (also a librarian). His widow, Louisa H. Bateman, took over his postmaster duties after his death in 1877. In the 1890s, the house was acquired by Amos H. Keyes and in 1907 by Arthur Hunter, an engineer with the Boston & Albany railroad. It was then owned by F. S. Savage, Sr., author of *Memoirs of Old Harvard Days* (1924). Savage also sold real estate. For many years it was a double house with a long garage addition on the northeast side. It has since been converted to a single-family home, with a new front entry molding and the old addition shortened.

# DESIGN DATA

**1. Hydraulic Loading**

4 Bedrooms at 110 gallons per day per bedroom = 440 G.P.D.

**2. Septic Tank Size**

Average daily flow =  $440 \times 200\% = 880$  gallons (minimum)  
 Septic tank provided = 1500 Gallons

**3. Design percolation rate = 2.0 M.P.I. (Soil Class )**

Effluent Loading Rate = 3.55 gallons/S.F.

**4. Leaching Area**

**Primary Leaching Area**

Total area provided = 832 s.f.  $\times$  0.53 gal./S.F. = 452.4 gal.

Minimum size leaching area allowed under the Town of HARVARD

Board of Health requirement is N/A square feet.

**Reserve Leaching Area**

Design percolation rate = \_\_\_\_\_ M.P.I. (Soil Class )

Effluent loading rate = \_\_\_\_\_ gallons / S.F.

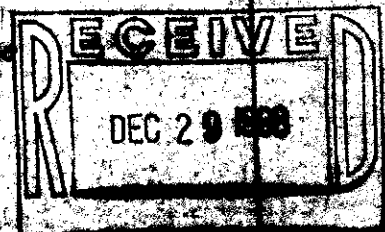
Total area provided = \_\_\_\_\_ S.F.  $\times$  \_\_\_\_\_ gal./S.F. = \_\_\_\_\_ gal.

Invert at beginning leaching line = \_\_\_\_\_

Invert at end of leaching line = \_\_\_\_\_

Elevation of S.A.S. Bottom = \_\_\_\_\_

- W — Denotes water service
- P — Denotes approximate property line
- O.W. — Denotes overhead wires
- D — Denotes storm drain pipe
- ■ — Denotes catch basin



**AS-BUILT PLAN** regulated structure



NO.	DATE	DESCRIPTION	BY
1	9/5/88	REVISED AS-BUILT DATA	MDM
		EXAMINED TO ACTUAL FIELD DATA	GGB
		DESIGN BY: GGB	
		DRAWN BY: GGB	
		CHECKED BY: GGB	

**AS-BUILT SEWAGE DISPOSAL SYSTEM**  
 200 STILL RIVER ROAD  
 HARVARD, MA

PREPARED FOR: **TOM BARD** TEL: (617) 305-7286  
 275 NEW HEBBARD ST  
 WILMINGTON, MA 02147  
 SCALE: 1" = 20' DATE: 6/5/88

**DUCHARME & WHEELER, INC.**  
 1092 MAIN STREET, P.O. BOX 427, BOLTON, MA, 01740



THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES, LANDSCAPING

N/F  
Porter

# Certified Plot Plan

200 Still River Road Harvard, Mass.  
STREET TOWN

EXISTING SEPTIC SYSTEM AND GRADING EASEMENT  
(PL.BK.774-51) 273.71'

SURVEYOR

SHED

FENCE

200 Still River Road  
BK.50573-144  
35,028± SQ. FT.

NOTE: FOR DIMENSIONS OF THE PROPOSED ADDITIONS SEE PLAN BY DICKINSON ARCHITECTS, LLC DATED MARCH, 2023.

I certify that the existing house and proposed additions are located on the lot as shown.  
I further certify that the existing house and proposed additions are located within Flood Zone "X" (unshaded) per Flood Insurance Rate Map (FIRM) for the Town of Harvard, Community Panel No.250308 0476 E dated July 4, 2011.

N/F  
Minar

N/F  
US Fish & Wildlife Service

Zoning Classification: Agriculture-Residential  
Scale: 1"=20'

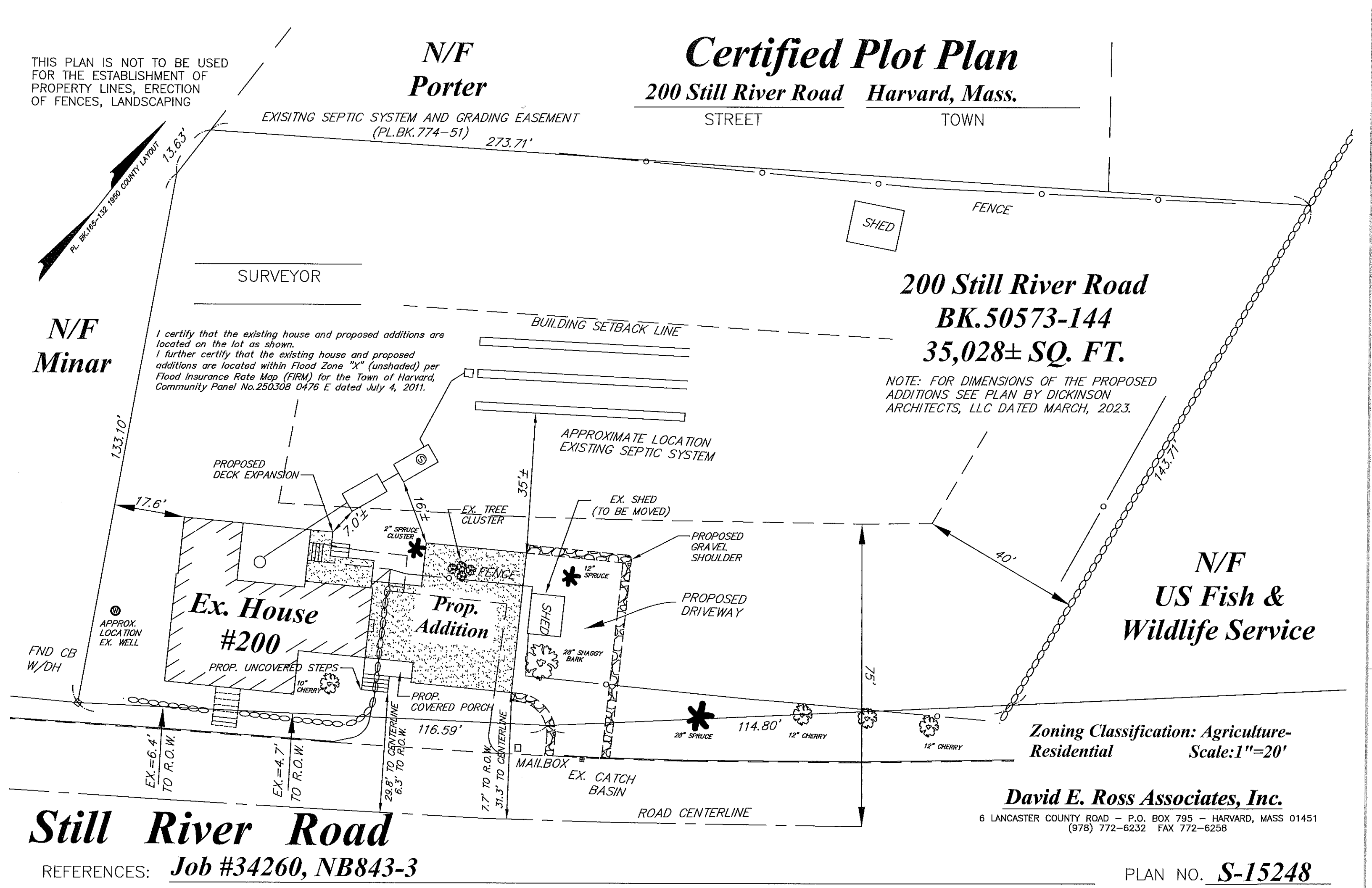
David E. Ross Associates, Inc.

6 LANCASTER COUNTY ROAD - P.O. BOX 795 - HARVARD, MASS 01451  
(978) 772-6232 FAX 772-6258

## Still River Road

REFERENCES: Job #34260, NB843-3

PLAN NO. S-15248

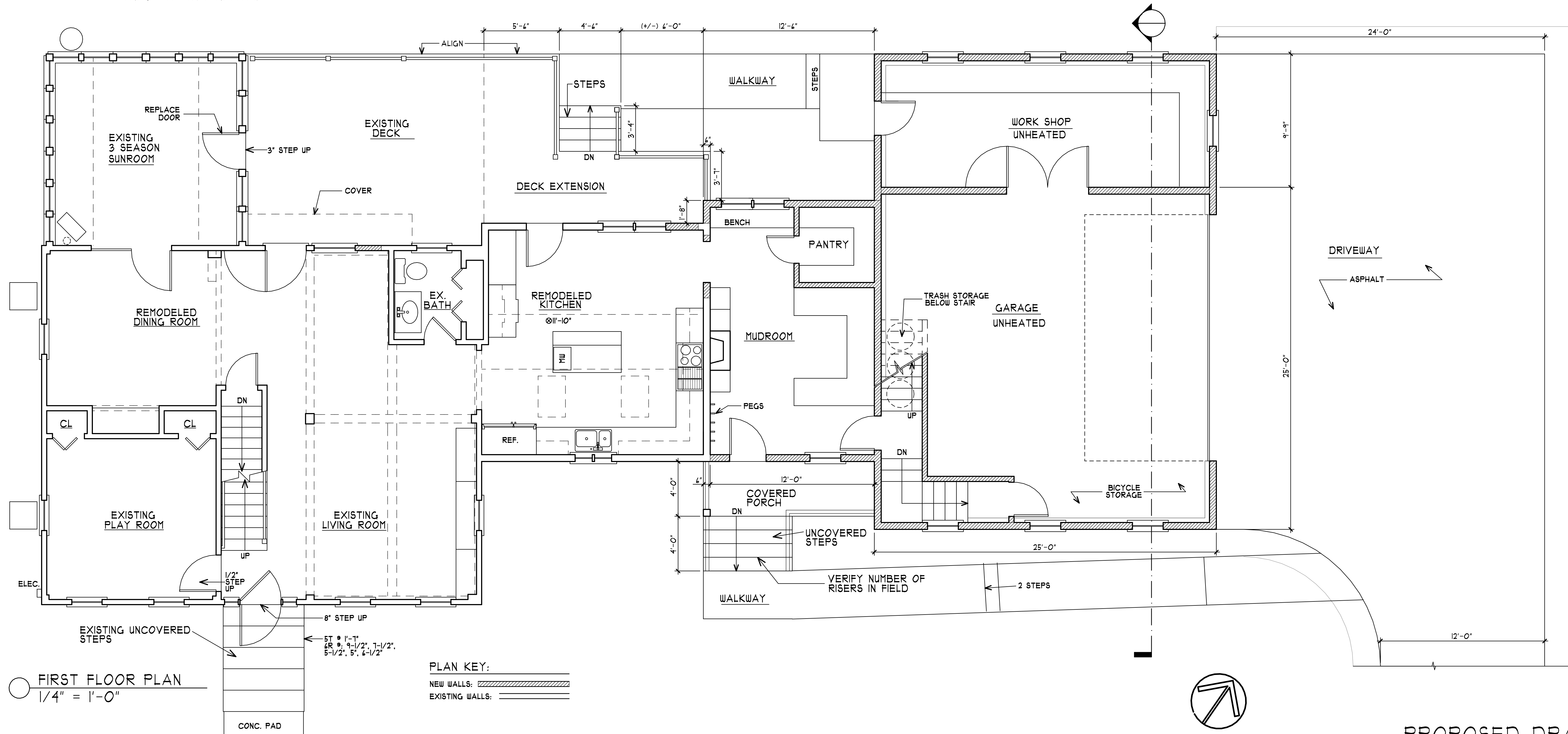


SEPTIC ROOM COUNT		
	EXISTING	PROPOSED
FIRST FLOOR	4 ROOMS: KITCHEN LIVING DINING PLAYROOM	5 ROOMS: KITCHEN LIVING DINING PLAYROOM MUDROOM
SECOND FLOOR	3 BEDROOMS	3 BEDROOMS
ATTIC	1 GUEST RM	1 GUEST RM
TOTAL NUMBER OF ROOMS	8 ROOMS, 4 BEDROOMS	9 ROOMS, 4 BEDROOMS
EXISTING SEPTIC SIZED FOR 4 BEDROOMS, 9 ROOMS	COMPLIANT	COMPLIANT

TABLE OF AREAS			
	EXISTING	PROPOSED	% INCREASE
GROSS SF.	3,680 SF	4,621 SF	25%
BUILDING FOOTPRINT	1,659 SF	2,954 SF	78%
WALKS AND DRIVEWAY	1,206 SF	1,304 SF	8%
IMPERVIOUS: FOOTPRINT WALKS AND DRIVEWAY	2,865 SF	4,258 SF	49%

- NOTES:
- GROSS INCLUDES INTERIOR GARAGE PARKING AND COVERED PORCHES. IT DOES NOT INCLUDE DECKS AND UNCOVERED STEPS.
  - BUILDING FOOTPRINT INCLUDES DECK, DECK EXPANSION AND UNCOVERED STEPS.

NOTE: 3 SEASON SUN ROOM, WORKSHOP, GARAGE, STORAGE ABOVE GARAGE, UNFINISHED BASEMENT AND PROPOSED CRAWL SPACE ARE NOT INCLUDED IN SEPTIC ROOM COUNT BECAUSE THEY ARE NOT HEATED

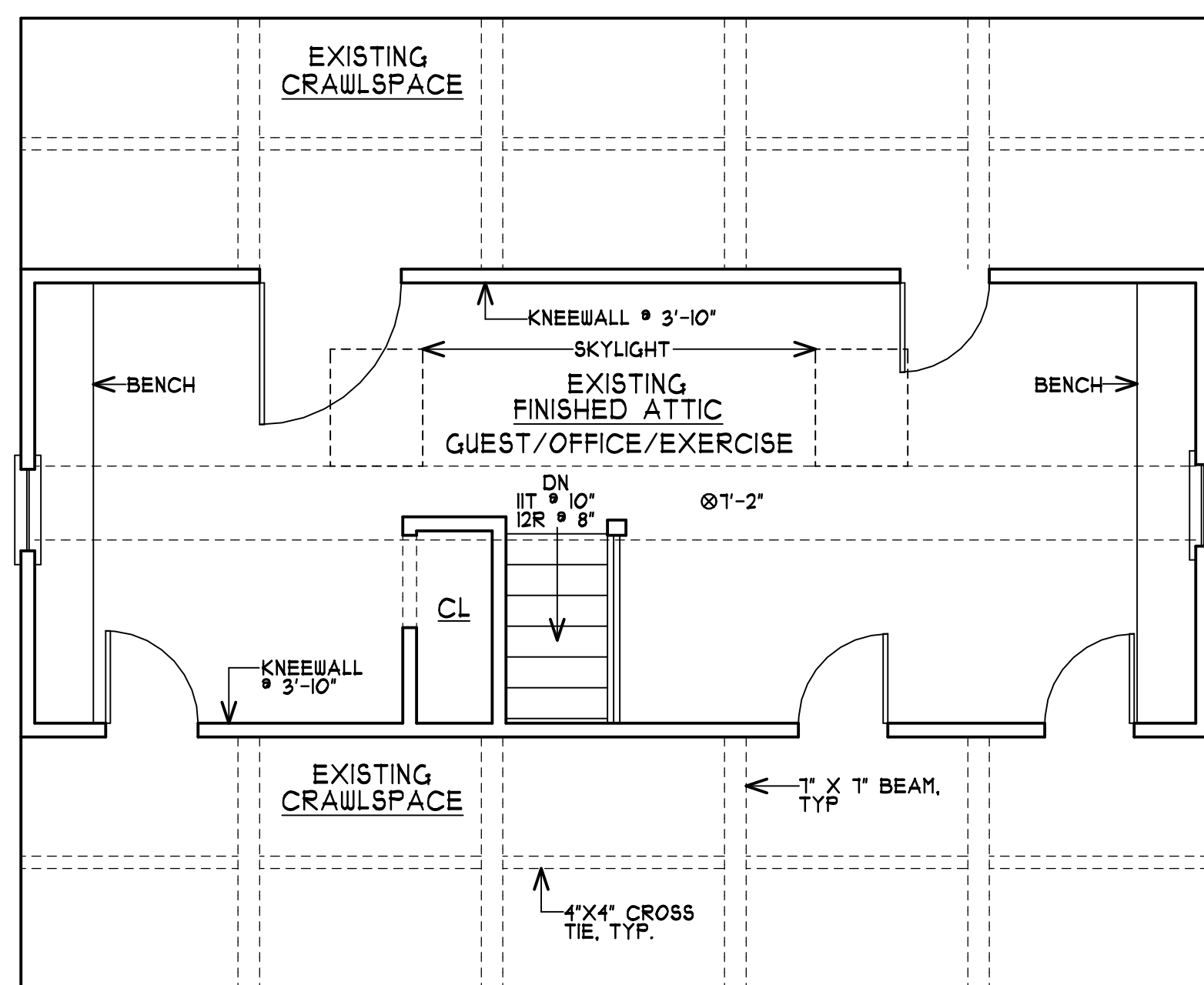


FIRST FLOOR PLAN  
1/4" = 1'-0"

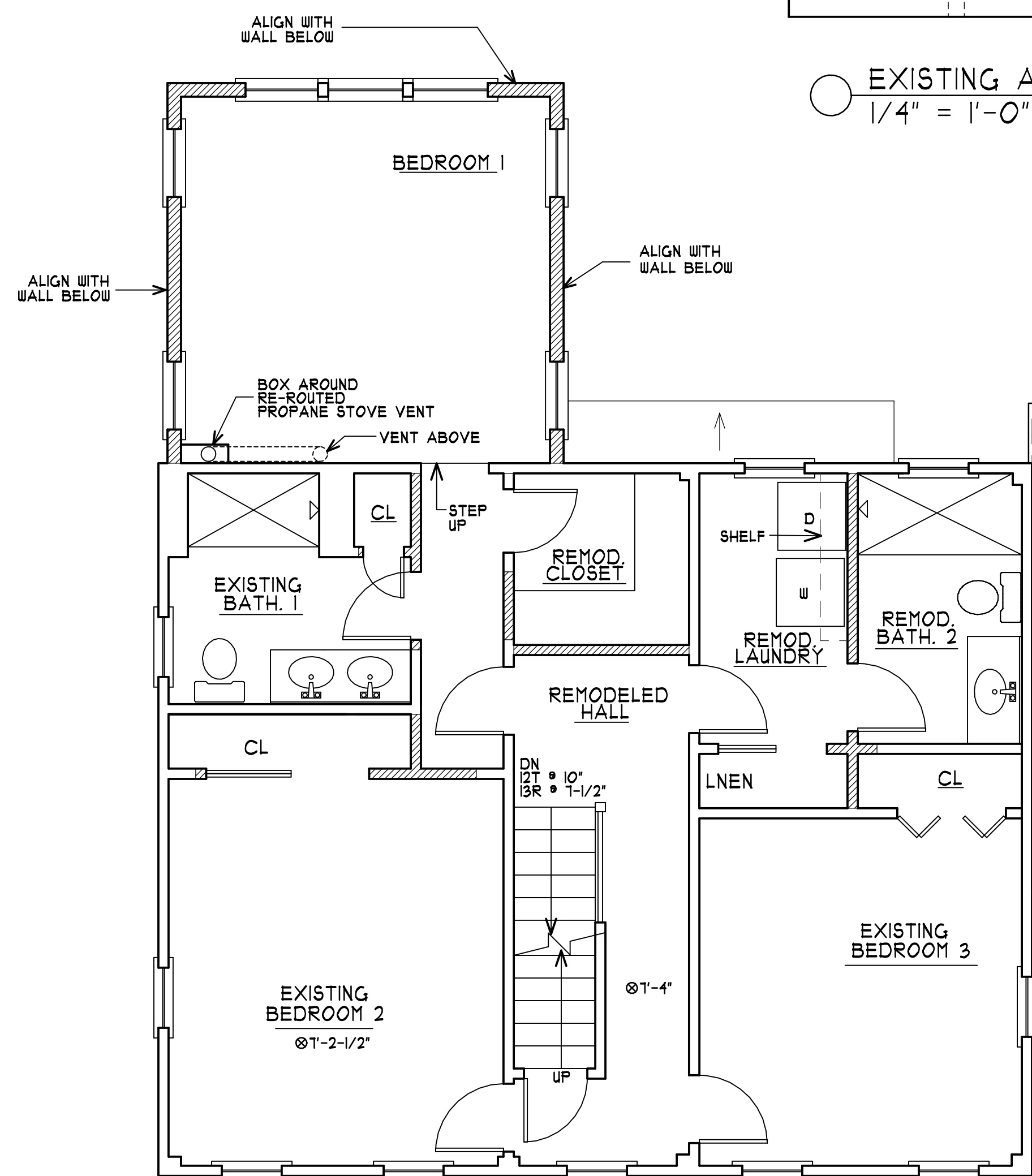
PLAN KEY:  
NEW WALLS: - - - - -  
EXISTING WALLS: \_\_\_\_\_

PROPOSED DRAWINGS

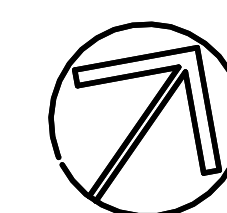
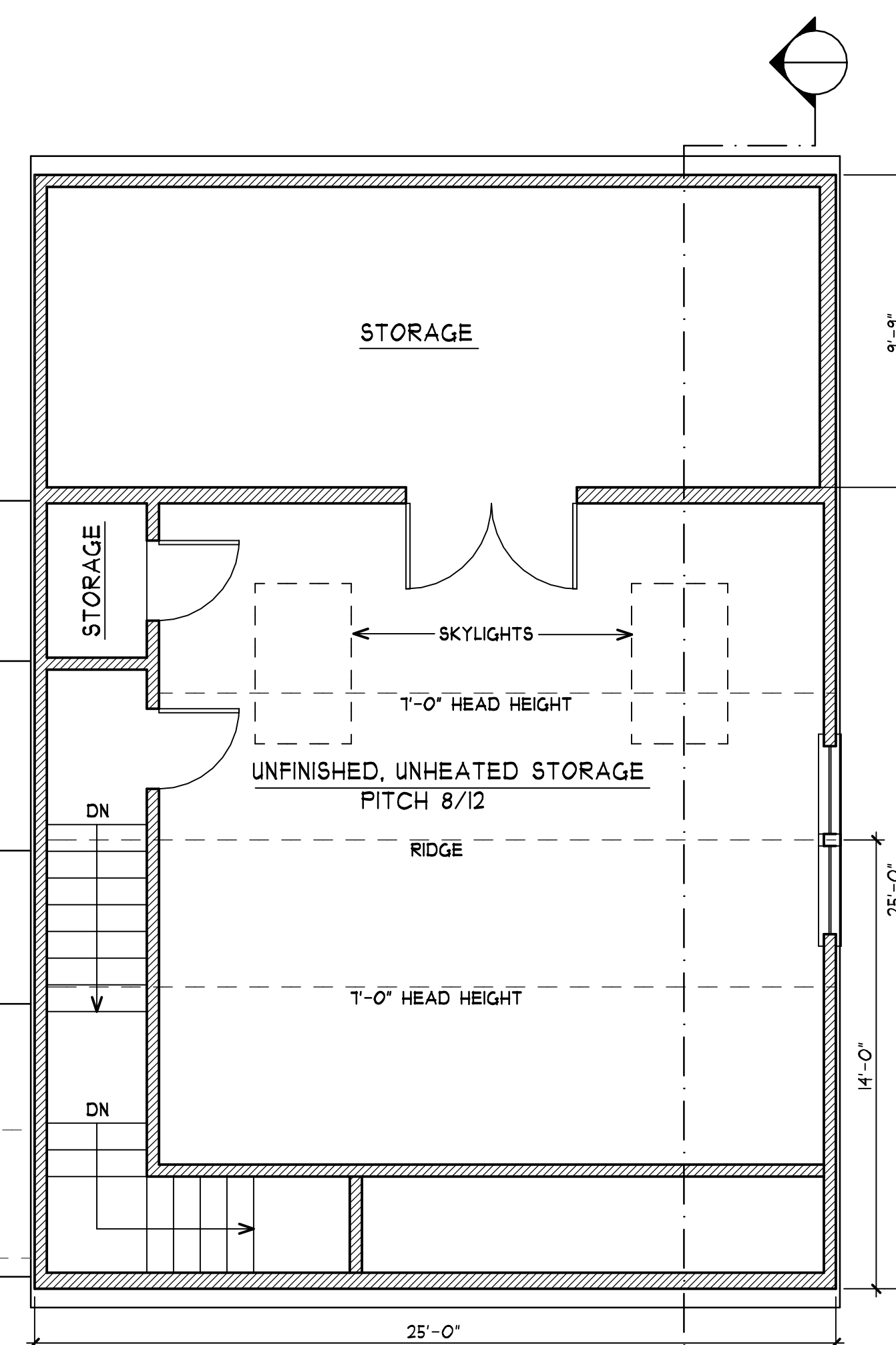
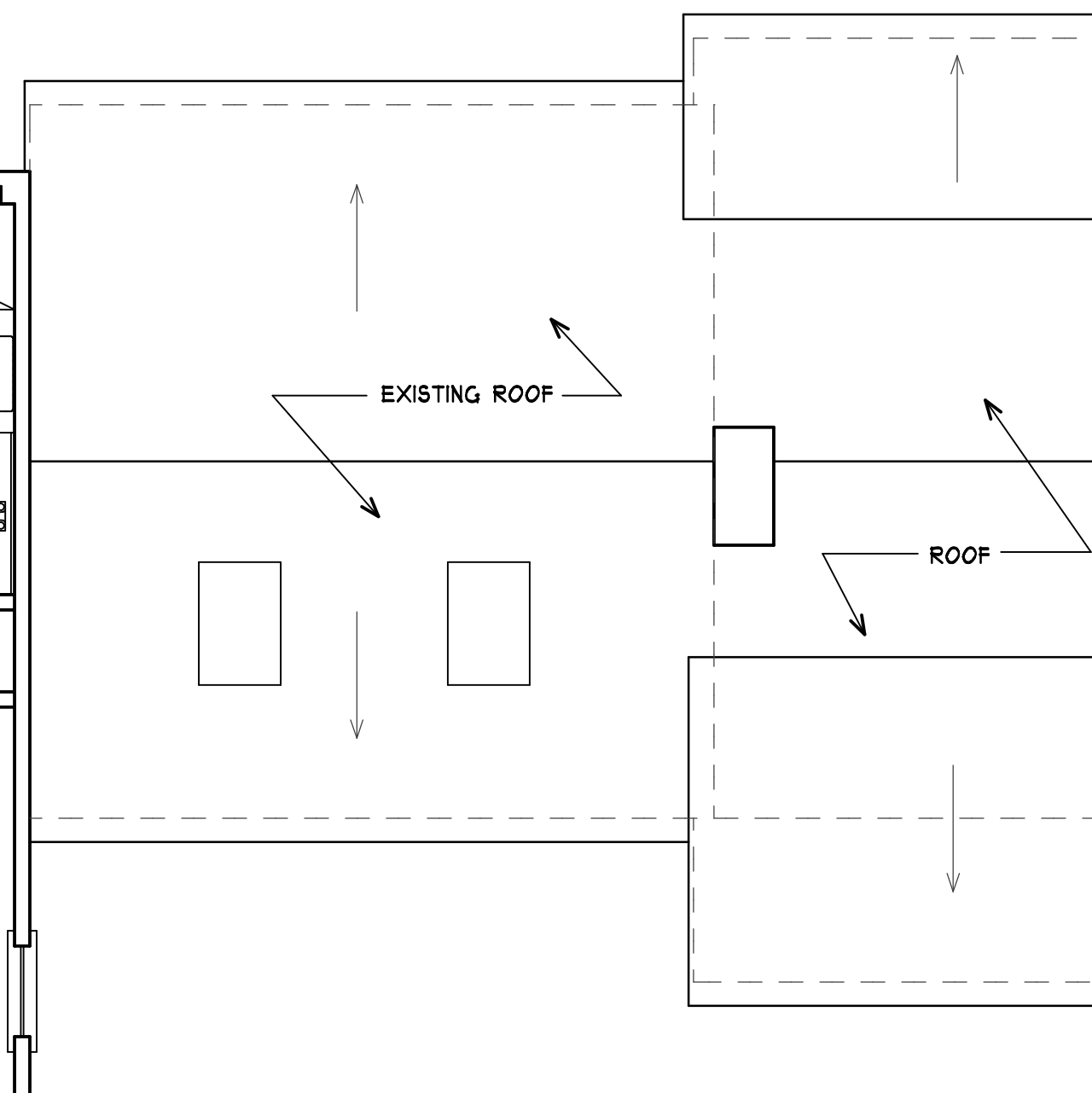
DICKINSON ARCHITECTS, LLC P.O. BOX 704 91 MAIN STREET CONCORD, MA 01742 (978) 341-6267	<b>LATHAM RESIDENCE</b>		scale: AS NOTED
	200 STILL RIVER RD.		date: 03/31/2023
	HARVARD, MASSACHUSETTS		drawn by: E.C.
			checked by: N.D.



EXISTING ATTIC PLAN  
1/4" = 1'-0"



SECOND FLOOR PLAN  
1/4" = 1'-0"



PROPOSED DRAWINGS

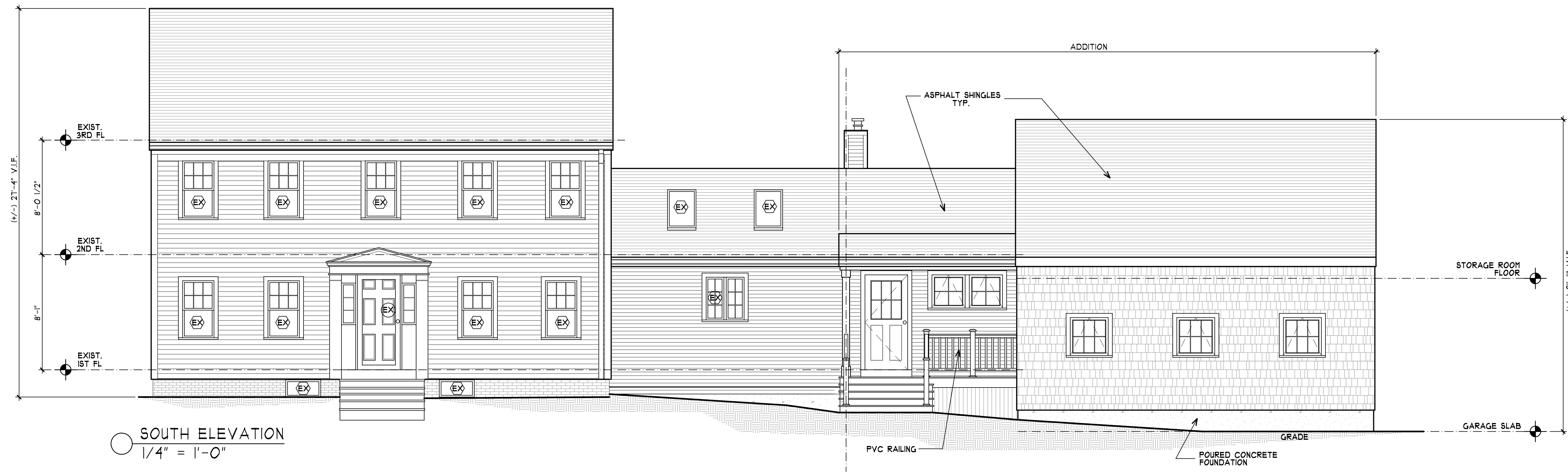
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P.O. BOX 704  
91 MAIN STREET  
CONCORD, MA 01742  
(978) 341-6267

LATHAM RESIDENCE  
200 STILL RIVER RD.  
HARVARD, MASSACHUSETTS

scale:	AS NOTED
date:	03/31/2023
drawn by:	E.C.
checked by:	N.D.







SOUTH ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

PROPOSED DRAWINGS

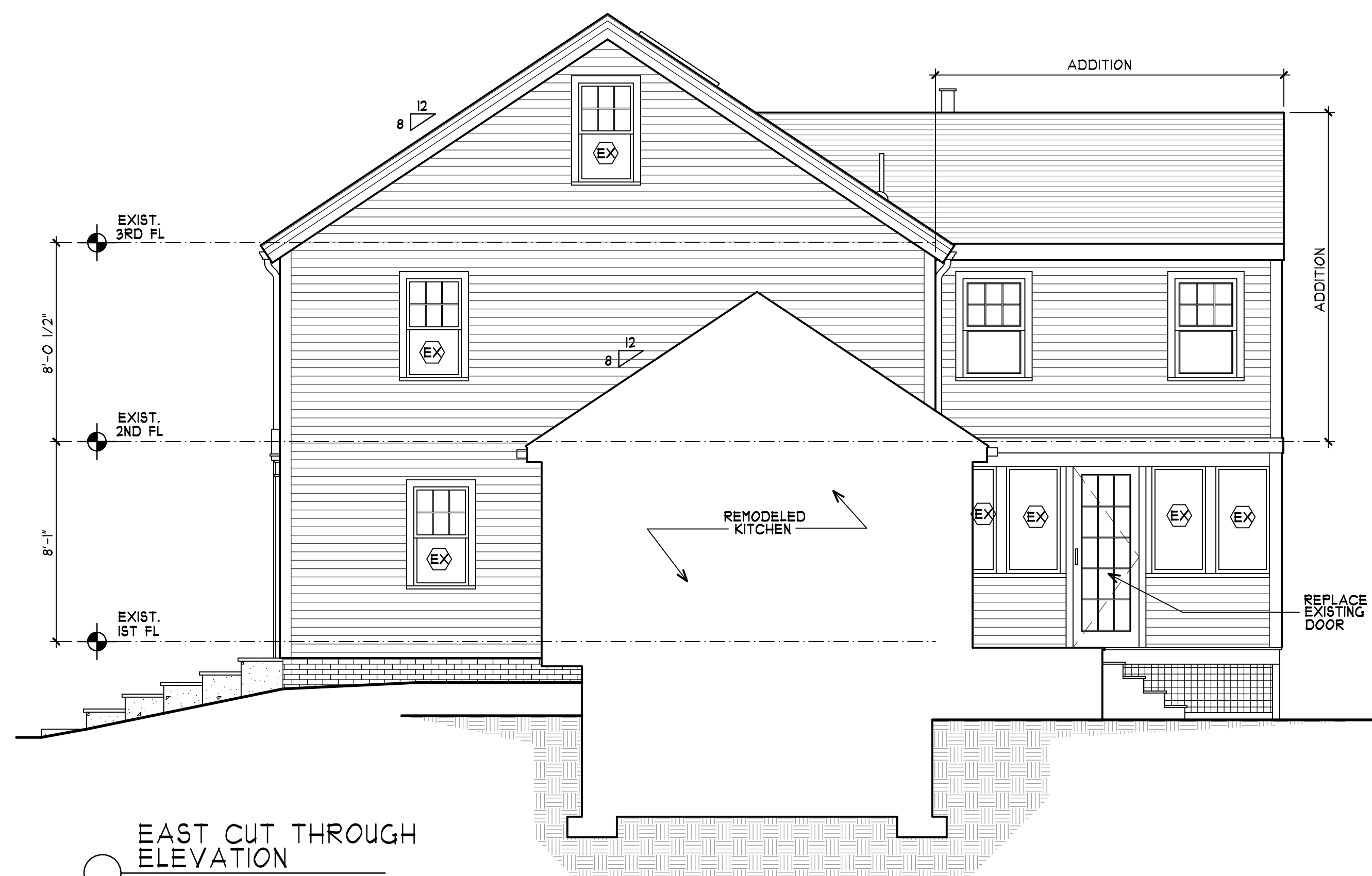
DICKINSON ARCHITECTS, LLC P.O. BOX 704 91 MAIN STREET CONCORD, MA 01742 (978) 341-6267	<b>LATHAM RESIDENCE</b> 200 STILL RIVER RD. HARVARD, MASSACHUSETTS	scale: AS NOTED
		date: 03/31/2023
		drawn by: E.C.
		checked by: N.D.



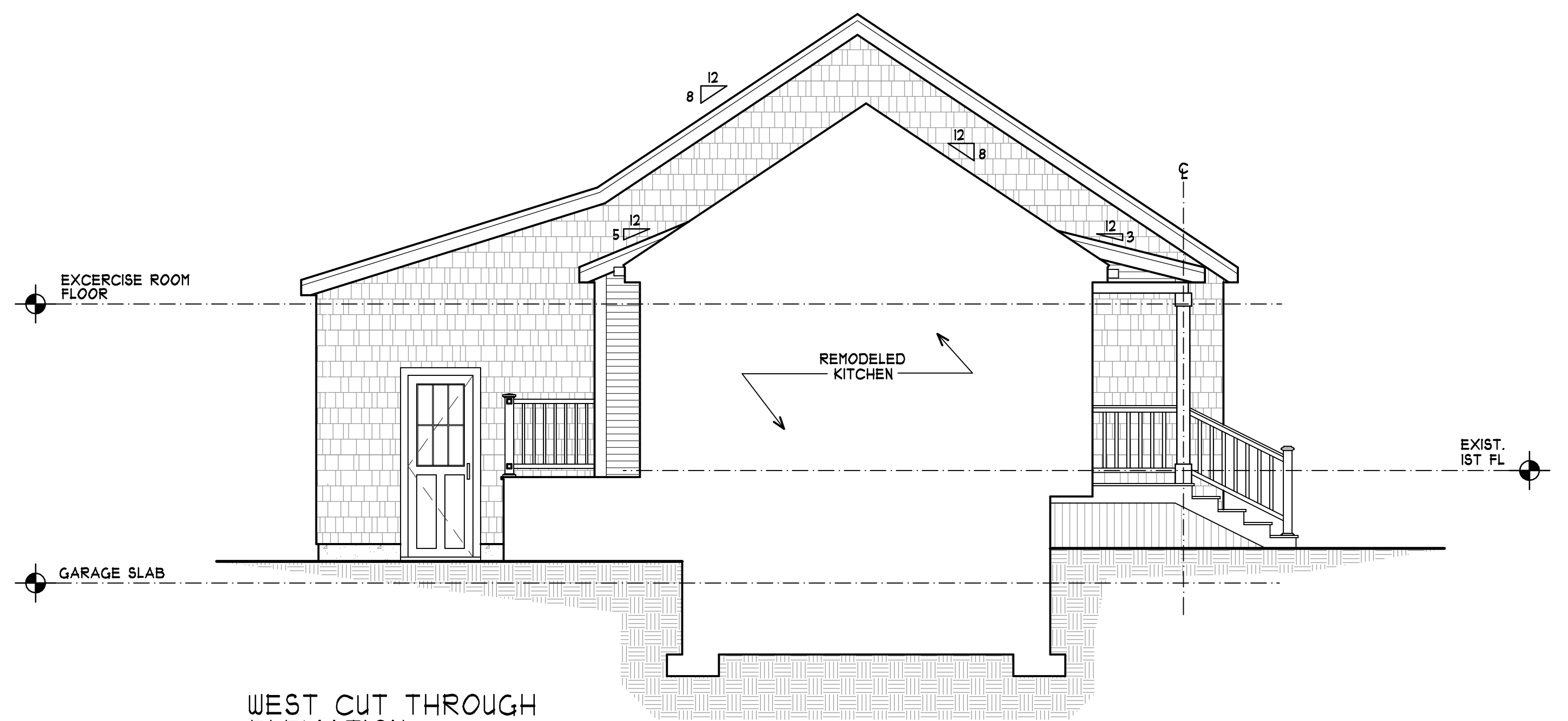
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1/4" = 1'-0"



○ WEST ELEVATION  
1/4" = 1'-0"



○ EAST CUT THROUGH ELEVATION  
1/4" = 1'-0"



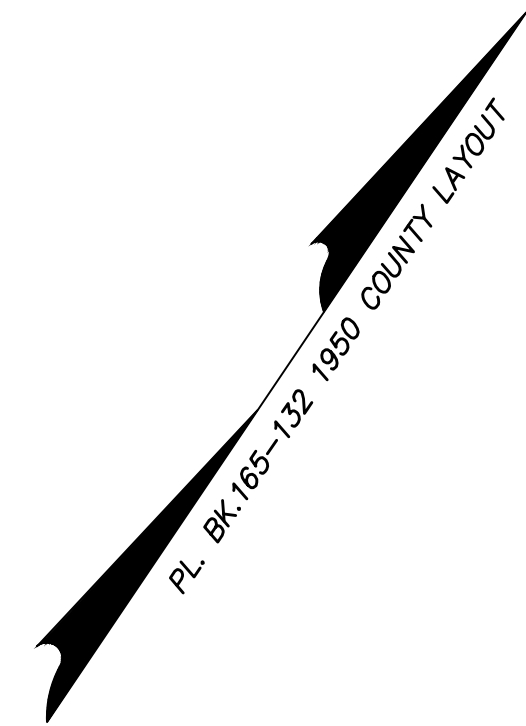
○ WEST CUT THROUGH ELEVATION  
1/4" = 1'-0"

PROPOSED DRAWINGS

DICKINSON  
ARCHITECTS, LLC  
P.O. BOX 704  
91 MAIN STREET  
CONCORD, MA 01742  
(978) 341-6267

**LATHAM RESIDENCE**  
200 STILL RIVER RD.  
HARVARD, MASSACHUSETTS

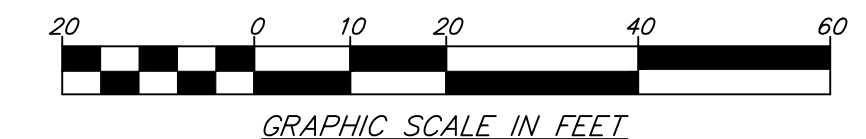
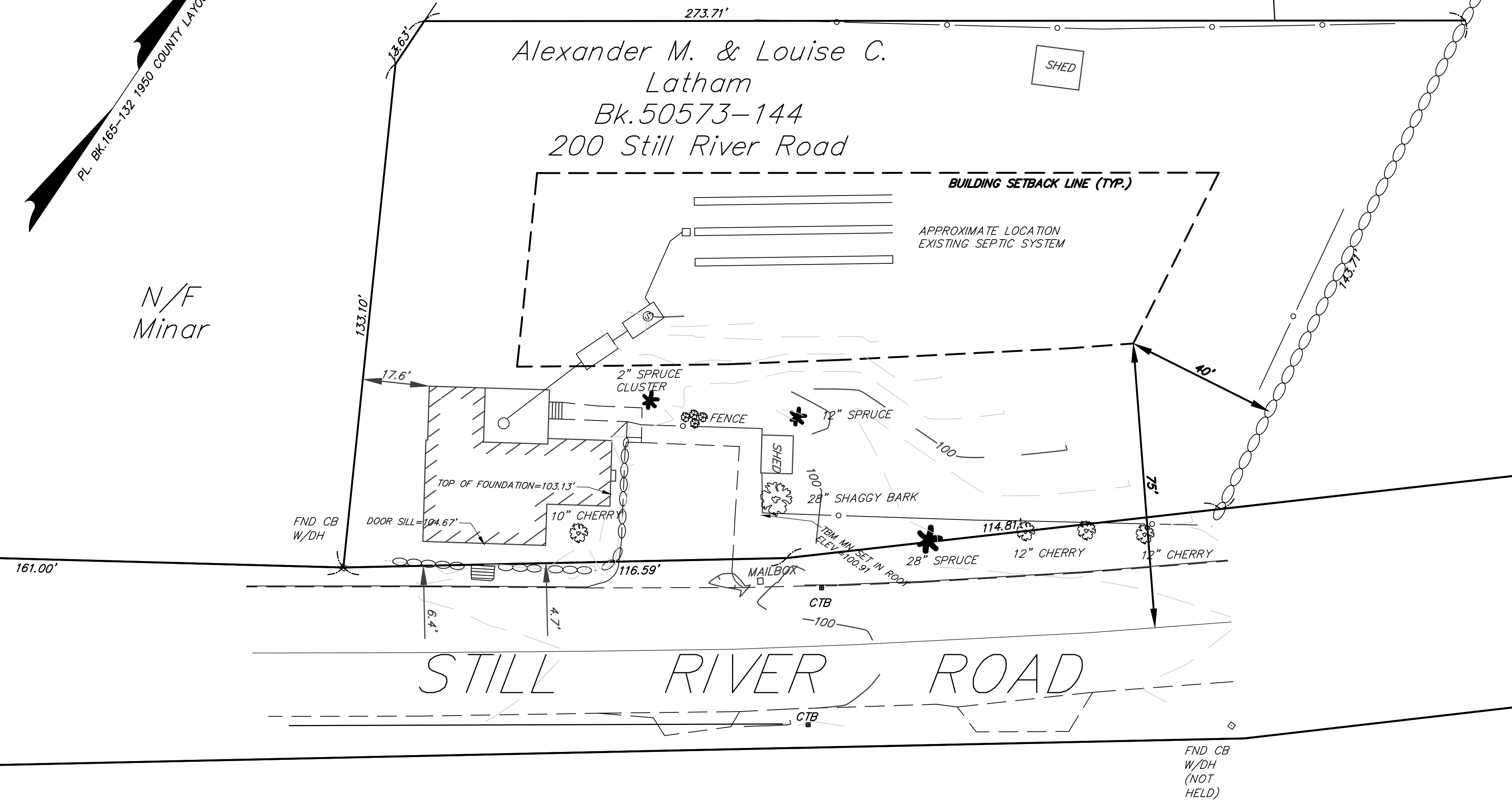
scale:	AS NOTED
date:	03/31/2023
drawn by:	E.C.
checked by:	N.D.



N/F  
Minar

N/F  
Porter

N/F  
US Fish & Wildlife  
Service



SURV.: SPM/MSB	CALC.: KRC	DRAFT: KRC
INR: 843-3	DEED: BK. 50573-144	CHECK: KRC

REVISIONS	

SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

DESIGNED FOR:  
**ALEXANDER LATHAM**

ADDRESS:  
**200 STILL RIVER ROAD  
HARVARD, MA**

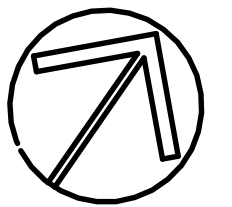
LOT NO.: XXXXX1	ASSESSOR MAP: 21	ASSESSOR PARCEL: 8
--------------------	---------------------	-----------------------

**DAVID E. ROSS ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 ENVIRONMENTAL CONSULTANTS  
 6 Lancaster County Road  
 P.O. Box 795  
 Harvard, MA 01451-0795  
 978-772-6232  
 FAX 978-772-6258  
 www.davideross.com

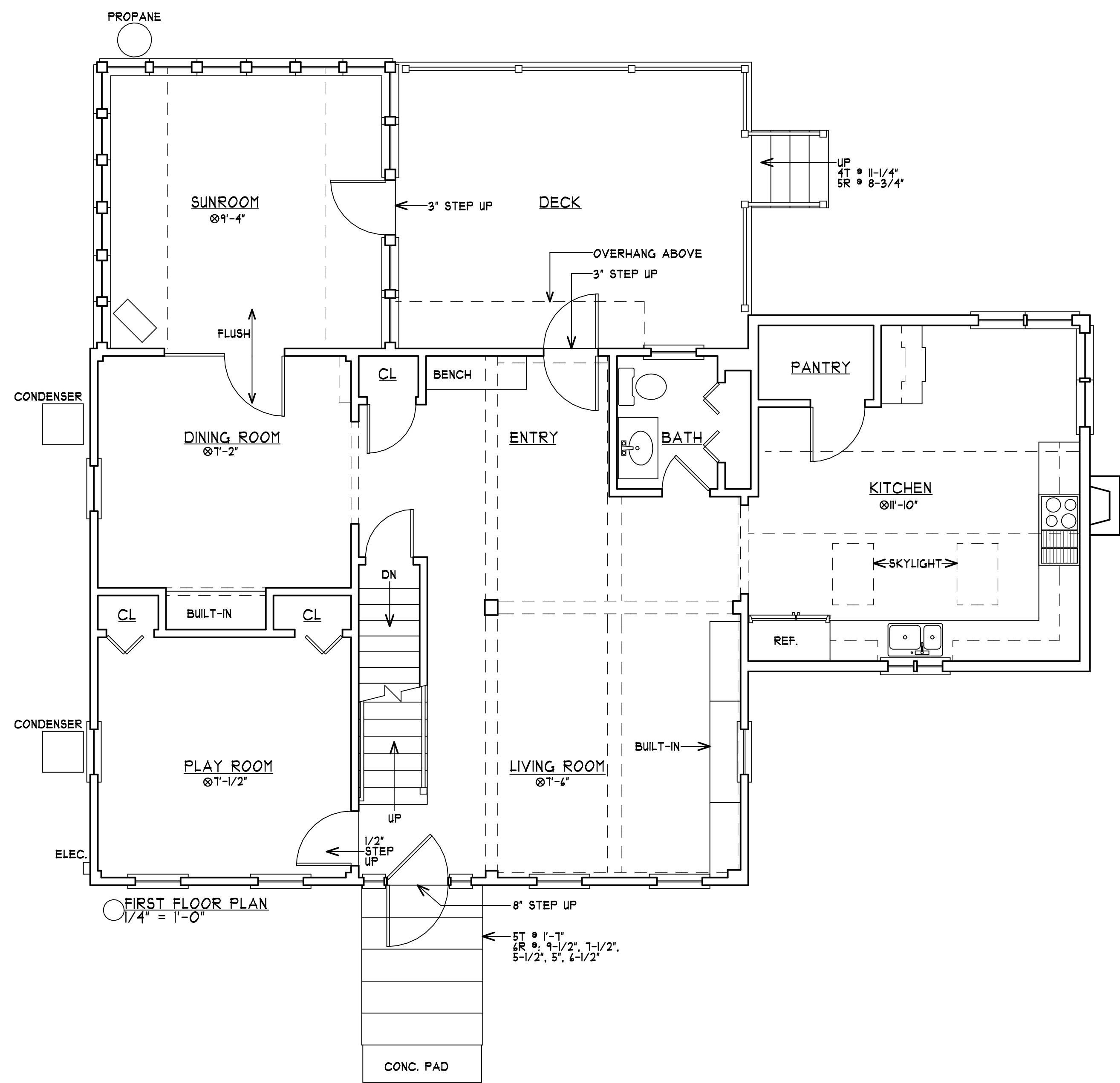
SCALE: 1"=20'      DATE: FEBRUARY, 2023

REF.:      PLAN NO.:

JOB NO.: 34260      SHEET NO.:



LATHAM RESIDENCE  
 200 STILL RIVER ROAD  
 HARVARD, MASSACHUSETTS



FIRST FLOOR PLAN  
 1/4" = 1'-0"

revisions:

3	XX/XX/XX
2	XX/XX/XX
1	XX/XX/XX

DICKINSON  
 ARCHITECTS, LLC  
 P.O. BOX 704  
 18 MAIN STREET  
 CONCORD, MA 01742  
 (978) 341-8267

FIRST FLOOR  
 PLAN

scale: 1/4" = 1'-0"

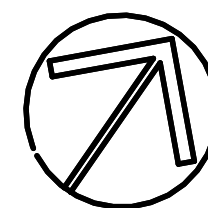
date: 9/22/22

drawn by: KE

checked by: ND

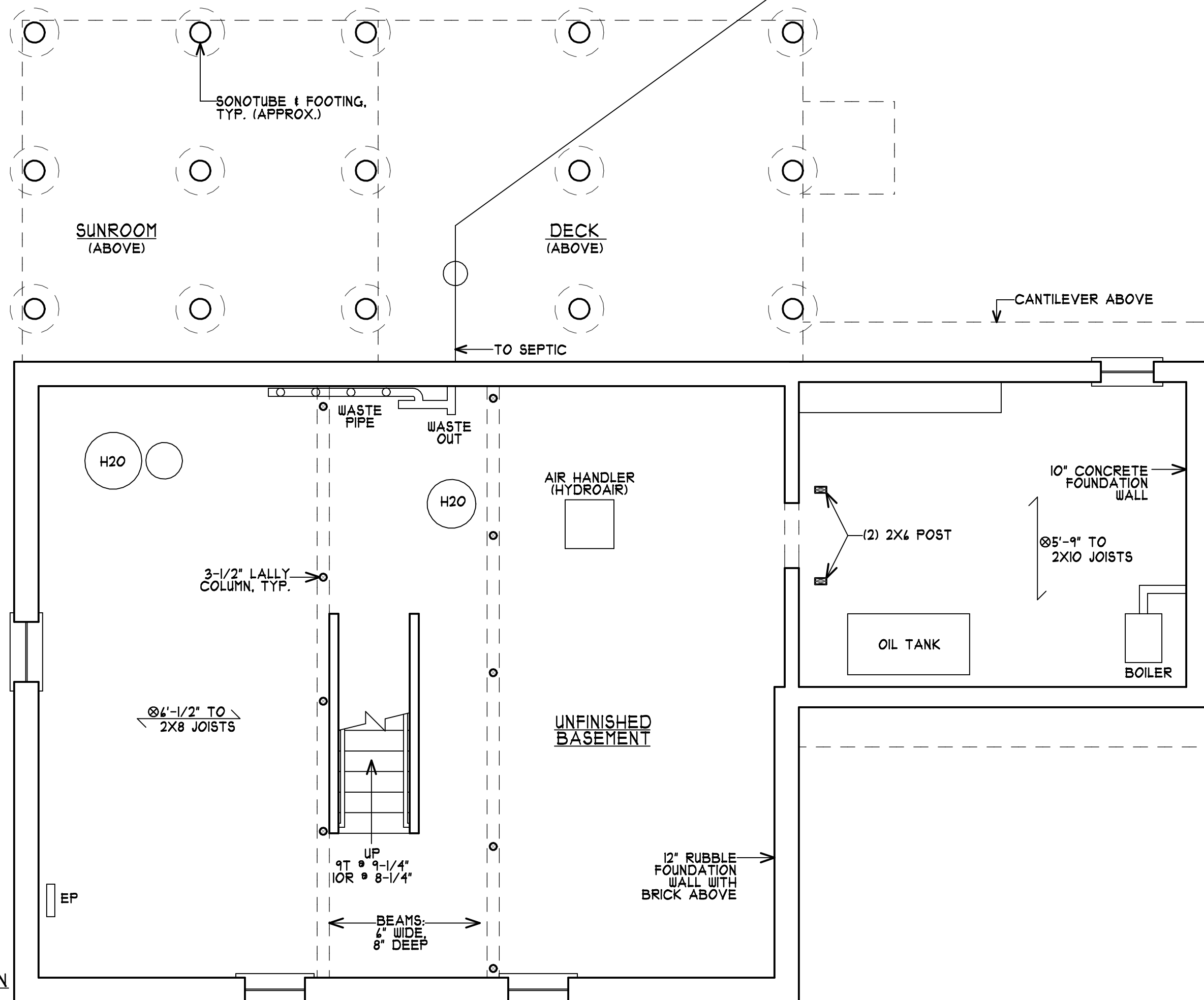
EXISTING

NOT FOR CONSTRUCTION



LATHAM RESIDENCE  
 200 STILL RIVER ROAD  
 HARVARD, MASSACHUSETTS

SEPTIC TANKS AND FIELD LOCATIONS  
 TO BE VERIFIED



revisions:

- △ XX/XX/XX
- △ XX/XX/XX
- △ XX/XX/XX

DICKINSON  
 ARCHITECTS, LLC  
 P.O. BOX 704  
 18 MAIN STREET  
 CONCORD, MA 01742  
 (978) 341-8267

BASEMENT  
 FLOOR PLAN

scale: 1/4" = 1'-0"

date: 9/22/22

drawn by: KE

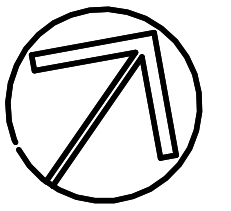
checked by: ND

○ BASEMENT PLAN  
 1/4" = 1'-0"

EXISTING

NOT FOR CONSTRUCTION

VA 2



LATHAM RESIDENCE  
200 STILL RIVER ROAD  
HARVARD, MASSACHUSETTS

revisions:

ⓐ	XX/XX/XX
ⓑ	XX/XX/XX
ⓒ	XX/XX/XX

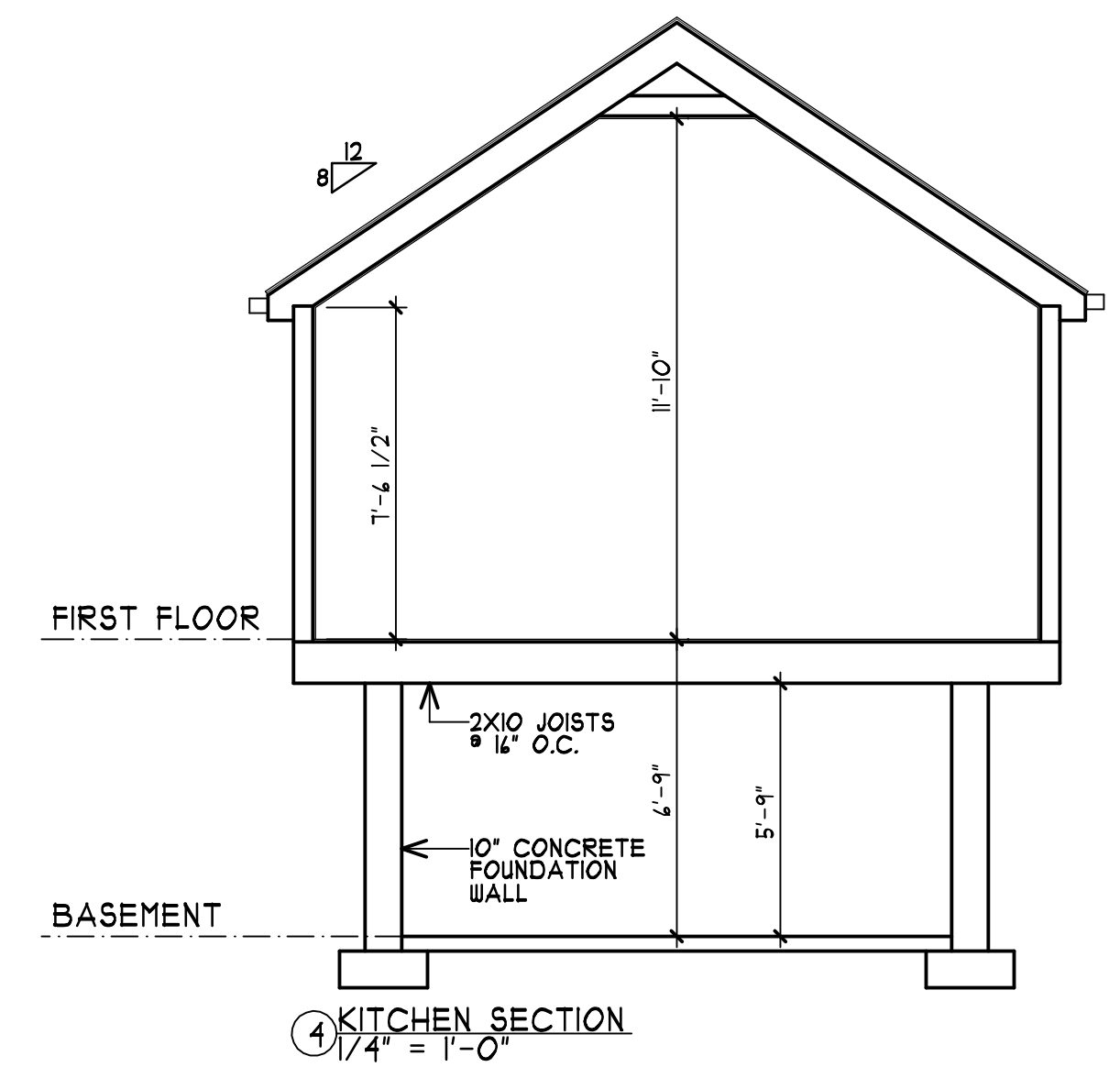
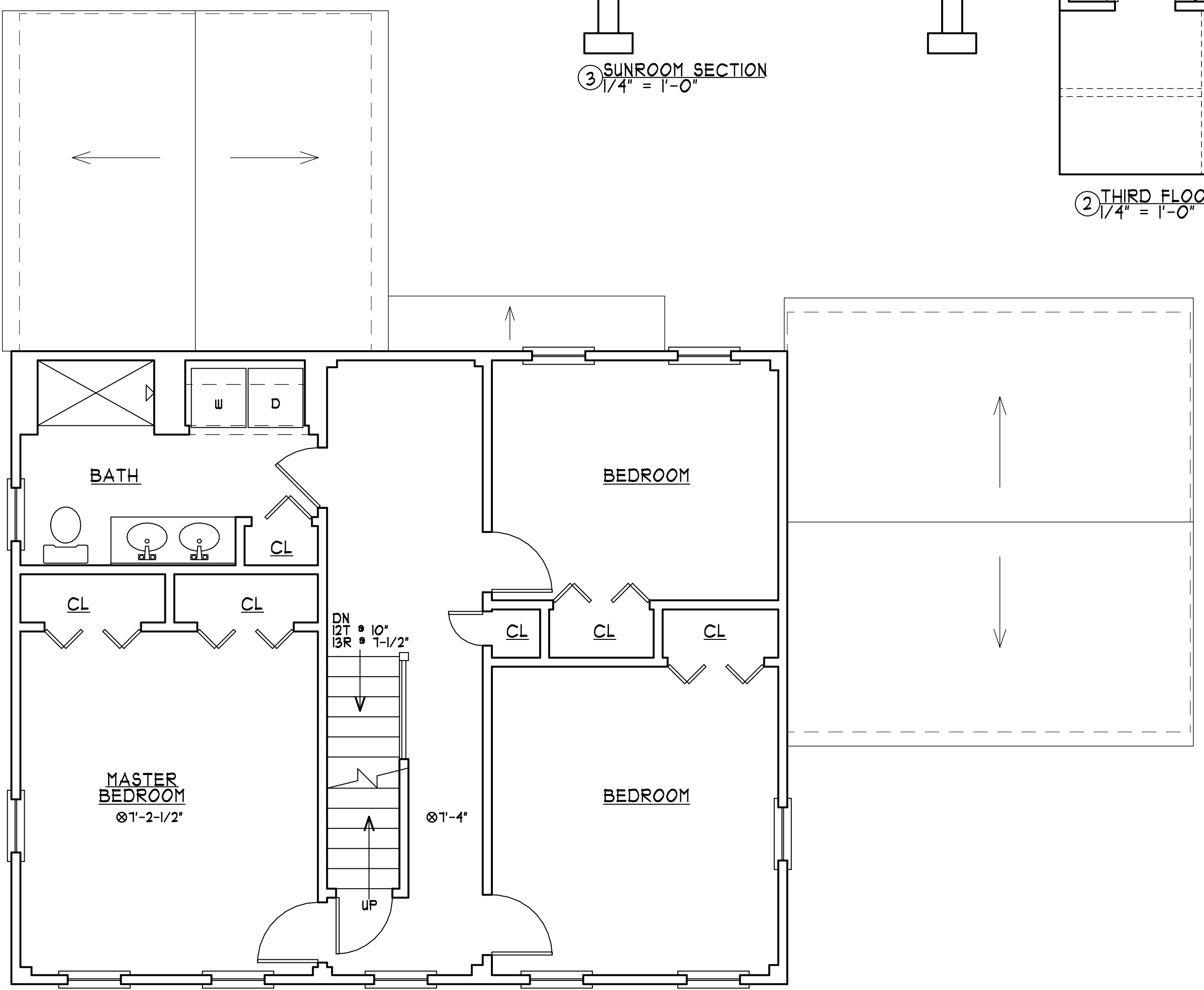
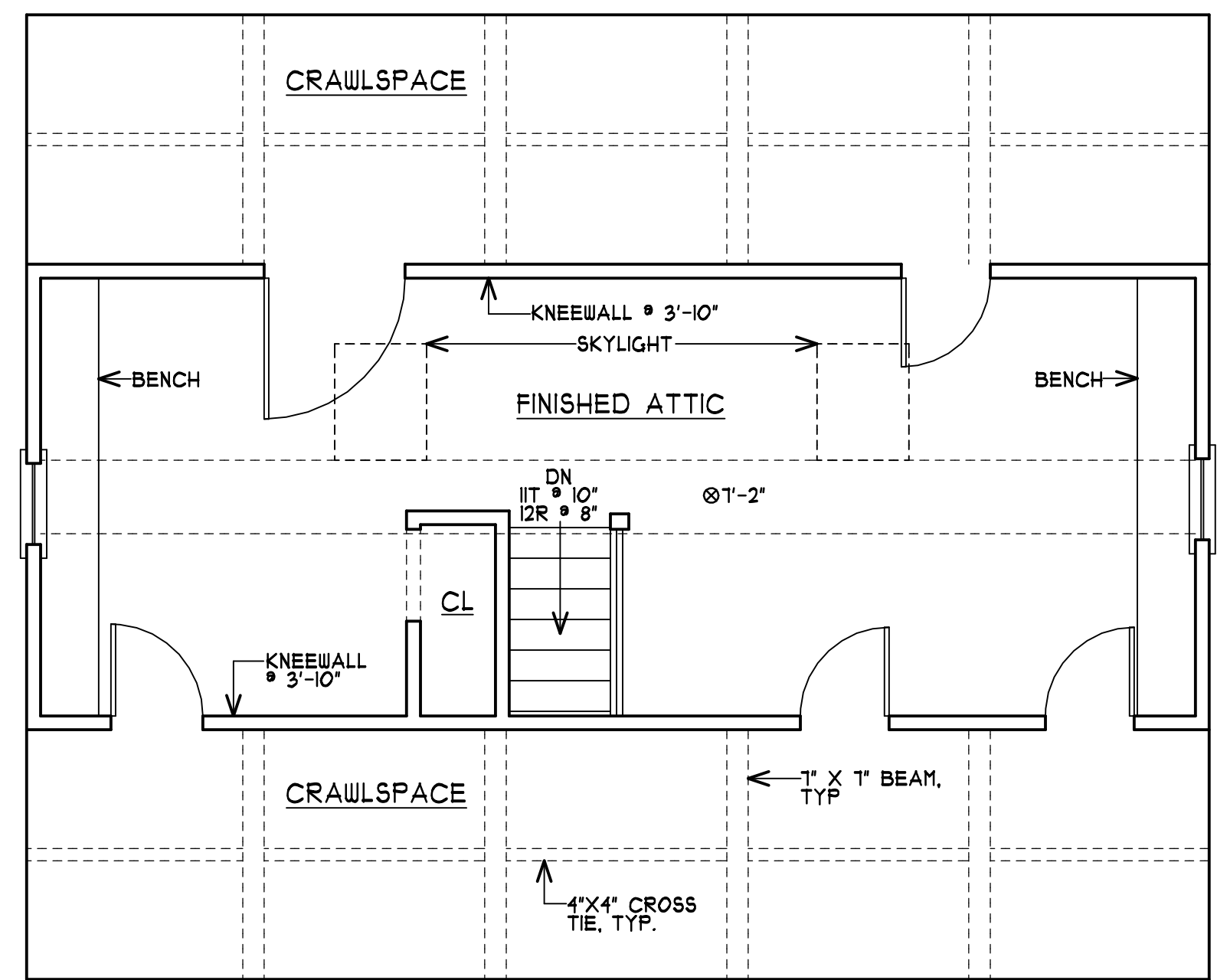
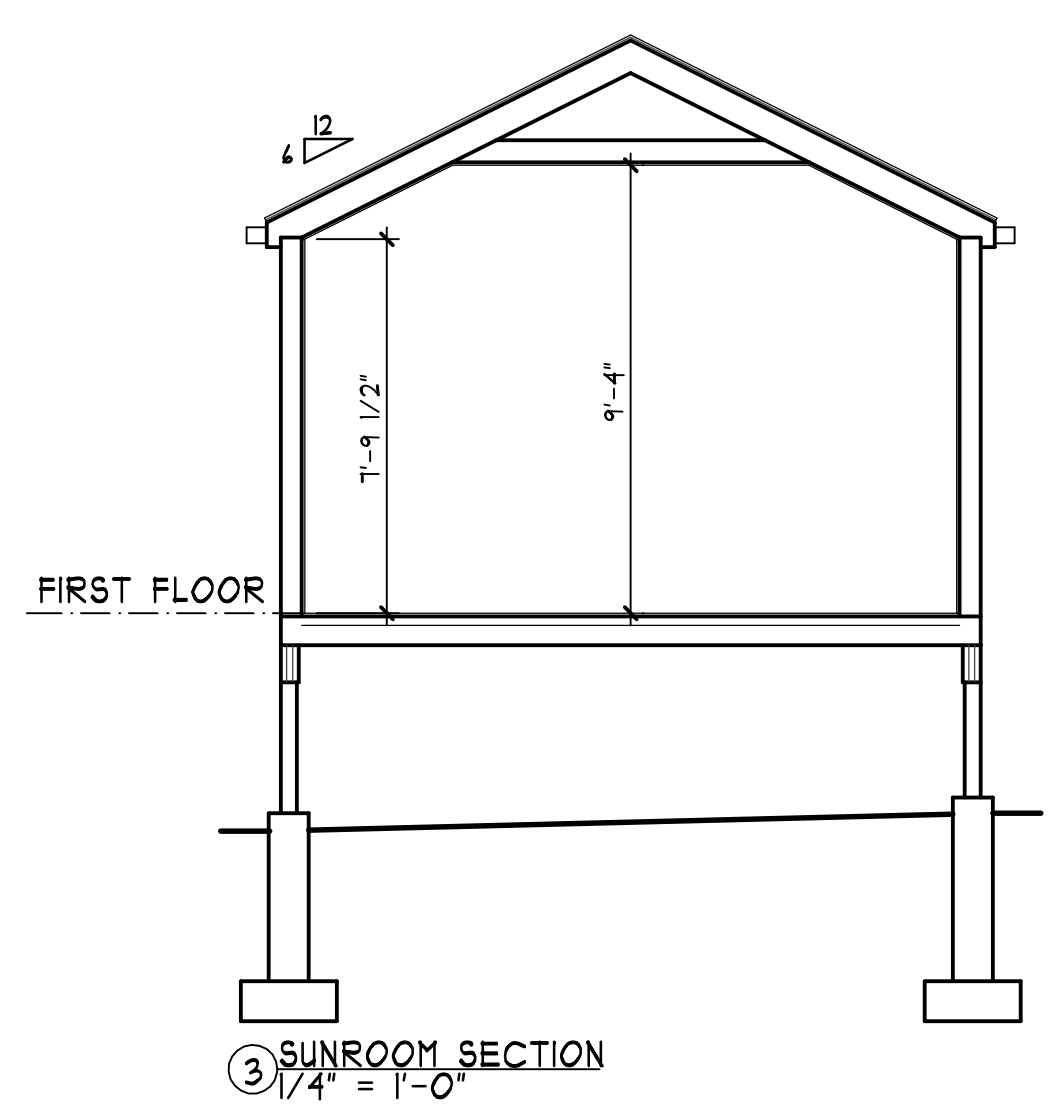
DICKINSON ARCHITECTS, LLC  
P.O. BOX 704  
18 MAIN STREET  
CONCORD, MA 01742  
(978) 341-8267

2ND FLOOR AND ATTIC PLANS  
KITCHEN AND SUNROOM SECTIONS

scale: 1/4" = 1'-0"  
date: 9/22/22

drawn by: KE  
checked by: ND

NOT FOR CONSTRUCTION  
NO. 3



EXISTING



LATHAM RESIDENCE  
200 STILL RIVER ROAD  
HARVARD, MASSACHUSETTS

revisions:

③	xx/xx/xx
②	xx/xx/xx
①	xx/xx/xx

DICKINSON  
ARCHITECTS, LLC  
P.O. BOX 704  
18 MAIN STREET  
CONCORD, MA 01742  
(978) 341-8267

NORTH AND  
SOUTH  
EXTERIOR  
ELEVATIONS

scale: 1/4" = 1'-0"

date: 9/22/22

drawn by: KE

checked by: ND

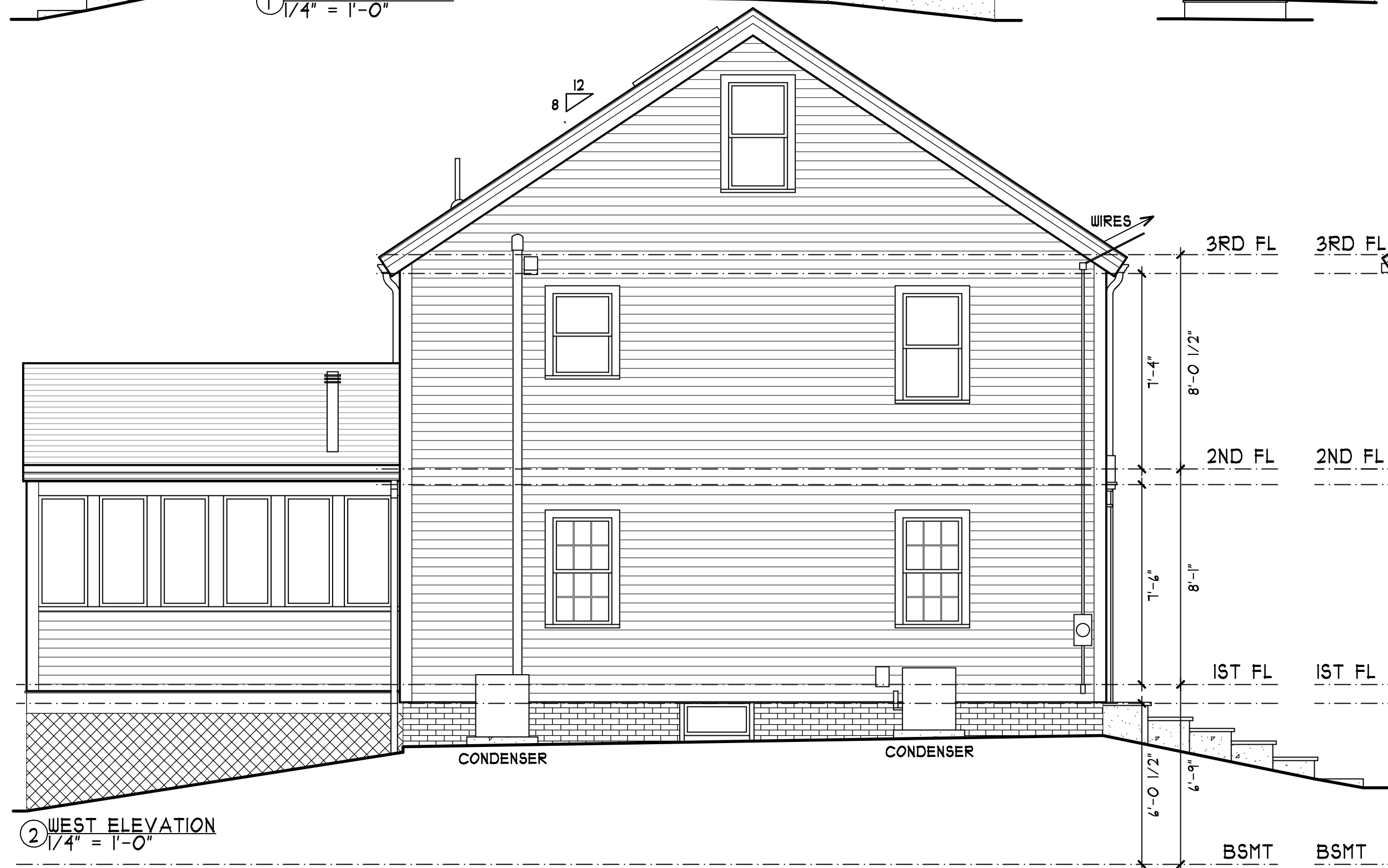
NOT FOR CONSTRUCTION

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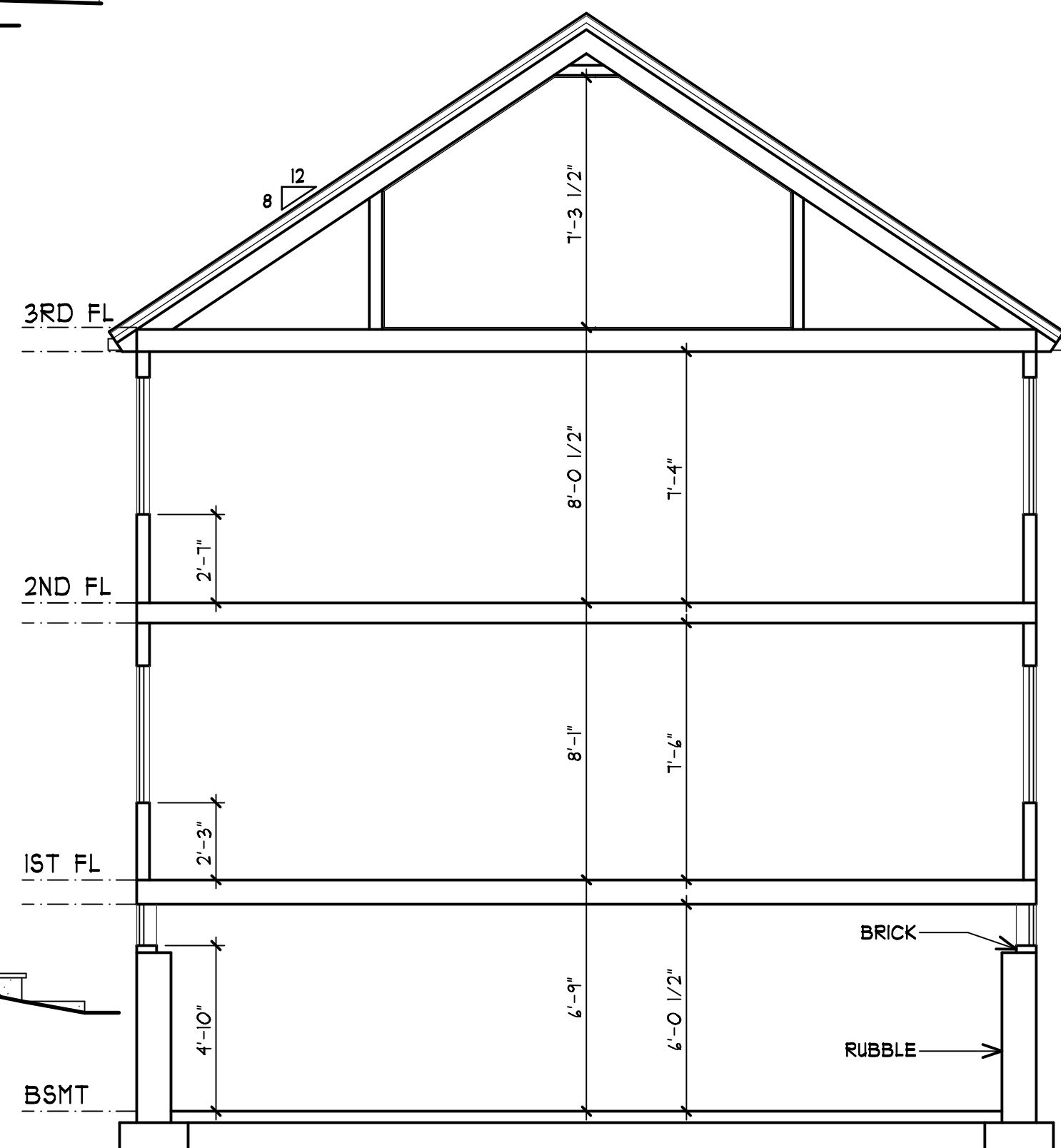




① EAST ELEVATION  
1/4" = 1'-0"



② WEST ELEVATION  
1/4" = 1'-0"



③ BUILDING SECTION  
1/4" = 1'-0"

LATHAM RESIDENCE  
200 STILL RIVER ROAD  
HARVARD, MASSACHUSETTS

revisions:

Ⓐ	XX/XX/XX
Ⓑ	XX/XX/XX
Ⓒ	XX/XX/XX

DICKINSON  
ARCHITECTS, LLC  
P.O. BOX 704  
18 MAIN STREET  
CONCORD, MA 01742  
(978) 341-8267

EAST AND  
WEST  
EXTERIOR  
ELEVATIONS  
MAIN BUILDING  
SECTION

scale: 1/4" = 1'-0"

date: 9/22/22

drawn by: KE

checked by: ND

EXISTING

NOT FOR CONSTRUCTION

5

**TOWN OF HARVARD ZONING BOARD OF APPEALS  
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: William Ference

Mailing Address: 40 Mass Ave, Harvard, MA 01451

Telephone Number: 267-566-2637 Email Address: bill.ference@gmail.com

Applicant is (check one):  Owner  Tenant  Licensee  Prospective Buyer

Location of Property: 247 Littleton County Rd Assessors Map 14 Parcel: 53.1

Registry of Deeds: Book Number 67898 Page Number 271 Certificate Number \_\_\_\_\_

Owner's Name: 247 Littleton County Road LLC Tel. No.: \_\_\_\_\_  
(If different than Applicant)

Owner's Address: 1 Bolton Road, Harvard, MA 01451

Representative: Goldsmith, Prest & Ringwall, Inc. Tel. No.: 978-772-1590

Application (which includes required plans and abutters list) is for:

- |   |                                 |
|---|---------------------------------|
| <input type="checkbox"/> Variance (16 copies)                                 | Fee: \$150.00 + \$6.00/ abutter |
| <input type="checkbox"/> Special Permit (16 copies)                           | Fee: \$200.00 + \$6.00/abutter  |
| <input checked="" type="checkbox"/> Modification/Extension (16 copies)        | Fee: \$100.00 + \$6.00/abutter  |
| <input type="checkbox"/> Failure to Enforce Administrative Appeal (16 copies) | Fee: \$130.00                   |
| <input type="checkbox"/> Other Administrative Appeals (16 copies)             | Fee: \$175.00                   |
| <input type="checkbox"/> Comprehensive Permit (20 copies)                     | Fee: 500.00/unit                |

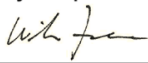
Specific Bylaw section (s) being applied for: 125-3 C Non-conforming structures other than one- and two-family dwellings and 125-3 D Non-conforming uses.

Nature of Application and Justification of Request: See attached.

The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby request a hearing before the Board of Appeals with reference to the above application.

 3/16/2023  
Property Owner's Signature (REQUIRED) Date

\_\_\_\_\_  
Property Owner's Signature (REQUIRED) Date

\_\_\_\_\_  
Applicant's Signature (if different from owner) Date



Engineering Solutions  
for Land & Structures

Civil Engineering Land Planning Land Surveying

Harvard Zoning Board of Appeals  
Special Permit Modification  
Nature and Justification  
Bill Ference  
247 Littleton County Road

The property at 247 Littleton County Road (“the property”), also known as Friendly Crossways, was issued a Special Permit by the ZBA on April 22, 2022, recorded at the WSRD in book 68247 page 319, allowing the continued non-conforming use as an events venue and allowing the construction of a commercial kitchen and tent platform.

The construction of the kitchen is critical to the property’s operation and is required by the Board of Health in order to prepare food onsite. Whereas the proposed kitchen addition falls within Zone I of the property’s existing Public Water System (PWS) and whereas construction is not permitted within a PWS Zone I, the applicant seeks to de-certify the PWS. In order to approve the de-certification, MassDEP has requested that the Applicant amend the Special Permit text to limit the usage of the property to below the threshold for a PWS, defined as a system that “regularly serves an average of at least 25 individuals daily at least 60 days of the year.”<sup>1</sup>

The proponent is petitioning the ZBA to amend the text of the referenced Special Permit as follows:

To section “*Decision (iv)*”:

Existing Text:

“increasing the number of events held at the Locus to 130 per year, including the service of alcoholic beverages and entertainment, subject to the following conditions.”

Proposed Amended Text:

“limiting the number of events with 25 or more guests served at the Locus to 59 or fewer per year, including the service of alcoholic beverages and entertainment, subject to the following conditions...”

To section “*A. Conditions*”:

Text Addition:

“If the Applicant ever seeks to hold more than 60 events with an average of 25 guests or more per year, the Applicant will register the property’s well as a Public Water System (PWS) through the MassDEP. With a PWS, the property will be allowed to host up to 130 events per year of any size.”

We believe the proposed text amendment is de minimis. On behalf of the proponent, we respectfully request the ZBA amend the text of the referenced Special Permit as requested and ask that all materials associated with the original filing be accepted by reference.

# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

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## Recording Information

Document Number	: 103841
Document Type	: DECN
Recorded Date	: September 21, 2022
Recorded Time	: 03:45:07 PM
Recorded Book and Page	: 68247 / 319
Number of Pages(including cover sheet)	: 7
Receipt Number	: 1471795
Recording Fee	: \$105.00

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

**OFFICE OF THE  
HARVARD ZONING BOARD OF APPEALS**

13 AYER ROAD HARVARD, MA 01451

978-456-4100 EXT.321

www.harvard-ma.gov



**SPECIAL PERMIT DECISION**

**RE:** Application of William Ference for a Special Permit

**PROPERTY ADDRESS AND TITLE REFERENCE:** 247 Littleton County Road, Harvard Massachusetts; Assessors Map 14, Parcels 53.1 and 53.2; Worcester District Registry of Deeds, Book 21955, Page 5 and Book 60401, Page 353

**DATE:** April 27, 2022

**FINDINGS AND DECISION**

**I. Procedural History**

On March 10, 2022 the applicant, William Ference (the "Applicant") filed an application ("the Application") with the Board of Appeals ("ZBA") seeking a special permit pursuant to the provisions of Sections 125-3, Paragraphs C and D of the Protective Bylaw ("the Bylaw") to allow changes and modifications to the prior nonconforming structure and uses at 247 Littleton County Road, Harvard, Massachusetts (the "Locus"), also known as "Friendly Crossways", by (i) constructing an approximately 1,200 square foot addition at the rear of the building and installing a commercial kitchen in the addition to prepare food for events; (ii) enhancing the outdoor area behind the existing building with a constructed platform and seasonal tent; (iii) constructing a new gravel parking lot in the southeastern corner of the adjacent corn field; and (iv) increasing the number of events held at the Locus to 130 per year.

A notice of the public hearing on the Application, a true copy of which is on file in the Office of the Town Clerk, was:

1. Published in the Harvard Press, a newspaper with general circulation in the Town of Harvard on March 18, 2022 and March 25, 2022;
2. Posted in a conspicuous place in the Harvard Town Hall on March 15, 2022, which was at least fourteen (14) days prior to the ZBA's hearing; and
3. Mailed, postpaid, on March 15, 2022, which is at least fourteen (14) days before the hearing to the Applicant, abutters, owners of land directly opposite the Locus on

any public or private street or way, abutters to the abutters within three hundred (300) feet of the Locus, the planning boards of the abutting towns. The notice was mailed to the names and addresses shown on the most recent tax list provided by the Assessor's Office.

A public hearing before the ZBA on the application was held on April 13, 2022 and April 27, 2022, on which date the hearing was closed.

At the hearing, the Applicant and his engineer, Goldsmith, Prest and Ringwall, Inc. presented the ZBA with the Applicant's plans, photographs and supporting materials concerning the proposed changes to the structure and uses at the Locus.

In addition to the Application, the ZBA received and reviewed the following documents relative to the Application:

- ZBA Special Permit Plan - Site Plan 247 Littleton County Rd., prepared by Goldsmith, Prest & Ringwall, Inc. dated March 2022.
- Architectural plans for Ference Catering, Harvard MA, prepared by Becthel Frank Erickson Architects, Inc.
  - A-1 SW Elevations Proposed and Existing
  - A-2 NW Elevations Proposed and Existing
- Letters of support from Suzanne Buell of 237 Littleton County Rd, and from Todd Brown and Rob Cullinane of 279 Littleton County Rd.

The ZBA received written comments on the Application by letters from the Board of Health dated April 12, 2022 and the Building Commissioner dated April 13, 2022.

No parties in interest appeared or voiced their opposition to the requested special permit.

The ZBA deliberated on this decision at its meeting of April 27, 2022, and made the following findings and decision based on the foregoing documents and other evidence submitted at the public hearing.

## II. Findings

### A. General

1. The Locus is owned by Mary Helen Vesenka-Turner and Keith Turner (Parcel 53.1) and Mary Helen Vesenka-Turner, James P. Vesenka, Ruth Anne Lewis and Hannah

Roeder (Parcel 53.2).

2. The Locus has a land area of approximately 24.57 acres, in the aggregate. It is improved with a residential building having a floor area of approximately 13,040 square feet, which was constructed on or about 1880. The Locus has frontage on and is accessible from Littleton County Road.
3. The Locus is situated in the AR (Agricultural/Residential) Zoning District.
4. The Building on the Locus is non-conforming as to front setback and size. The existing front yard setback is approximately sixty-five feet (65') from the centerline of the road and which is less than the current requirement under the Bylaw of seventy-five feet (75'). The gross floor area of the building of approximately 13,040 square feet is greater than the maximum allowable floor area under Section 125-37 of Bylaw, Major Buildings, of 10,000 square feet.
5. The existing and prior uses of the Locus as an event venue, including the service of alcoholic beverages and entertainment, a retreat and conference center with lodging, and a hostel are nonconforming in the AR Zoning District.
6. The proposed uses of the Locus as an event venue, including the service of alcoholic beverages and entertainment, a retreat and conference center with lodging, and a hostel are nonconforming in the AR Zoning District.

#### **B. Special Permit**

1. The nonconforming aspects of the building on the Locus as to front setback and size pre-date the first Bylaw adopted by the Town. Those aspects of the building are prior nonconforming or grandfathered.
2. The existing and prior uses of the Locus, which began on or about 1947, as an event venue, including the service of alcoholic beverages and entertainment, a retreat and conference center with lodging, and a hostel pre-date the first Bylaw adopted by the Town. Said uses have not been abandoned or discontinued for a period of 2 years or more since they were commenced. Those uses are prior nonconforming or grandfathered.
3. The proposed changes to the building and parking area on the Locus:
  - a.) will not result in substantial increase of volume or rate of surface water runoff to neighboring properties and streets, and will not result in substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, a well, pond, stream, watercourse, W District, or inland wetland. Any and all surface water runoff resulting from the changes will be retained within the Locus.

- b.) will result in no substantial increase in traffic, compared to refusal of the special permit, on any residential street where the Locus have access;
  - c.) will be in harmony with the general purpose and intent of the Bylaw, including each purpose stated in § 125-1, Purpose, which is pertinent to the Application;
  - d.) would have been permitted before the building became non-conforming; and
  - e.) will not be substantially more detrimental to the neighborhood than the existing non-conformity.
4. The proposed change to the nonconforming uses of the Locus will not be substantially more detrimental than the existing non-conforming uses to the neighborhood.

III. Decision

Based on the foregoing evidence and findings, on April 2022, the ZBA voted unanimously (Chairman Tracey and Members Lawton and Maxant) to grant a special permit pursuant to the provisions of Section 125-3, Paragraphs C and D of the Bylaw, to allow changes and modifications to the prior nonconforming structure and uses at the Locus by (i) constructing an approximately 1,200 square foot addition at the rear of the building and installing a commercial kitchen in the addition to prepare food for events; (ii) enhancing the outdoor area behind the existing building with a constructed platform and seasonal tent; (iii) constructing a new gravel parking lot in the southeastern corner of the adjacent corn field, all as shown on the plans and drawings referenced above and (iv) increasing the number of events held at the Locus to 130 per year, including the service of alcoholic beverages and entertainment, subject to the following conditions:

A. Conditions

1. Before the issuance of a building permit for said changes to the building, the Applicant shall obtain:
  - a.) Site Plan approval from the Planning Board; and
  - b.) a subsurface wastewater disposal permit.
2. Before the use of the commercial kitchen for catered events, the applicant shall obtain:
  - a.) a Certificate of Compliance for the installed subsurface wastewater disposal system; and



b.) approval of the Harvard Board of Health of the commercial kitchen facility in accordance with Massachusetts DPH and Federal Food Code requirements.

3. Before serving alcoholic beverages at any events at the Locus, the Applicant shall obtain the appropriate liquor licenses from the Select Board and/or the Alcoholic Beverages Control Commission.
4. Before serving food and nonalcoholic beverages at any events at the Locus, the Applicant shall obtain a common victualler's license from the Select Board
5. Before providing any entertainment at any events at the Locus, the Applicant shall obtain the appropriate entertainment licenses from the Select Board.
6. Before providing any lodging to guests at the Locus, the Applicant shall obtain an inn keeper's license from the Select Board.
7. Before erecting any tent(s) at the Locus for which a tent permit is required, the Applicant shall obtain a tent permit(s) from the Building Commissioner.
8. Events at the Locus shall begin no earlier than 8:00 A.M. and shall end no later than 11:00 P.M. Amplified music played or broadcast at such events shall occur only during hours established by the Select Board as conditions of entertainment licenses.
9. Noise generated by events at the Locus shall comply with MassDEP's noise pollution policy and 310 CMR 7.00, *et seq.*
10. Before the Applicant exercises the rights granted under this Special Permit, he shall record an attested copy of it at the Worcester District Registry of Deeds in the chain of title to the Locus and provide documentation of said recording to the Building Commissioner.
11. The modifications and changes to the Locus and the building on the Locus shall be substantially the same as those shown on the Special Permit Plan and Architectural plans referenced above. De minimis modifications to said plans may be may by the Applicant, with the approval of the Building Commissioner, without review and approval by the ZBA.

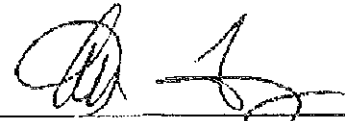
#### **B. Terms**

Action under this Special Permit shall lapse two (2) years from its date of issuance, but shall not include such time require to pursue or await the determination of an appeal referenced to in M.G.L. Chapter 40A, §17.


An appeal may be made pursuant to §17 of MGL Chapter 40A within twenty (20) days after the decision is filed with the Town Clerk.

This decision is not valid until after the Town Clerk of Harvard has certified it with respect to appeal provided in §9 of MGL Chapter 40A and a copy so certified has been recorded in the Worcester Registry of Deeds, referenced to the land.

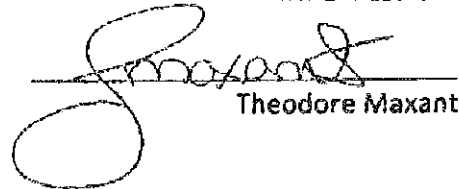
This decision does not waive or otherwise alter the requirements of the Harvard Protective Bylaw or any other law or ordinance. A copy of this decision showing book and page number of recording shall accompany an application for a building permit.



Christopher Tracey, Chairman



Michael Lawton



Theodore Maxant

This is to certify that as of June 16, 2022 no notice of appeal has been filed with this office in regard to this decision. I hereby certify that the twenty day appeal period has lapsed.

Signed: Lynn Kelly Lynn Kelly, Town Clerk

# **Application for Special Permit**

**Pursuant to Zoning Bylaw Section §125-3B**

**For:  
John & Laura Hunt  
61 Stow Road  
Harvard, MA 01451**

**Submitted to:  
Harvard Zoning Board of Appeals  
13 Ayer Road  
Harvard, MA 01451**

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1 Main Street  
Lunenburg, MA 01462  
P. 978-779-6091 F. 978-779-0260

**JULY 17<sup>TH</sup>, 2023**  
**Job Number: 4608**

## **TABLE OF CONTENTS**

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- ❖ **Zoning Board Application**
- ❖ **Certified Abutter's List**
- ❖ **Project Narrative**
- ❖ **Record Deed**
- ❖ **Assessors Card**
- ❖ **Architectural Plans**
- ❖ **Landscape Plan**
- ❖ **Plan of Record**
- ❖ **Site Plan**

Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

**SPECIAL PERMIT APPLICATION**

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See next page for the Special Permit Application.

**TOWN OF HARVARD ZONING BOARD OF APPEALS  
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: John & Laura Hunt

Mailing Address: 61 Stow Road, Harvard MA 01451

Telephone Number: 617-549-4045 Email Address: ckfh1430@gmail.com

Applicant is (check one):  Owner  Tenant  Licensee  Prospective Buyer

Location of Property: 61 Stow Road Assessors Map 28 Parcel: 15

Registry of Deeds: Book Number 53475 Page Number 0202 Certificate Number \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Tel. No.: \_\_\_\_\_  
(If different than Applicant)

Owner's Address: \_\_\_\_\_

Representative: Seth Donohoe (Dillis & Roy Civil Design Group, Inc.) Tel. No.: 978-779-6091

Application (which includes required plans and abutters list) is for:

- |   |                                 |
|---|---------------------------------|
| <input type="checkbox"/> Variance (16 copies)                                 | Fee: \$150.00 + \$6.00/ abutter |
| <input checked="" type="checkbox"/> Special Permit (16 copies)                | Fee: \$200.00 + \$6.00/abutter  |
| <input type="checkbox"/> Modification/Extension (16 copies)                   | Fee: \$100.00 + \$6.00/abutter  |
| <input type="checkbox"/> Failure to Enforce Administrative Appeal (16 copies) | Fee: \$130.00                   |
| <input type="checkbox"/> Other Administrative Appeals (16 copies)             | Fee: \$175.00                   |
| <input type="checkbox"/> Comprehensive Permit (20 copies)                     | Fee: 500.00/unit                |

Specific Bylaw section (s) being applied for: Section 125-3(B)2

Nature of Application and Justification of Request: Proposed alterations to a pre-existing non-conforming single-family dwelling exceeding 20% of current footprint.

The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby request a hearing before the Board of Appeals with reference to the above application.

[Signature]  
Property Owner's Signature (REQUIRED)

7-28-2023  
Date

[Signature]  
Property Owner's Signature (REQUIRED)

7-28-2023  
Date

\_\_\_\_\_  
Applicant's Signature (if different from owner) Date

Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

## **CERTIFIED ABUTTER'S LIST**

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See the Certified Abutter's List on the following page.

#4608



TOWN OF HARVARD  
ASSESSORS OFFICE  
13 AYER ROAD  
HARVARD, MA 01451  
978-456-4100 X315

RECEIVED  
JUN 22 2023  
JUN 21 2023  
BOARD OF ASSESSORS  
TOWN OF HARVARD

**REQUEST FOR CERTIFIED ABUTTERS LIST**

PROPERTY LOCATION: 101 Staw Road  
MAP/BLOCK/LOT: 028-015  
PROPERTY OWNERS: John & Laura Hunt  
REQUIRED FOOTAGE: 100' Conservation & 300' ZBA

**CONTACT INFORMATION**

EMAIL ADDRESS: cpinault@dillisandroy.com

MAILING ADDRESS IF DIFFERENT FROM PROPERTY LOCATION:  
1 Main St. Suite 1 Lunenburg MA 01462

**FEE: \$25.00**

To be paid with completed Abutters List request by Cash or Check #4213  
payable to the Town of Harvard

**\*\*Please allow 10 working days for your request to be processed\*\***

If you have questions or concerns, please contact the Assessors office at

assessingdept@havard-ma.gov or 978-456-4100x315

Emailed package = 6-27-23

Sent Original USPS = 6-28-23





Abutters List Report  
Town of Harvard, MA


Date: June 27, 2023

Parcel Number: 028-015-000

Property Address: 61 Stow Rd

Abutters To: 300ft

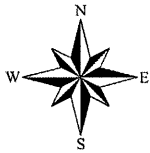
The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed: 

Date: 6/27/23

Carol Dearborn  
Assistant Assessor  
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR  
13 Ayer Road, Harvard, Massachusetts 01451-1458  
[www.harvard-ma.gov](http://www.harvard-ma.gov)



# 61 STOW RD

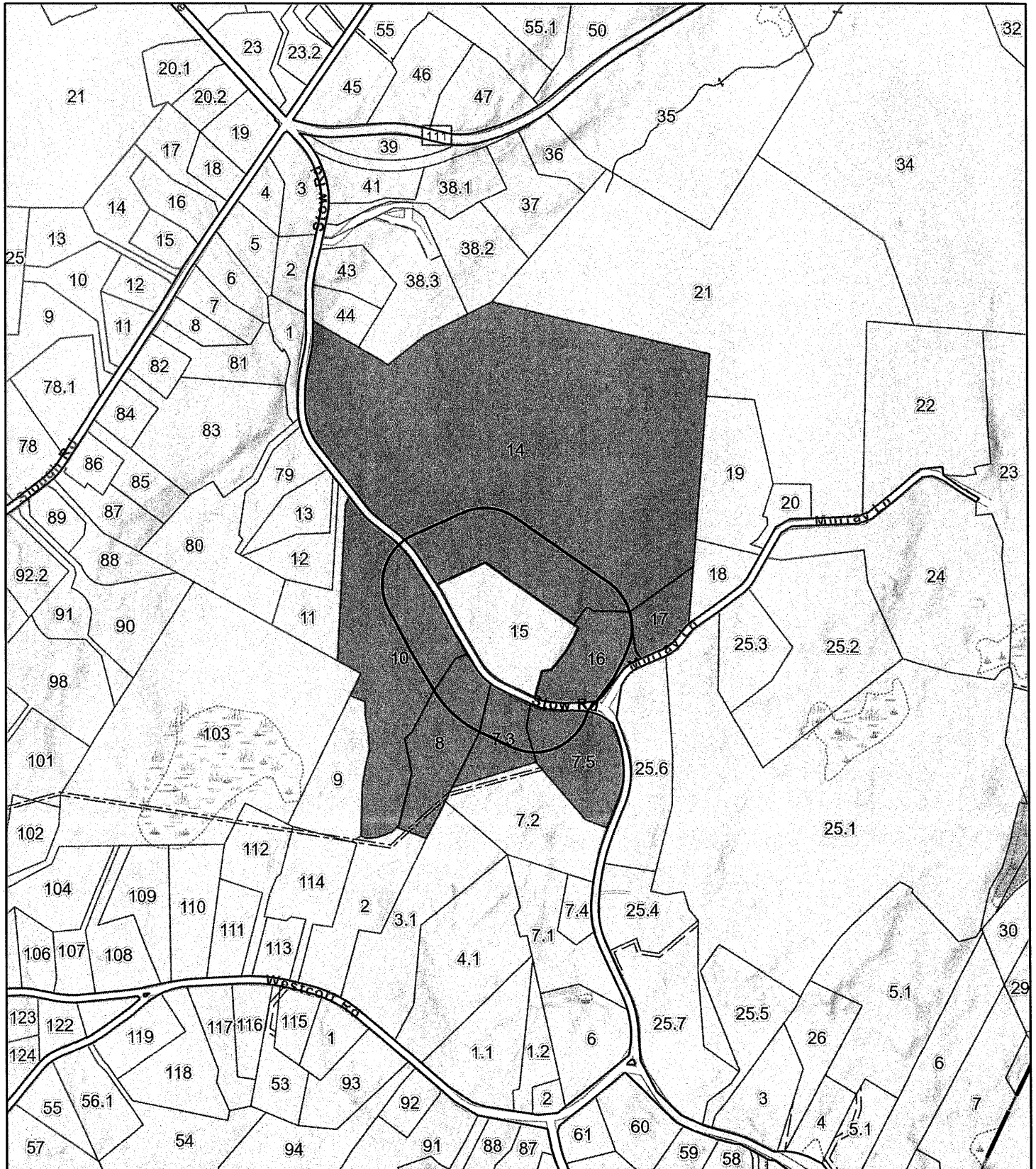
Town of Harvard, MA

1 inch = 752 Feet



www.cai-tech.com

June 27, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



BILODEAU, SEAN A & KATHY  
9 MURRAY LN  
HARVARD, MA 01451

BYRNES, E ARAN & KIMBERLY  
PO BOX 33  
STILL RIVER, MA 01467

COOPER, LEE J & PATRICIA  
82 STOW RD  
HARVARD, MA 01451

CUTLER, PHILIP CHRISTOPHE  
56 STOW RD  
HARVARD, MA 01451

HARVARD, TOWN OF, CONSERV  
13 AYER RD  
HARVARD, MA 01451

MARY F MAXWELL  
84 STOW RD  
HARVARD, MA 01451

## **PROJECT NARRATIVE**

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On behalf of the applicant, John & Laura Hunt of 61 Stow Road, we respectively submit this brief to the Town of Harvard as supplemental information pertaining to the application for a Special Permit pursuant to Section 125-3B of the Protective Bylaw. This brief is being submitted in order to present the project to the Board and provide evidence that approval of the Special Permit will not cause substantial detriment to the Town of Neighborhood.

The proposed project is located at 61 Stow Road which is identified as Assessor Map 28 Parcel 15, hereinafter referred to as the site. The site consists of 304,920 square feet (7-acres) and is on the northerly side of Stow Road, west of the Murray Lane intersection. The majority of the site is currently wooded with some cleared areas and lawn surrounding the existing structures. The existing structures on the site consist of a dwelling, barn and two (2) additional outbuildings. Public records show the existing dwelling was constructed no later than 1790, that is, prior to the adoption of the Harvard Protective Bylaw. As such, the dwelling would be considered a “lawful non-conforming existing structure” in accordance with Section 125-3A of the Protective Bylaw. The property is located within the Agricultural/Residential Zoning District. It is also located within the Water Protection & Wireless Communication overlay districts. There is a Bordering Vegetated Wetland & Perennial Stream located in the rear of the lot.

The applicant is seeking approval to construct an addition to a pre-existing non-confirming single-family dwelling. The addition consists of a new screen porch, portico, a new deck & various landscaping features. The mentioned improvements do not increase the non-conformity of dimensional offsets. The added deck, porch and portico increase the existing footprint by 26%. The Applicant is requesting a Special Permit under section 125-3B.2(b) to alter the footprint area of a non-conforming one-family dwelling by more than 20%.

The proposed project does not intend to substantially alter the general topography, soil conditions, and nature of the neighborhood where the project is proposed. The proposed alterations to the existing dwelling will not come closer to the front property lines than the existing non-conforming structure. The proposed alterations are in conformance with the currently required front-and rear-yard setback requirements.

### **Harvard Protective Bylaw**

Section 125-3.B(2) states that *By special permit granted by the Board of Appeals a non-conforming one- or two-family dwelling may be moved or enlarged or otherwise altered for a use permitted by the bylaw, if such non-conformity is increased or intensified, provided the Board finds, in addition to the requirements of § 125-46, Special permits, the alterations:*  
(a) *Would have been permitted before the structure became non-conforming (see Attachment A: Historical Table of Harvard Basic Lot Dimensions);*

Public records show that the existing dwelling was constructed no later than 1790. The existing dwelling existed prior to the adoption of the zoning setback requirements.

*(b) Will not be substantially more detrimental to the neighborhood than the existing non-conformity (see MGL c. 40A, § 6).*

The proposed additions and alterations to the existing dwelling will not result in the structure being closer to the property lines than the existing non-conforming structure. Both the existing non-conforming structure and proposed alterations are in compliance with the currently required side lot line setback. The use of the property as a single-family dwelling will remain unchanged and the alterations will not be substantially more detrimental to the neighborhood.

Section 123-46.C states *(1) A special permit shall be authorized only subject to applicable provisions of § 125-39, Site standards, and any special requirements for the particular class of special permit and only if, in addition, the authorizing board finds that the granting of the permit:*

*(a) Will not result in substantial increase of volume or rate of surface water runoff to neighboring properties and streets, and will not result in substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, a well, pond, stream, watercourse, W District, or inland wetland. Any and all surface water runoff resulting from development shall be retained within the lot in which it originates or shall be discharged into existing identifiable watercourses without material impact on abutting properties.*

The proposed portico, deck and porch are located within existing developed portions of the residential lot. The footprint of the alterations total 711 SF, which equates to less than 0.2% of the 7-acre lot. Runoff from the decks will be infiltrated beneath the structure. A yard area exists downgradient of the proposed structure and provides for additional area for infiltration of runoff without impact on abutting properties.

*(b) Will, if the use is not agricultural or residential, result in no substantial increase in traffic, compared to refusal of the permit, on any residential street where the premises have access; and*  
The use of the site is residential.

*(c) Will be in harmony with the general purpose and intent of the Bylaw, including each purpose stated in § 125-1, Purpose, which is pertinent to the particular application.*

The additions to the existing dwelling will be in harmony with the general purpose and intent of the Bylaw. The proposed additions will not come closer to the front property line than the existing non-conforming dwelling.

*(2) The applicant shall show satisfactorily that the use will comply with the Bylaw including in particular § 125-20. If a special permit is authorized, the authorizing board shall impose as a part of such permit conditions, safeguards, and limitations of time and use, in addition to any specifically provided in the Bylaw, as may be appropriate for protection of the neighborhood, the community, and the natural environment, including the groundwater supply, a groundwater absorption area, or other wetland resource.*

The proposed project is an addition to an existing single residential use, an allowed use in the AR District. The factors listed in section 125-20A have been taken into consideration and are documented below.

**Zoning Board of Appeals Section 125-20A Standards:**

- A. No use is permitted which is injurious, offensive, or otherwise detrimental to the neighborhood, the community, or the natural environment, including groundwater supply, as groundwater absorption area, or other wetland resources because of:
1. *Concussion, vibration, noise, or other mechanical disturbance* – No permanent activities are proposed that will result in concussion, vibration, noise, or other mechanical disturbances, excluding demolition and construction activities. The existing use of the site is a single-family dwelling and will remain unchanged.
  2. *Smoke, dust, odor, fumes, or other air pollution* – The continued use of the site as a single-family that will result in smoke, dust, odor, fumes, or other air pollution.
  3. *Glare, fluctuating light, or electrical interference* – No activities are proposed that will result in glare, fluctuating light, or electrical interference.
  4. *Danger of fire, explosion, radioactivity, or other dangers* - No activities are proposed that will result in the danger of fire, explosion, radioactivity, or other dangers.
  5. *Likelihood of substantial increase in volume or rate of surface water runoff to neighboring properties and streets, or substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, or a well, pond, stream, watercourse, W district, or inland wetland* – The proposed project involves the addition of a ±711 square foot deck and porch that runs along the backside of the existing dwelling with a new patio area with associated retaining walls and landscape beds downgradient. Runoff not infiltrated below the deck will be intercepted by landscape beds prior to infiltrating within a lawn area. As previously noted, alterations are limited to less than 0.2% of the 7-acre property. All alterations are offset greater than 100' from wetlands. No substantial increase in volume or rate or surface water runoff to neighboring properties and streets, or substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, or a well, pond, stream, watercourse, W district, or inland wetland is anticipated by such improvements.
  6. *Other characteristics:*
    - a. *Neighborhood character and social structures* – The proposed project will be a residential use consistent with the surrounding uses on Stow Road. The proposed building will fit in aesthetically and will be harmonious with the other properties in the neighborhood.
    - b. *Impacts on the natural environment* – The area of disturbance is limited to existing developed portions of the lot, and this area will be bounded on 3 sides by straw wattle erosion control barrier to ensure no impacts to the natural environment during construction activities.



Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

**RECORD DEED**

---

See Record Deed on the following page.



2015 00022018

Bk: 53475 Pg: 202

Page: 1 of 2 03/17/2015 10:33 AM WD

**MASSACHUSETTS QUITCLAIM DEED**

I, **JOHN HUNT**, a married man, of 61 Stow Road, Harvard, Massachusetts

in full consideration of less than One Hundred (\$100.00) dollars

grant to **JOHN HUNT and LAURA G. HUNT**, husband and wife, tenants by the entirety of 61 Stow Road, Harvard, Worcester County, Massachusetts

*with quitclaim covenants*

A certain parcel of land with the buildings thereon, situated in Harvard, Worcester County, Massachusetts, on 61 Stow Road, bounded and described as follows:

The land at 61 Stow Road, Harvard, Worcester County, Massachusetts, being shown as Lot 2 on a plan entitled "Land in Harvard, Mass. surveyed for the Estate of Alexander Williams", dated December 1979, recorded with Worcester County (Worcester District) Registry of Deeds, Plan Book 472, Plan 75.

Together with the benefit of an easement and right of way to use and maintain well, pump hose and water lines as shown on said plan, as granted in an Instrument dated July 1, 1982, recorded with said Deeds, Book 7501, Page 348.

Said premises are subject to the following encumbrances:

1. Title to and rights of the public and others in so much of the premises as lies within the bounds of Stow Road
2. Easement to American Telephone and Telegraph Company, dated February 3, 1964, recored with said Deeds, Book 4452, Page 431.
3. Eighty (80) foot wide "WFH" District and twenty (20) foot wide "W" District, shown on the above-mentioned plan.

Being the same premises conveyed to me by Deed of John Hunt and Jennifer Hunt (k/n/a Jennifer Lee) dated October 12, 2006 and recorded in Worcester District Registry of Deeds, Book 40104, Page 159.

Property Address: 61 Stow Road, Harvard

**SHEILA C. HARRINGTON**  
Attorney at Law  
214 Main Street  
Groton, MA 01450

OT<sub>2</sub>

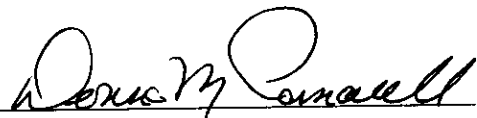
WITNESS my hand and seal this 23<sup>d</sup> day of October, 2014.

  
JOHN HUNT

**COMMONWEALTH OF MASSACHUSETTS**

Suffolk, SS.

On this 23<sup>rd</sup> day of October, 2014, before me, the undersigned notary public, personally appeared the above-named JOHN HUNT, who proved to me through satisfactory evidence of identification, a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

  
Notary Public

My Commission Expires: 1-19-2018

*SPAL*

Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

**ASSESSORS CARD**

---

See Assessors Card on the following page.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				125  HARVARD, MA  <b>VISION</b>
HUNT, JOHN & LAURA  61 STOW RD  HARVARD MA 01451		1 Level	5 Well	3 Med Traffic		Description	Code	Appraised	Assessed	
			6 Septic	6 Paved		RESIDENTL	1010	801,400	801,400	
		<b>SUPPLEMENTAL DATA</b>		T Two Way		RES LAND	1010	301,700	301,700	
Alt Prcl ID 125028000150000 House Col YELLOW Field Chec		GIS ID M_194278_914735		Assoc Pid#		RES OB	1010	38,900	38,900	
						Total		1,142,000	1,142,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HUNT, JOHN & LAURA		53475 0202	03-17-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
HUNT, JOHN		40104 0159	11-02-2006	U	I	1	1A	2022	1010	742,900	2021	1010	606,300	2020	1010	556,500
HUNT, JOHN & JENNIFER		21037 0064	02-12-1999	U	I	725,000	00		1010	345,000		1010	345,000		1010	345,000
THE NEWTONS TRUST		15489 0055	08-24-1993	U	I	100	1A		1010	37,200		1010	37,200		1010	37,200
NEWTON, EDMUND H & DIANNE M		15148 0118	05-04-1993	U	I	100	1A	Total		1,125,100	Total		988,500	Total		938,700

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1				

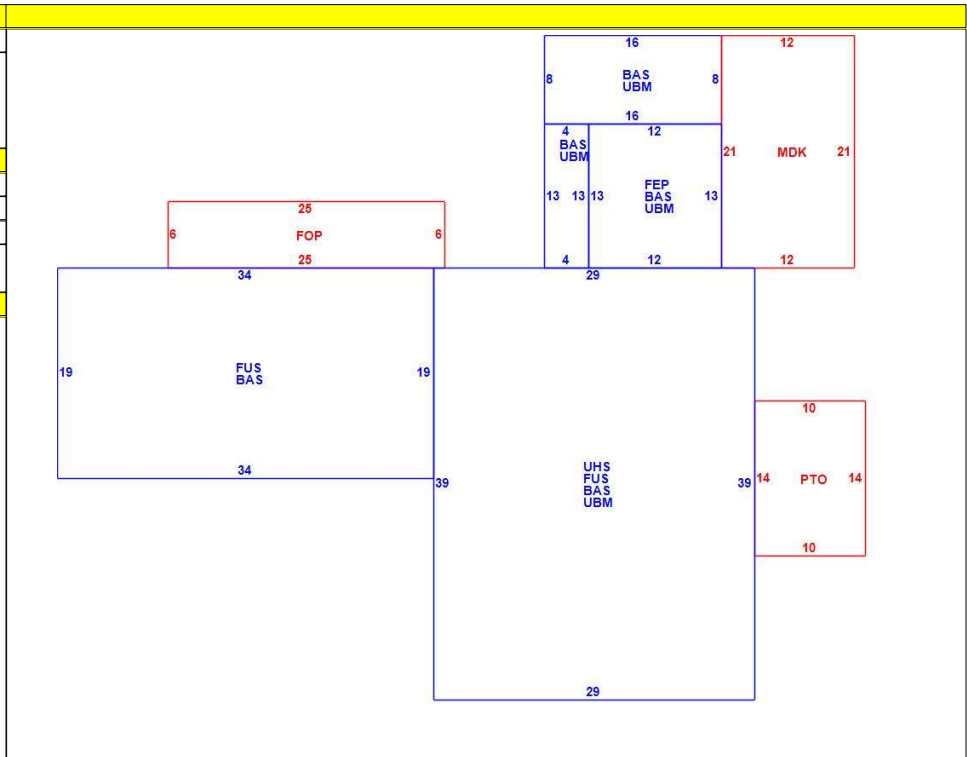
NOTES										APPRAISED VALUE SUMMARY						
PLAN B472 P75 LOT 2  painted. 10/18/2011										Appraised Bldg. Value (Card)						801,400
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						38,900
										Appraised Land Value (Bldg)						301,700
										Special Land Value						0
										Total Appraised Parcel Value						1,142,000
										Valuation Method						C
										Total Appraised Parcel Value						1,142,000

As of January 1, 2022

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
17-079	05-08-2017	WN	Window	24,433	03-07-2018	100	03-07-2018	WINDOW RPL		06-02-2022	TB		Q	C	Cyclical Insp
14-236	12-22-2014	HA	HVAC	6,043	04-14-2015	100		REPLCE EXIST HVAC EQUIP		04-14-2015	DE	X	N	M	Maintenance/Buld Pemt
11-155	09-12-2011	RF	Roofing	15,000		100		FRAME NEW PITCHED ROO		10-18-2011	DH	X	O	C	Cyclical Insp
08-177	10-20-2008	RF	Roofing	21,645		100	10-20-2008	STRIP/REROOF		07-09-2000	EAB	X	M	M	Maintenance/Buld Pemt
53	06-15-1990	RE	Renovation	30,000		100		Renovations							

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam	AR	Primary	1.500 AC	225,000.00	0.73807	P	1.00	20	0.880			1.0000	219,200	
1	1010	Single Fam	AR	Primary	5.500 AC	15,000.00	1.00000	0	1.00		1.000			1.0000	82,500	
Total Card Land Units					7.00 AC	Parcel Total Land Area					7.00	Total Land Value			301,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Antique			
Model	01	Residential			
Grade:	06	Good +			
Stories:	2.5	2.5 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	0				
Total Rooms:	11				
Bath Style:	02	Modern			
Kitchen Style:	02	Modern			
# of Kitchens	1				
Fireplaces	5				
<b>CONDO DATA</b>					
Parcel Id		C			Owne
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			1,001,779		
Year Built			1740		
Effective Year Built					
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			20		
Functional Obsol					
External Obsol					
Trend Factor			1.000		
Condition					
Condition %					
Percent Good			80		
RCNLD			801,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	132	15.00	1900	0			0.00	500
SHD1	Shed	L	221	15.00	1850	0			0.00	800
BRN1	Barn-1 Story	L	1,650	30.00	1940	21			0.00	10,400
BRN5	Barn-2 Story	L	2,664	40.00	1900	0			0.00	24,000
SHD1	Shed	L	888	15.00	1900	0			0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,113	2,113	2,113	202.02	426,874	
FEP	Porch, Enclosed, Finished	0	156	109	141.16	22,020	
FOP	Porch, Open, Finished	0	150	30	40.40	6,061	
FUS	Upper Story, Finished	1,777	1,777	1,777	202.02	358,995	
MDK	Deck, Masonry	0	252	25	20.04	5,051	
PTO	Patio	0	140	14	20.20	2,828	
UBM	Basement, Unfinished	0	1,467	293	40.35	59,193	
UHS	Half Story, Unfinished	0	1,131	339	60.55	68,486	
Ttl Gross Liv / Lease Area		3,890	7,186	4,700		949,508	



Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

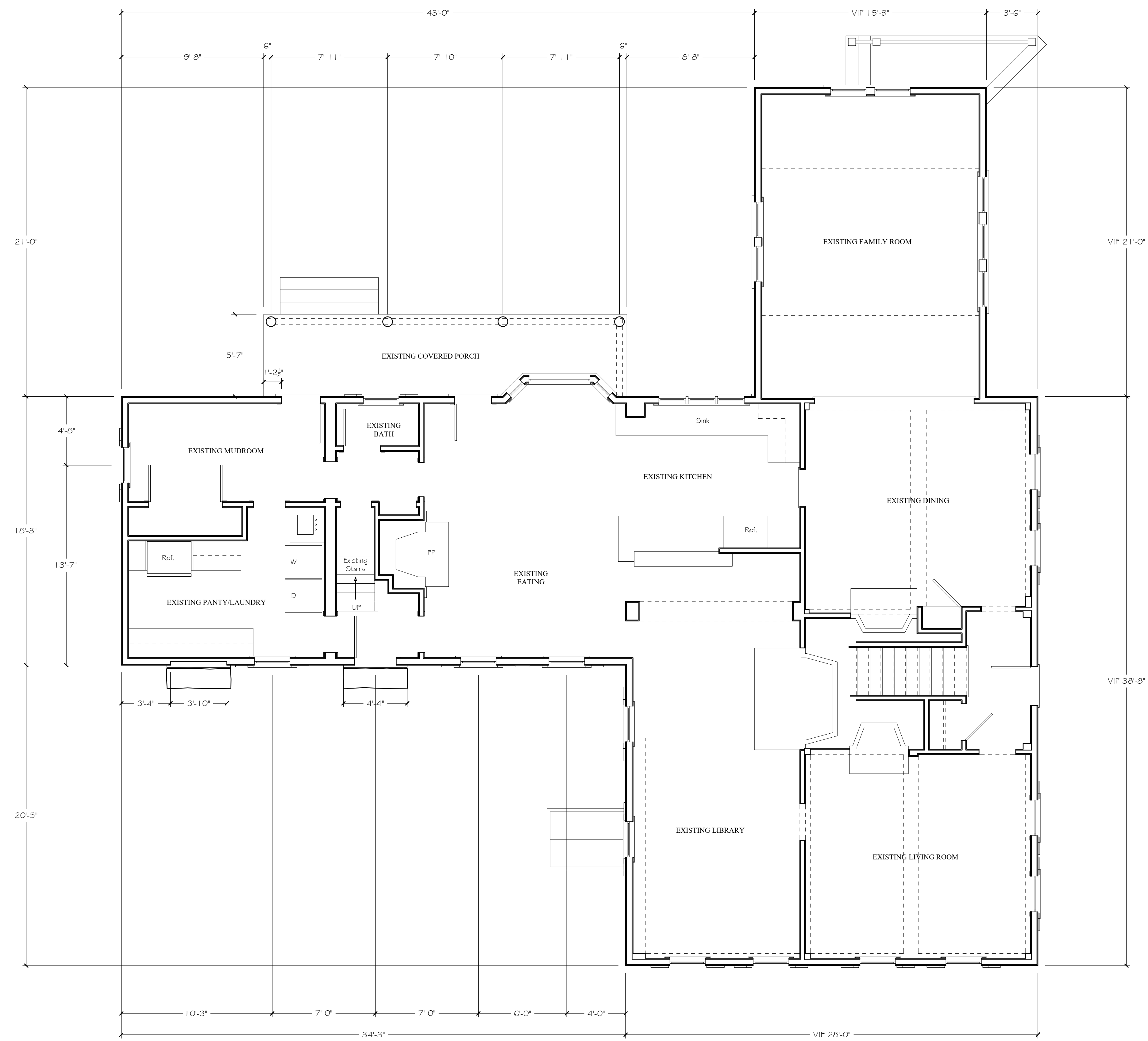
## **ARCHITECTURAL PLANS**

---

See the Architectural Plans on the following page.

# HUNT RESIDENCE

61 Stow Road, Harvard, Massachusetts



EXISTING 1st FLOOR PLAN

## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
Preliminary Drawings for Review

Date	Revision

Title: \_\_\_\_\_

## EXISTING CONDITIONS 1st FLOOR PLAN

Date:	14 Oct 2022	SHEET No.: <b>A-001</b>
Scale:	1/4" = 1'-0"	
Job Number:	.	
Drawn By:	J.P. Stamm	
Checked By:	.	



# HUNT RESIDENCE

61 Stow Road  
Harvard, Massachusetts



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_

Preliminary Drawings for Review

Date \_\_\_\_\_ Revision \_\_\_\_\_

Title:

## EXISTING FRONT & REAR ELEVATIONS

Date: 14 Oct 2022  
Scale: 1/4" = 1'-0"  
Job Number: .  
Drawn By: J.P. Stamm  
Checked By: .

SHEET No.:

A-002

HUNT RESIDENCE

61 Stow Road  
Harvard, Massachusetts



EXISTING SIDE ELEVATION

STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: Preliminary Drawings for Review Date:

Date	Revision

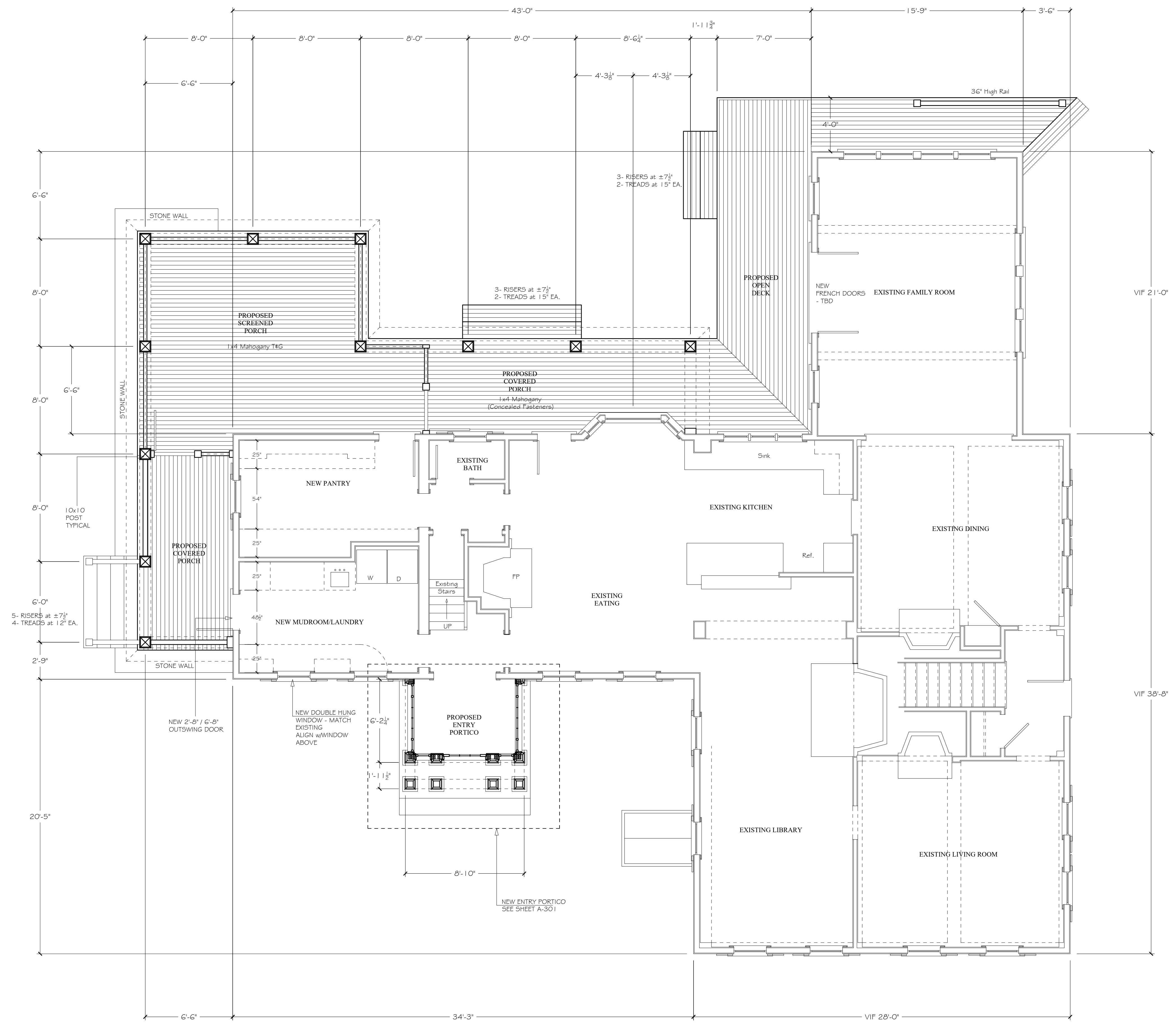
Title:

EXISTING  
SIDE ELEVATION

Date:	14 Oct 2022	SHEET No.: <b>A-003</b>
Scale:	1/4" = 1'-0"	
Job Number:		
Drawn By:	J.P. Stamm	
Checked By:		

# HUNT RESIDENCE

61 Stow Road, Harvard, Massachusetts



PROPOSED 1st FLOOR PLAN

## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
Preliminary Drawings for Review

Date	Revision

Title: **PROPOSED 1st FLOOR PLAN**

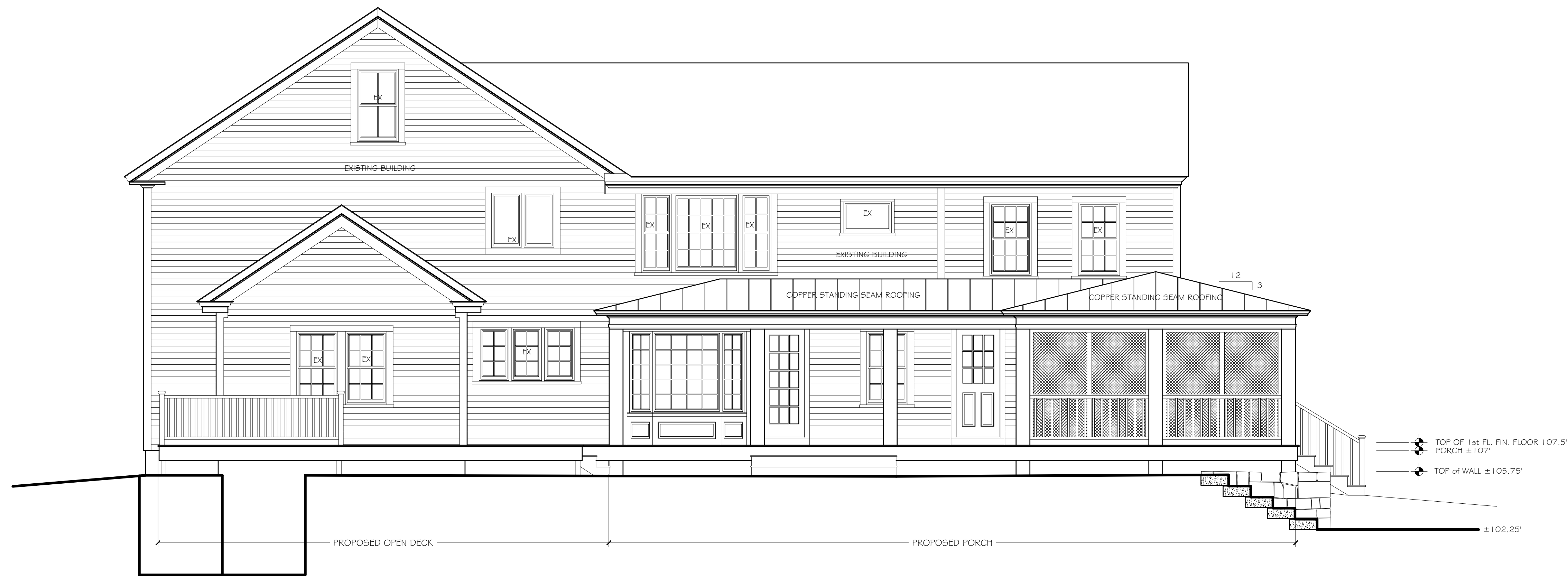
Date:	14 Oct 2022	SHEET No.: <b>A-101</b>
Scale:	1/4" = 1'-0"	
Job Number:	.	
Drawn By:	J.P. Stamm	
Checked By:	.	

# HUNT RESIDENCE

61 Stow Road  
Harvard, Massachusetts



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
Preliminary Drawings for Review

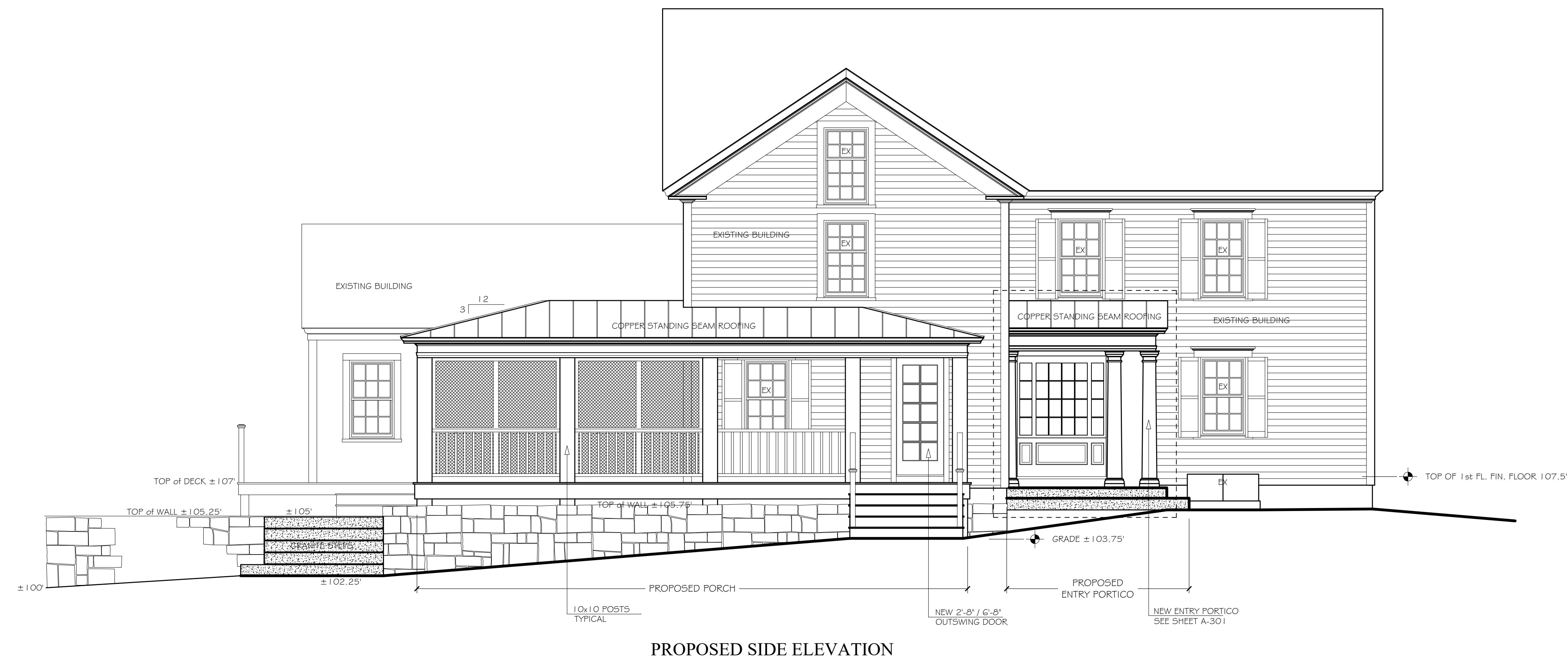
Date	Revision

Title: **PROPOSED FRONT & REAR ELEVATIONS**

Date:	14 Oct 2022	SHEET No.: <b>A-201</b>
Scale:	1/4" = 1'-0"	
Job Number:	.	
Drawn By:	J.P. Stamm	
Checked By:	.	

# HUNT RESIDENCE

61 Stow Road  
Harvard, Massachusetts



PROPOSED SIDE ELEVATION

## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
Preliminary Drawings for Review

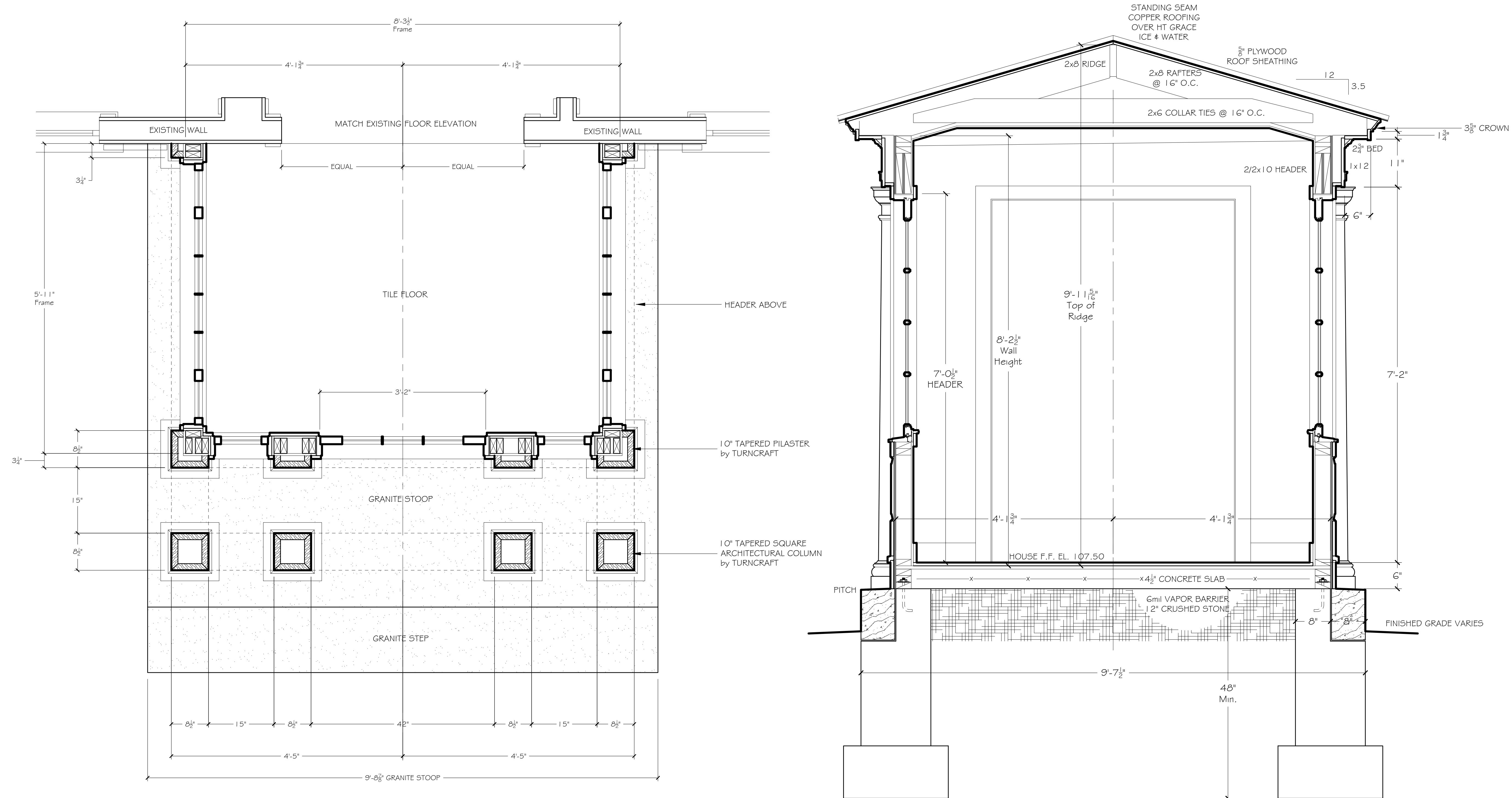
Date	Revision

Title: **PROPOSED SIDE ELEVATION**

Date:	14 Oct 2022	SHEET No.: <b>A-202</b>
Scale:	1/4" = 1'-0"	
Job Number:	.	
Drawn By:	J.P. Stamm	
Checked By:	.	

# HUNT RESIDENCE

61 Stow Road, Harvard, Massachusetts



## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
Preliminary Drawings for Review

Date	Revision

Title:

## PROPOSED ENTRY SECTIONS

Date:	14 Oct 2022	SHEET No.: <b>A-301</b>
Scale:	1" = 1'-0"	
Job Number:	.	
Drawn By:	J.P. Stamm	
Checked By:	.	

# HUNT RESIDENCE

61 Stow Road, Harvard, Massachusetts



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_

Preliminary Drawings for Review

Date	Revision

Title:

## PROPOSED ENTRY ELEVATIONS

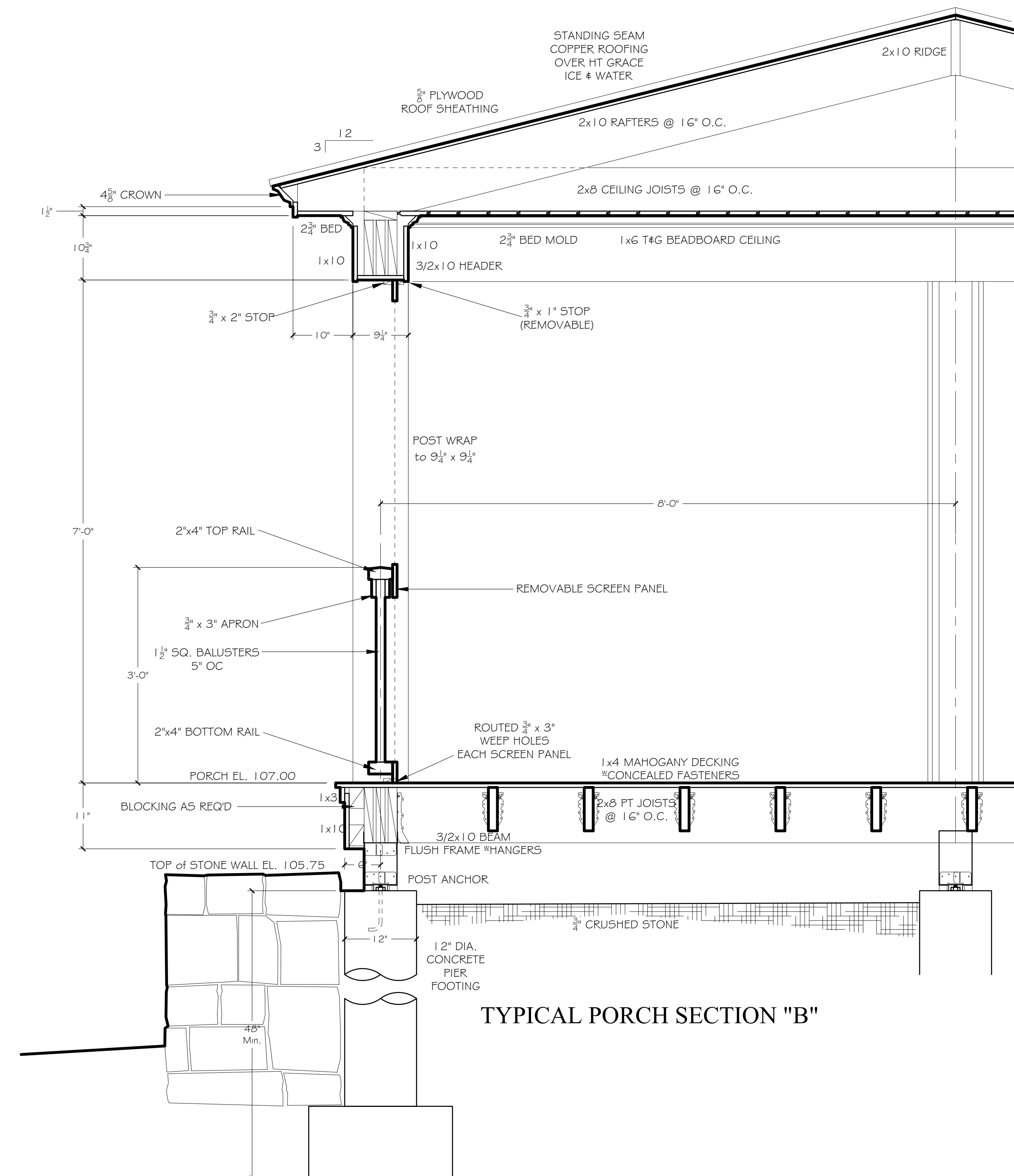
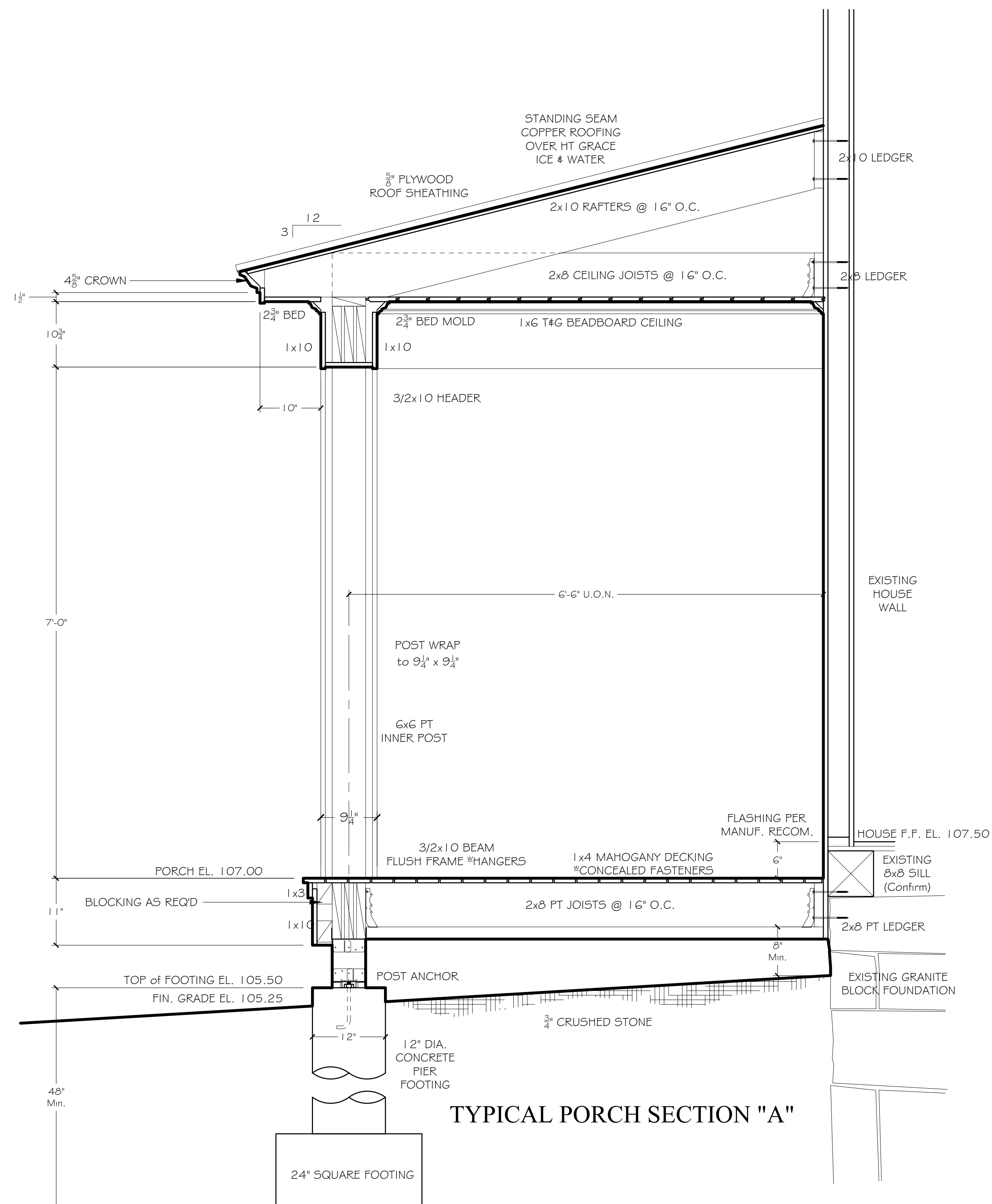
Date: 14 Oct 2022  
Scale: 1" = 1'-0"  
Job Number: .  
Drawn By: J.P. Stamm  
Checked By: .

SHEET No.:

A-302

# HUNT RESIDENCE

61 Stow Road, Harvard, Massachusetts



## STILL RIVER DESIGN STUDIO

100 Still River Road, Harvard Massachusetts 01451

### DESIGN RESOURCE

Carol Friedman, *Interior Designer*  
Concord, Massachusetts 01742

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
Preliminary Drawings for Review

Date	Revision

Title: \_\_\_\_\_

## TYPICAL BUILDING SECTIONS

Date:	14 Oct 2022	SHEET No.: <b>A-401</b>
Scale:	1" = 1'-0"	
Job Number:		
Drawn By:	J.P. Stamm	
Checked By:		



Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

## **LANDSCAPE PLAN**

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See the Landscaping Plan on the following page.







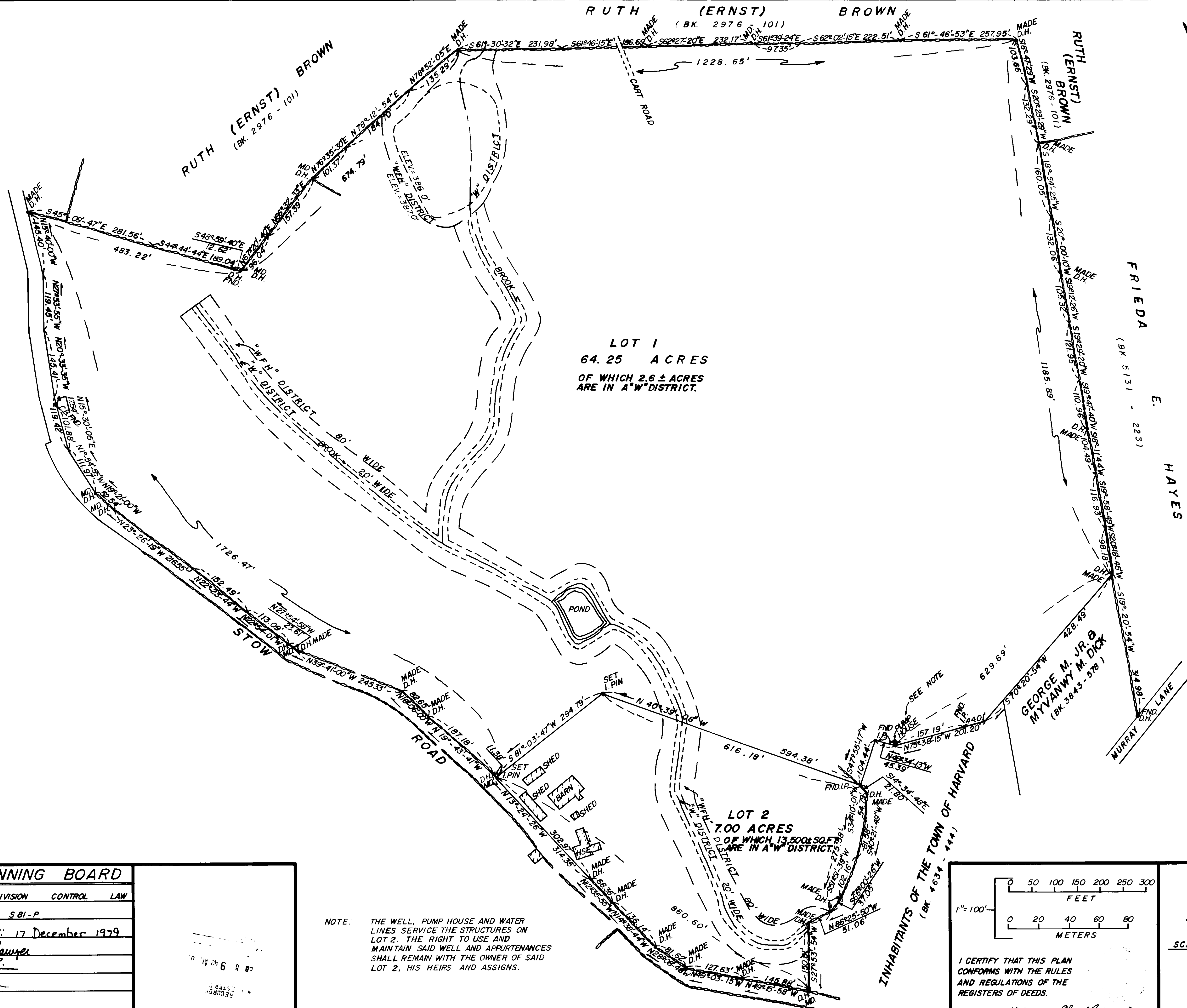
Special Permit Application  
61 Stow Road  
Harvard, MA

July 17<sup>th</sup>, 2023  
John & Laura Hunt

## **PLAN OF RECORD**

---

See the Plan of Record on the following page.



LOT 1  
64.25 ACRES  
OF WHICH 2.6 ± ACRES  
ARE IN A "W" DISTRICT.

LOT 2  
7.00 ACRES  
OF WHICH 13,500 ± SQ. FT.  
ARE IN A "W" DISTRICT.

NOTE: THE WELL, PUMP HOUSE AND WATER LINES SERVICE THE STRUCTURES ON LOT 2. THE RIGHT TO USE AND MAINTAIN SAID WELL AND APPURTENANCES SHALL REMAIN WITH THE OWNER OF SAID LOT 2, HIS HEIRS AND ASSIGNS.

WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA  
PLAN BOOK 472 PLAN 75  
Received Feb 8 1982  
9 h 42 m A.M.  
Sheet 1 of 1  
ATTEST: *Anthony J. Gault*  
Register

<b>HARVARD PLANNING BOARD</b>	
APPROVAL UNDER SUBDIVISION CONTROL LAW	
NOT REQUIRED. C 41 S 81-P	
DATE: 17 December 1979	
<i>Virginia N. Sawyer</i>	
<i>John J. O'Brien</i>	
<i>Richard</i>	
THREE MEMBERS CONSTITUTE A MAJORITY.	

SURV: W.D.B. CALC: D.J.J. TRACED: S.P.R. CK'D: D.J.J. NB. 430-40 DEED: BK. 2020-234 REF: M-2193, S-2672, S-2198, M-1125, M-719, S-2228, M-398

1"=100'

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

12-17-'79 DATE *Edward J. Adams* SURVEYOR # 21423

LAND IN  
**HARVARD, MASS.**  
SURVEYED FOR THE ESTATE OF  
**ALEXANDER WILLIAMS**  
SCALE: 1"=100' DEC., 1979  
CHARLES A. PERKINS CO., INC.  
CIVIL ENGINEERS & SURVEYORS  
444 HIGH ST. - CLINTON, MASS. 01510  
JOB NO. 2578 PLAN NO. 4301-A

Special Permit Application  
61 Stow Road  
Harvard, MA

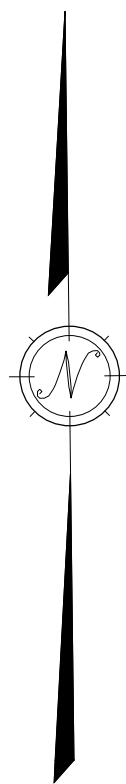
July 17<sup>th</sup>, 2023  
John & Laura Hunt

## **SITE PLAN**

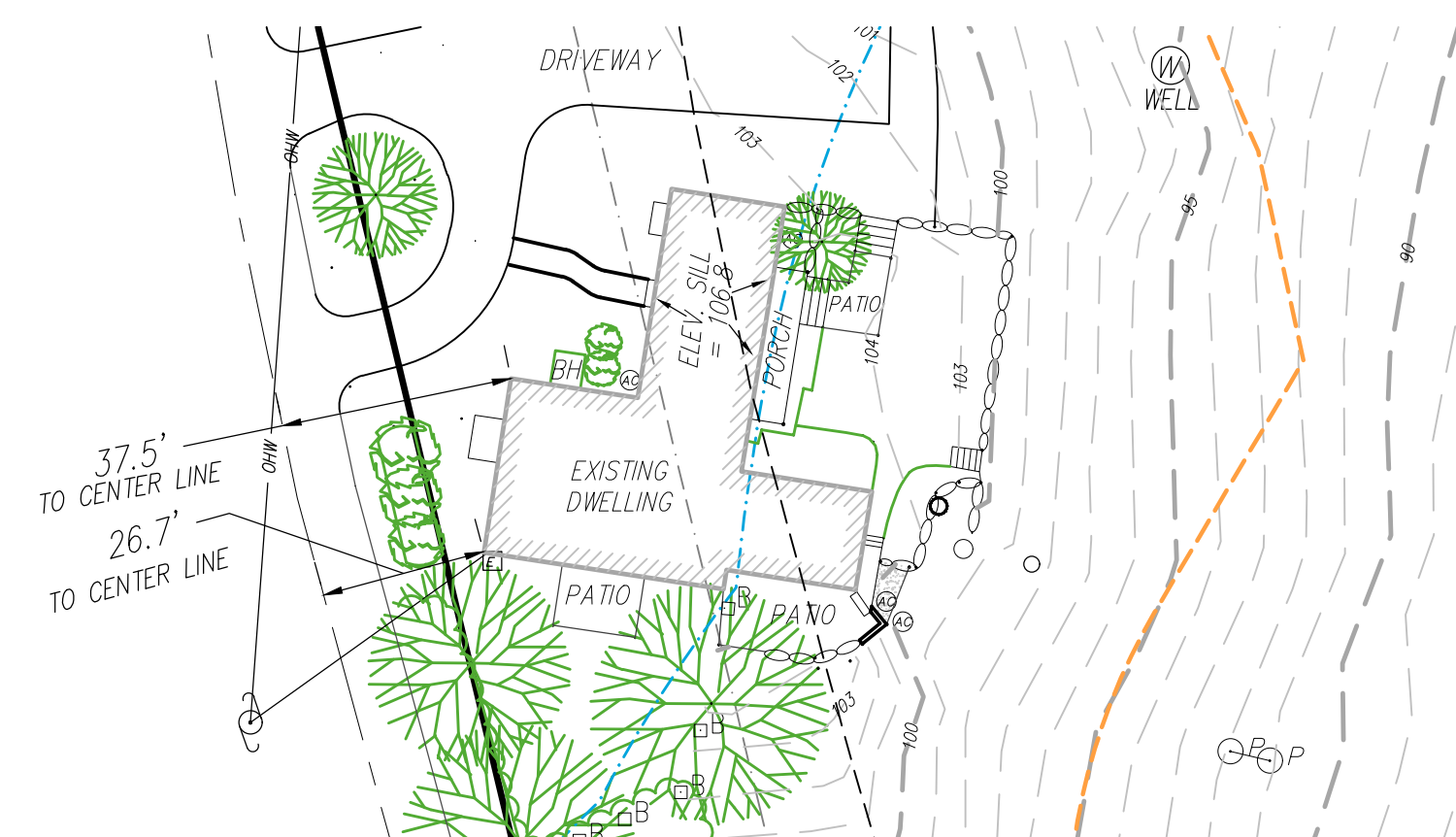
---

See the Site Plan on the following page.

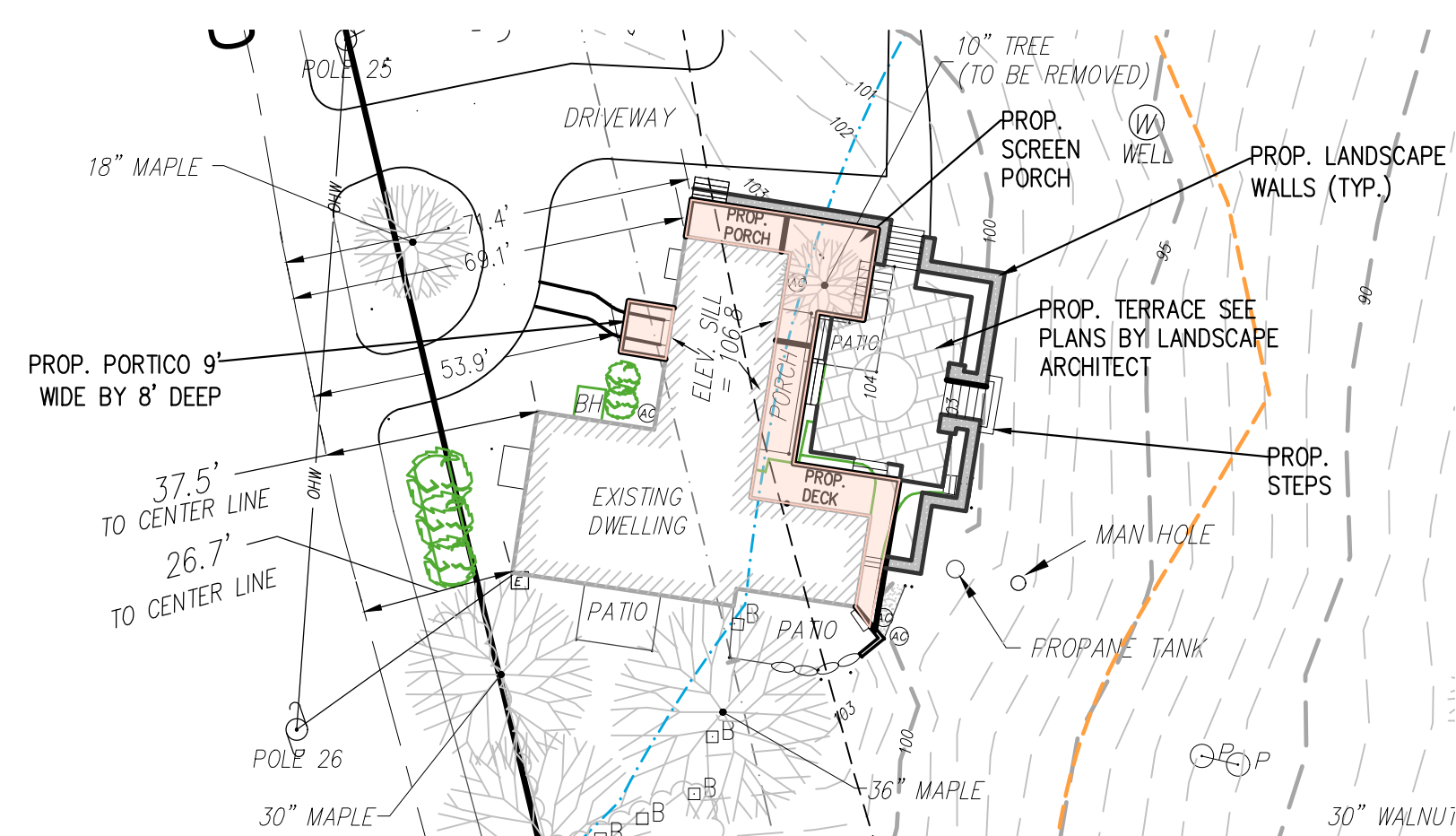




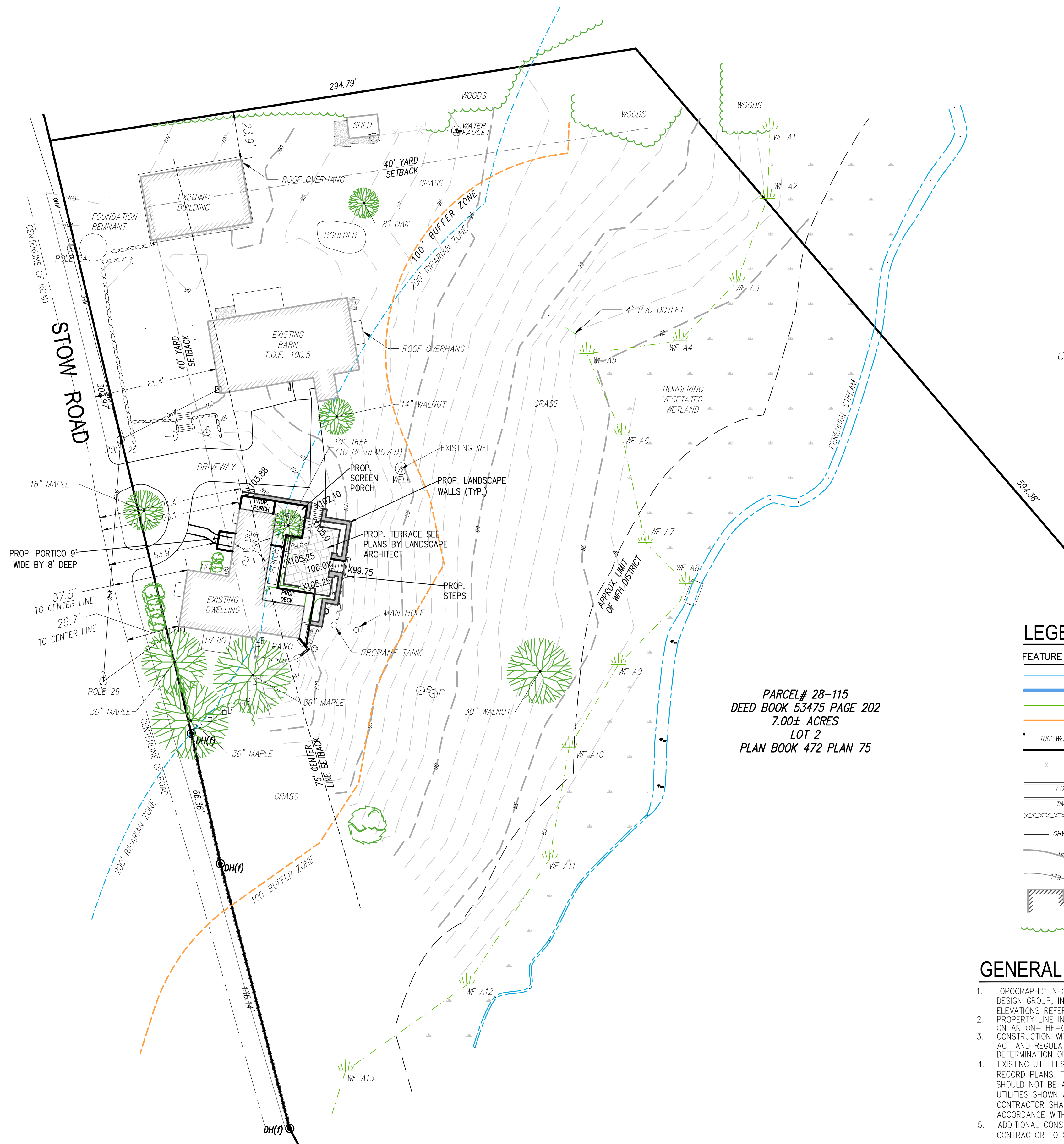
**LOCUS MAP**  
NOT TO SCALE



**EXISTING DWELLING DETAIL**  
1"=30'



**PROPOSED DWELLING DETAIL**  
1"=30'



**PARCEL# 28-115**  
**DEED BOOK 53475 PAGE 202**  
**7.00± ACRES**  
**LOT 2**  
**PLAN BOOK 472 PLAN 75**

**ZONING INFORMATION:** AGRICULTURAL-RESIDENTIAL  
WATER PROTECTION OVERLAY  
WIRELESS COMMUNICATION OVERLAY

BASIC LOT HARVARD PROTECTIVE BYLAW §125-29 B.

	REQ.D.	EXIST.	PROP.
MIN LOT AREA	1.5 ACRES	7± ACRES	NO CHANGE
MIN LOT FRONTAGE	180 FT	860.6 FT	NO CHANGE
MIN LOT WIDTH*	200 FT	760± FT	NO CHANGE
MIN FRONT SETBACK**	75 FT	27.6 FT (DWELLING)	NO CHANGE
MIN FRONT YARD	40 FT	6.3 FT (DWELLING)	NO CHANGE

\* AT 120' FROM ROADWAY CENTERLINE  
\*\* FROM CENTER LINE OF ROADWAY

**ZONING INFORMATION - EXISTING VS. PROPOSED FOOTPRINTS:**

	EXIST	PROP.	% INCREASE
DWELLING FOOTPRINT (SF)	2,203 SF	2,914 SF	32.3%

Calculations include all decks & porticos

N/F TOWN OF HARVARD  
CONSERVATION COMMISSION  
PARCEL# 28-14

**LEGEND**

FEATURE	DESCRIPTION	SYMBOL	DESCRIPTION
	STREAMS/RIVERS		EXISTING TELEPHONE POLE
	LIMIT OF RIVERFRONT AREA		EXISTING GUY WIRE
	WETLANDS		EXISTING MISCELLANEOUS MANHOLE
	LIMIT OF BUFFER ZONE		EXISTING WETLAND FLAG
	100' WELL OFFSET		EXISTING POST
	WELL RADIUS		EXISTING ELECTRICAL METER
	PROPERTY LINE		EXISTING DRILL HOLE
	WIRE FENCE		STANDARD TREE
	CONC. WALL		PINE TREE
	TIMBER WALL		SHRUB
	OHW		OIL FILL
	EXISTING OVER-HEAD WIRES		BOLLARD POST
	EXISTING CONTOUR (INDEX)		EXISTING LIGHT POLE
	EXISTING CONTOUR (INTERMEDIATE)		
	EXISTING BUILDING/HOUSE		
	TREE LINE		

**GENERAL NOTES:**

- TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. IN AUGUST OF 2011 AND UPDATED BY DILLIS AND ROY CIVIL DESIGN GROUP IN OCTOBER OF 2022. ELEVATIONS REFER TO AN ASSUMED DATUM.
- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS AND ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS.
- CONSTRUCTION WITHIN 100 FEET OF A WETLAND RESOURCE AREA AS DEFINED IN THE MASSACHUSETTS WETLAND PROTECTION ACT AND REGULATIONS (310 CMR 10.00) SHALL NOT BE PERFORMED UNTIL AN ORDER OF CONDITIONS OR NEGATIVE DETERMINATION OF APPLICABILITY HAS BEEN OBTAINED FROM THE LOCAL CONSERVATION COMMISSION.
- EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
- ADDITIONAL CONSTRUCTION DETAILS AND SPECIFICATION MAY BE PROVIDED BY ARCHITECT. CONTRACTOR TO CONSULT WITH ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION

PREPARED BY:

**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462 PHONE: (978) 779-6091 www.dillisandroy.com

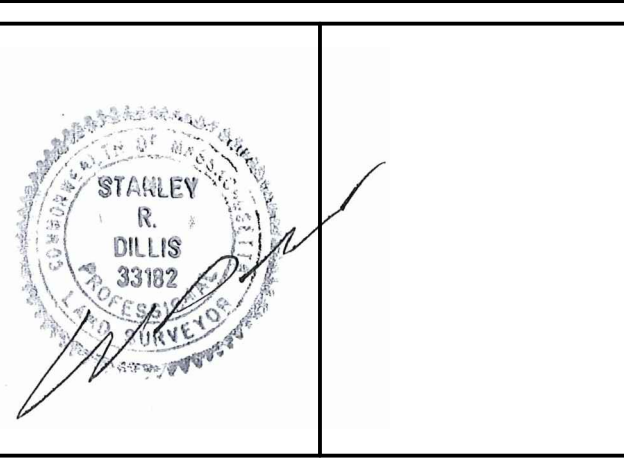
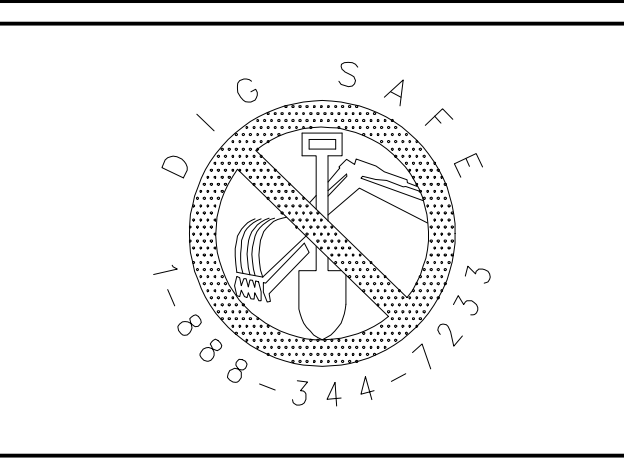
OWNER: JOHN & LAURA HUNT  
61 STOW ROAD  
HARVARD, MASSACHUSETTS

APPLICANT: JOHN & LAURA HUNT  
61 STOW ROAD  
HARVARD, MASSACHUSETTS

SCALE:

1 in. = 30 ft.

COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC 2023



DATE:	7/14/2023
DESIGN BY:	SBD
DRAWN BY:	RPV
CHECKED BY:	GSR

ZBA SITE PLAN 61 STOW ROAD HARVARD, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY

JOB NO.	4608
DRAWING NO.	4608-ZBA SP
SHEET NO.	1
	of 1



**TOWN OF HARVARD ZONING BOARD OF APPEALS  
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: Brandon Smithwood and Marguerite Davis

Mailing Address: 11 Massachusetts Avenue, Harvard, MA 01451

Email Address: marqueritedavis@gmail.com Email Address: brandon.smithwood@gmail.com

Applicant is (check one):  Owner  Tenant  Licensee  Prospective Buyer

Location of Property: 11 Massachusetts Avenue, Harvard Assessors Map 17/D Parcel: 61///

Registry of Deeds: Book Number 62886 Page Number 116 Certificate Number \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Tel. No.: 508-667-0415  
(If different than Applicant)

Owner's Address: 11 Massachusetts Avenue, Harvard, MA 01451

Representative: Anita Rogers AIA Tel. No.: \_\_\_\_\_

Application (which includes required plans and abutters list) is for:

- |   |                                 |
|---|---------------------------------|
| <input type="checkbox"/> Variance (16 copies)                                 | Fee: \$150.00 + \$6.00/ abutter |
| <input checked="" type="checkbox"/> Special Permit (10 copies)                | Fee: \$200.00 + \$6.00/abutter  |
| <input type="checkbox"/> Modification/Extension (16 copies)                   | Fee: \$100.00 + \$6.00/abutter  |
| <input type="checkbox"/> Failure to Enforce Administrative Appeal (16 copies) | Fee: \$130.00                   |
| <input type="checkbox"/> Other Administrative Appeals (16 copies)             | Fee: \$175.00                   |
| <input type="checkbox"/> Comprehensive Permit (20 copies)                     | Fee: 500.00/unit                |

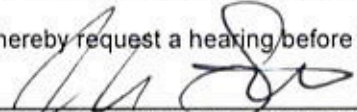
Specific Bylaw section (s) being applied for: \_\_\_\_\_

Nature of Application and Justification of Request: Request for roof cover over existing Front Entry landing

The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

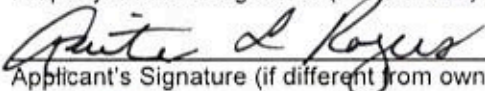
I hereby request a hearing before the Board of Appeals with reference to the above application.

  
Property Owner's Signature (REQUIRED)

8/8/23  
Date

  
Property Owner's Signature (REQUIRED)

8/8/23  
Date

  
Applicant's Signature (if different from owner)

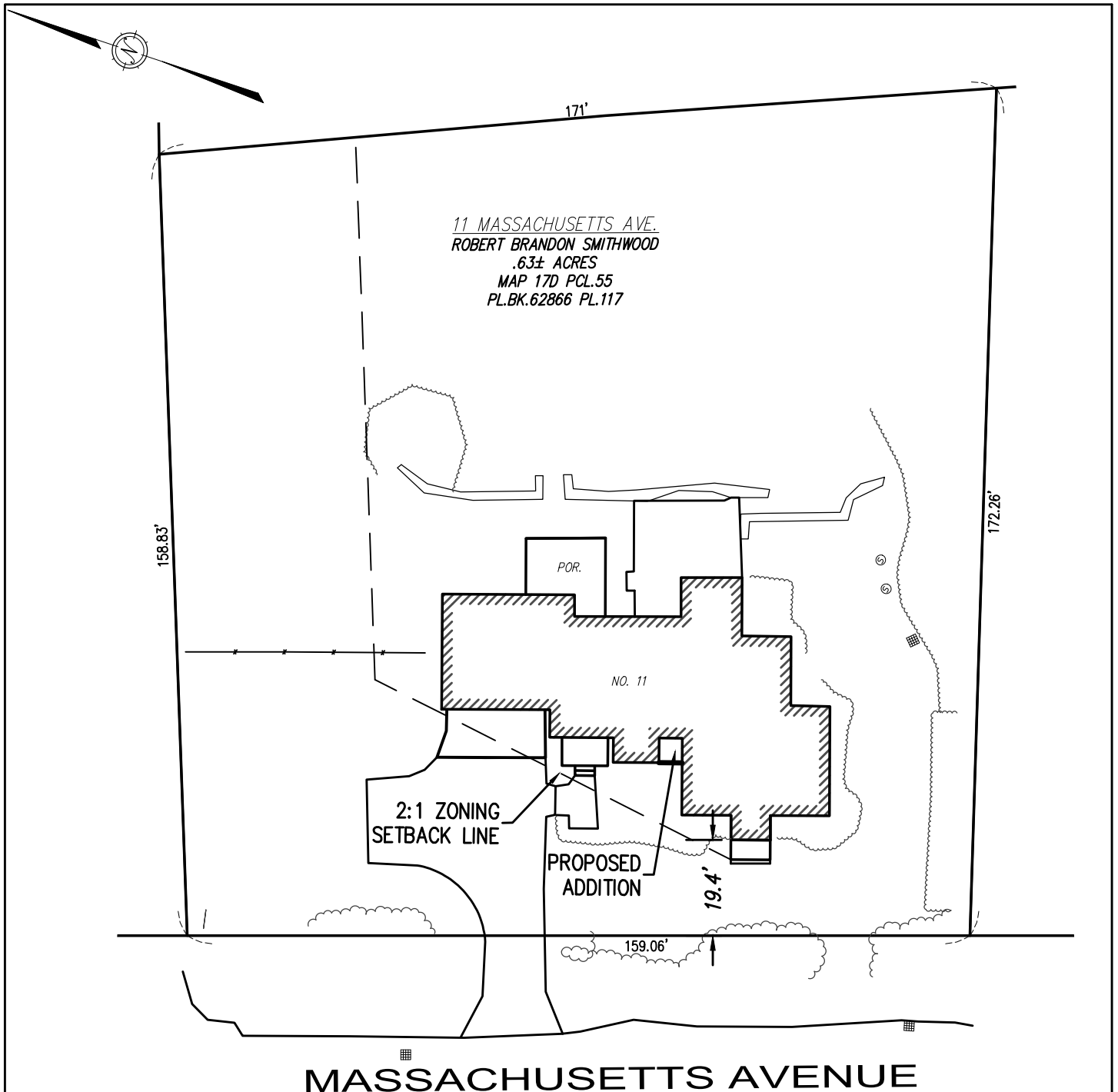
8/8/23  
Date



Description of proposed work:

We are applying for a Special Permit to build a portico at the existing front door of our house at 11 Mass Avenue. Our renovation plans have been approved by the Historical Commission. For reference, our architect has included a zoning map of our property and adjacent buildings as well as a previously prepared certified plot plan to show the setbacks from the front street. We have included drawings of the proposed addition to the front door in relation to the property line.





11 MASSACHUSETTS AVE.  
 ROBERT BRANDON SMITHWOOD  
 .63± ACRES  
 MAP 17D PCL.55  
 PL.BK.62866 PL.117

**BUILDING PERMIT PLAN**  
 HARVARD, MASSACHUSETTS  
 PREPARED FOR: ROBERT BRANDON SMITHWOOD

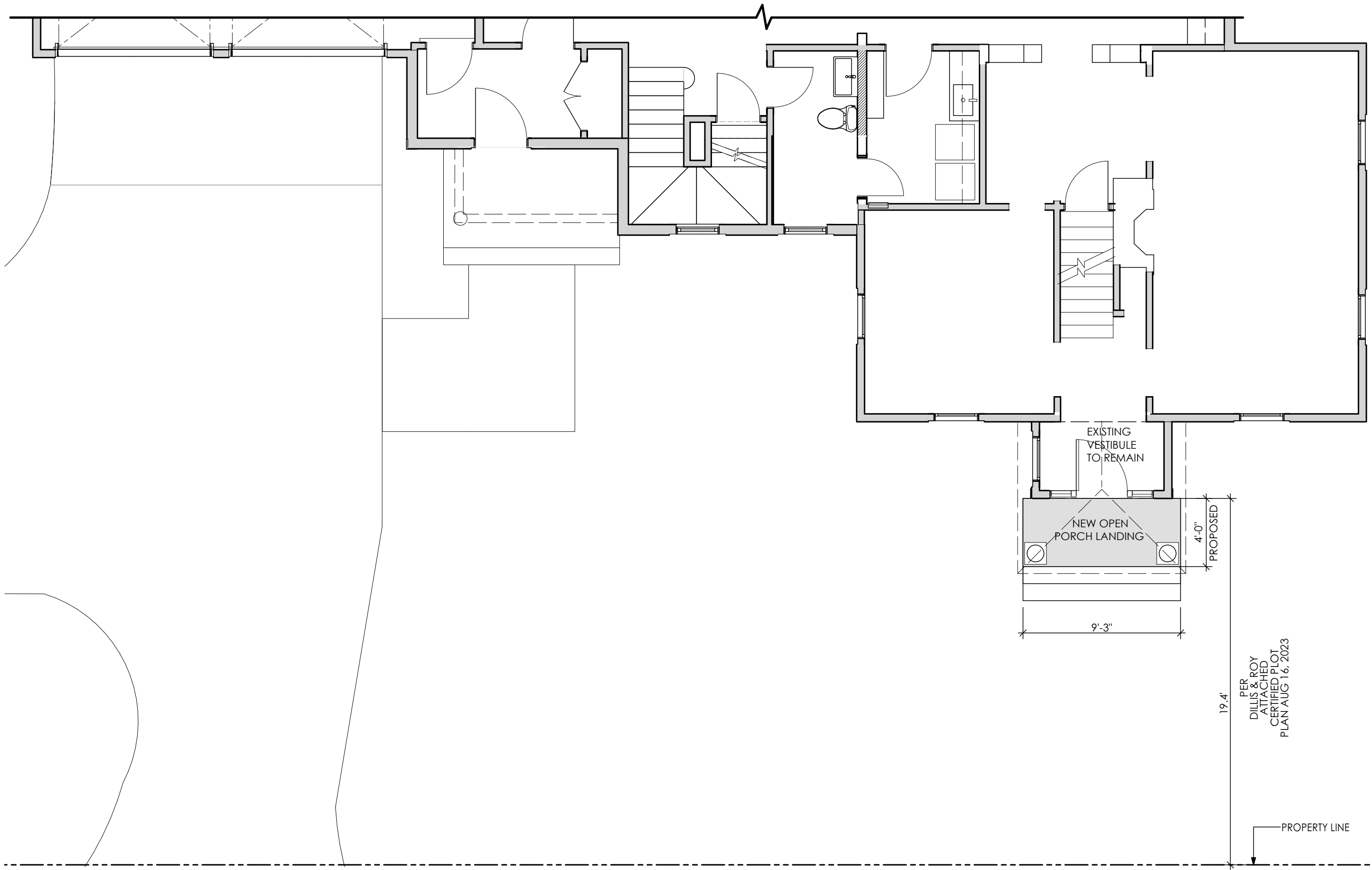


CIVIL ENGINEERS    LAND SURVEYORS    WETLAND CONSULTANTS  
 CORPORATE OFFICE:    CONCORD OFFICE:  
 1 MAIN STREET, SUITE 1    978-779-6091    100 MAIN ST., SUITE 310  
 LUNENBURG, MA 01462    www.dillisandroy.com    CONCORD, MA 01742

I CERTIFY THAT THE BUILDING AS SHOWN  
 CONFORMS TO THE ZONING BY-LAW  
 SETBACK REQUIREMENTS OF HARVARD  
 AND THAT IT DOES NOT LIE WITHIN A  
 SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE  
 F.E.M.A. FLOOD INSURANCE RATE MAP.

FOR PROPERTY LINE INFORMATION THIS PLAN  
 RELIES ON DEEDS AND PLANS OF RECORD.  
 THIS PLAN IS NOT REPRESENTED TO BE A TITLE  
 EXAMINATION OR A RETRACEMENT SURVEY.

SCALE: 1" = 30'  
 DATE: AUGUST 16, 23  
 REFERENCE: PL. BK. 62866 PL. 117  
 JOB FILE NO. 7410



**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"

**DAVIS SMITHWOOD RENOVATION**

11 Mass Ave., Harvard, MA

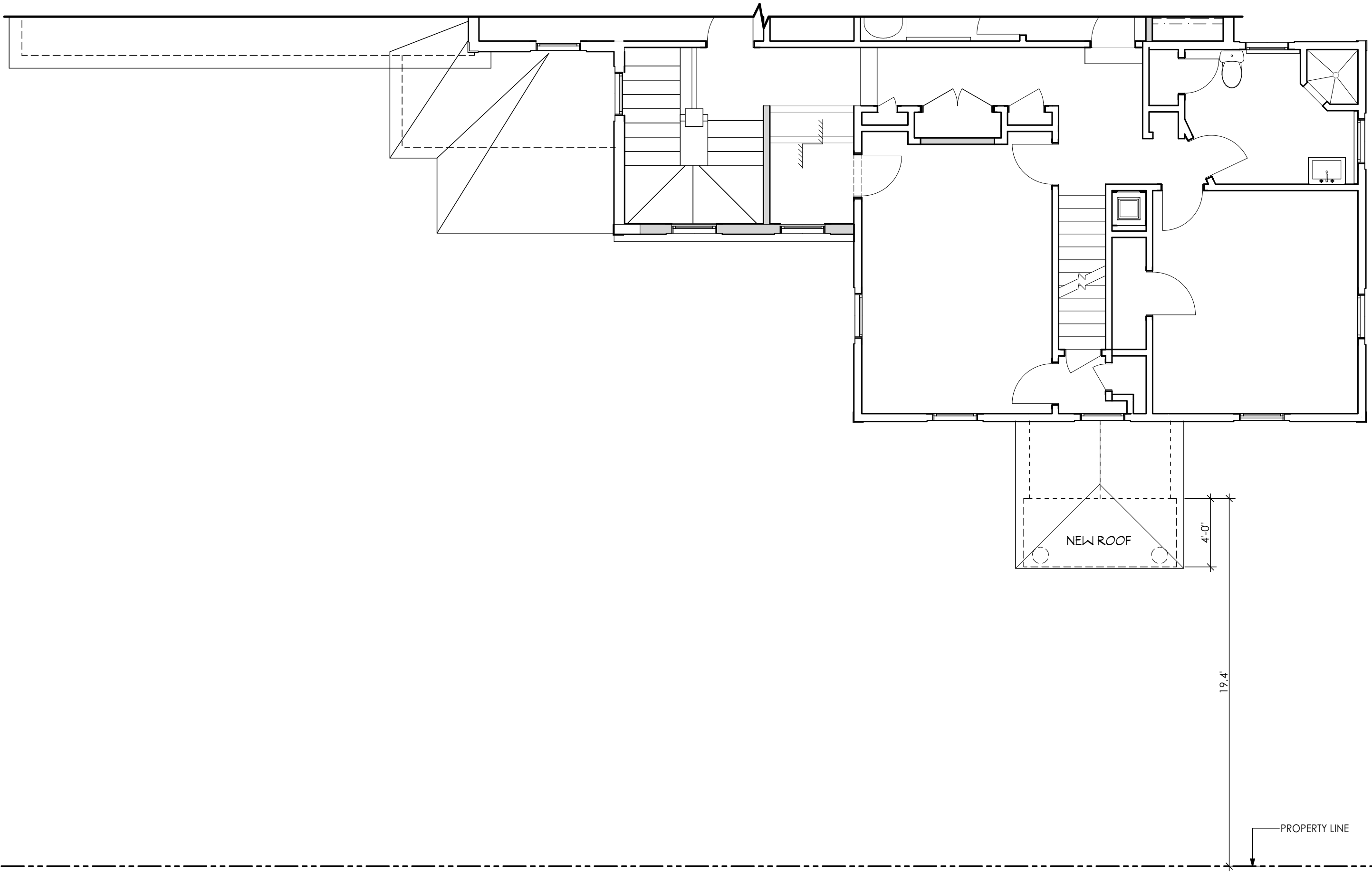
8/7/23

100 Main Street  
 Suite 420  
 Concord, MA 01742  
 978.371.0344  
 www.nasharch.com



PER  
 DILLIS & ROY  
 ATTACHED  
 CERTIFIED PLOT  
 PLAN AUG 16, 2023

PROPERTY LINE



# ROOF PLAN

SCALE: 3/16" = 1'-0"

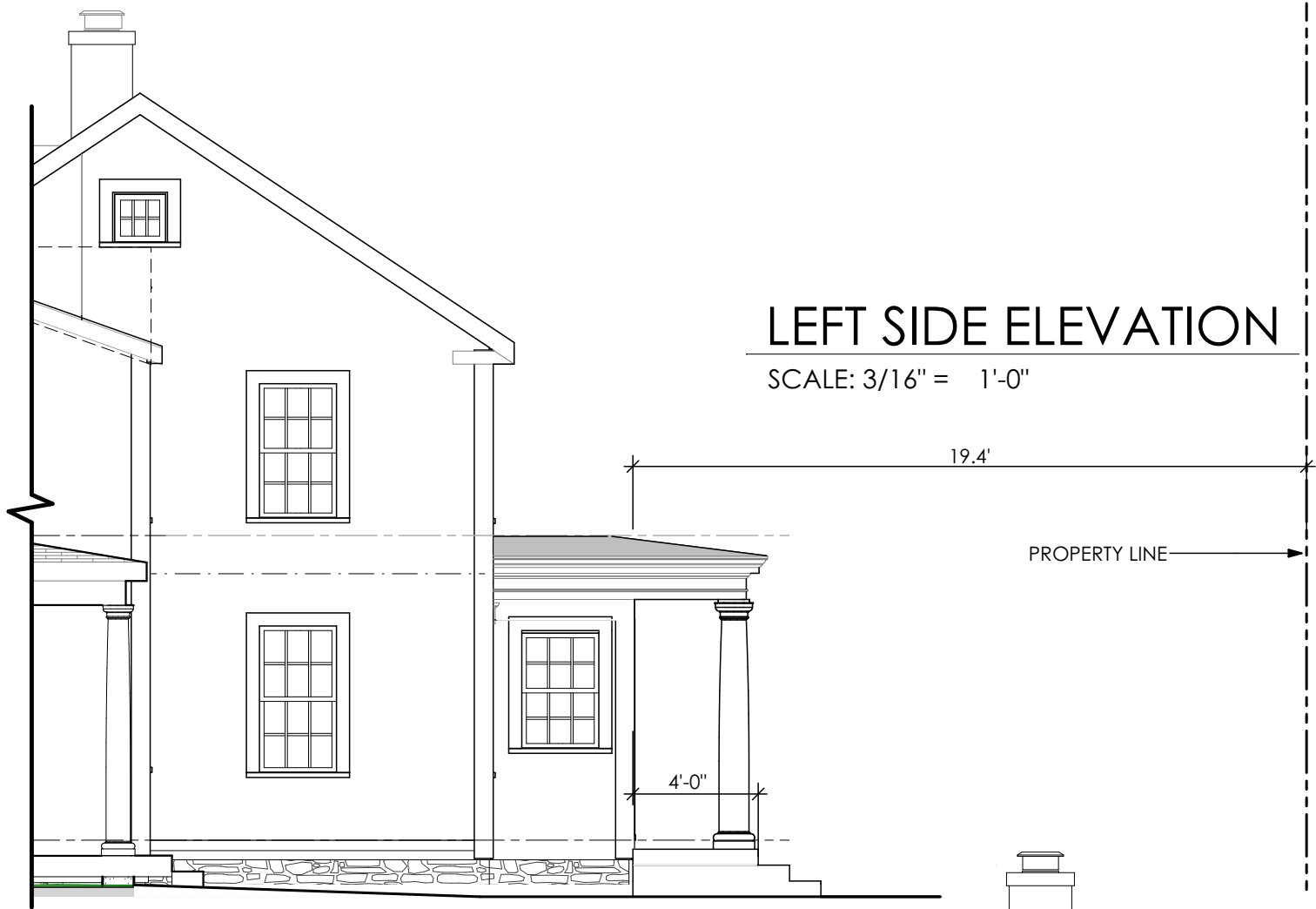
## DAVIS SMITHWOOD RENOVATION

11 Mass Ave., Harvard, MA

9/8/23

100 Main Street  
 Suite 420  
 Concord, MA 01742  
 978.371.0344  
 www.nasharch.com





**LEFT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

19.4'

PROPERTY LINE

4'-0"

**FRONT (STREET) ELEVATION**

SCALE: 3/16" = 1'-0"



9'-3"

**DAVIS SMITHWOOD RENOVATION**

11 Mass Ave., Harvard, MA

9/8/23

100 Main Street  
Suite 420  
Concord, MA 01742  
978.371.0344  
www.nasharch.com





## NOTICE OF DECISION

The Harvard Historical Commission voted at a meeting  
held on May 3, 2023 to issue a

### CERTIFICATE OF APPROPRIATENESS

for a property in the Harvard Common Historic District  
located at 11 Massachusetts Avenue

---

This certificate is for the application stamped by the Town Clerk on January 7, 2023 and subsequently amended on April 7, 2023 from Anita Rogers on behalf of R. Brandon Smithwood and Marguerite Davis for alterations to the original 1939 house and 1999 addition including modifications to roof lines, replacement of windows, and removal of shutters, as more particularly described in the application and amendment.

This **Certificate of Appropriateness** confirms that the design and work proposed in said application has been determined by the Harvard Historical Commission to be appropriate with the exception of the replacement of the windows on the 1939 house. While the Commissioners approved the replacement of the windows on the 1999 addition, most of which will be altered in size and placement as part of the renovation, it did not approve the replacement of the original windows on the 1939 structure consistent with federal, commonwealth and Harvard guidelines for historic preservation that prefer the retention and restoration of distinctive original features.

Signed for the Commission:

*George Triantaris*

George Triantaris, Chair

NOTE: Changes in exterior design that are not included in the application referenced above must be reviewed by the Commission and are not covered by this Certificate. Additional permits or approvals may be required from the

Planning Board, Zoning Board of Appeals, Building Inspector, Board of Health, or other regulatory authorities.

This certificate is valid for two years from the date first above written.

Cc: Building Inspector, Town Clerk



**TOWN OF HARVARD ZONING BOARD OF APPEALS  
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: Matthew & Elizabeth Rosner

Mailing Address: 43 Massachusetts Ave., Harvard, Ma 01451

Telephone Number: 978-844-2933 Email Address: matthewrosner@verizon.net

Applicant is (check one):  Owner  Tenant  Licensee  Prospective Buyer

Location of Property: 43 Massachusetts Ave. Assessors Map 22B Parcel: 44

Registry of Deeds: Book Number 65953 Page Number 377 Certificate Number \_\_\_\_\_

Owner's Name: SAME Tel. No.: \_\_\_\_\_  
(If different than Applicant)

Owner's Address: \_\_\_\_\_

Representative: Goldsmith, Prest & Ringwall, Inc. (GPR) Tel. No.: 978-772-1590

Application (which includes required plans and abutters list) is for:

- |   |                                 |
|---|---------------------------------|
| <input type="checkbox"/> Variance (16 copies)                                 | Fee: \$150.00 + \$6.00/ abutter |
| <input checked="" type="checkbox"/> Special Permit (16 copies)                | Fee: \$200.00 + \$6.00/abutter  |
| <input type="checkbox"/> Modification/Extension (16 copies)                   | Fee: \$100.00 + \$6.00/abutter  |
| <input type="checkbox"/> Failure to Enforce Administrative Appeal (16 copies) | Fee: \$130.00                   |
| <input type="checkbox"/> Other Administrative Appeals (16 copies)             | Fee: \$175.00                   |
| <input type="checkbox"/> Comprehensive Permit (20 copies)                     | Fee: 500.00/unit                |

Specific Bylaw section (s) being applied for: Section 125-3(2) & 125-46

Nature of Application and Justification of Request: See attached Nature & Justification

The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby request a hearing before the Board of Appeals with reference to the above application.

Matthew Rosner  
Property Owner's Signature (REQUIRED)

8/8/2023  
Date

Elizabeth Rosner  
Property Owner's Signature (REQUIRED)

8-8-2023  
Date

\_\_\_\_\_  
Applicant's Signature (if different from owner)

\_\_\_\_\_  
Date





August 8, 2023

Harvard Zoning Board of Appeals  
13 Ayer Road  
Harvard, MA 01451

RE: Special Permit Request  
Matthew & Elizabeth Rosner  
44 Massachusetts Ave.  
Harvard, MA 01451

Dear Board Members:

On behalf of the proponent, Matthew & Elizabeth Rosner, and in accordance with Sections 125-46 and 125-3B and specifically subsection 125-3B(2) of the Harvard Zoning Bylaws, GPR submits herewith an application for a special permit to alter and enlarge a lawful, non-conforming existing structure. Pursuant to the zoning enclosed are the application and supporting documentation.

The subject property contains 45,936± SF at 44 Mass Ave as shown on the attached Building Permit Plan and Harvard Assessor Map 22B parcel 44. The property is zoned AR and is serviced by an on-site well and subsurface sewage disposal system. According to Harvard Assessor records the house was built in 1950, before the adoption of the Harvard Protective Bylaw and therefore a lawful non-conforming house and lot pursuant to Section 125-3A.

The proponents desire to construct a dormer on the rear of the second floor to expand the living space within the confines of the existing structure. The existing structure is 59.9± feet from Massachusetts Ave layout centerline, 36.3± feet from the left (west) lot line, and the rear single-story structure is 30.5± from the left (west) lot line. The dormer will meet the front yard setback as it will be over 75 feet from the centerline of the Massachusetts Ave layout. The left side setback will be 39.6± feet from the left (west) lot line. This is a very small deviation from the zoning setbacks, but is an increase in height of the structure. However, it will hardly be visible from Massachusetts Ave.

The existing has a gross floor area of 2,337 SF. The existing house plus the addition of the dormer will have a gross floor area of 2,466.5 SF. It is our opinion the completed structure will not be substantially more detrimental to the neighborhood than the existing non-conformity. We have attached a summary of the existing and proposed structure as well as the "floor area ratio" pursuant to Section 125-30(B).

**Goldsmith, Prest & Ringwall, Inc.**

The proposed addition at 44 Mass Ave will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties (as there is no increase in footprint) and street, and will not result in substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, a well, pond, stream, water course, W-district, or inland wetland. If approved this project will be in harmony with the general purpose and intent of the Bylaw and the purposes as outlined in Section 125-1.

On behalf of the proponents, Matthew & Elizabeth Rosner, GPR respectfully request the ZBA schedule a hearing for the review of the special permit request at your next available meeting. Should the Board require additional copies or documentation please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "B D Ringwall", with a date "7/2012" written below the signature.

Bruce D. Ringwall, Pres.

Copy to: Lynn Kelly, Town Clerk  
Matthew & Elizabeth Rosner  
Mark Barbadoro  
GPR file 231027

**Special Permit Request §125-3B(2)**  
**Matthew & Elizabeth Rosner**  
**43 Mass Ave**  
**Harvard, MA**

Square footages (Gross Floor Area)

Existing Basement:	810 SF
Existing First Floor:	1002 SF
Existing Second Floor:	525 SF
Total Existing House:	2337 SF
Proposed Basement (no change):	810 SF
Proposed First Floor (no change):	1002 SF
Proposed Second Floor (add dormer):	654.5
Total Proposed (house plus dormer):	2466.5

Section 125-30B: Floor area ratio shall not be greater than 10% of the lot area or 8,000 SF whichever is larger.

10% of 45,936± SF = 4,594 SF  
8,000 SF > 4,594 SF

2466.5 SF < 8,000 SF





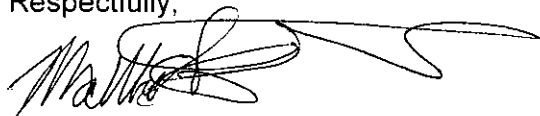
August 7, 2023

**Subject: 43 Massachusetts Ave, MA  
Tax Map 22B, Parcel 44**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed addition and Zoning Board of Appeals filings for the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

A handwritten signature in black ink, appearing to read "Matthew Rosner", with a long horizontal flourish extending to the right.

Matthew Rosner  
43 Mass Ave.  
Harvard, MA 01451

Copy: Goldsmith, Prest & Ringwall, Inc.  
File #231027





# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 122119  
Document Type : DEED  
Recorded Date : August 31, 2021  
Recorded Time : 11:22:14 AM

Recorded Book and Page : 65953 / 377  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1373729  
Recording Fee (including excise) : \$2,115.80

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 08/31/2021 11:22 AM  
Ctrl# 228047 26226 Doc# 00122119  
Fee: \$1,960.80 Cons: \$430,000.00  
\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

Property Address: 43 Massachusetts Avenue, Harvard, Massachusetts

Quitclaim Deed

I, Karen M. Kenny, as Trustee of The Karen M. Kenny Revocable Trust u/d/t dated August 24, 2016, of Harvard, Massachusetts, for full consideration paid in the amount of Four Hundred Thirty Thousand and 00/100 (\$430,000.00) Dollars grant to Matthew Rosner and Elizabeth Rosner, husband and wife, as tenants by the entirety, now of 43 Massachusetts Avenue, Harvard, MA,

with Quitclaim Covenants

The land in said Harvard, County of Worcester, Commonwealth of Massachusetts, with the buildings thereon, situated on the northeasterly side of the Acton State Road, also known as Massachusetts Avenue, bounded and described as follows:

Beginning at the northeasterly side of said Massachusetts Avenue, at a slate stone bound at a corner of land now or formerly of the Bromfield School;

Thence running N. 28° 40' E. by land of said Bromfield School one hundred eighty-one and 88/100 (181.88) feet;

Thence running S. 82° 16' E. by land now or formerly of John J. Sheehan, two hundred thirteen and 92/100 (213.92) feet;

Thence running S. 28° 40' W. by land now or formerly of one McDermott, two hundred sixty-seven and 12/100 (267.12) feet to said Massachusetts Avenue;

Thence running N. 58° 50' W. by said Massachusetts Avenue, two hundred (200) feet to the point of beginning.

Being Lots 1 and 2 as shown on "Plan in Harvard, Mass. Surveyed for John J. Sheehan, Dec. 1947, Parker, Bateman, Chase, Civil Engineers, Clinton, Mass., Plan No. S-81."

Subject to and together with all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any.

The Grantors hereby waive all homestead rights and any other rights and interests that they have in the conveyed property and warrant under the pains and penalties of perjury that there are no further persons entitled to any homestead rights under M.G.L. c188.

Meaning and intending to convey the premises described in a deed recorded at the Worcester South County Registry of Deeds at Book 55934, Page 346.

Executed as a sealed instrument this 24<sup>th</sup> day of August, 2021.

Karen M. Kenny, Trustee

Karen M. Kenny, Trustee

**COMMONWEALTH OF MASSACHUSETTS**

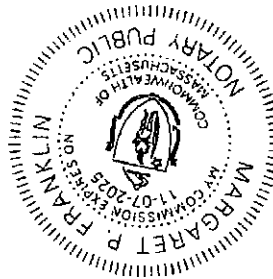
Middlesex, ss.

On this 24<sup>th</sup> day of August, 2021, before me, the undersigned notary public, personally appeared Karen M. Kenny, and proved to me through satisfactory evidence of identification, which was driver's license, passport, employee ID card, personally known to me, to be the person(s) whose name(s) is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Trustee of The Karen M. Kenny Revocable Trust.

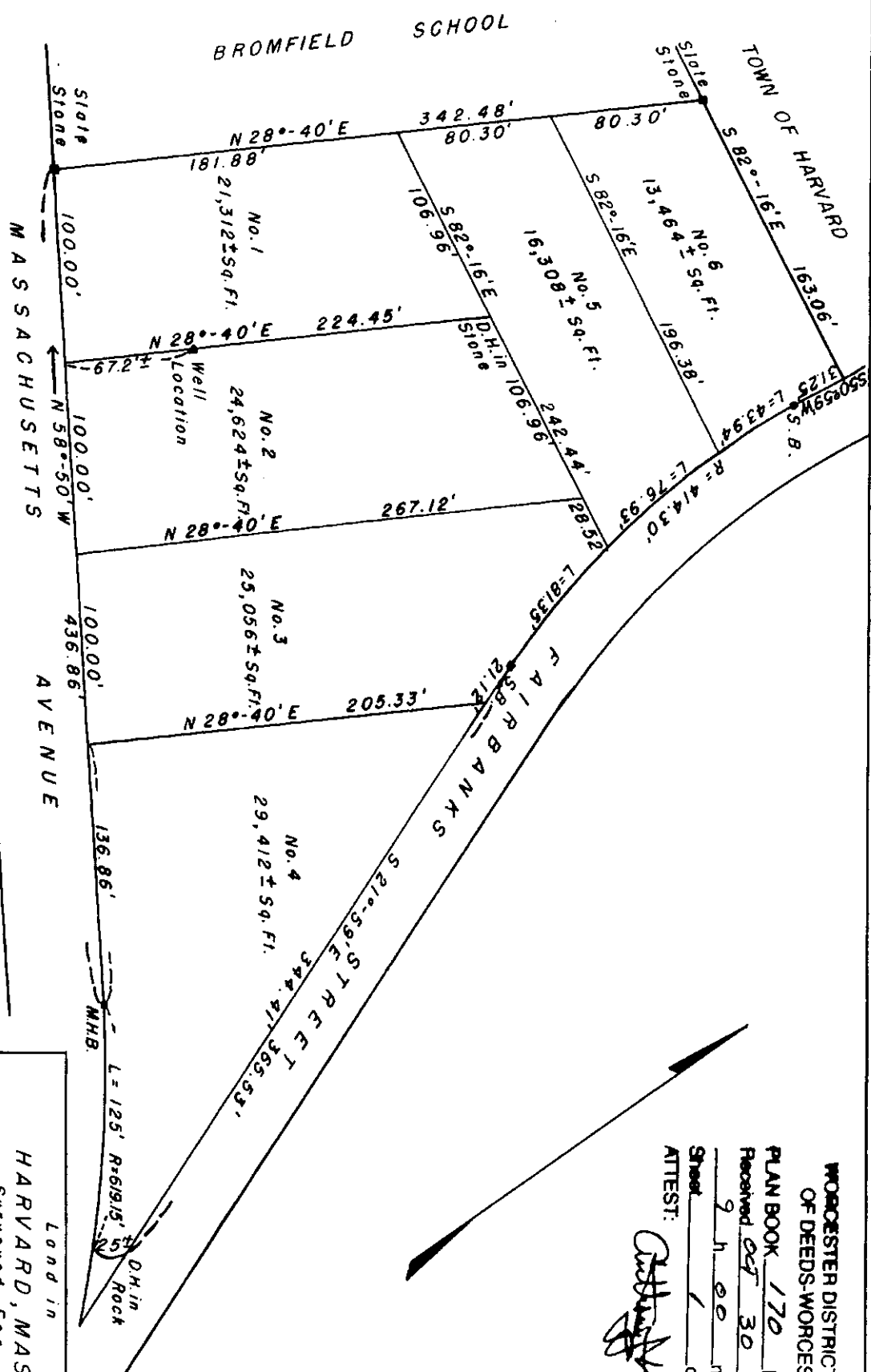
Margaret P. Frank  
Notary Public

My commission expires:

11/7/2021



NB202.P46.



Land in  
 HARVARD, MASS.  
 Surveyed for  
 JOHN J. SHEEHAN  
 PARKER, BATEMAN & CHASE  
 CIVIL ENGINEERS  
 CLINTON, MASS.  
 Dec. 1947  
 Scale 1" = 60'

WORCESTER DISTRICT REGISTRY  
 OF DEEDS - WORCESTER, MA  
 PLAN BOOK 170 PLAN 39  
 Received 24 30 1952  
 9 h 20 m 8 AM  
 of 1  
 ATTEST:  
 [Signature]  
 Register

PLAN NO. S-81

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
MATTHEW ROSNER AND ELIZABETH TENANTS BY THE ENTIRETY	1 Level	5 Well	3 Med Traffic	RESIDENTIAL	RESIDENTIAL	Code	Assessed
43 MASS AVE		6 Septic	6 Paved	RES LAND	RES OB	1010	202,900
			1 Two Way			1010	199,300
						1010	1,000
HARVARD MA 01451		SUPPLEMENTAL DATA					
		AIT Prcl ID 125022B004400000					
		House Col WHITE					
		Field Chcc					
		GIS ID M_193351_916145					
		Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
MATTHEW ROSNER AND ELIZABETH ROSN	65953	377	08-31-2021	Q	-	430,000	00	Year	Code
KENNY, KAREN M, TTE	55934	0346	09-08-2016	U	-	10	1F	2022	1010
KENNY, KAREN M	43065	0020	07-07-2008	U	-	100	1A	2021	1010
KENNY, KAREN M & PESSIA, BARBARA	22156	0199	12-17-1999	U	-	100	1R	2020	1010
KENNY, KAREN M	22156	0188	12-17-1999	U	-	0		2020	1010
	Total							Total	302,300
								Total	403,200

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

OTHER ASSESSMENTS		Amount	Description	Number	Amount	Comm Int
Nbhd	Name					
1	B		Tracing			

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount	Comm Int
LOTS 1 & 2						
PLAN S-81						

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
B-22-106	04-13-2022	1,800	100		06-09-2022	REPLACE SIDING FRONT AN
B-21-442	12-21-2021	2,614	100		02-14-2022	INSULATION/WEATHERIZATI
09-016	02-09-2009	11,000	100		12-01-2015	RELOC BATH ON 1STFL
					07-15-2009	Maintenance/Buld Permt
					07-21-2005	Card Sent

LAND LINE VALUATION SECTION		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B Use Code	Description										
1	1010 Single Fam	225,000.00	0.97734	P	1.00	20	0.880		1.0000		199,300
Total Card Land Units		1.03	AC						Total Land Value		199,300

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	202,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	199,300
Special Land Value	0
Total Appraised Parcel Value	403,200

**VISIT / CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
06-09-2022	TB	Q		C	Cyclical Insp
02-14-2022	MS	S		S	Sales Verify
12-01-2015	DE	X		C	Cyclical Insp
07-15-2009	DE	X		M	Maintenance/Buld Permt
07-21-2005	AM	X		15	Card Sent

AS of January 1, 2022

**VISION**

125  
HARVARD, MA









Abutters List Report  
Town of Harvard, MA

Date: August 8, 2023

Parcel Number: 22B-044-000

Property Address: 43 Mass Ave

Abutters To: 300ft

The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

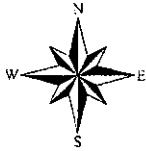
Signed: Carol Dearborn

Date: 8/8/23

Carol Dearborn  
Assistant Assessor  
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR  
13 Ayer Road, Harvard, Massachusetts 01451-1458  
[www.harvard-ma.gov](http://www.harvard-ma.gov)





# 43 MASS AVE

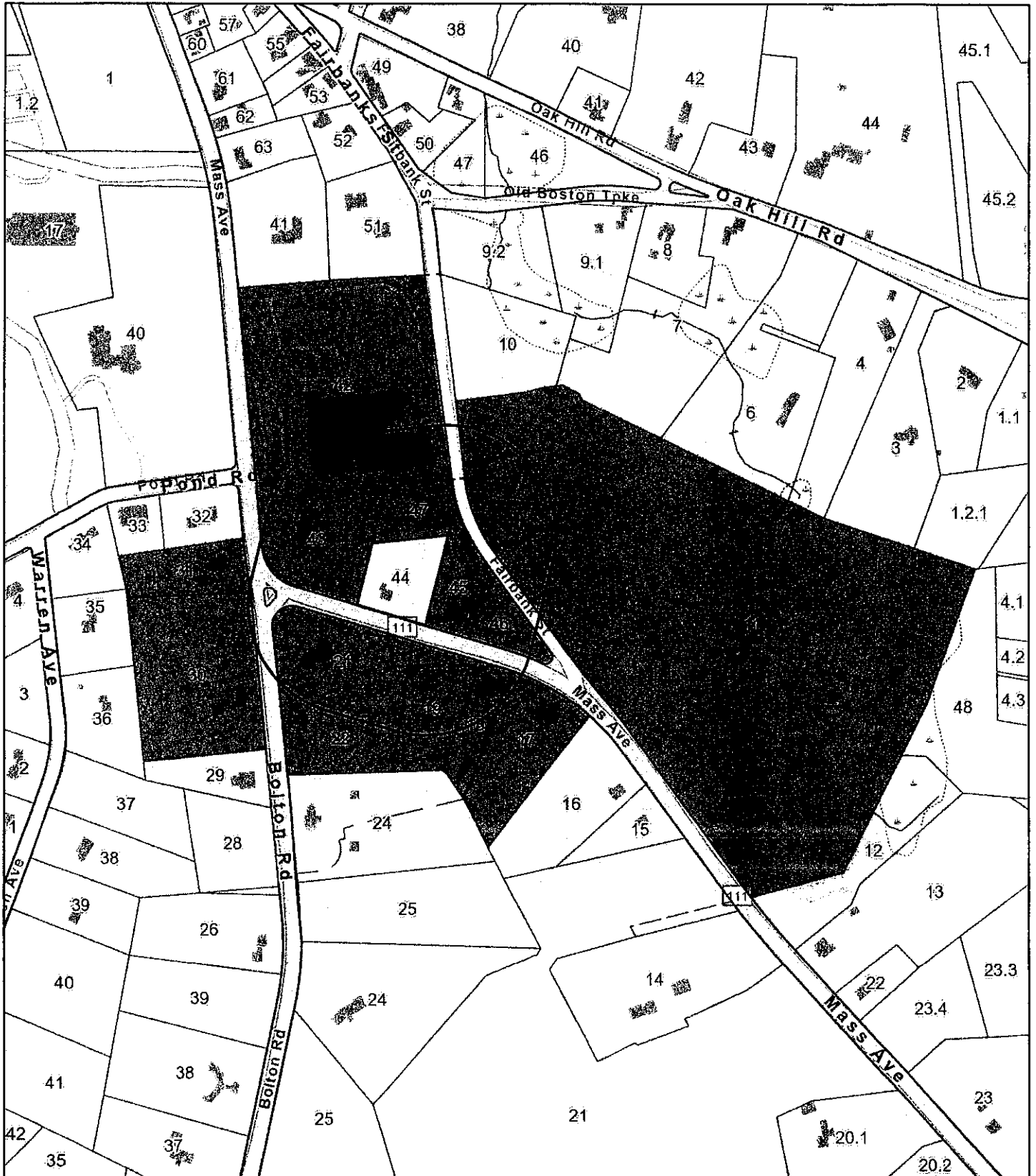
Town of Harvard, MA

1 inch = 376 Feet



www.cai-tech.com

August 8, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 300 feet Abutters List Report

Harvard, MA  
August 08, 2023

## Subject Property:

Parcel Number: 22B-044-000-000  
CAMA Number: 22B-044-000-000  
Property Address: 43 MASS AV

Mailing Address: MATTHEW ROSNER AND ELIZABETH  
ROSNER  
43 MASS AVE  
HARVARD, MA 01451

---

## Abutters:

Parcel Number: 22B-011-000-000  
CAMA Number: 22B-011-000-000  
Property Address: 65 MASS AV

Mailing Address: HARVARD, TOWN OF  
13 AYER RD  
HARVARD, MA 01451

Parcel Number: 22B-017-000-000  
CAMA Number: 22B-017-000-000  
Property Address: 54 MASS AV

Mailing Address: MURPHY, CHELSEA  
54 MASS AVE  
HARVARD, MA 01451

Parcel Number: 22B-018-000-000  
CAMA Number: 22B-018-000-000  
Property Address: 52 MASS AV

Mailing Address: STUKAS, TADAS  
52 MASS AVE  
HARVARD, MA 01541

Parcel Number: 22B-019-000-000  
CAMA Number: 22B-019-000-000  
Property Address: MASS AV

Mailing Address: HARVARD, TOWN OF  
13 AYER RD  
HARVARD, MA 01451

Parcel Number: 22B-020-000-000  
CAMA Number: 22B-020-000-000  
Property Address: 0 BOLTON RD

Mailing Address: HARVARD, TOWN OF  
13 AYER RD  
HARVARD, MA 01451

Parcel Number: 22B-021-000-000  
CAMA Number: 22B-021-000-000  
Property Address: 40 MASS AV

Mailing Address: FERENCE, WILLIAM  
40 MASS AV  
HARVARD, MA 01451

Parcel Number: 22B-022-000-000  
CAMA Number: 22B-022-000-000  
Property Address: BOLTON RD

Mailing Address: GRAINVILLE, HUNTER  
15 BOLTON RD  
HARVARD, MA 01451

Parcel Number: 22B-030-000-000  
CAMA Number: 22B-030-000-000  
Property Address: 4 BOLTON RD

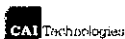
Mailing Address: PAYNE, COLLEEN P  
4 BOLTON RD  
HARVARD, MA 01451

Parcel Number: 22B-031-000-000  
CAMA Number: 22B-031-000-000  
Property Address: 36 MASS AV

Mailing Address: PARK, HENRY J., TRUSTEE  
36 MASS AV  
HARVARD, MA 01451

Parcel Number: 22B-042-000-000  
CAMA Number: 22B-042-000-000  
Property Address: 27 MASS AV

Mailing Address: HARVARD, TOWN OF  
13 AYER RD  
HARVARD, MA 01451



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8/8/2023

Page 1 of 2



# 300 feet Abutters List Report

Harvard, MA  
August 08, 2023

Parcel Number: 22B-043-000-000  
CAMA Number: 22B-043-000-000  
Property Address: 39 MASS AV

Mailing Address: HARVARD, TOWN OF  
13 AYER RD  
HARVARD, MA 01451

Parcel Number: 22B-045-000-000  
CAMA Number: 22B-045-000-000  
Property Address: 49 MASS AV

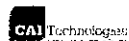
Mailing Address: CUNEO, MICHAEL J  
49 MASS AV  
HARVARD, MA 01451

Parcel Number: 22B-046-000-000  
CAMA Number: 22B-046-000-000  
Property Address: 51 MASS AV

Mailing Address: CHOI, HAE SUN  
51 MASS AVE  
HARVARD, MA 01451

Parcel Number: 22B-047-000-000  
CAMA Number: 22B-047-000-000  
Property Address: 46 FAIRBANK ST

Mailing Address: WIRCH, STEVEN D  
46 FAIRBANK ST  
HARVARD, MA 01451



[www.cai-tech.com](http://www.cai-tech.com)

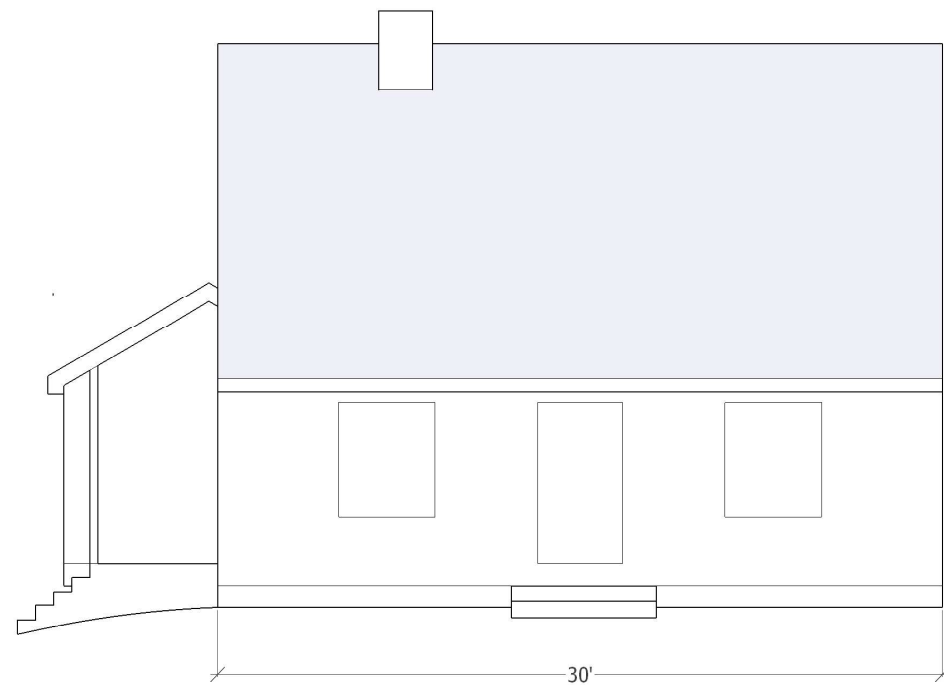
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

8/8/2023

Page 2 of 2

**Design Assumptions:**

Building code: 780 CMR Ninth Edition Residential Volume  
 Stretch Energy Code (225 CMR/2021 IECC With Amendments)  
 Seismic = "No" T. R301.2(1)  
 Winter Design Temp 4 Deg. R301.2(1)  
 Ground Snow Load = 50 psf T. R301.2(4)  
 Ultimate Wind Speed 123 mph T. R301.2(4)  
 Exposure Category B R301.2.1.4  
 Observed Soil Class GW T. R401.4.1  
 Soil Bearing Capacity 3,000 psf T. R401.4.1  
 Design Loads T. R301.5;  
 Attic Floors 20 psf  
 30 psf Sleeping rooms  
 40 psf Rooms Other Than Sleeping Rooms.  
 Actual Loads Dead Loads < = 10 psf R301.4  
 Live Load Deflection T. R301.7;  
 Ceiling not attached to Rafters L/180  
 Attic Floors L/360  
 Cathedral Ceilings L/360  
 Floors L/360  
 Walls L/180  
 Other L/240



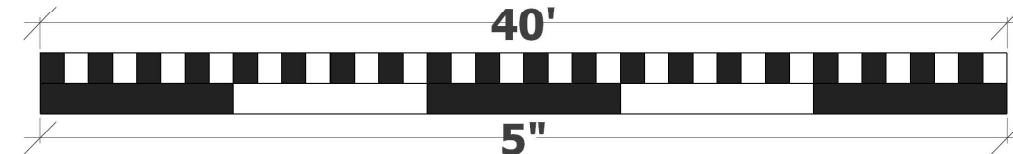
**Existing**



**Proposed Back**



**Proposed Side**



**Scale: 1/8" = 1' 0"**

Sheet Number

**1**

Description

**Elevations**

Property Address:

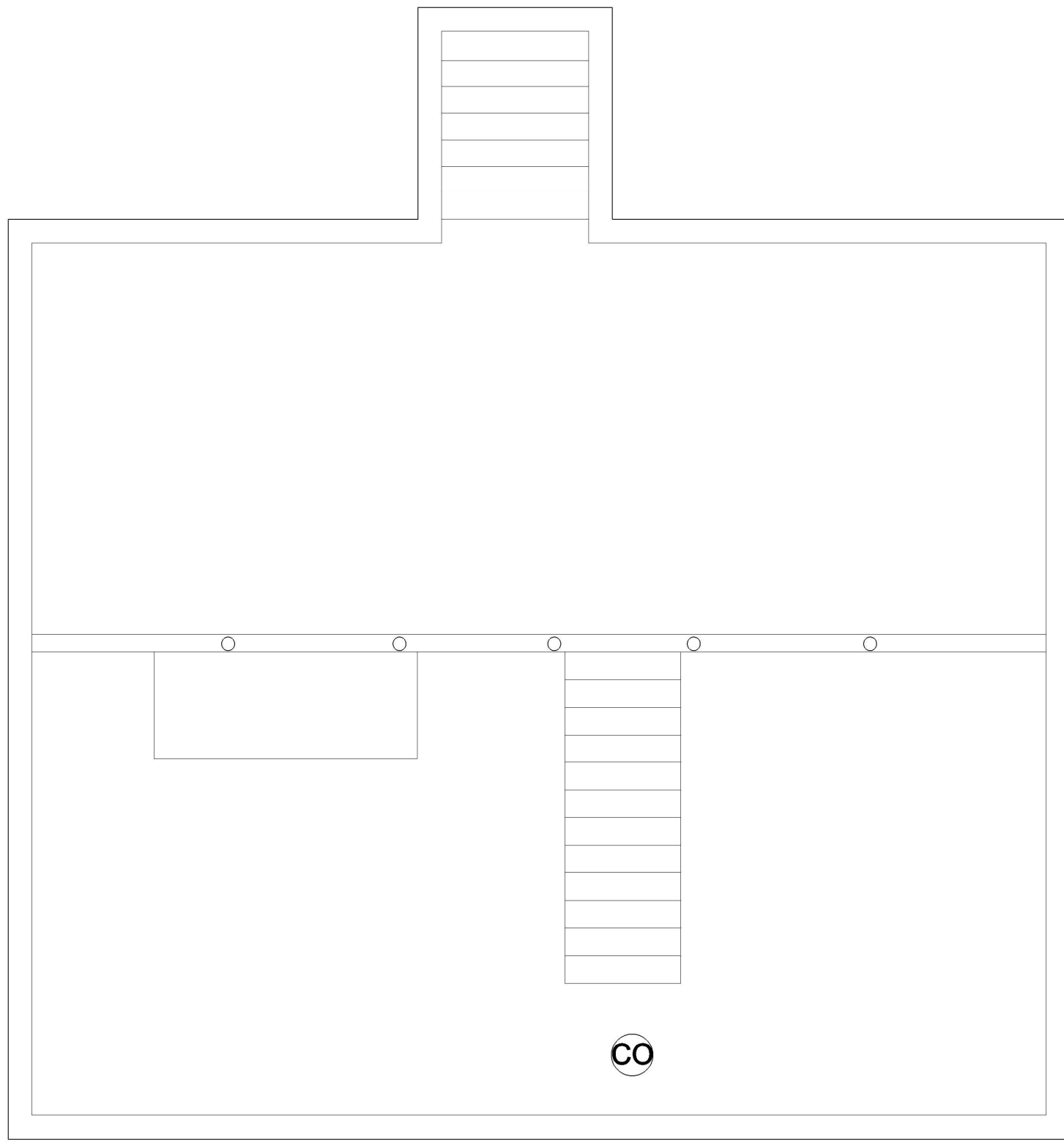
43 Mass Avenue  
Harvard MA

Owner:

Matt Rosner  
Betsy Rosner

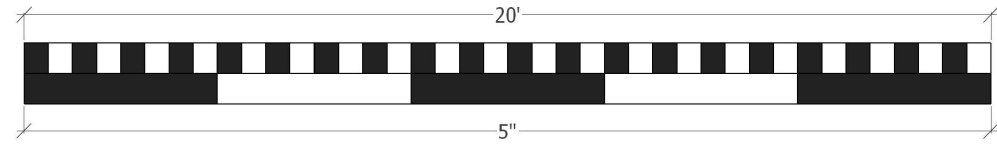
Drawn By

Mark Barbadoro  
helpyourhouse@gmail.com  
978-697-2370

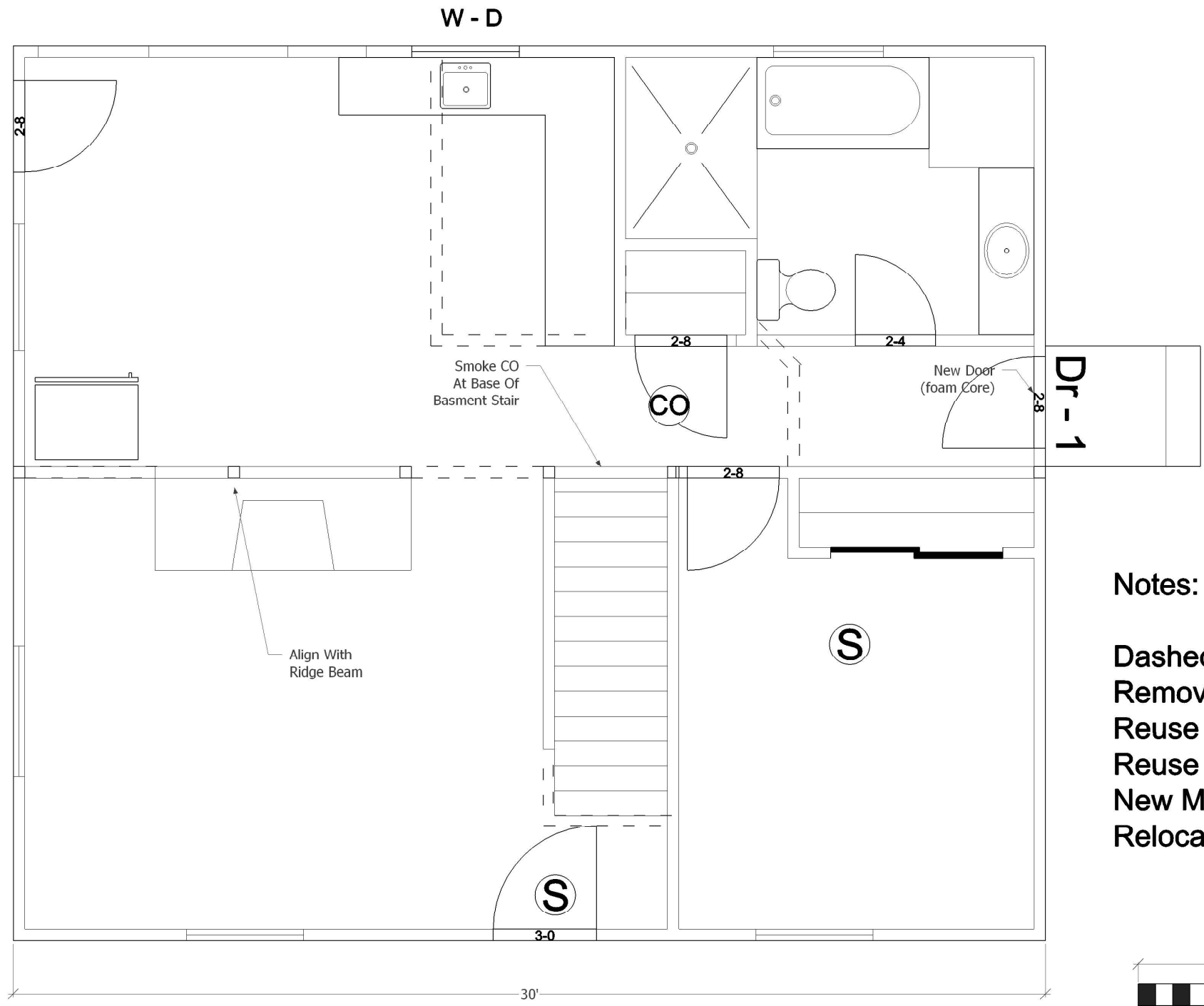


Existing Foundation:  
8" CMU

Scale: 1/4" = 1' 0"

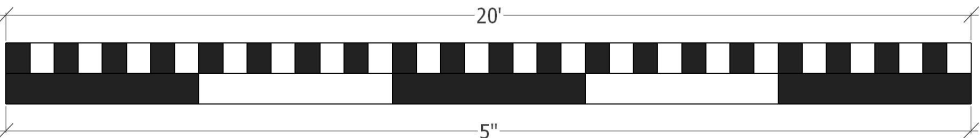


<b>Drawn By</b> Mark Barbadoro helpyourhouse@gmail.com 978-697-2370	<b>Owner:</b> Matt Rosner Betsy Rosner	<b>Property Address:</b> 43 Mass Avenue Harvard MA	<b>Description</b> <b>Foundation Plan</b>	<b>Sheet Number</b> <b>2</b>
--	--	--	--	---------------------------------



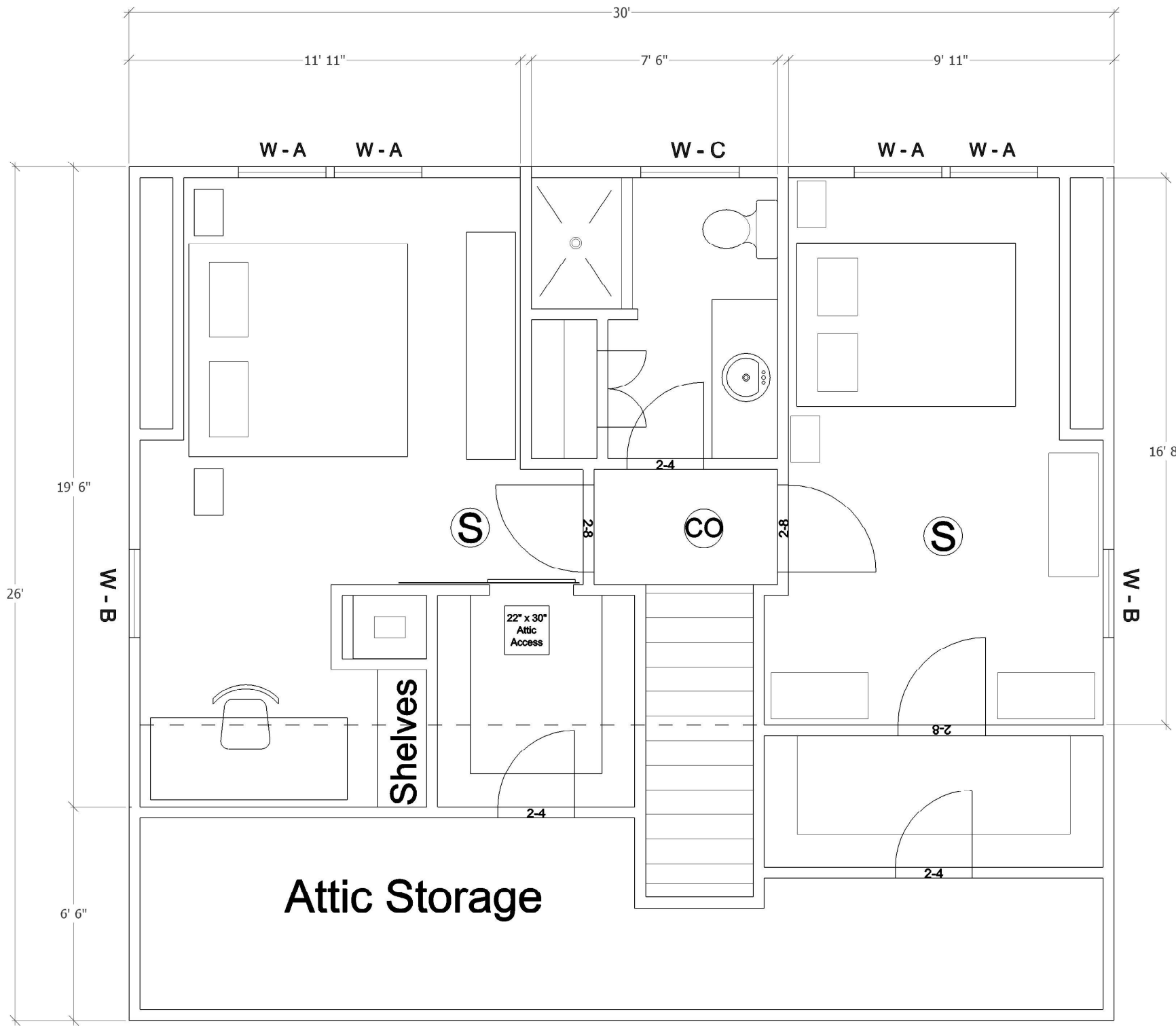
**Notes:**

- Dashed Lines Indicate Walls To Be Removed
- Remove 1/2 Bath
- Reuse Existing Forced Hot Air Furnace
- Reuse Existing Duct Branch Lines to Second Floor
- New Multistation Smoke Alarm Throughout
- Relocate Toilet As Needed



**Scale: 1/4" = 1' 0"**

<b>Drawn By</b> Mark Barbadoro helpyourhouse@gmail.com 978-697-2370	<b>Owner:</b> Matt Rosner Betsy Rosner	<b>Property Address:</b> 43 Mass Avenue Harvard MA	<b>Description</b> <b>First Floor Plan</b>	<b>Sheet Number</b> <b>3</b>
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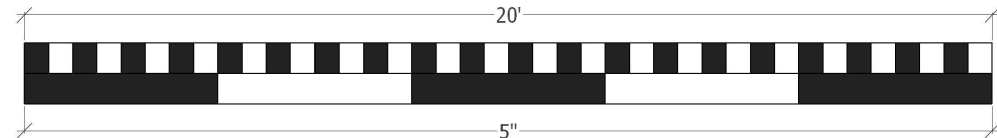
Door / Window Schedule <sup>a, b</sup>						
Code	Unit Size	Type	Header	Jacks Per side	Rough Opening	Notes
W - A	32" x 48"	Dbi Hung	2 - 2 x 6	1	36 3/4" x 57 3/4"	Egress
W - B	36" x 48"	Dbi Hung	2 - 2 x 6	1	36 3/4" x 48 3/4"	Egress
W - C	36" x 48"	Dbi Hung	2 - 2 x 6	1	36 3/4" x 48 3/4"	Tempered
W - D	41" x 41"	Csmnt	2 - 2 x 6	2	41 3/4" x 41 3/4"	Kitchen
Dr - 1	2 - 8 x 6 - 8	Hinged	2 - 2 x 6	1	2' 10 1/2" x 6' 10 1/2"	20 Min. Fire, Self Closing

a. Headers In Non Load Bearing Walls 2 - 2" x 6" Typical  
b. Windows U-.30 Or Less

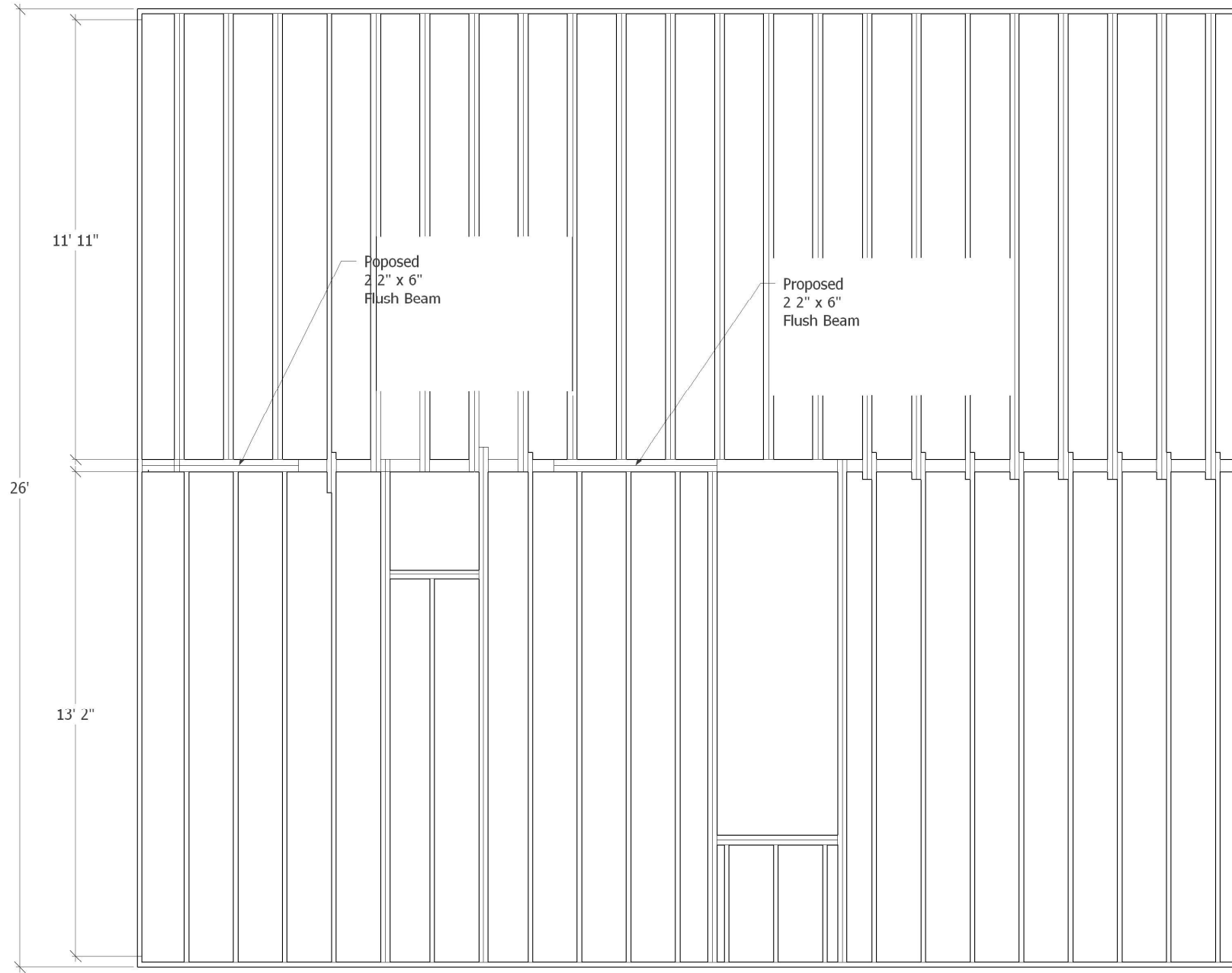
**Ext. Walls:**

- 2"x6" 16" O.C. T. R602.3(5)
- Double Top Plate R602.3.2
- Double 2"x4" Non-Load Bearing Headers R602.7.4
- Single Bottom Plate R602.3.4
- R-30 Spray Foam Insulation 2021 IECC T. 402.1.2
- 1/2" OSB Sheathing T. R602.3(3)
- House Wrap R703.1 R703.2
- Vinyl Siding R703.11
- Class III Vapor Retarder (Latex Paint) R702.7.1
- 1/2" Drywall T. R702.

Scale: 1/4" = 1' 0"



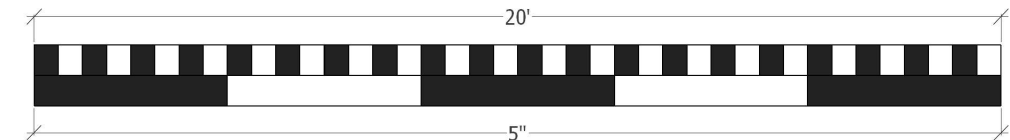
Sheet Number	<b>4</b>
Description	<b>Second Floor Plan</b>
Property Address:	43 Mass Avenue Harvard MA
Owner:	Matt Rosner Betsy Rosner
Drawn By	Mark Barbadoro helpyourhouse@gmail.com 978-697-2370



Floor:

3/4" Advantek Sheathing R503.2.1(1)  
 Existing 2" x 6" Floor Joist 16" O.C. AJ501.4  
 R-30 Fiberglass Batt Around Perimeter IECC T.  
 Sister Existing 2" x 6" Joists Under Addition With  
 Engineered Lumber See Cut Sheet AJ501.1

Scale: 1/4" = 1' 0"



Drawn By

Mark Barbadoro  
 helpyourhouse@gmail.com  
 978-697-2370

Owner:

Matt Rosner  
 Betsy Rosner

Property Address:

43 Mass Avenue  
 Harvard MA

Description

Second Floor  
 Framing Plan

Sheet Number

5



**Roof:**

- EPDM Rubber Roofing
- 1/2" Substrate
- 1/2" Advantek OSB R503.2.11(1)
- Unvented Attic R806.5
- R – 49 Insulation 2018 IECC R402.2.1
- Existing 2"x6" Rafters 16" O.C. R802.4(1)
- 2" x 10" SPF Rafters 16" O.C. R802.4(1)
- 1" x 6" collar Ties R802.3.1
- 2" x 8" SPF Ceiling Joists 16" o.c. T. R802.4 a.
- 1" x 3" Strapping 16" O.C.
- 1/2" Gypsum Board T. R702.3.5
- 1" x 8" Rough Pine Clad Fascia

**Ext. Walls:**

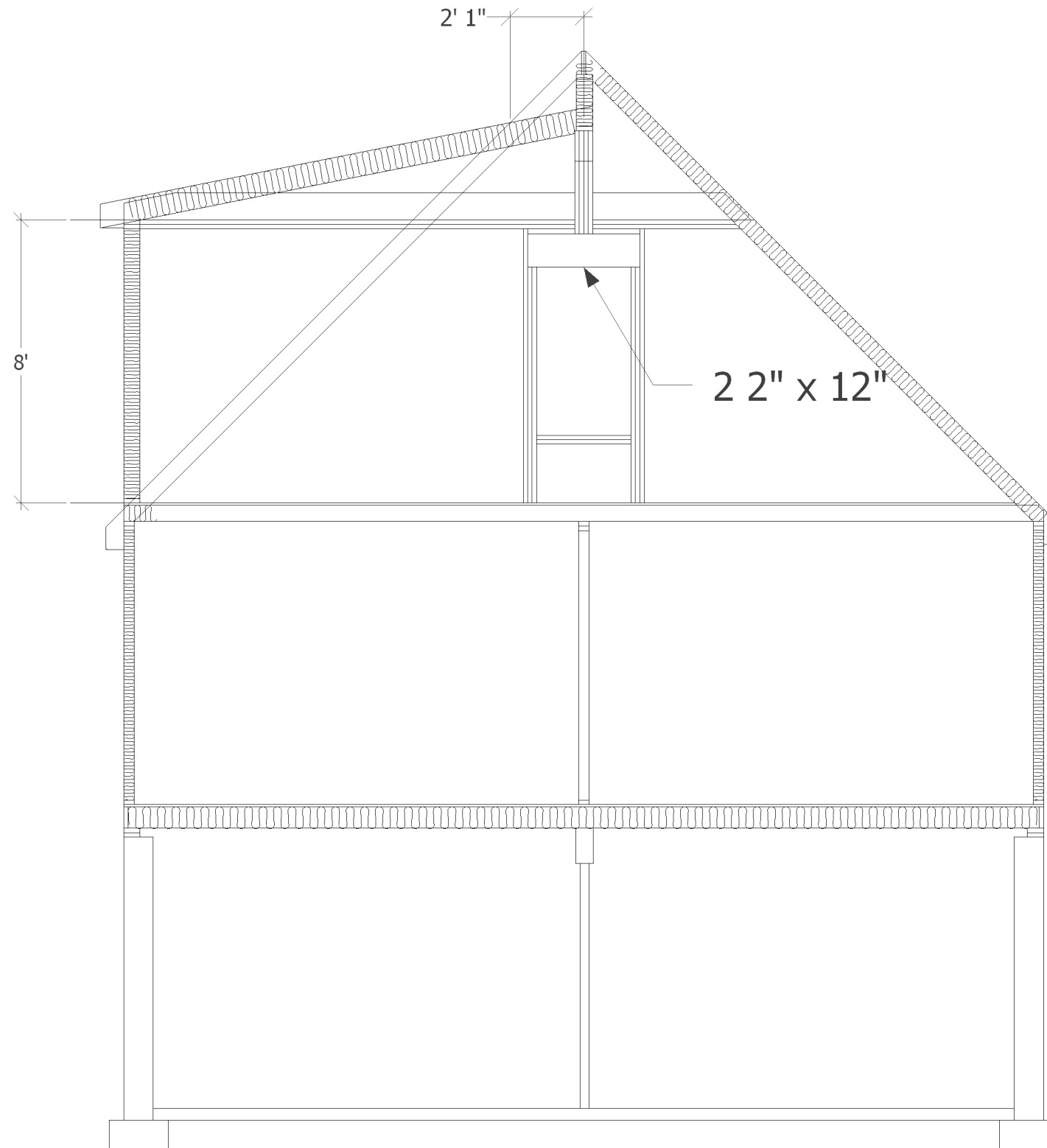
- 2"x6" 16" O.C. T. R602.3(5)
- Double Top Plate R602.3.2
- Double 2"x4" Non-Load Bearing Headers R602.7.4
- Single Bottom Plate R602.3.4
- R-30 Spray Foam Insulation 2021 IECC T. 402.1.2
- 1/2" OSB Sheathing T. R602.3(3)
- House Wrap R703.1 R703.2
- Vinyl Siding R703.11
- Class III Vapor Retarder (Latex Paint) R702.7.1
- 1/2" Drywall T. R702.

**Floor:**

- 3/4" Advantek Sheathing R503.2.1(1)
- Existing 2" x 6" Floor Joist 16" O.C. AJ501.4
- R-30 Fiberglass Batt Around Perimeter IECC T.
- Sister Existing 2" x 6" Joists Under Addition With Engineered Lumber See Cut Sheet AJ501.1

**Foundation:**

- Existing 8" CMU



**Scale: 1/4" = 1' 0"**



Sheet Number

**6**

Description

**Sections**

Property Address:

**43 Mass Avenue  
Harvard MA**

Owner:

**Matt Rosner  
Betsy Rosner**

Drawn By

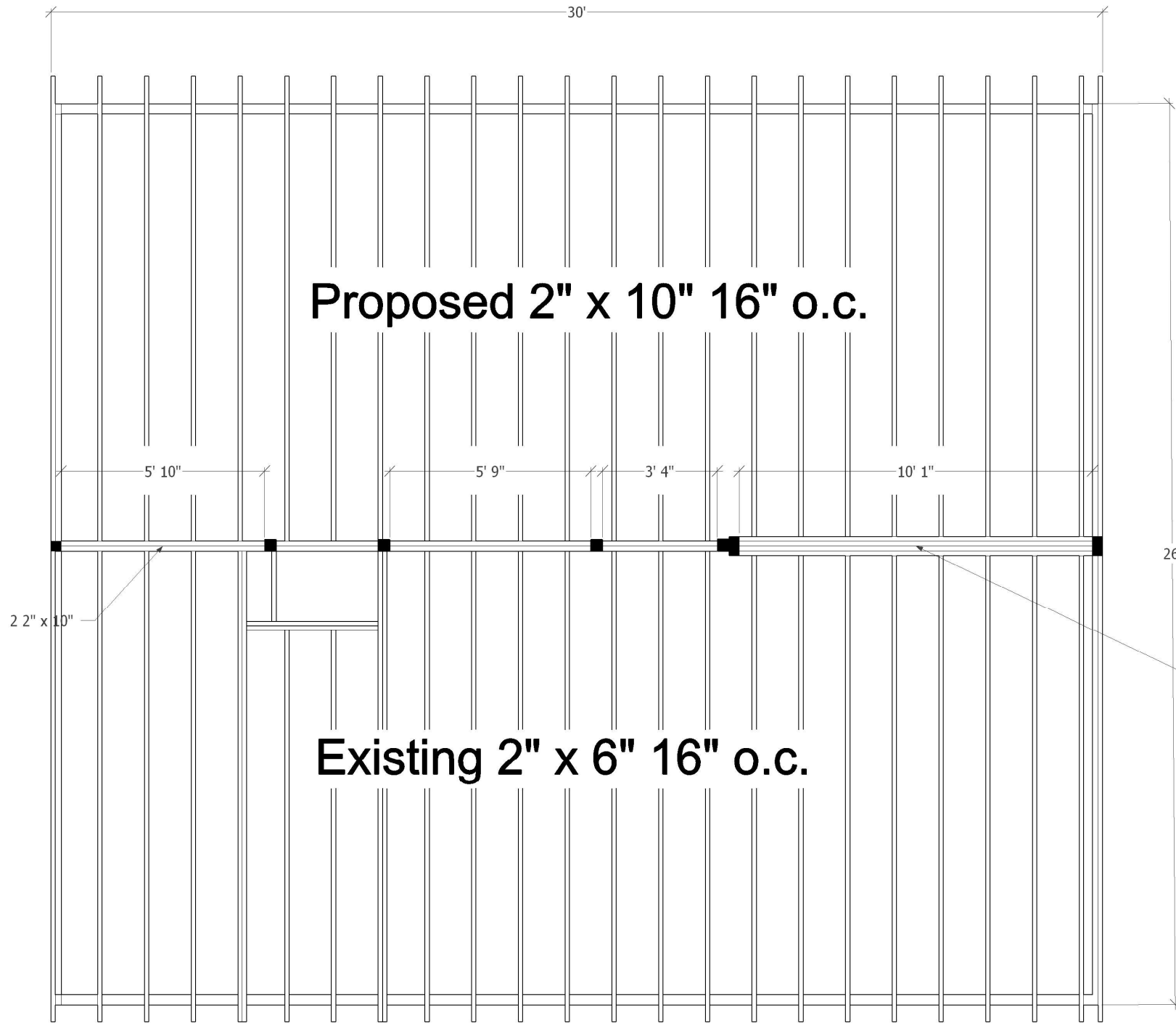
**Mark Barbadoro  
helpyourhouse@gmail.com  
978-697-2370**

Roof:

- 35 Year Asphalt Strip Shingles R905.2
- 15 lb. felt paper R905.1.1
- 1/2" Advantek OSB R503.2.1.1(1)
- Unvented Attic R806.5
- R - 49 Insulation 2018 IECC R402.2.1
- Existing 2"x6" Rafters 16" O.C. R802.4(1)
- 2" x 10" SPF Rafters 16" O.C. R802.4(1)
- 1" x 6" collar Ties R802.3.1
- 2" x 8" SPF Ceiling Joists 16" o.c. T. R802.4 a.
- 1" x 3" Strapping 16" O.C.
- 1/2" Gypsum Board T. R702.3.5
- 1" x 8" Rough Pine Clad Fascia

Notes:

- 50 LB. Ground Snow Load
- Ridge Beams T. R607.7(1)
- Attic Access In Master Closet R807.1



Scale: 1/4" = 1' 0"

