

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
FEBRUARY 8, 2017
APPROVED: JUNE 14, 2017**

Chairman Chris Tracey called the meeting to order at 7:31pm in the Hapgood Room, 7 Fairbank Street under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Steve Moeser, Orville Dodson and Mike Lawton

Others Present: Liz Allard (LUB Admin), George Carvill, Eileen Griffin and Judith Gustafson

Special Permit Hearing – George Carvill, 216 Old Littleton Road. Opened at 7:31pm

Minutes

Steve Moeser made a motion to approve the minutes of November 29, 2016 as amended. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Protective Bylaw Amendment Chapter 125-30C Height

Members reviewed the proposed language from the Planning Board in regards to the height provision of the Protective Bylaw. When the ZBA requested the revision, the intent was to reduce the ambiguity in the language by removing the words “less than”. After a brief discussion, members of the ZBA were not in favor of the proposed revision and requested the Chairman to work with the Town Planner to revise the provision as suggested this evening.

Annual Report

Steve Moeser made a motion to approve the 2016 ZBA annual report for inclusion in the Town’s Annual Report. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:51pm Steve Moeser made a motion to adjourn the meeting. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

Zoning Board of Appeals

Special Permit Hearing Meeting Minutes

George Carvill, 216 Old Littleton Road

February 8, 2017

The hearing was opened at 7:31pm by Chairman Chris Tracey in the Hapgood Room, 7 Fairbank Street under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, the Protective Bylaw, Chapter 125

Members Present: Chris Tracey, Steve Moeser, Mike Lawton and Orville Dodson

Others Present: Liz Allard (LUB Admin), George Carvill, Eileen Griffin and Judith Gustafson

This hearing is for a Special Permit filed on behalf of George Carvill for an accessory apartment use at 216 Old Littleton Road, Harvard.

George Carvill was present to explain he was seeking to obtain all required permits necessary to validate the home he purchased several years ago as a five-bedroom dwelling. Mr. Carvill stated when he purchased the property the dwelling already an apartment established within it.

The members reviewed the requirements and documentation provided as detailed under Chapter 125-18.1.

Judith Gustafson, an abutter, expressed concern with existing exterior lighting, but had no objection to a Special Permit for the accessory apartment. After a brief discussion about the use of the property and the exterior lighting, Mr. Carvill agreed to make the necessary adjustments to the exterior lights.

With no further questions or comments, Steve Moeser made a motion to close the evidentiary portion of the hearing. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Members briefly discussed and agreed upon the following conditions:

1. The accessory apartment shall be limited to the area detailed on page 2 of 2 of the Floor Plan and marked as "FINAL PLAN".
2. The accessory apartment shall be limited to no more than two residents.

Steve Moeser made a motion to close the hearing and issue a Special Permit to include the above mentioned conditions. In addition, the Chair of the ZBA is authorized to sign the final decision on behalf of the Board. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

Town of Harvard, Zoning Board of Appeals Agenda, dated February 8, 2017

Special Permit Hearing – George Carvill, 216 Old Littleton Road

- Town of Harvard Zoning Board of Appeals Application for a Hearing, George Carvill, 216 Old Littleton Road, dated 12-23-16
- Narrative, Subject: Hearing Application of George Carvill of 216 Old Littleton Road/Rental Property, dated December 26, 2016
- BestFloorpland.net, 216 Old Littleton Road, Harvard, 2 pages undated