

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
AUGUST 8, 2018
APPROVED: SEPTEMBER 12, 2018**

Chairman Chris Tracey called the meeting to order at 7:07pm in the Town Hall Meeting Room, 13 Ayer Road, under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Steve Moeser, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Amanda Risch (Fletcher Tilton) and Scott Winter

Continuation of a Special Permit Hearing – Marianne E. Rogers 53 Turner Lane. Opened at 7:07pm (see page 2 for complete details)

Continuation of a Comprehensive Permit Hearing - Craftsman Village Harvard, LLC, Ayer Road (Map 7 Parcels 7.1 & 7.2). Opened at 7:21pm (see page 3 for complete details)

Approve Minutes

Orville Dodson made a motion to approve the minutes of July 18, 2018 as presented. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

Comprehensive Permit Final Plan Approval – Pine Hill Village, Stow Road, (Map 36 Parcels 85 & 86.1)

Liz Allard updated the member on the review process to date by Nitsch Engineering. After a brief discussion the members agreed they are not interested in the applicant appearing before them again until all necessary permits are in place, including those for the septic systems and those under wetland protection. This will allow for the ZBA to review a plan that is complete as opposed to the receiving of numerous revised plans. Steve Moeser again stated the applicant shall provide the ZBA with a plan that details all of the changes made, he further suggested those changes be broken down into categories, such as septic systems, roadway, drainage and grading. If a plans detailing these changes are not provide the ZBA will not entertain a meeting with the applicant.

Adjournment

At 7:36pm 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

DOCUMENTS & OTHER EXHIBITS

Town of Harvard, Zoning Board of Appeals Agenda, dated August 8, 2018

Continuation of a Special Permit Hearing – Marianne E. Rogers 53 Turner Lane

- Memorandum form the Board of Health RE: 53 Turner Lane, Harvard, Massachusetts, Seasonal Conversion, dated July 26, 2018

Approve Minutes

- Draft Harvard Zoning Board of Appeals Meeting Minutes of July 18, 2018 prepared by Liz Allard

Zoning Board of Appeals

Continuation of a Special Permit Hearing Meeting Minutes

Marianne E. Rogers, 53 Turner Lane

August 8, 2018

The hearing was opened at 7:07pm by Chairman Chris Tracey in the Town Hall Meeting Room, 13 Ayer Road, Harvard under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-11

Members Present: Chris Tracey, Steve Moeser, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin) and Amanda Risch (Fletcher Tilton)

This hearing was continued from July 18, 2018 for a Special Permit filed on behalf of Marianne Rogers for the conversion of the dwelling from seasonal to year-round use at 53 Turner Lane, Harvard.

Attorney Amanda Risch updated the members as to where the applicant is at with obtaining all of the requirements of the Board of Health. Attorney Risch believes she has completed all of those requirements including contacting the assessor's office last week in regards to the updating of their records to reflect the correct number of bedrooms. Chris Tracey read into the record the letter from the Board of Health, dated July 26, 2018.

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

Theodore Maxant made a motion to issue a Special Permit to Marianne Rogers for the conversion of the dwelling at 53 Turner Lane from seasonal to year-round use with the standard conditions of the Bare Hill Pond Watershed Management Committee. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Liz Allard, Clerk

Zoning Board of Appeals

Comprehensive Permit Hearing Meeting Minutes

Continuation of a Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 & 7.2)

August 8, 2018

The hearing was opened at 7:21pm by Chairman Chris Tracey in the Town Hall Meeting Room, 13 Ayer Road, Harvard under the Zoning Act, MGL Chapter 40B and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-46F

Members Present: Chris Tracey, Steve Moeser, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin) and Scott Winter

This hearing was continued from July 18, 2018 for a for a Comprehensive Permit filed on behalf of Craftsman Village Harvard, LLC for the creation of eight-teen two-bedroom cottage-styled units, consisting of five affordable units along Ayer Road (Map 7 Parcels 7.1 & 7.2), Harvard.

At the request of the applicant, Steve Moeser made a motion to continue the hearing to September 12, 2018 at 7:00pm in the Town Hall Meeting Room, 13 Ayer Road. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Liz Allard, Clerk