

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JANUARY 9, 2019
APPROVED: MARCH 6, 2019**

Chairman Chris Tracey called the meeting to order at 7:34pm 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, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Mark O'Hagan (Weston Development Group), Sotir Papalilo (Weston Development Group), Dan Page, Jeremy Blanchard, Larry Doe, Pam Lawson and Dan Wolfe (Ross Associates)

Continuation of a Comprehensive Permit Hearing – Craftsman Village, Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 and 7.2). Opened at 7:34pm (see page 2 for complete details)

Request for a *De Minimus* Change to the Special Permit – Sullivan, 5 Littleton Road

Dan Page was present to discuss advice he has received from potential contractors that it may be advantageous to tear down and rebuild as opposed to renovating the barn area of the dwelling. Mr. Page is asking for the Board to find this change from renovating to rebuilding as *De Minimus* under the Special Permit that was issued in July.

After a brief discussion Steve Moeser made a motion to accept the potential change from renovation to reconstruction for the barn area of the existing structure at 5 Littleton Road as *De Minimus*. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Approve Minutes

Steve Moeser made a motion to approve the minutes of December 12, 2018. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

2018 Annual Report

Orville Dodson made a motion to accept the 2018 Annual Report for the Zoning Board of Appeals as drafted. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:41pm 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

Continuation of a Comprehensive Permit Hearing Meeting Minutes

Craftsman Village, Harvard, LLC, Ayer Road (Map 2 parcels 7.1 and 7.2)

January 9, 2019

The hearing was opened at 7:34pm 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 125-46F Comprehensive Permits.

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

Others Present: Liz Allard (LUB Admin) Mark O'Hagan (Weston Development Group), Sotir Papalilo (Weston Development Group), Jeremy Blanchard, Larry Doe and Pam Lawson

This hearing was continued from November 14, 2018 for a Comprehensive Permit filed on behalf of Craftsman Village, Harvard, LLC for the creation of eighteen two-bed-room cottage-style units, consisting of five affordable units along Ayer Road, Harvard.

Mark O'Hagan stated he has updated the site plan based on impeding determination from the Department of Environmental Protection on the status of the well. The revisions to the site plan includes locating three public water supply wells on the edge of the delineated wetland line, shifting one structure, along with two additional units, to the cul-de-sac. The addition of the two units helps to off-set the cost associated with the Public Water Supply.

The Conservation Commission requested limiting the amount of disturbance within the buffer zone; therefore the pump house and access road locations have been revised. Mr. O'Hagan met with the Board of Health yesterday, who in general are in agreement with the proposed site plan, but will further vet during the application process with them.

As designed the site is now one lot with a single homeowners association. The approval of the Public Water Supply could take anywhere from 8-10 months. Revised list of waivers has been submitted. When asked why the three units were placed where they were Mr. O'Hagan stated site lines and grading determined the location. The site plan provides for 13 guest parking spaces along the roadway.

Chris Tracey asked Mr. O'Hagan to consider placing the three units (18-20) adjacent (or at 12 o'clock) to unit 17. In addition, sidewalks, as suggested by the Planning Board, should be considered. Mr. O'Hagan stated placing a sidewalk inside the development as opposed to along Ayer Road may make better sense.

Jeremy Blanchard, the direct abutter, stated his comfort level with this development keeps getting worse. Mr. Blanchard thinks the proposed design is very inconsistent with the rest of the neighborhood. Mr. Blanchard has concerns with his privacy now that units 18 – 20 have been shifted to the cul-de-sac. Mr. Tracey explained the balance between the Town and the applicant and avoiding appeal to the Department of Housing and Community Development. Mr. Tracey noted to Mr. O'Hagan that it has been pretty clear that the original design was more acceptable to the community. Mr. O'Hagan agreed to work with Mr. Blanchard on the installation of fencing and evergreens to help maintain his privacy.

One of the waivers is for a reduction in the filing fees. Mr. O'Hagan stated Harvard fees are significantly higher than other communities. The Board agreed to further discuss the filing fee during site plan review.

With the Board in general agreement of the layout Mr. O'Hagan will engage his engineer to develop a final plan set to be reviewed by the Boards consultant.

Steve Moeser made a motion to continue the hearing to March 6, 2019 at 7:00pm in the Hildreth House, 15 Elm Street, Harvard. Michael Lawton 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 January 9, 2019

Continuation of a Comprehensive Permit Hearing – Craftsman Village, Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 and 7.2)

- Grading and Drainage Plan, Craftsman Village Harvard, LLC, Ayer Road, Harvard, Massachusetts, Project No. 15-5174, Plan No. C-4, prepared by Places Associates, Inc., DRAFT dated 1-2-19
- Utility Plan, Craftsman Village Harvard, LLC, Ayer Road, Harvard, Massachusetts, Project No. 15-5174, Plan No. C-5, prepared by Places Associates, Inc., DRAFT dated 1-2-19

Request for a *De Minimus* Change to the Special Permit – Sullivan, 5 Littleton Road

- Letter to Liz from Dan Page, dated December 17, 2018
- Home Addition & Remodel, 5 Littleton Road, Harvard, MA, Existing & Proposed Exterior Elevations, prepared by JK Development Group, Inc., dated 5.14.18

Approve Minutes

- Draft Harvard Zoning Board of Appeals Meeting Minutes of December 12, 2018 prepared by Liz Allard

2018 Annual Report

- Draft Zoning Board of Appeals 2018 Annual Report