

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
NOVEMBER 8, 2017
APPROVED: JANUARY 10, 2018**

Chairman Chris Tracey called the meeting to order at 7:32pm in the Town Hall, 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), Amanda Risch, Bruce Ringwall (GPR, Inc.), Ned Lyon and John Byrne

Continuation of a Special Permit Hearing – Marianne E. Rogers 53 Turner Lane. Opened at 7:32pm

Special Permit Hearing – Dawn French, 50 Turner Lane. Opened at 7:50pm

Approve Minutes

Orville Dodson made a motion to approve the minutes of September 20, 2017 as drafted. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

Director of Planning

After a discussion in regards to the Planning Boards request for comments on the draft job description for a Director of Planning, the members agreed that as far as the ZBA is concerned, considering the number of applications they received over the past three years, they do not see the benefit of a full-time planner.

Adjournment

At 8:16pm Michael Lawton 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 Special Permit Hearing Meeting Minutes

Marianne E. Rogers, 53 Turner Lane

November 8, 2017

The hearing was opened at 7:32pm by Chairman Chris Tracey in the Town Hall, 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, Orville Dodson and Michael Lawton

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

This hearing was continued from September 20, 2017 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.

Amanda Risch, attorney for the applicant was present. Attorney Risch stated there are no planned modifications to the existing structure. Attorney Risch is working with the Board of Health (BOH) to meet the requirements of a year-round habitable dwelling. A visual inspection of the premises by the BOH has required the installation of a hand rail and heat be provided to the second floor of the dwelling. The applicant has been in contact with contractor to address these requests. The existing tight tank was approved for three bedrooms dwelling, but the Town's assessing has it as a four bedroom dwelling. The applicant is working with the BOH to place a deed restriction of three-bedrooms. The required water quality test has been completed.

With the above mentioned items outstanding, Attorney Risch has requested the hearing be continues to January 10, 2018. Steve Moeser made a motion to continue the hearing to January 10, 2018 at 7:30pm in the Town Hall meeting room. 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

Dawn French, 50 Turner Lane

November 8, 2017

The hearing was opened at 7:50pm by Chairman Chris Tracey in the Town Hall, 13 Ayer Road, Harvard under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-3B

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

Others Present: Liz Allard (LUB Admin), Bruce Ringwall (GPR, Inc.), Ned Lyon and John Byrne

This hearing is for a Special Permit filed on behalf of Dawn French for an addition to a pre-existing non-conforming structure at 50 Turner Lane, Harvard.

Steve Moeser made a motion to waiver the reading of the legal notice. Orville Dodson seconded this motion. The vote was unanimously in favor of the motion.

Bruce Ringwall, president of GPR, Inc., was present to represent the applicant. Mr. Ringwall stated the structure is a pre-existing nonconforming due to the side setbacks. Ms. French is seeking to enlarge the structure by replacing an existing deck with a 146 square foot addition on the first floor. Also, the second floor roofline will be raised to allow for additional space in the existing bedroom on that level. An application filed with the Conservation Commission has addressed roof runoff with the installation of three stone trenches, which have been added to the plan.

Comments received from other Boards and Committees indicated there was no objection to this request.

Ned Lyon, of 49 Turner Lane, had no objections to the proposed project. John Byrne, of 45 Turner Lane, as well was in support of the improvements.

Steve Moeser made a motion to close the evidentiary portion of the hearing. Orville Dodson seconded this motion. The vote was unanimously in favor of the motion.

Orville Dodson made a motion to issue a Special Permit to Dawn French for an addition to a pre-existing non-conforming structure at 50 Turner, Lane and to allow the Chairman to sign the decision on behalf of the Board. Steve Moeser seconded this 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 November 8, 2017

Continuation of a Special Permit Haring – Marianne Rogers, 53 Turner Lane



Special Permit Hearing – Dawn French, 50 Turner Lane

Approve Minutes

- Draft minutes of September 20, 2017 prepared by Liz Allard