

**HARVARD ZONING BOARD OF APPEALS  
MEETING MINUTES  
MAY 9, 2018  
APPROVED: June 6, 2018**

Chairman Chris Tracey called the meeting to order at 7:08pm 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, Theodore Maxant, Orville Dodson and Michael Lawton

**Others Present:** Liz Allard (LUB Admin)

**Continuation of a Special Permit Hearing – Marianne E. Rogers 53 Turner Lane.** Opened at 7:10pm

**Continuation of a Comprehensive Permit Hearing - Craftsman Village Harvard, LLC, Ayer Road (Map 7 Parcels 7.1 & 7.2).** Opened at 7:11pm

**Approve Minutes**

Theodore Maxant made a motion to approve the minutes of February 28 and April 11, 2018 as presented. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

**Approve Invoice**

Theodore Maxant made a motion to approve the following invoices:

- Nitsch Engineering - \$1500.00 (Pine Hill Village Peer Review)

Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

**Election of Officers**

Without the entire board in attendance this evening those present determined to wait until the next meeting to act on this matter.

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

With no new information available the applicant request this discussion be postponed until the June 6<sup>th</sup> meeting of the ZBA.

**Adjournment**

At 7:35pm Chris Tracey made a motion to adjourn the meeting. Michael Lawton 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**

**May 9, 2018**

The hearing was opened at 7:10pm 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, Theodore Maxant, Orville Dodson and Michael Lawton

**Others Present:** Liz Allard (LUB Admin)

This hearing was continued from April 11, 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.

Amanda Risch, attorney for the applicant requested the hearing be continued to June 6, 2018 at 7:00pm. Orville Dodson made a motion to continue the hearing to June 6, 2018 at 7:00pm in the Hildreth House. Theodore Maxant 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)**

**May 9, 2018**

The hearing was opened at 7:11pm by Chairman Chris Tracey in the Town Hall, 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, Theodore Maxant, Orville Dodson and Michael Lawton

**Others Present:** Liz Allard (LUB Admin)

This hearing was continued from April 11, 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.

The applicant is still awaiting a determination from the Department of Environmental Protection in regards to the opinion of the Harvard Board of Health that the property is deemed one facility and thereby requires a Public Water Supply system. The applicant requested the hearing be continued.

Michael Lawton made a motion to continue the hearing to June 6<sup>th</sup> at 7:10pm in the Hildreth House. Theodore Maxant 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 May 9, 2018**

#### **Approve Minutes**

- Draft minutes of February 28 and April 11, 2018 prepared by Liz Allard