

**HARVARD ZONING BOARD OF APPEALS  
MEETING MINUTES  
APRIL 24, 2019  
APPROVED: MAY 8, 2019**

Chair Chris Tracey called the meeting to order at 7:00pm in the Hildreth House, 15 Elm Street, 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), Mark O'Hagan (Weston Development Group), Sotir Papalilo (Weston Development Group) and Jeremy Blanchard

**Continuation of a Comprehensive Permit Hearing – Craftsman Village, Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 and 7.2).** Opened at 7:00pm (see page 2 for complete details)

**Adjournment**

At 8:00pm Michael Lawton made a motion to adjourn the meeting. Steve Moeser 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 April 24, 2019**

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

- Craftsman Village Harvard, Preliminary Site Development Plans (40B) Ayer Road, Harvard, Massachusetts, Project No. 15-5174, prepared by Places Associates, Inc., DRAFT dated 4-17-19
- Board of Health Memo, dated March 20, 2019
- List of Requested Exceptions to Local Requirements and Regulations, dated 4-19-19

## 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)

April 24, 2019

The hearing was opened at 7:00pm by Chair Chris Tracey in the Hildreth House, 15 Elm Street, Harvard under the Zoning Act, MGL Chapter 40B and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-46F Comprehensive Permits.

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

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

This hearing was continued from April 3, 2019 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, of Weston Development Group, stated the application to the Department of Environmental Protection for the location of the Public Water Supply has been approved. Submittals to the Board of Health and the Conservation Commission are almost complete. A drainage easement agreement has been drafted and was provided to the abutter, Jeremy Blanchard today. Additionally, Mr. Blanchard received an updated proposal for the fencing and landscaping today as well. Mr. O'Hagan stated there is still an outstanding issue with the Fire Department with the use of the existing hydrant over the Town line in Ayer. The Fire Department is requiring a fire cistern, which would be in excess of \$40,000 added to the cost of the project. As a public safety issue Mr. O'Hagan will need to resolve this issue with the Fire Department.

Board of Health has submitted comments in regards to the revised waivers. Conservation Commission has no additional comments in regards to the revised waivers. The Planning Board has not provided comments as of yet.

Theodore Maxant suggested an easement for passive recreation on the property. Mr. O'Hagan stated he will need to review the ability to have an easement for passive and active (snowmobiles) recreation within a public water supply well radius.

Jeremy Blanchard stated privacy is very important to him once this development is complete. Mr. Blanchard has not had an opportunity to review the easement or the fencing and landscape plans.

With additional outstanding items Michael Lawton made a motion to continue the hearing to May 29, 2019 at 7:00pm in the Hildreth House, 15 Elm Street. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_ Liz Allard, Clerk