

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JUNE 5, 2019
APPROVED: JUNE 12, 2019**

Chair Chris Tracey called the meeting to order at 7:15pm in the Hildreth House, 15 Elm Street, Harvard under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Theodore Maxant and Michael Lawton

Others Present: Liz Allard (LUB Admin), Scott Winter, Peter Cricones (Pine Hill Village, LLC), Wendy Sisson, Andrea Juchartz and Chris Durham

Continuation of a Comprehensive Permit Hearing – Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 and 7.2). Opened at 7:15pm

Final Plan Review – Pine Hill Village, Stow Road (Map 36 Parcel 85 & 86.1)

Peter Cricones, the owner of Pine Hill Village, was present to discuss the final plans before the Board for approval as required by the Comprehensive Permit. The abutter's at 252 Stow Road, Andrea Juchartz and Chris Durham, were also present to express concern with activity on the site during construction, including hours activity is allowed to take place, noise level, lighting, clearing of the site and parking and idling of construction vehicles in front of their property. Chris Tracey explained the Board, along with the Conservation Commission, are seeking to hire a site monitor for the project; work shall not commence until a site monitor is engaged. The Comprehensive Permit details the allowed hours of activity; however inside construction that is not audible off-site is allowed at anytime. The Board will ensure the Harvard Police Department is aware they need to enforce construction hours. Mr. Cricones detailed the clearing of the site, which will be done in two phases.

In regards to lighting, Mr. Cricones stated an example of the two types lights on the site have been provided; however a plan detailing the location of lighting was not provided. It was noted that lighting should shielded downward. Exterior structure colors were discussed. Wendy Sisson recommended the colors be ones that would blend into the area. Ms. Sisson expressed concern with funding for future repairs to such things as the plantings required in the rain gardens and constructed wetland. Mr. Tracey explained if the funds available from the home owner's association (HOA) fees are insufficient the HOA will have to get a loan and place a betterment fee on each of the units within the development.

Additional plans beyond the lighting plan to be submitted include the architectural plan, including all principal and accessory structures including structural, mechanical, electrical, and plumbing, refuge plan, stormwater maintenance plan, parking plan and definitive subdivision plan.

Cease & Desist at 106 Old Mill Road

Scott Winter, the abutter to 106 Old Mill Road, was present to discuss with the Board the continued zoning violation at 106 Old Mill Road. The Zoning Enforcement Officer issued a Cease & Desist Order in July of 2018 for a non-compliant use (landscaping business) within the AR district. It is the understanding of the Board that the Town has filed a lawsuit in Land Court in regards to the continue activity at this location. Mr. Winters wondered why the Town is not applying fines to the violator. It was explained to Mr. Winter fines will be determined as part of the lawsuit, should the Town be successful. Mr. Winter expressed appreciation toward all involved in this process, but wishes the process was more transparent on the part of the Town.

Adjournment

At 8:40pm Michael Lawton made a motion to adjourn the meeting. Theodore Maxant 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)

June 5, 2019

The hearing was opened at 7:15pm 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, Theodore Maxant and Michael Lawton

Others Present: Liz Allard (LUB Admin)

This hearing was continued from May 29, 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.

With consent of the applicant, Theodore Maxant made a motion to continue the hearing to June 12, 2019 at 7:00pm in the Town Hall, 13 Ayer Road. 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 June 5, 2019

Final Plan Review – Pine Hill Village, Stow Road (Map 36 Parcel 85 & 86.1)

- Plan Set Pine Hill Village Comprehensive Permit Index of Sheets, File No 1009/5086, prepared by R. Wilson and Associates, dated 4/16/19
 - Sheet 1 Title Sheet
 - Sheet 2 Plan of Land
 - Sheet 3 Site Plan – Grading Plan
 - Sheet 4 Roadway Profile
 - Sheet 5 Landscape Fencing & Planting Plan
 - Sheets 6-8 Erosion Control Plans
 - Sheet 9 Utility Plan
 - Sheet 10 Signage Plan
 - Sheet 16 Snow Storage – Access – Parking Plan
 - Sheet 17 Road Cross Sections
 - Sheet 18 Detail Sheet
 - Sheet 19 Bridge Detail Sheet
 - Sheet 20 Summary of Changes
- Sheet 11 Existing Conditions Drainage Map, Pine Hill Village, Harvard, Massachusetts, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheet 12 Proposed Conditions Drainage Map, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheet 13 Soil Map, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheet 14 Proposed Conditions Stormwater Management Plan, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheets 15 A – 15D Stormwater Management Plan Details, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- 15' x 13' Ridge Frame Layout and Details, Sheet 1 of 1, Markey and Rubin Pine Hill Village Harvard MA, prepared by Concrete Systems, Inc., dated 02/03/15
- Three Sided Box Culvert Footing, Pine Hill Village, Harvard, MA, Figure 1, prepared by Geosyntec, dated 16 April 2019