

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JUNE 29, 2022
APPROVED: AUGUST 10, 2022**

Chair Christopher Tracey called the meeting to order at 7:15pm, virtually in accordance with legislation S. 2475, an act relative to extending certain COVID-19 measures adopted during the Covid Pandemic state of emergency and under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Michael Lawton, Theodore Maxant, Steve Moeser (Associate Member) and Orville Dodson (Associate Member)

Others Present: Liz Allard (Land Use Boards Administrator), Greg Roy (Dillis & Roy Civil Design Group), and Barbara Romero

Special Permit Hearing – Christine DeGuglielmo, 37 Pine Ridge Drive. Opened at 7:16pm (see page 2 for complete details)

Approve Invoice

Orville Dodson Made a motion to approve the invoice from Dillis & Roy for the review of the progress at Craftsman Village in the amount of \$465.00. Michael Seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Theodore Maxant, aye; Orville Dodson, aye; and Chris Tracey, aye.

Pine Hill Village Update

Liz Allard explained after the allowing of the issuance of the Certificates of Occupancy (CO) in December, the Conservation Commission followed up in writing with the developer, Peter Cricones, on the outstanding items to be addressed before the Commission would consider the release of additional CO's. With little to no action by Mr. Cricones to date, Ms. Allard has been working to create a document that details the sites current inefficiencies from both a Conservation perspective as well as Zoning. Ms. Allard shared the recent photos of the site detailing those inefficiencies. Ms. Allard hopes to have a final document out to Mr. Cricones by early July.

Approve Minutes

Minutes were not available this evening for approval.

Adjournment

At 8:23pm Orville Dodson made a motion to adjourn the meeting. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Theodore Maxant, aye, Orville Dodson, aye; and Chris Tracey, aye.

Signed: _____ Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

- Town of Harvard, Zoning Board of Appeals Agenda, dated June 29, 2022
- Site Plan 37 Pine Ridge Drive Harvard, MA Job No. 5421, Drawing No. 5421-SP, prepared by Dillis & Roy Civil Design Group, Inc. 3/30/22
- Rough Sketch of the existing structure at 37 Pine Ridge Drive from Christine DeGuglielmo, received 6/29/2022

- Architectural Plans, New Generation Custom Harvard, MA, prepared by Martin Designs, Bellingham, MA, A-1 Elevations and A-3 Floor Plans, 3/3/2022

Harvard Zoning Board of Appeals

Special Permit Hearing Minutes

Christine DeGuglielmo, 37 Pine Ridge Drive

June 29, 2022

The hearing was opened by Chair Christopher Tracey at 7:16pm virtually in accordance with legislation S. 2475, an act relative to extending certain COVID-19 measures adopted during the Covid Pandemic state of emergency, and under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Michael Lawton, Theodore Maxant, Steve Moeser (Associate Member) and Orville Dodson (Associate Member)

Others Present: Liz Allard (Land Use Boards Administrator), Greg Roy (Dillis & Roy Civil Design Group) and Barbara Romero

This hearing is for a Special Permit filed on behalf of Christine DeGuglielmo for the removal and reconstruction of a pre-existing non-conforming single-family dwelling at 37 Pine Ridge Road, Harvard.

Greg Roy, from Dillis & Roy Civil Design Group, detailed the plan to remove the existing building and rebuild a new single-family dwelling. Mr. Roy stated he has meet with the Conservation Commission (ConCom) recently, who have continued their hearing to July in order to allow for the necessary file number from the Department of Environmental Protection and to resolve issues stated within the letter received from the Bare Hill Pond Watershed Management Committee (BHPWMC). The Board of Health has commented on the structure remaining as seasonal use and has asked that be a condition of the Special Permit.

Steve Moeser stated the application did not include the required calculations pertaining to existing and proposed floor area, foot print and/or floor area ratio. Mr. Moeser asked if the intent is to have a basement area. If so, a grading plan should be provided. In addition, Mr. Moeser asked how stormwater would be controlled on the site. Mr. Moeser has reviewed the site and noted there were mature trees marked for removal; he thinks there would be a need for additional trees to be removed in order to complete the grading. Mr. Moeser would also like to know how close the other buildings within this association are in proximity to this structure.

Chris Tracey stated he had spoken with the applicant, who was to provide a sketch of the existing and proposed structure. Liz Allard displayed the rough sketch she received late this afternoon from Ms. DeGuglielmo. Mr. Tracey reviewed the footprint and floor area as detailed on the sketch, which indicates no increase in the number of bedrooms within the structure post-construction.

Theodore Maxant discussed the need for residents within the associations that use Willard Lane to access their property to pay the annual dues to maintain Willard Lane. Mr. Maxant wondered what the Board could do to enforce the road dues for Willard Lane, a road now owned by the Town of Harvard.

Liz Allard noted that the request from BHPWMC to restrict the use of fertilizers goes against what the Conservation Commission has been told the Mass Department of Agricultural Resources (MDAR), which is local government agencies cannot regulate the use of such things, because MDAR already does so by

State law. Ms. Allard will share the letter the ConCom received, which has also been shared with BHPWMC.

With additional information necessary, along with a decision from the ConCom, Michael Lawton made a motion to continue the hearing to July 27, 2022 at 7:00pm. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Theodore Maxant, aye, Orville Dodson, aye; and Chris Tracey, aye.

Signed: _____ Liz Allard, Clerk