

**HARVARD ZONING BOARD OF APPEALS  
MEETING MINUTES  
DECEMBER 28, 2022  
APPROVED: JANUARY 11, 2023**

Chair Christopher Tracey called the meeting to order at 7:01pm, 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 and Steve Moeser

**Others Present:** Liz Allard (Land Use Boards Administrator) and Frank O'Connor (Director of Planning)

**Pine Hill Village Response to the Conservation Agent's November 10, 2022 Letter**

Members reviewed the outstanding items as detailed in the letter from the Land Use Administrator/Conservation Agent. After discussing the Board agreed the outstanding items should be able to be addresses within the next six months, as which point they would be seeking verification that the applicant is compliant with the Comprehensive Permit and the Order of Conditions, DEP#177-586, issued by the Conservation Commission.

**Request to Extend the Pine Hill Village Comprehensive Permit – Pine Hill Way (f/k/a Map 36 Parcels 85 & 86.1 Stow Road)**

After discussing to options before the Board Steve Moeser made a motion to extend the comprehensive permit for the development known as "Pine Hill Village" to June 30, 2023, a request to extend the permit beyond date shall be provided in writing no later than May 31, 2023, and along with the request to extend the permit the applicant shall provide written confirmation from the Conservation Commission that the development is in compliance with the Order of Conditions, DEP#177-586 for Phases 1 and 2 of the project. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Steve Moeser, aye; and Chris Tracey, aye.

**Approve Minutes**

Michael Lawton made a motion to approve the minutes of September 14, 2022 as drafted. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Steve Moeser, aye; and Chris Tracey, aye.

Steve Moeser made a motion to approve the minutes of October 12 and November 30, 2022 as drafted. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Steve Moeser, aye; and Chris Tracey, aye.

**Adjournment**

At 7:45pm Steve Moeser 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; Steve Moeser, aye; and Chris Tracey, aye.

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

**DOCUMENTS & OTHER EXHIBITS**

- Town of Harvard, Zoning Board of Appeals Agenda, dated December 28, 2022
- Pine Hill Village Status Report Update, 12/15/2022