

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
APRIL 3rd, 2024
APPROVED MAY 1, 2024**

Chair Christopher Tracey called the meeting to order, 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. 40A and Code of the Town of Harvard Chapter 125.

Members Present: Chris Tracey (Chair), Michael Lawton, Steve Moeser & Barbara Romero (Associate Member)

Others Present: Frank O'Connor, Planner

Special Permit Hearing:

7:00pm Continuation of Special Permit Hearing – William Ference at 247 Littleton County Road, §125-3C Non-conforming structures other than one – and two-family dwellings and §125-3D Non-conforming uses, request for Modification of a Special Permit.

Chair Chris Tracey asked Frank O'Connor to give an update to the application of Mr. Ference. O'Connor explained he received an eMail from the applicant's team requesting a continuation to the May 2024 meeting of the ZBA due to an unforeseen family emergency. Chair Tracey requested a motion to continue the Public Hearing until Wednesday, 1st May 2024 at 8pm.

Motion by: Steve Moeser made the motion to continue the Public Hearing until Wednesday, 1st May 2024 at 8pm.

Seconded by: Michael Lawton

Voted yes by: Michael Lawton, Steve Moeser & Chris Tracey

Motion passed unanimously.

Chair Tracey introduced discussion and review of the minutes from the Zoning Board of Appeals meetings held on February 6, 2024 and February 21, 2024 and March 6, 2024. Micheal Lawton mentioned he had sent in some corrections on the minutes. Chris Tracey said he had sent in a few corrections also. Mr. Tracey asked for a motion to accept the three amended sets of minutes.

Motion by: Steve Moeser to accept the three sets of minutes as amended.

Seconded by: Michael Lawton

Voted yes by: Michael Lawton, Steve Moeser & Chris Tracey.

Motion passed unanimously.

Mr. Tracey mentioned the service of Ted Maxant on the Zoning Board of Appeals. He asked O'Connor to find out when Mr. Maxant started serving on the ZBA. Mr. Tracey added that Mr. Alex Latham has submitted a volunteer form to serve on the ZBA.

O'Connor updated the ZBA that with their approval of the February minutes, he could submit the request to the Town's finance department to issue a check for \$72,000.00 to the developer of Craftsman Village.

Mr. Moeser asked about the status of the Pine Hill development. O'Connor said there have been no recent requests for occupancy permits.

Mr. Chris Tracey mentioned that there was a letter received by the Town from the Bond company related to Trail Ridge. O'Connor added that he would be forwarding that correspondence to Town Counsel.

Chris Tracey confirmed the next meeting would be on Wednesday, 1 May 2024 at 7pm

Adjournment:

Mr. Tracey asked for a motion to adjourn.

Motion by: Steve Moeser to adjourn at 7:17pm

Seconded by: Michael Lawton

Voted yes by: Michael Lawton, Steve Moeser & Chris Tracey.

Motion passed unanimously.