

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
APRIL 8, 2015
APPROVED: MAY 8, 2015**

Chairman Chris Tracey opened the meeting at 7:38pm in the Town Hall Meeting Room under MGL Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Steve Moeser, Robert Capobianco (by Skype) and Orville Dodson

Others Present: Liz Allard (LUB Admin),

Continuation of a Variance Hearing – The Homescout, LLC, Cleave Hill Road (Map 18 Parcel 45). Opened at 7:38pm (for detailed minutes see page 2)

Approve Minutes

Steve Moeser made a motion to approve the minutes of January 14th and February 11th, 2015 as amended. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

Continuation of a Special Permit Hearing – Clifford Tomassian, 50 Turner Lane. Opened at 8:00pm (for detailed minutes see page 3)

Election of Officers

Chris Tracey nominated Liz Allard as the Clerk. Steve Moeser seconded the nomination. The vote was unanimously in favor of the nomination.

Chris Tracey nominated Steve Moeser as the Vice Chair. Steve Moeser seconded the nomination. The vote was unanimously in favor of the nomination.

Robert Capobianco nominated Chris Tracey as Chairman. Steve Moeser seconded the nomination. The vote was unanimously in favor of the nomination.

Continuation of a Special Permit Hearing – The Homescout, LLC, 90 Warren Avenue. Opened at 8:15pm (for detailed minutes see page 4)

Adjournment

At 8:15pm Robert Capobianco 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

Zoning Board of Appeals

Continuation of a Variance Hearing Meeting Minutes

The Homescout, LLC, Cleaves Hill Road (Map 18 Parcel 45)

April 8, 2015

The hearing was opened at 7:38pm by Chairman Chris Tracey in the Town Hall Meeting Room under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, the Protective Bylaw, Chapter 125

Members Present: Chris Tracey, Steve Moeser and Robert Capobianco (by Skype) and Orville Dodson

Others Present: Liz Allard (LUB Admin)

This hearing was continued from March 11, 2015 for a Variance for the construction of a single family dwelling within the setback from the center line of the roadway on Cleaves Hill Road (Map 18 Parcel 45), Harvard.

Liz Allard stated the applicant's representative, Gary Shepard of Ross Associates, has requested a continuance of the hearing to the May 13th meeting of the Zoning Board of Appeals.

Robert Capobianco made a motion to continue the hearing to May 13, 2015 at 7:30pm in the Hapgood Room at 7 Fairbank Street. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

Zoning Board of Appeals

Continuation of a Special Permit Hearing Meeting Minutes

Clifford Tomassian, 50 Turner Lane

April 8, 2015

The hearing was opened at 8:00pm by Chairman Chris Tracey in the Town Hall Meeting Room under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, the Protective Bylaw, Chapter 125

Members Present: Chris Tracey, Steve Moeser and Robert Capobianco (by Skype) and Orville Dodson

Others Present: Liz Allard (LUB Admin)

This hearing was continued from March 11, 2015 for a Special Permit filed on behalf of Clifford Tomassian for the conversion of a seasonal residence to year-round residence at 50 Turner Lane, Harvard.

Liz Allard stated she had received a request from the applicant's representative requesting the hearing be continued to the May 13th meeting. Chris Tracey made a motion to continue the hearing until May 13, 2015 at 7:35pm in the Hapgood Room at 7 Fairbank Street. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

Zoning Board of Appeals

Continuation of a Special Permit Hearing Meeting Minutes

The Homescout, LLC, 90 Warren Avenue

April 8, 2015

The hearing was opened at 8:15pm by Chairman Chris Tracey in the Town Hall Meeting Room under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, the Protective Bylaw, Chapter 125

Members Present: Chris Tracey, Steve Moeser, Robert Capobianco (by Skype), and Orville Dodson

Others Present: Liz Allard (LUB Admin)

This hearing was continued from March 11, 2015 for a Special Permit filed on behalf of The Homescout, LLC for the reconstruction of an existing single family dwelling with the alteration/enlargement of the existing safety rail crossing, a finding that the lot may be used as if conforming to the bylaw and is in compliance with land-structure relations, and the conversion of a seasonal residence to year-round residence at 90 Warren Avenue, Harvard.

Liz Allard informed the members that the applicant's representative, Dan Wolfe of Ross Associates, has requested the application be withdrawn without prejudice.

Robert Capobianco made a motion to accept the request to withdraw the application without prejudice. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk