

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JULY 26, 2017
APPROVED: SEPTEMBER 20, 2017**

Chairman Chris Tracey called the meeting to order at 11:31am in the Town Hall Volunteer Room, 13 Ayer Road, under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Steve Moeser, Theodore Maxant and Orville Dodson

Others Present: Liz Allard (LUB Admin) and Pete Normandin

Request for *De Minimus* change to the Site Plan - Trail Ridge, Trial Ridge Way

Pete Normandin was present to continuing discussing the request to increase the previously allowed 12' extension to 14' to allow for a master bedroom on the first floor of the remaining units at Trail Ridge. As requested, architectural drawings of the units were provided and detail the revision from the 12' sunroom area to 14' master bedroom. The plans also show the second floor master with open loft space.

After a discussion and notations made to the plans submitted, Steve Moeser made a motion to approve the requested revision as a *De Minimus* change to the Site Plan, subject to the stairwell to the second floor remaining open as noted on the plan and limited to buildings 5 A&B, 6 A&B, 7A&B. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Approve Minutes

Steve Moeser made a motion to approve the minutes of June 14, 2017 as drafted. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

Election of Officers

Theodore Maxant made a motion to elect Steve Moeser as the Vice Chairman of the Zoning Board of Appeals. Chris Tracey seconded the motion. The vote was unanimously in favor of the motion.

Theodore Maxant made a motion to elect Liz Allard as the Clerk to the Zoning Board of Appeals. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Theodore Maxant made a motion to elect Chris Tracey as the Chairman of the Zoning Board of Appeals. Orville seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 11:56am Theodore Maxant 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

DOCUMENTS & OTHER EXHIBITS

Town of Harvard, Zoning Board of Appeals Agenda, dated July 26, 2017

Request for De Minimus change to the Site Plan - Trail Ridge, Trial Ridge Way

- Grading & Utility Plan, Site Development Plan 2 in Harvard, Massachusetts, prepared for Fairways Partners, LLC, Plan No: B-3*3, prepared by Hannigan Engineering, Inc., final revision date 11/01/12

Approve Minutes

- Draft minutes of June 14, 2017 prepared by Liz Allard