

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JANUARY 10, 2018
APPROVED: APRIL 11, 2018**

Chairman Chris Tracey called the meeting to order at 7:49pm in the Town Hall, 13 Ayer Road, under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Mark O'Hagan (Weston Development Group), Sotir Papalilo (Weston Development Group) and Jeremy Blanchard

Continuation of a Special Permit Hearing – Marianne E. Rogers 53 Turner Lane. Opened at 7:49pm (see page 2 for detailed minutes)

Review Proposals for review of Comprehensive Permit Re: Craftsman Village, Ayer Road

Members previously received proposals for the peer review of the Craftsman Village project. After a brief discussion, the members agreed, as did the applicants, Mark O'Hagan and Sotir Papalilo, to contract with Ducharme and Dillis Civil Design Group for the peer review of this project.

Approve Minutes

Orville Dodson made a motion to approve the minutes of November 8, 2017 as drafted. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

2017 Annual Report

Orville Dodson made a motion to accept the annual report as drafted. Mike Lawton seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:01pm Michael Lawton made a motion to adjourn the meeting. Orville Dodson 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

Marianne E. Rogers, 53 Turner Lane

January 10, 2018

The hearing was opened at 7:49pm by Chairman Chris Tracey in the Town Hall, 13 Ayer Road, Harvard under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-11

Members Present: Chris Tracey, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin)

This hearing was continued from November 8, 2017 for a Special Permit filed on behalf of Marianne Rogers for the conversion of the dwelling from seasonal to year-round use at 53 Turner Lane, Harvard.

Amanda Risch, attorney for the applicant requested the hearing be continued to April 11th. Orville Dodson made a motion to continue the hearing to April 11, 2018 at 7:30pm in the Town Hall. Mike Lawton 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 January 10, 2018

Approve Minutes

- Draft minutes of November 8, 2017 prepared by Liz Allard

Review Proposals for review of Comprehensive Permit Re: Craftsman Village, Ayer Road

- Proposal from Ducharme & Dillis Civil Design Group, Inc., RE: 40b Site Plan Review "Craftsman Village", Ayer, Harvard, MA, dated December 7, 2017
- Email from Fred Hamwey, subject: Craftsman Village – Review Fee, dated Dec 19, 2017
- Proposal from Nitsch Engineering, RE: Nitsch Proposal #12677.P, Civil Peer Review, 40B – Craftsman Village, Civil Engineering Services, Harvard, MA, dated January 5, 2018

2017 Annual Report

- Zoning Board of Appeals 2017 Annual Report