

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JULY 18, 2018
APPROVED: AUGUST 8, 2018**

Chairman Chris Tracey called the meeting to order at 7:07pm in the Hildreth House, 15 Elm Street, under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

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

Others Present: Liz Allard (LUB Admin), Arlene Genova and Craig Maxey

Continuation of a Special Permit Hearing – Marianne E. Rogers 53 Turner Lane. Opened at 7:07pm (see page 2 for complete details)

Continuation of a Comprehensive Permit Hearing - Craftsman Village Harvard, LLC, Ayer Road (Map 7 Parcels 7.1 & 7.2). Opened at 7:12pm (see page 3 for complete details)

Approve Minutes

Theodore Maxant made a motion to approve the minutes of June 6, 2018 as presented. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Approve Invoice

Theodore Maxant made a motion to approve the following invoices:

- Nitsch Engineering - \$750.00 (Pine Hill Village Peer Review)

Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Steve Moeser arrived at 7:20pm

Comprehensive Permit Final Plan Approval – Pine Hill Village, Stow Road, (Map 36 Parcels 85 & 86.1)

New information had been provided electronically by the applicant this morning, but it did not include any plans. Also received were responses from the applicant to the initial review completed by Nitsch Engineering. The applicant was not present to discuss the materials provided. The ZBA awaits responds from Nitsch Engineering in regards to the applicant's responses.

Adjournment

At 7:28pm 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 18, 2018

Approve Minutes

- Draft minutes of June 6, 2018 prepared by Liz Allard

Approve Invoice

- Nitsch Engineering Invoice No. 60307, dated June 18, 2018

Zoning Board of Appeals

Continuation of a Special Permit Hearing Meeting Minutes

Marianne E. Rogers, 53 Turner Lane

July 18, 2018

The hearing was opened at 7:07pm by Chairman Chris Tracey in the Hildreth House, 15 Elm Street 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, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Arlene Genova and Craig Maxey

This hearing was continued from May 9, 2018 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 August 8, 2018 at 7:00pm.

Theodore Maxant made a motion to continue the hearing to August 8, 2018 at 7:00pm in the Town Hall meeting room, 13 Ayer Road, Harvard. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Liz Allard, Clerk

Zoning Board of Appeals

Comprehensive Permit Hearing Meeting Minutes

Continuation of a Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 & 7.2)

July 18, 2018

The hearing was opened at 7:12pm by Chairman Chris Tracey in the Hildreth House, 15 Elm Street Harvard under the Zoning Act, MGL Chapter 40B and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-46F

Members Present: Chris Tracey, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Arlene Genova and Craig Maxey

This hearing was continued from June 6, 2018 for a for a Comprehensive Permit filed on behalf of Craftsman Village Harvard, LLC for the creation of eight-teen two-bedroom cottage-styled units, consisting of five affordable units along Ayer Road (Map 7 Parcels 7.1 & 7.2), Harvard.

The Department of Environmental Protection has been in contact with the applicant in regards to the opinion of the Harvard Board of Health that the property is deemed one facility and thereby requires a Public Water Supply system, however the applicant was not prepared to meet this evening and has requested the hearing be continued.

Theodore Maxant made a motion to continue the hearing to August 8, 2018 at 7:10pm in the Town Hall Meeting Room, 13 Ayer Road. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Liz Allard, Clerk