

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
SEPTEMBER 11, 2019
APPROVED: OCTOBER 9, 2019**

Chair Chris Tracey called the meeting to order at 7:30pm in the Town Hall, 13 Ayer Road, Harvard under the Zoning Act Chapter 40A and the Code of the Town of Harvard Chapter 125

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

Others Present: Liz Allard (LUB Admin), Scott Hayward, Wendy Cote-Magan, Scott Leger and Don Ritchie (Conservation Commission)

Special Permit Hearing – Scott Hayward, 5 Elm Street. Opened at 7:30pm (see page 2 for complete details)

Approve Minutes

Minutes were unavailable this evening.

Pine Hill Village Update

Don Ritchie, Chair of the Conservation Commission, was present to discuss the need to implement a bond for this project. The Board discussed how to determine bond value as outlined in Comprehensive Permit condition 3.25. The Board and Mr. Ritchie agreed the bond should only cover those expenses associated with the infrastructure for the project. The original pro-forma shall be reviewed to determine what was proposed as to the cost to conduct the site work. Liz Allard will seek additional guidance from the Town Administrator and the Assistant Town Administrator.

Steve Moeser made a motion to allow Liz Allard to work with the proper individuals to determine the proper amount of the performance bond for Pine Hill Village and to provide that information to the applicant. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

The applicant has also requested the Comprehensive Permit be extended under condition 3.5 to December 31, 2021. After a brief discussion Chris Tracey made a motion to extend the Comprehensive Permit under condition 3.35 to December 31, 2020 and allow the Chair to sign the final decision on behalf of the Board.. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:29pm Orville Dodson 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

Special Permit Hearing Minutes

Scott Hayward, 5 Elm Street

September 11, 2019

The hearing was opened at 7:30pm by Chair Chris Tracey in the Town Hall Meeting Room, 13 Ayer Road, Harvard under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-46 Special Permits.

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

Others Present: Liz Allard (LUB Admin), Scott Hayward, Wendy Cote-Magan and Scott Leger

This hearing is for a Special Permit filed by Scott Hayward for additions to a pre-existing non-conforming structure at 5 Elm Street, Harvard.

Steve Moeser made a motion to waive the reading of the legal notice. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Wendy Cote-Magan, the architect, explained the proposal to remove and replace the existing deck and sunroom on the rear of the house, along with an existing porch along the north side of the pre-existing non-conforming structure. The proposed bump-outs on rear of the dwelling will allow the kitchen to be more functional. None of the proposed additions increase the existing non-conformity of the dwelling. Steve Moeser asked about the existing septic system. Scott Hayward stated he has filed an application with the Water & Sewer Commission to connect to town center septic.

Steve Moeser made a motion to close the evidentiary portion of the hearing. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Steve Moeser made a motion to close the hearing and issue a Special Permit for additions to a pre-existing non-conforming structure at 5 Elm Street and allow the Chair to sign the final decision on behalf of the Board. Orville Dodson 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 September 11, 2019

Special Permit Hearing – Scott Hayward, 5 Elm Street

- Site Plan detailing existing and proposed setbacks, Sauve-Hayward, 5 Elm Street, Harvard, MA 01451, dated 08.16.19
- Plans A-2 – A-4, Sauve- Hayward House Renovation, 5 Elm Street, Harvard, MA 01451, prepared by Wendy J. Cote-Magan, architect, dated August 2, 2019
- FAR (floor area ratio) gross square feet, Sauve- Hayward House Renovation & Addition, 5 Elm Street, Harvard, MA 01451, prepared by Wendy J. Cote-Magan, architect, dated 08.16.19
- Plan A-0, Existing Footprint & Proposed Footprint, Sauve- Hayward House Renovation & Addition, 5 Elm Street, Harvard, MA 01451, prepared by Wendy J. Cote-Magan, architect, dated August 16, 2019
- Gross Square Feet, Sauve- Hayward House Renovation & Addition, 5 Elm Street, Harvard, MA 01451, prepared by Wendy J. Cote-Magan, architect, dated 08.16.19

Pine Hill Village Update

- Letter from Pine Hill Village, LLC, Re: Request to Extend the Comprehensive Permit for Pine Hill Village, dated July 1, 2019