

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
OCTOBER 30, 2019
APPROVED: NOVEMBER 13, 2019**

Chair Chris Tracey called the meeting to order at 7:04pm 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, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (Land Use Boards Administrator), Sotir Papalilo (Weston Development Group), Biran Jayapal, Mark O'Hagan (Weston Development Group), Carla Page (Pine Hill Village, LLC) and Peter Cricones (Pine Hill Village, LLC)

Continuation of a Comprehensive Permit Hearing – Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 & 7.2). Opened at 7:04pm (see page 2 for complete details)

Continuation of a Variance Hearing – Harvard Department of Public Works, 1 Still River Road. Opened at 7:15pm (see page 3 for complete details)

Pine Hill Village, Stow Road (Map 36 Parcels 35 & 36.1) Final Plan Approval

A after a review of the previously outstanding documentation, Steve Moeser made a motion to approve the final plan for Pine Hill Village, Comprehensive Permit, consisting of nineteen (19) sheets, prepared by R. Wilson Associates, Inc, File No. 1009/5086, Geosyntec, Project No. BW0118C, dated 4/16/2019 and Concrete System, Inc., Drawing No. C22291-LO1, dated 02/03/15, with the condition that the Tri-Party Agreement shall be recorded and the initial site walk with Nitsch Engineering is conducted, prior to the commencement of any activity on the site. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

Approve Minutes

Theodore Maxant made a motion to approve the minutes of October 9, 2019 as amended. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:39pm Orville Dodson made a motion to adjourn the meeting. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Liz Allard, Clerk

Zoning Board of Appeals

Continuation of Comprehensive Permit Hearing Minutes

Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 and 7.2)

October 30, 2019

The hearing was opened at 7:04pm by Chair Chris Tracey in the Town Hall Meeting Room, 13 Ayer Road, Harvard under the Zoning Act, MGL Chapter 40B and the Code of the Town of Harvard, Protective Bylaw, Chapter 125-46F Comprehensive Permits.

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

Others Present: Liz Allard (Land Use Boards Administrator), Sotir Papalilo (Weston Development Group), Biran Jayapal, Mark O'Hagan (Weston Development Group),

This hearing was continued from August 21, 2019 on a Comprehensive Permit filed on behalf of Craftsman Village Harvard, LLC for the creation of eighteen two-bedroom cottage-style units, consisting of five affordable units along Ayer Road (Map 2 Parcels 7.1 and 7.2), Harvard.

Mark O'Hagan stated all necessary permits from the Board of Health (BOH) have been obtained. The public water supply wells have been installed. The extended pump test shall be conducted soon, followed by analysis of the water, the design water system and the final approval from the Department of Environmental Protection. As required by the Harvard Fire Department, a 30,000 gallon cistern has been added to the plans within the center of the proposed cul-de-sac. Due to the unexpected cost of the cistern, Mr. O'Hagan respectfully requested the elimination of the requested sidewalks or funds for sidewalks else where along Ayer Road. In regards to the soil evaluation, Mr. O'Hagan has provided the BOH with the parameters for the evaluation and waiting for approval from BOH of those parameters. Mr. O'Hagan stated an additional waiver is being requesting from Chapter 125-8A(2) for the construction trailer. It was noted that sanitation facilities shall be provide as soon as said construction trial is on site.

Mr. O'Hagan agreed to continue the hearing and provide the following documentation at the November 13th meeting of the Board:

- Final Plan Set dated 10/30/2019
- Updated waiver request to include Chapter 125-8A, along with sanitation facilities
- Final approval of the parameters of the soil evaluation from BOH
- Phasing of the affordable units
- Define phases of construction

The Board agreed prior to the issuance of the first Certificate of Occupancy the cul-de-sac, fire cistern, subsurface disposal systems, the public water supply and access roadway, with a minimum of a binder course, shall be installed. At this time the Board will revisit the need, if any, for a bond to complete the project.

Steve Moeser made a motion to continue the hearing to November 13, 2019 at 7:30pm in the Hildreth House, at 15 Elm Street, Harvard. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

Zoning Board of Appeals

Variance Hearing Minutes

Harvard Department of Public Works, 1 Still River Road

October 30, 2019

The hearing was opened at 7:45pm 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 125-45B Variances.

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

Others Present: Liz Allard (Land Use Boards Administrator), Tim Kilhart (Department of Public Works Director),

This hearing was continued from October 9, 2019 for a Variance filed by the Harvard Department of Public Works for the reduction of the required parking stall length by one-foot at 1 Still River Road, Harvard.

Steve Moeser made a motion to accept the request to withdraw the application for a variance without prejudice. Theodore Maxant 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 October 30, 2019

DRAFT HARVARD ZONING BOARD OF APPEALS MEETING MINUTES OCTOBER 9, 2019, prepared by Liz Allard

Continuation of a Comprehensive Permit Hearing – Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 & 7.2

- Letter to the Harvard ZBA, from Weston Development Group, Inc, RE: Craftsman Village Comments to DRAFT Comprehensive Permit and additional information, dated October 29, 2019
- Draft Craftsman Village Comprehensive Permit Findings and Decision, October 2019
- Exhibit A Construction Trail Site
- Utility Plan detailing fire cistern location, dated 10-29-19

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

- Plan Set Pine Hill Village Comprehensive Permit Index of Sheets, File No 1009/5086, prepared by R. Wilson and Associates, dated 4/1/19
 - Sheet 1 Title Sheet
 - Sheet 2 Plan of Land
 - Sheet 3 Site Plan – Grading Plan
 - Sheet 4 Roadway Profile
 - Sheet 5 Landscape Fencing & Planting Plan
 - Sheets 6-8 Erosion Control Plans
 - Sheet 9 Utility Plan
 - Sheet 10 Signage Plan
 - Sheet 16 Snow Storage – Access – Parking Plan
 - Sheet 17 Road Cross Sections
 - Sheet 18 Detail Sheet
 - Sheet 19 Bridge Detail Sheet
 - Sheet 20 Summary of Changes
- Sheet 11 Existing Conditions Drainage Map, Pine Hill Village, Harvard, Massachusetts, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheet 12 Proposed Conditions Drainage Map, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheet 13 Soil Map, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheet 14 Proposed Conditions Stormwater Management Plan, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- Sheets 15 A – 15D Stormwater Management Plan Details, Pine Hill Village, Harvard, Massachusetts, Project No: BW0118C, prepared by Geosyntec, dated 4/16/19
- 15' x 13' Ridge Frame Layout and Details, Sheet 1 of 1, Markey and Rubin Pine Hill Village Harvard MA, prepared by Concrete Systems, Inc., dated 02/03/15
- Three Sided Box Culvert Footing, Pine Hill Village, Harvard, MA, Figure 1, prepared by Geosyntec, dated 16 April 2019