

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
MARCH 11, 2020
APPROVED: MAY 27, 2020**

Chair Chris Tracey called the meeting to order at 7:10pm in the Town Hall, 13 Ayer Road, Harvard under M.G.L. Chapter 40B and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey and Steve Moeser, Orville Dodson (arrived at 7:49pm)

Others Present: Liz Allard (Land Use Boards Administrator), Carla Page (Pine Hill Village, LLC), Erica Beliveau (Pine Hill Village, LLC), Paul Willard (Conservation Commission), Gabe Vellante (Building Commissioner/Zoning Enforcement Officer), Paul Willard (Conservation Commission, Vice Chair), Andrea Juchartz

Discuss Stop Work Order Issued to Pine Hill Village

Chris Tracey detailed the ownership responsibility in regards to the control of the site. Carla Page, representing Pine Hill Village, LLC, explained the process to be undertaken to limit access to the site by installing a locked chain between two posts on either side of the access road. Access to the lock will be limited to the current site contractor, Chad Potvin, of Potvin Excavating, Site Supervisor, Scott Beliveau and property owner Peter Cricones. In addition signage is being made that will detail the allowed hours of operation as stated in the Comprehensive Permit under condition 3.6. This sign will be in both English and Spanish.

After a long discussion on where to locate the locked chain it was agreed to install no further than twenty (20) feet into the site, therefore allowing for a vehicle to pull off the road onto the site while unlocking the chain. Two orange construction barrels shall be located behind the chain each evening to further deter access to the site during off hours. The location of the chain will be revised as phases of the development progress, which shall be approved by the Board.

Once the chain as described above and signage detailing the hours of operation are installed the Stop Work Order shall be lifted.

A list of holidays was provided to Ms. Page. The Board agreed with the Fourth of July holiday falling on a Saturday that work was able to be conducted on July 3rd, the day in which State and Federal employees observe as the actual holiday.

Andrea Juchartz, of 256 Stow Road, expressed her concern over the use of the engine brake as dump trucks are approaching the site. It is creating Ms. Juchartz's home to vibrate each time it occurs. After discussing the potential for trucks to be idling along Stow Road, it was agreed all contractors and subcontractors will be informed to only park in front of the development, should there be a need for them to have to wait to get into the site. Ms. Juchartz was informed if she feels there is a violation of the Town Codes she could call the Harvard Police Department or file a complaint with the Zoning Enforcement Officer, Gabe Vellante. Ms. Page was informed ultimately the developer has primary responsibility to control the contractors and subcontractors on the site.

Steve Moeser made a motion to release the Stop Work Order issued to Pine Hill Village once the access is limited by installing a locked chain between two posts no more than twenty (20) from Stow Road, two orange construction barrels are placed behind the chain at the end of each work day and signage displaying the hours of operation. This chain is to remain in place until Phase 1 is complete, at which point a new location for the chain will be approved by the Zoning Board of Appeals. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Minutes

Steve Moeser made a motion to approve the minutes of December 11, 2019 and February 27, 2020 as drafted. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:06pm Steve Moeser 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

DOCUMENTS & OTHER EXHIBITS

Town of Harvard, Zoning Board of Appeals Agenda, dated March 11, 2020