

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
MAY 27, 2020
APPROVED: JUNE 24, 2020**

Chair Chris Tracey called the meeting to order at 7:02pm, virtually in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A §20 under M.G.L. Chapter 40B and the Code of the Town of Harvard Chapter 125

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

Others Present: Liz Allard (Land Use Boards Administrator) and Dan Wolfe (Ross Associates, Inc.)

Special Permit Hearing – Sean & Diandra Bilodeau, 134 Old Littleton Road. Opened at 7:05pm. (see page 2 for complete details)

Minutes

Unable to approve this evening.

Update on Trail Ridge Bond

Liz Allard stated she has confirmed the current bond balance to be \$176,029.00. With no review of the property by Nitsch Engineering since 2008, Ms. Allard has requested a proposal from them to complete a final review as the project is nearing completion.

Annual Appointments

After a brief discussion Orville Dodson made a motion to recommend to the Select Board the re-appointment of Steve Moeser, Orville Dodson and Michael Lawton to the Board for their respective terms. The vote was unanimously in favor of the motion by a roll call, Theodore Maxant, aye; Orville Dodson, aye, Michael Lawton, aye; and Chris Tracey, aye.

Approve Authorization for Electronic Signature

After a brief discussion Orville Dodson made a motion to approve the authorization for electronic signatures. Chris Tracey seconded the motion. The vote was unanimously in favor of the motion by a roll call, Theodore Maxant, aye; Orville Dodson, aye, Michael Lawton, aye; and Chris Tracey, aye.

Adjournment

At 7:36pm Michael Lawton made a motion to adjourn the meeting. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion by a roll call, Theodore Maxant, aye; Orville Dodson, aye, Michael Lawton, aye; and Chris Tracey, aye.

Signed: _____ Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

- **Town of Harvard, Zoning Board of Appeals Agenda, dated May 27, 2020**
- **Certified Plot Plan, 134 Old Littleton Road, Harvard, Mass., prepared by David E. Ross Associates, Inc., Job#30132, L-12497, Plan No. S-14905-A, dated 1/31/2020**

Harvard Zoning Board of Appeals

Special Permit Hearing Minutes

Sean & Diandra Bilodeau, 134 Old Littleton Road

May 27, 2020

The hearing was opened at 7:05pm virtually in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A §20, by Chairman Chris Tracey under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, Protective Bylaw, Chapter 125.

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

Others Present: Liz Allard (LUB Admin) and Dan Wolfe (Ross Associates, Inc.)

This hearing is for a Special Permit filed on behalf of Sean & Diandra Bilodeau for an addition to a pre-existing non-conforming structure at 134 Old Littleton Road, Harvard.

Dan Wolfe, President of Ross Associates, Inc., was present to represent the applicants. Mr. Wolfe detailed the existing conforming parcel and non-conformity from the centerline of the right of way to the existing structure. Mr. Wolfe explained the existing well and wetland constrained the location of an addition to the house. A variance was issued by the Board of Health for the addition to be closer than ten (10) feet from the well. A Determination of Applicability was issued by the Conservation Commission for work within the one-hundred (100) foot buffer zone.

After a brief discussion, Michael Lawton made a motion to close the evidentiary portion of the meeting. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion by a roll call, Theodore Maxant, aye; Orville Dodson, aye, Michael Lawton, aye; and Chris Tracey, aye.

With no further discussion Michael Lawton made a motion to grant the Special Permit to Sean & Diandra Bilodeau for an addition to a pre-existing non-conforming structure at 134 Old Littleton Road. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion by a roll call, Theodore Maxant, aye; Orville Dodson, aye, Michael Lawton, aye; and Chris Tracey, aye.

Signed: _____ Liz Allard, Clerk