

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JUNE 8, 2016
APPROVED: JULY 13, 2016**

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

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

Others Present: Liz Allard (LUB Admin), Doug Pochini and Elaine Davis-Curll

Special Permit Hearing – Gary Baer, 111 Clinton Shore Drive. Opened at 7:30pm (see page 3 for detailed minutes)

Discuss Trail Ridge Request to Extend Comprehensive Permit

Doug Pochini and Elaine Davis-Curll from Trail Ridge were present to discuss the steps necessary to extend the expired comprehensive permit for the development along Littleton County Road known as Trail Ridge. Mr. Pochini stated he manages the current homeowners association. Twenty-eight of the fifty-two units have been constructed. The remaining twenty-four units to be constructed include six affordable units. The comprehensive permit expired on December 31, 2015 and must now be re-applied for. As a project that has been underway for some time now, and is fully permitted by other Boards and Commissions, the ZBA needs to determine how to move forward with a new comprehensive permit. Town Counsel has advised the ZBA does in fact need to hold another public as if it were a new application, but that it is up to the members the level of detail the application will include and the fee to be paid.

After a discussion on the fees paid to date by Fairway Partners for this project the members of the ZBA agreed that an as-built plan of what has been constructed to date, a plan detailing what remains to be built and a filling fee \$225.00 should be provided with the application and a current abutter's list. Chris Tracey would be interested in determining if the site is compliant with current regulations, such as Stormwater management. Liz Allard will be in touch with the ZBA consultant to determine the cost to do such a review.

Three-year Term & Annual Appointments

Liz Allard stated Robert Capobianco is up for another three-year appointment by the Board of Board Selectmen (BOS) and that the alternate members, Ted Maxant, Orville Dodson and Mike Lawton are up for their annual appointments. The members who are up for re-appointment and present this evening have already returned the necessary paper work to the BOS and are willing serve another term.

Election of Officers

At the May meeting of the ZBA the members voted to wait until all of the members were present before electing officers for the upcoming year.

Steve Moeser made a motion to elect Chris Tracey as the Chairman of the ZBA. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

Steve Moeser made a motion to elect Robert Capobianco as the Vice Chairman of the ZBA. Chris Tracey seconded the motion. The vote was unanimously in favor of the motion.

Chris Tracey made a motion to elect Liz Allard as Clerk of the ZBA. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:07pm Robert Capobianco 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 Meeting Minutes

Gary Baer, 111 Clinton Shore Drive

June 8, 2016

The hearing was opened at 7:30pm by Chairman Chris Tracey in the Town Hall at 13 Ayer Road under the Zoning Act, MGL Chapter 40A and the Code of the Town of Harvard, the Protective Bylaw, Chapter 125

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

Others Present: Liz Allard (LUB Admin)

This hearing is for a Special Permit filed on behalf of Gary Baer for the reconstruction and expansion of a pre-existing non-conforming structure at 111 Clinton Shore Drive, Harvard.

Liz Allard stated the application has requested a continuance of the hearing to the next meeting of the ZBA. Robert Capobianco made a motion to continue the hearing to July 13, 2016 at 7:30pm. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk