

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
MAY 29, 2019
APPROVED: JUNE 12, 2019**

Chair Chris Tracey called the meeting to order at 7:16pm 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, Theodore Maxant, Michael Lawton and Orville Dodson

Others Present: Liz Allard (LUB Admin), Pam Lawson, Larry Doe, Sotir Papalilo (Weston Development Group, Inc.), Mark O'Hagan (Weston Development Group, Inc.), Jeremy Blanchard, Peter Cricones (Pine Hill Village, LLC) and Carla Page (Pine Hill Village, LLC)

Continuation of a Comprehensive Permit Hearing – Craftsman Village Harvard, LLC, Ayer Road (Map 2 Parcels 7.1 and 7.2). Opened at 7:16pm

Final Plan Review – Pine Hill Village, Stow Road (Map 36 Parcel 85 & 86.1)

Peter Cricones, the owner of Pine Hill Village, was present, along with his lawyer, Carla Page. Mr. Cricones submitted final plan sets for the development of a twenty-three unit development under Massachusetts General Laws Chapter 40B, Sections 21 – 23, as required by the Comprehensive Permit. Peer consultant, Nitsch Engineering has reviewed all of the plans and submitted a final report on October 19, 2018. Permits required from both the Board of Health and the Conservation Commission have been obtained.

Site monitoring in association with the Conservation Commission was discussed. The Board would be seeking to have the site monitored as well. The hope is that the company chosen by ConCom can also do the civil monitoring as well. Water sampling required by the Conservation Commission's Order of Conditions, which is to take place prior to any activity on the site, was discussed. One of the three sample locations has been void of water flow for the last several weeks. Liz Allard will be discussing with the Conservation Commission next week on how to proceed.

With the Board receiving hard copies of the final plans this evening the review and approval of the final plan set will continue to be discussed at the June 5, 2019 meeting.

Approve Minutes

Theodore Maxant made a motion to approve the minutes of May 8, 2019 as drafted. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Approve Invoice

Theodore Maxant made a motion to approve the invoice from Ducharme & Dillis in the amount of \$300.00 for review of Craftsman Village. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

At 8:09pm 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 a Comprehensive Permit Hearing Meeting Minutes

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

May 29, 2019

The hearing was opened at 7:16pm by Chair Chris Tracey in the Town Hall, 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, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Mark O'Hagan (Weston Development Group), Sotir Papalilo (Weston Development Group) Pam Lawson, Larry Doe and Jeremy Blanchard

This hearing was continued from April 24, 2019 for a Comprehensive Permit filed on behalf of Craftsman Village, Harvard, LLC for the creation of eighteen two-bed-room cottage-style units, consisting of five affordable units along Ayer Road, Harvard.

With the applicant's consent, Theodore Maxant made a motion due to the absence of Steve Moeser the hearing is to be continued to June 5, 2019 at 7:00pm in the Hildreth House, 15 Elm Street, Harvard. 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 May 29, 2019

Final Plan Review – Pine Hill Village, Stow Road (Map 36 Parcel 85 & 86.1)

- Plan Set Pine Hill Village Comprehensive Permit Index of Sheets, File No 1009/5086, prepared by R. Wilson and Associates, dated 4/16/19
 - 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
- Septic System Design for East Serpentine Way, Pine Hill Village in Harvard, Mass., Definitive Plans for the Comprehensive Permit prepared for Pine Hill Village, LLC, File No. 1099, prepared by R. Wilson and Associates, dated 9/17/18
- Septic System Design for Pine Bank, Pine Hill Village in Harvard, Mass., Definitive Plans for the Comprehensive Permit prepared for Pine Hill Village, LLC, File No. 1099, prepared by R. Wilson and Associates, dated 9/17/18
- Septic System Design for Sun Rise, Pine Hill Village in Harvard, Mass., Definitive Plans for the Comprehensive Permit prepared for Pine Hill Village, LLC, File No. 1099, prepared by R. Wilson and Associates, dated 9/17/18
- Septic System Design for Tucks Way, Pine Hill Village in Harvard, Mass., Definitive Plans for the Comprehensive Permit prepared for Pine Hill Village, LLC, File No. 1099, prepared by R. Wilson and Associates, dated 9/17/18
- Septic System Design for West Serpentine Way, Pine Hill Village in Harvard, Mass., Definitive Plans for the Comprehensive Permit prepared for Pine Hill Village, LLC, File No. 1099, prepared by R. Wilson and Associates, dated 9/17/18

Approve Minutes

- DRAFT HARVARD ZONING BOARD OF APPEALS MEETING MINUTES, MAY 8, 2019
prepared by Liz Allard

Approve Invoice

- Ducharme & Dillis Civil Design Group, Inc., invoice #11316, dated 5/6/2019