

**HARVARD ZONING BOARD OF APPEALS  
MEETING MINUTES  
March 6<sup>th</sup>, 2024  
APPROVED APRIL 3, 2024**

Chair Christopher Tracey called the hybrid meeting to order, in accordance with legislation S. 2475, an act relative to extending certain COVID-19 measures adopted during the Covid Pandemic state of emergency and under M.G.L. 40A and Code of the Town of Harvard Chapter 125.

**Members Present:** Chris Tracey, Michael Lawton, Steve Moeser, Barbara Romero

**Others Present:** Frank O'Connor, Bruce Ringwall, Mark Lanza

**Public Hearings:**

**Continuation of Special Permit Hearing – William Ference at 247 Littleton County Road, §125-3C Non-conforming structures other than one – and two-family dwellings and §125-3D Non-conforming uses, request for Modification of a Special Permit**

\*See Page 3 for full details\*

**New Business:**

7:30pm Executive Session with Town Counsel regarding Trail Ridge Comprehensive Permit infrastructure security.

*Chris Tracey moved that the Zoning Board of Appeals go into Executive Session pursuant to Massachusetts General Law 30A Section 21-3 to discuss strategies with respect to pending litigation between Fairway Partners, LLC and others and the Zoning Board of Appeals and permit director of Planning, Frank O'Connor Jr. and Town Council Mark Lanza to participate in the Executive Session at their respective remote locations.*

**Old Business:**

**Standard Business:**

**Meetings with Frank O'Connor a Week Before Scheduled Board Meetings**

The Planning Board and Frank O'Connor occasionally meet a week before any official Planning Board meetings. Chris Tracey has done the same in the previous week and believes that this would be a very useful process that the Zoning Board of Appeals should commit to regularly. Mr. Tracey believes this would be particularly advantageous for the Board to do when new application packets are submitted and for times when the Board needs a quick review of information or to keep track of newly submitted materials.

**Invoice:**

Motion: Steve Moeser made the motion to approve the invoice from Dillis and Roy for \$500

Seconded by Michael Lawton

Voted yes by: Chris Tracey, Steve Moeser, Michael Lawton

*Voted unanimously*

**Adjournment**

Motion: Michael Lawton made the motion to adjourn

Seconded by Steve Moeser

Voted yes by: Chris Tracey, Steve Moeser, Michael Lawton

*Voted unanimously*

## Harvard Zoning Board of Appeals

### Special Permit Minutes

**March 6<sup>th</sup>, 2024: The Special Permit Hearing opened at 7:00pm**

**Continuation of Special Permit Hearing – William Ference at 247 Littleton County Road, §125-3C Non-conforming structures other than one – and two-family dwellings and §125-3D Non-conforming uses, request for Modification of a Special Permit**

Bruce Ringwall answered a call from the Zoning Board of Appeals and was able to update the Board informing them that his group has been in touch with DEP, but they still haven't gotten to their file at this time. Bruce Ringwall was hoping that the plans would be reviewed and ready by now, but is requesting a continuance for a month from now.

Motion: Steve Moeser made the motion for a continuation of the Special Public Hearing for April 3<sup>rd</sup> at 7:00pm.

Seconded by Michael Lawton

Voted yes by: Chris Tracey, Steve Moeser, Michael Lawton