

**Harvard Planning Board  
Meeting Minutes  
September 10, 2007  
APPROVED: November 5, 2007**

Chair Mary Essary called the meeting to order at 7:39pm in the Hapgood Room of the Former Library.

**Members Present:** Mary Essary, Joseph Sudol, Barbara Brady, Peter Brooks, Kara McGuire Minar and Leo Blair (Associate Member)

**Others Present:** Liz Allard (LUB Admin), Mark Lanza, Valerie Hurley (Harvard Press), Wayne McFarland, Bevlyn Beland (GPR, Inc.), Mary Ann Piasecki, Al Barbieri and Don Walter

**Site Plan Modification – T.A.P.B. Realty Trust, 257 Ayer Road (Map 4 Parcel 49.2.2).**  
Opened at 8:00pm

**Continuation of a Special Permit Modification Hearing – Donald Walter, Lot 102 Lovers Lane (Map 17D Parcel 29.1.** Opened at 8:30pm

**Associate Member Potential Role Reversal**

Essary explained to the members that due to time constraints Brady is unable, for the remainder of the year, to arrive any earlier than 8:00pm for the meetings. Brady is willing to step down and become an associate member, allowing associate member Blair to be nominated -to fill her seat. Essary does not want to lose Brady completely with her extensive knowledge of accessory apartment and other ideal knowledge that she brings to the table. Both Sudol and Brooks agreed with Essary's statement. McGuire-Minar feels with only a few months left in this year and the knowledge of Brady being available after 8:00pm that the current situation should remain. With the current light workload in front of the Board, the members agreed to keep things the way they currently are.

**ANR Requirements**

Essary asked Attorney Lanza if the Board could require additional information be on an ANR plan beyond frontage and access. Attorney Lanza stated that access and frontage are the only requirements for endorsing an ANR, but that does not mean the Board cannot look at other items. The Board can also send ANR's to other Town Boards for their comments.

Brook left the meeting at 9:35pm

**Adjournment**

Brady made a motion at 9:55pm to adjourn the meeting. McGuire Minar seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
Peter Brooks, Clerk

Harvard Planning Board

Site Plan Modification

T.A.P.B. Realty Trust, 257 Ayer Road (Map 4 Parcel 49.2.2)

September 10, 2007

This hearing was opened at 8:06pm by Chairperson Mary Essary under the Code of the Town of Harvard Chapter 125-38 in the Hapgood Room of the former Library.

Members Present: Mary Essary, Joseph Sudol, Barbara Brady, Peter Brooks, Kara McGuire Minar and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin), Valerie Hurley (Harvard Press) and Bevlyn Beland (GPR, Inc.)

Bevlyn Beland, of GPR, Inc., informed the members the modification to the Site Plan Approval was requested in order to move the sign closer to the road for sight reasons. Members have reviewed the site and saw no reason not to allow the modification. A letter will be sent to the Building Inspector as to a decision of the Board.

McGuire Minar made a motion to approve the modification as submitted in the application of August 1, 2007. Sudol seconded the motion. The vote was unanimously in favor of the motion.

McGuire Minar will write the letter to the Building Inspector.

Signed: \_\_\_\_\_  
Peter Brooks, Clerk

Harvard Planning Board

Continuation of a Special Permit Modification Hearing

Donald Walter, Lot 102 Lovers Lane (Map 17D Parcel 29.1)

September 10, 2007

This hearing was opened at 8:28pm by Chairperson Mary Essary under M.G. L. Chapter 40A and The Code of the Town of Harvard Chapter 125-29 in the Hapgood Room of the former Library.

Members Present: Mary Essary, Joseph Sudol, Barbara Brady, Peter Brooks, Kara McGuire Minar and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin), Mark Lanza, Valerie Hurley (Harvard Press), Wayne McFarland, Mary Ann Piasecki, Al Barbieri and Don Walter

This hearing was continued from August 6, 2007 for a Special Permit modification filed on behalf of Donald Walter at Lot 102 Lover Lane, Harvard (Map 17D Parcel 29.1).

Al Barbieri was present to represent the applicant. Attorney Barbieri stated his client and the abutters are reasonably close to a driveway covenant. Once a final covenant is agreed upon Attorney Barbieri will send it to Town Counsel for his review. Essary asked Attorney Lanza how is the Planning Board a part of this portion of the process. Attorney Lanza stated he does not think they are at all. Essary asked if the special permit modification would be moot if you have a agreed upon driveway covenant. Attorney Barbieri stated yes, but his client would need to modify the original common driveway covenant

Piasecki wanted to know how to mandate no further division of the other lots on the existing common driveway. Essary stated that is something that was stipulated for the ANR lost in the Special Permit for the driveway; the decision indicates that the PB issuing the permit felt that there was no other appropriate access. Since it was not appealed, the restriction stands. Essary did note that if the modification for the Special Permit Lot 102 is dropped, there would need to be a modification to the common driveway Special Permit to include Lot 102.

Attorney Barbieri requested the hearing be continued to allow for more time for the driveway covenant to be agreed upon by all parties involved.

McGuire Minar made a motion to continue the hearing to September 17, 2007 at 7:45pm. Sudol seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
Peter Brooks, Clerk