

**HARVARD PLANNING BOARD
MEETING MINUTES
APRIL 23, 2012
APPROVED: May 21, 2012**

Vice Chair Michelle Catalina opened the meeting at 7:40pm in the former Library under M.G.L. Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Kara McGuire Minar, Michelle Catalina, Tim Schmoyer, Peter Brooks and Rich Marcello (Associate Member)

Others Present: Liz Allard (LUB Admin), Tom and Heidi Sikina

Scenic Road Consent Hearing – Sikina, 23 Mill Road. Opened at 7:40pm

Zoning Board of Appeals Request for Comments

Allard explained to the members the Planning Board has received two new requests for comments from the Zoning Board of Appeals (ZBA). The first is a Special Permit application for the addition to a pre-existing non-conforming structure at 6 Still River Depot Road. McGuire Minar recused herself from the conversation as an abutter. Members reviewed the plan and determined they had no comments on the application as presented.

The second application is an Administrative Appeal to the Building Commissioner's denial of a building permit for the community solar garden on Woodchuck Hill Road filed on behalf of Solar Design Associates. Brooks recommended language in regards to the use of solar as an accessory to a single family dwelling. Brooks will draft language that can be used for comments to the ZBA and forward it on to Catalina. The members agreed to further discuss at the next meeting.

Master Plan Steering Committee Update

Catalina distributed a handout for Town meeting at which Article 28 will request an additional \$100,000 for Phase II of the Master Plan. The Master Plan Steering Committee has done a tremendous job guiding Phase I to completion. The final report is available on the Towns website.

Approve & Sign Driveway Site Plan Approval – Myllykangas, Westcott Road (Map 36 Parcels 90 & 91)

Catalina had drafted and distributed the Driveway Site Plan Approval for Timothy Myllykangas on Westcott Road for members to review. With no questions or comments, Schmoyer made a motion that the Board approves the approval as written. Catalina seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

In her final action as the Chair of the Planning Board McGuire Minar made a motion to adjourn the meeting at 9:03pm. Brooks seconded the motion.

Signed: _____
Peter Brooks, Clerk (in Green's Absence)

Harvard Planning Board

Scenic Road Consent Hearing

Tom & Heidi Sikina, 23 Mill Road

April 23, 2012

This hearing was opened at 7:40pm by Vice Chair Michelle Catalina under M.G.L. Chapter 40 §15C and the Harvard Scenic Roads Bylaw, Chapter 90 of the Code of the Town of Harvard in the Old Library Multipurpose Room

Members Present: Kara McGuire Minar, Michelle Catalina, Peter Brooks, Tim Schmoyer and Rich Marcello (Associate Member)

Others Present: Liz Allard (LUB Admin), Tom and Heidi Sikina

This hearing is for a Scenic Road Consent filed on behalf of Tom & Heidi Sikina for improvements of the existing stone wall at 23 Mill Road, Harvard.

Tom and Heidi Sikina were present to discuss improvements they would like to make to an existing stone wall at 23 Mill Road. The Sikina's would like to repair the stone wall as it appears in other areas along the front of their property by using existing stones. Proposed plantings will be native vegetation, with the removal of poison ivy. Catalina asked about the drainage that was discussed during the permitting of the Special Permit for the five-lot subdivision that is directly north of the property. The Sikina's stated they understand the drainage and the importance of it, along with associated wetland buffer zone. The Sikina's plan on making improvements to the whole length of the wall, other than in the location of the driveway, which was covered under a previous Scenic Road Consent. Tom Sikina asked if the wall had to be rebuilt as a single row rock wall or could he create a double rock wall. The members agreed that the stone walls within the right of way need to maintain the rural character of a single wall. Schmoyer said if there are no zoning requirements of the stone wall then they should be able to build whatever they want. Brooks explained MGL Chapter 40 Section 15C, which sets the precedence as to what can and cannot be done to stone walls on scenic roads.

With no further questions or comments, McGuire Minar made a motion to close the hearing. Marcello seconded the motion. The vote was unanimously in favor of the motion.

After a brief discussion Catalina made a motion to approve the Scenic Road Consent. Marcello seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Peter Brooks, Clerk (in Green's Absence)

DOCUMENTS & OTHER EXHIBITS

Scenic Road Consent Hearing – Sikina, 23 Mill Road

- Application & checklist for a Hearing under the Scenic Road Bylaw, Tom & Heidi Sikina, received by the Town Clerk on March 14, 2012
- Plan of Land in Harvard, Mass., owned by Bluefin Development, LLC, Job 061075A, dated April 28, 2010

Master Plan Steering Committee Update

- Article 28: Complete the 2012 Master Plan, undated