

**HARVARD ZONING BOARD OF APPEALS
MINUTES OF MEETING
SEPTEMBER 26, 2007
APPROVED: NOVEMBER 7, 2007**

Chairman Chris Tracey called the meeting to order at 7:45pm in the Town Hall Meeting Room.

Members Present: Chris Tracey, Robert Capobianco, James DeZutter and Orville Dodson

Others Present: Liz Allard (LUB Admin), Mark Lanza, Valerie Hurley (Harvard Press), William McCurdy, Keith Cheveralls, William McCurdy, Vicki McCurdy, Mary Ellen Jones (Harvard Hillside) and Sherry Gould

Deliberation of the Comprehensive Permit for MHOC 262/264 Ayer Road

The members discussed and reviewed the draft Comprehensive Permit sent to them today. The members agreed to add a condition that requires that some of the affordable units shall have garages. Dates within the permit were verified with Town Counsel and the admin.

The Board requested that a letter be sent to the Planning Board referencing the June 11, 2007 letter from Nitsch Engineering with the recommendation for the commercial building in regards to sewage capacity as well as traffic on Ayer Road. Letters should also be sent to the Board of Selectmen and the Board of Health outlining any items that would be permitted by those Boards as they were discussed at the ZBA meetings.

A letter should also be sent to the Tree Warden and the Police Chief in regards to the removal of the tree as recommended by Earth Tech.

Robert Capobianco made a motion to accept the Comprehensive Permit once edited and reviewed by each of the members and to allow Chairman Chris Tracey to sign the permit on behalf of the Board. James DeZutter seconded the motion. The vote was unanimously in favor of the motion, 3-0.

Adjournment

James DeZutter made a motion to adjourn the meeting at 9:40pm. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Robert Capobianco, Clerk (in Moeser's absence)