

HARVARD ZONING BOARD OF APPEALS
MINUTES OF MEETING
October 29, 2008
APPROVED: December 10, 2008

Chairman Chris Tracey called the meeting to order at 6:18pm in the Town Hall Meeting Room

Members Present: Chris Tracey, Steve Moeser and Robert Capobianco (via telephone)

Others Present: Liz Allard, Mark Lanza, and Carter Scott

Continuation Deliberation of a Comprehensive Permit for Transformation, Inc., Stow Road

Town Counsel Mark Lanza drafted a Comprehensive Permit based on the previous deliberation hearings held the ZBA. Members have reviewed the draft and had some comments and changes, which they discussed. Attorney Lanza will incorporate those changes into a final permit.

Chris Tracey made a motion to accept the Comprehensive Permit as drafted with modifications made this evening and to allow him to sign the final version for the entire Board. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Robert Capobianco left the meeting at 7:45pm

Kennedy Decision – 11 Bowers Road

The ZBA has received the advice of Town Counsel, Mark Lanza, in regards to the application for a Special Permit filed on behalf of Matthew Kennedy at 11 Bowers Road for the renovations of an existing structure on a non-conforming lot. Attorney Lanza has stated that since there is no evidence of a permit being issued for the conversion of the structure from a barn to habitable space a Special Permit should be obtained from the Planning Board for a change in use. Attorney Lanza recommended the ZBA deny the application before them.

Steve Moser made a motion to revoke the decision previously made by the ZBA granting a Special Permit to Matthew Kennedy and a Special Permit decision be written denying the application. Chris Tracey seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

Chris Tracey made a motion to adjourn the meeting at 8:08pm. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk