

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
SEPTEMBER 28, 2009  
APPROVED: October 14, 2009**

This meeting was called to order at 7:32pm by Chairman Chris Tracey in the Town Hall Meeting Room. This pre-construction hearing was held as a requirement of the Comprehensive Permit issued to Massachusetts Housing Opportunities Corporation for a development at 15 Littleton Road, Harvard.

**Members Present:** Chris Tracey, Steve Moeser, Robert Capobianco and Orville Dodson

**Other s Present:** Liz Allard, Gerry Welch, Gabe Vellante, George Dimakarakos (Stamski & McNary), Steve Ventresca (Nitsch), Patrick McCarty (McCarty Assoc.) and Jake Cormier (McCarty Assoc.)

Patrick McCarty, of McCarty Associates, presented the Construction Management & Site Safety Plan. Chris Tracey wanted to know who would be called in the event there was an issue during off times. Mr. McCarty stated the Harvard Police Department has Gerry Welch's cell phone number. Gabe Vellante questioned the use of Personal Protective Equipment and what would happen if an employee does not follow the guidelines. Gerry Welch stated the individual would be sent home. Mr. McCarty stated crushed stone would be placed tomorrow at both entrances to reduce dirt from entering the roadway. The ZBA would like to see the use truck route signs to keep traffic on main roadways. Fill Sources will be determined at a later date for ZBA approval. It was determined there will be approximately 450 trucks of fill for the entire project. Mr. Welch explained that Phase I work would include the infiltration area at the front of the site, as well as the construction of buildings 3 & 4. Sixty percent of the fill will be brought in for Phase I.

Mr. Vellante asked how often the street would be swept. McCarty stated at the end of each work day. Steve Moeser asked about the analysis for the fill, who will test it and who says it is okay to use for the intended purpose. Mr. Vellante stated he will need certification of all field technicians and a letter authorizing which lab is doing the testing. A final report will be required at the end of the construction. Concrete test would not be done by Nitsch Engineering, but will be conducted. Mr. Tracey does not want the July 13, 2007 letter from Nitsch to be the end all of what needs to be done as far as over site of site work.

Inspection reports will need to be submitted to Mr. Vellante from the architectural engineer, the structural engineer and for the mechanical, electrical and plumbing. Robert Capobianco asked if Mr. McCarty has reviewed the Comprehensive Permit. Mr. McCarty stated not in detail. Mr. Tracey asked if performance bonds have been obtained. Mr. Welch stated none are required at this point in the project. Mr. Capobianco wanted to know what the Town would do if the project was half done and Mr. Welch walked away from it. It was mentioned that the Chapter 40B

project on Littleton County Road known as Trail Ridge required a bond for the entire infrastructure. George Dimakarakos thought it was unusually to bond a private project. The members requested confirmation from Town Counsel on the need of a bond for this project.

Mr. Capobianco asked for the schedule of inspections contain more detail to include a time line of events. Steve Ventresca will conduct periodic and unannounced inspections

The items still needed to obtain a building permit are the 116 affidavit, a copy of the recorded comprehensive permit, the driveway connection permit, a revised inspection list to include time line and authorization from the Water Commission to hook up to Town water.

The meeting was adjourned at 9:15pm

Signed: \_\_\_\_\_  
Liz Allard, Clerk