

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
APRIL 12, 2010  
APPROVED: September 22, 2010**

Chris Tracey opened the meeting at 4:08pm under MGL Chapter 40A and the Harvard Protective Bylaw Chapter 125 in the Town Hall Meeting Room

**Members Present:** Chris Tracey, Steve Moser, Theodore Maxant and Orville Dodson

**Others Present:** Liz Allard (LUB Admin)

**Approve Lottery Agent – Judy Epstein of JTE Realty Associates, LLC for 15 Littleton Rd**

Members had received and reviewed documentation provided by Judy Epstein in regards to her qualifications as a lottery agent for the affordable units at the Massachusetts Housing Opportunities Corporation site at 15 Littleton Road. Liz Allard contacted several of her reference who have all stated they would work with Ms. Epstein again. With no further questions or comments, Theodore Maxant made a motion to approve Judy Epstein of JTE Realty Associates, LLC as the lottery agent for the affordable units at 15 Littleton Road. Steve Moser seconded the motion. The vote was unanimously in favor of the motion.

**Review and Approve Deminimus Finding – Fredrick, 18 Willow Road**

Members agreed that the Zoning Enforcement Officer (ZEO) should review the floor area calculations to determine if the increase is greater than 15%; if it is not it is not greater than 15% then it is the ZEO ability to make a Deminimus finding and issue a building permit without a decision from the ZBA.

**Approval of Minutes**

Steve Moser made a motion to approve the minutes of March 10, 2010 as written. Chris Tracey seconded the motion. The vote was unanimously in favor of the motion.

**Adjournment**

Steve Moeser made a motion to adjourn the meeting at 4:20pm. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

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