

**HARVARD ZONING BOARD OF APPEALS  
MEETING MINUTES  
JUNE 28, 2011  
APPROVED: January 25, 2012**

Chairman Chris Tracey opened the meeting at 7:39pm in the Town Hall Meeting Room under M.G.L. Chapter 40A and the Code of the Town of Harvard Chapter 125

**Members Present:** Chris Tracey, Robert Capobianco, Theodore Maxant and Orville Dodson

**Others Present:** Liz Allard (LUB Admin), Susan Curtiss, Doug Best, Jeffery Bobzin and Jam Wallace

**Special Permit Hearing – Jeffery & Ruth Bobzin, 76 Old Mill Road.** Opened at 7:39pm

**Request for *Deminimus* Finding of a Special Permit – Susan Curtis, 71 Old Mill Road**

Doug Best was present along with Susan Curtiss of 71 Old Mill Road. Mr. Best explained that the ZBA in December 2010 granted a 12' offset from the side line for a new house to replace the one that was destroyed in a fire. During finalizing the plans Ms. Curtiss realized she would need additional storage within the garage for such things as a snow blower. The house plan has been revised to show a five foot bump out of the garage, with the actual house moved over to the west of the lot, maintaining the 12' offset on the east side that had been previously approved and reducing the offset to the east to 22.6'. Both offsets still maintain the 10' offset that was allowed when the house was originally constructed.

Robert Capobianco made a motion concluding that the change to the plan as requested is considered to be *Deminimus* and that no further action is needed. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion. A letter reflecting the motion will be sent to the Building Commissioner.

**Approve Minutes**

Orville Dodson made a motion to approve the minutes of January 6, 2011 as written. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

**Adjournment**

Theodore Maxant made a motion to adjourn the meeting at 8:25pm. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

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

## **Zoning Board of Appeals**

### **Special Permit Hearing Meeting Minutes**

#### **Jeffery & Ruth Bobzin, 76 Old Mill Road**

**June 28, 2011**

The meeting was opened at 7:39pm by Chairman Chris Tracey under MGL Chapter 40A and the Code of the Town of Harvard, Chapter 125-18 in the Town Hall Meeting Room

**Members Present:** Chris Tracey, Robert Capobianco, Theodore Maxant and Orville Dodson

**Others Present:** Liz Allard (LUB Admin), Jeffery Bobzin and Jam Wallace

This hearing is for a Special Permit or other relief as appropriate, under §125-18 of the Code of the Town of Harvard, the Protective Bylaw and M.G.L. Chapter 40A, the Zoning Act, for the construction of an Accessory Apartment within a pre-existing structure at 76 Old Mill Road (Map 4 Parcel 13), Harvard, Massachusetts.

Jeffery Bobzin explained to the members that he proposing to construct an accessory apartment within an existing garage on his property at 76 Old Mill Road. The parcel contains 30 acres. Mr. Bobzin feels he meets the requirements of the Protective Bylaw under Chapter 125-18. Mr. Bobzin submitted revised plans earlier today to satisfy the comments made by Board of Health (BOH). Mr. Bobzin stated that Ross Associates is on tap to draw up a new septic system design and will be submitted to the BOH for approval as soon as possible. The existing garage is a free standing building, which is detached from main house and other garage on the property. The driveway will not be changed, nor will the view from the street. Mr. Bobzin stated that the comments submitted from the Building Commissioner will be satisfied by the contractor who will confirm with the building code.

There were no comments from the public.

Robert Capobianco made a motion to close the evidentiary portion of the hearing. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

After a brief discussion, Robert Capobianco made a motion to grant a Special Permit to Jeffery Bobzin of 76 Old Mill Road for the conversion of an existing structure as an accessory apartment, as required under the Protective Bylaw, Chapter 125-18. The apartment is not exceed more than three inhabitants at one time and shall be in compliance with the Board of Health and Building Code. Additionally, Chris Tracey shall sign the Special Permit on behalf of the Board. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

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

## DOCUMENTS & OTHER EXHIBITORS

### **Special Permit Hearing – Jeffery & Ruth Bobzin, 76 Old Mill Road**

- ❖ Town of Harvard Zoning Board of Appeals Application for a Hearing, received May 23, 2011
- ❖ Additional architectural drawings of the proposed accessory apartment, received June 28, 2011

### **Request for *Deminimus* Finding of a Special Permit – Susan Curtis, 71 Old Mill Road**

- ❖ Electronic Message from Doug Best with attachment showing approved and approved revised plan for 71 Old Mill Road, Dated June 21, 2011