

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
OCTOBER 25, 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, Steve Moser, Theodore Maxant and Orville Dodson

Others Present: Liz Allard (LUB Admin) and Jeff Richards

Pine Hill Village Comprehensive Permit Update & Request for Extension

Jeff Richards, of Transformation, Inc., was present to update the Board on the progress made to date and request time extensions to a number of the conditions within the Comprehensive Permit. Mr. Richards stated that Transformations have been gaining the necessary permits, which include the Public Water Supply from the Department of Environmental Protection, and the Order of Conditions from the Harvard Conservation Commission. Mr. Richards is still waiting for approval from the Harvard Board of Health. Condition 3.34 requires that commencement is to begin within three years of the final appeal date of the ZBA's decision. Mr. Richards explained that the time frame to obtain the necessary permits has been much longer than anticipated, as well as the failing economy has made meeting this condition difficult. Additionally, Mr. Richard requested a two year extension to Condition 3.35, which requires the project to be complete by December 31, 2013.

After a brief discussion amongst the members present, Steve Moeser made a motion to grant the extension of the above mentioned conditions to December 31, 2015 and to allow for the Chairman of the Board to sign the decision on behalf of the Board. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

Theodore Maxant made a motion to adjourn the meeting at 7:45pm. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

- ❖ Pine Hill Village Comprehensive Permit, Findings and Decision, dated October 29, 2008
- ❖ Request letter from Transformations, Re: Pine Hill Village Comprehensive Permit Request for Time Extensions; and, Progress Update, dated October 12, 2011