

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
OCTOBER 10, 2012
APPROVED: January 9, 2013**

Chairman Chris Tracey opened the meeting at 7:38pm in the Town Hall Meeting Room under Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Robert Capobianco (by Skype), Orville Dodson and Mike Lawton

Others Present: Liz Allard (LUB Admin)

Continuation of a Modification of a Comprehensive Permit Hearing – PRM Capital, LLC, Trail Ridge Way. Opened at 8:00pm

Approval of Minutes

Robert Capobianco made a motion to approve the minutes of September 11, 2012 as amended. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Discuss the value/use of a Planner

Chris Tracey stated the Board has been asked by the Planning Board for their input in regards to the potential of creating a Planner position. Mr. Tracey stated he has not seen a need for a Planner in the time that he has been on the Board. Robert Capobianco agreed with Mr. Tracey and wondered if an outside consultant could be used for specific tasks rather than adding another permanent employee into the system. Members agreed that a summary should be sent to the Planning Board stating the Zoning Board of Appeals does not have any specific items that would be benefited by the hiring of a Planner, in addition if there are needs that the current staff can not support then an outside consultant will suffice at this time.

Adjournment

Robert Capobianco made a motion to adjourn the meeting at 8:01pm. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

Zoning Board of Appeals

Continuation of a Modification of a Comprehensive Permit Hearing Meeting Minutes

PRM Capital, LLC, Trail Ridge Way

October 10, 2012

The hearing was opened at 7:33pm by Chairman Chris Tracey in the Town Hall Meeting Room under Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Robert Capobianco (by Skype), Orville Dodson and Mike Lawton

Others Present: Liz Allard (LUB Admin)

This hearing was continued from July 17, 2012 for a request to modify a Comprehensive Permit filed on behalf of PRM Capital, LLC to allow the remaining thirty-two (32) units to be constructed as duplexes rather than quadplexes at the development known as Trail Ridge, Harvard.

Liz Allard informed the members she had not received a request to continue the hearing, nor has she received any new information from the applicant. After a brief discussion, Robert Capobianco made a motion to deny the request for a modification to the Comprehensive Permit for PRM Capital, LLC without prejudice due to lack of information; when and if the applicant re-files a request the filing fee for shall not be waived. Orville Dodson seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk