

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
AUGUST 14, 2013
APPROVED: OCTOBER 23, 2013**

Chairman Chris Tracey opened the meeting at 7:30pm in Meeting Room of Town Hall under Chapter 40A and the Code of the Town of Harvard Chapter 125

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

Others Present: Liz Allard (LUB Admin), Sally Fuller, Brent Hague, Suzanne Artemieff, Mark Lyvers and Steve Whitely

Special Permit Hearing – Sally Fuller, 171 Bolton Road. Opened at 7:32pm (for detailed minutes see page 2)

Request for *De Minimus* Finding – Suzanne Artemieff, 19 Craggs Road

Suzanne Artemieff was present to discuss a *De Minimus* Finding for an addition to her home at 19 Craggs Road. The addition will be 10' x 14' and will meet the requirement under §125-3B(2) of the Protective Bylaw by altering the footprint and the gross floor areas by less than 15%. The existing footprint of the structure is 2,430 square feet and the existing floor area is 1,542 square feet; the addition would add 140 square feet; a percent increase of 5.76% in footprint and 9.08% in floor area.

With no further questions or comments, Theodore Maxant made a motion to approve a *De Minimus* Finding for the proposed addition for Suzanne Artemieff at 19 Craggs Road as presented. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Finalizing the Comprehensive Permit for Harvard Common Condominiums – 15 Littleton

Liz Allard informed the members that the project known as Harvard Common Condominiums is preparing to hand over the development to the homeowners association. Ms. Allard suggested Nitsch Engineering review the approved plans and the associated comprehensive permit for compliance. Members agreed. Ms. Allard will follow up with the developer and Nitsch.

Adjournment

Steve Moeser made a motion to adjourn the meeting at 8:13pm. Theodore Maxant 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

Sally Fuller, 171 Bolton Road

August 14, 2013

The hearing was opened at 7:32pm 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, Steve Moeser, Theodore Maxant and Orville Dodson

Others Present: Liz Allard (LUB Admin), Sally Fuller, Brent Hague and Mark Lyvers

This hearing is for a Special Permit filed on behalf of Sally Fuller for an addition to a pre-existing non-conforming structure at 171 Bolton Road, Harvard.

Sally Fuller explained the current conditions of her house, which includes a second floor bedroom accessed by a steep staircase. As Ms. Fuller ages she will no longer be able to use the stairs to gain access to the second floor and is proposing an addition for the first floor of her home for a bedroom. The 10' x 15' addition would be setback from the center line of the right-of-way at 54.5'; the existing structure is setback at 53.5'. The addition of 150 square feet will increase the footprint of the house 25%.

An abutter, Mark Lyvers, was present and stated he fully supports the application. Chris Tracey read the comments received by Town boards and committees into the record. The members agreed the proposed addition did not increase the non-conforming of the existing structure and would meet the requirements for a Special Permit under §125-46C of the Protective Bylaw.

With no further questions or comments, Steve Moeser made a motion to close evidentiary portion of the hearing. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

After a brief discussion, Steve Moeser made a motion to close the hearing and issue a Special Permit to Sally Fuller for an addition to a pre-existing non-conforming structure at 171 Bolton Road. Theodore Maxant seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

Special Permit Hearing – Sally Fuller, 171 Bolton Road

- ❖ Architectural Drawings prepared for Sally Fuller, 171 Bolton Road, Harvard, MA 01451, eight sheets, undated
- ❖ Letter from the Harvard Board of Health, dated August 6, 2013
- ❖ Letter from the Harvard Planning Board, dated August 6, 2013
- ❖ Note from the Harvard Building Commissioner, dated July 15, 2013
- ❖ Letter from the Harvard Conservation Commission, dated July 24, 2013

Request for *De Minimus* Finding – Suzanne Artemieff, 19 Craggs Road

- ❖ Building Permit Plan, Harvard, Massachusetts, Prepared for John & Suzanne Artemieff, prepared by Ducharme & Dillis Civil Design Group, Inc., File No. 4843, dated July 23, 2013