

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
NOVEMBER 13, 2013
APPROVED: December 11, 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, Robert Capobianco, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Michael & Amy LeBlanc

Special Permit Hearing – LeBlanc, 8 Pattee Road. Opened at 7:45pm (See page 2 for detailed minutes)

Approve Minutes

Robert Capobianco made a motion to approve the minutes as amended. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

Steve Moeser made a motion to adjourn the meeting at 8:08pm. 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

Michael & Amy LeBlanc, 8 Pattee Road

November 13, 2013

The hearing was opened at 7:45pm 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, Robert Capobianco, Theodore Maxant, Orville Dodson and Michael Lawton

Others Present: Liz Allard (LUB Admin), Michael & Amy LeBlanc

This hearing is for a Special Permit filed on behalf of Michael & Amy LeBlanc for an addition to a pre-existing non-conforming structure on a pre-existing non-conforming lot at 8 Pattee Road, Harvard.

Amy LeBlanc explained to the Board the proposed addition to her dwelling at 8 Pattee Road, which is a pre-existing non-conforming structure. The proposed addition will be two-stories with a master suite on the first floor and an additional bedroom on the second floor. The existing dwelling was built in 1964 and has had no other changes to it since its construction. The addition will be greater than 15% of the existing footprint and floor area as detailed in 125-3B(2). Members discussed the requirements under 125-3B(4)(b). Ms. LeBlanc explained due to the orientation of the dwelling any addition would not be able to meet the 2:1 setback described in that section of the protective Bylaw. Due to other constraints on the property this is the most logical place for an addition. The non-conformity, the front setback, would be increased by two feet as proposed.

Chris Tracy read the comments received by other Boards and Committees into the record.

Robert Capobianco made a motion to close the evidentiary portion of the hearing. Steve Moeser 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 Michael and Amy Leblanc for an addition to a pre-existing non-conforming structure at 8 Pattee Road. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

Special Permit Hearing – Michael & Amy LeBlanc, 8 Pattee Road

- ❖ Certified Plot Plan, 8 Pattee Road, Harvard, Massachusetts, prepared by Paul R. Foley, prepared for Michael & Amy LeBlanc, dated September 8, 2103
- ❖ Statement of Relief Sought, undated
- ❖ Letter from the Harvard Conservation Commission, dated November 13, 2013
- ❖ Letter from the Harvard Planning Board, dated November 8, 2013
- ❖ Hand written comments from the Building Commissioner, dated 28. Oct.'13