

**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
MARCH 5, 2014
APPROVED: April 23, 2014**

Chairman Chris Tracey opened the meeting at 7:35pm in the Hildreth House under Chapter 40B and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Steve Moeser and Robert Capobianco (by Skype),

Others Present: Liz Allard (LUB Admin) and Douglas Deschenes (Deschenes & Farrell, P.C.)

Continuation of a Comprehensive Permit Hearing – Chelmsford Housing Opportunities for Intergenerational and Community Endeavors, Inc. Opened at 7:35pm (See page 2 for detailed minutes)

Adjournment

Steve Moeser made a motion to adjourn the meeting at 8:00pm. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

Zoning Board of Appeals

Continuation of a Comprehensive Permit Hearing Meeting Minutes

Chelmsford Housing Opportunities for Intergenerational and Community Endeavors, Inc. 105 Stow Road

March 5, 2014

The hearing was opened at 7:35pm by Chairman Chris Tracey in the Hildreth House under Chapter 40B and the Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Steve Moeser and Robert Capobianco (by Skype)

Others Present: Liz Allard (LUB Admin) and Douglas Deschenes (Deschenes & Farrell, P.C.)

This hearing is was continued from February 19, 2014 on a Comprehensive Permit filed on behalf of Chelmsford Housing Opportunities for Intergenerational and Community Endeavors, Inc. (CHOICE) for the creation of nine units of affordable, rental housing known as "The Elms" at 105 Stow Road, Harvard.

Attorney Douglas Deschenes, of Deschenes & Farrell, P.C., was present to discuss the proposals submitted for the review of the engineered plans. Proposals were received from Nitsch Engineering, Ducharme and Dillis Civil Design Group and Hamwey Engineering, Inc.. Attorney Deschenes stated John Boardman of Hancock Associates recommended Ducharme & Dillis. Hamwey's proposal included an hourly rate for two of the items, which could put the proposal in the range of \$2500. The proposal from Nitch Engineering was substantially higher then the other two, most likely due to their Boston location.

Attorney Deschenes provided copies of the Stormwater Management Report.

Attorney Deschenes met with the Fire Chief today and discussed the possibility of a cistern that would be tied into the well for fire prevention. A summary report will be requested from the Fire Chief. Attorney Deschenes has not been able to communicate further with the Police Chief. Hancock Associates are reviewing site lines and safety under the American Association of State Highway Traffic Officials (AASHTO).

Attorney Deschenes stated a 21E has been completed for the barn and the carriage house, which contain asbestos and lead paint. Both structures will be removed by a Licensed Site Professional and a report will be provided to the ZBA.

Steve Moeser made a motion to approve Ducharme & Dillis Civil Design Group as the engineer consultant for review of the project known as The Elms at 105 Stow Road. Robert Capobianco seconded the motion. The vote was unanimously in favor of the motion.

Chris Tracey mentioned the letter received from Connie Donahue Comtois was very wordy, but not very numbers orientated. Attorney Deschenes agreed and will follow up on that with Ms. Camosse.

Mr. Tracey stated he members of the ZBA are concerned with what would happen if CHOICE no longer owned the property. It is Attorney Deschenes understanding that the property has no private lending, but he will look into that for the ZBA.

Robert Capobianco is still concerned over the Pro-forma and breaking even; he would like to see sufficient money coming in to maintain the property. Mr. Capobianco was also disappointed in

the letter received from Connie Donahue Comtois. Attorney Deschenes suggested the possibility of having a representative from the Department of Housing and Community Development come into a meeting and discuss the financials with the ZBA.

With no further comments this evening, Chris Tracey made a motion to continue the hearing to March 26, 2014 at 7:30pm in the Town Hall Meeting Room. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

Continuation of a Comprehensive Permit Hearing – Chelmsford Housing Opportunities for Intergenerational and Community Endeavors, Inc.

- ❖ Stormwater Management Report In Support of, The Elms Permit Site Plan for 105 Stow Road, prepared by Hancock Associates #17394, prepared for CHOICE, Inc., dated February 24, 2014
- ❖ Letter from Connie Donahue Comtois, Executive Director, CHOICE, Inc., dated February 25, 2014
- ❖ Nitch Engineering Proposal #10159.P, dated February 19, 2014
- ❖ Ducharme & Dillis Civil Design Group, Inc., proposal 14-4897, dated February 26, 2014
- ❖ Hamwey Engineering, Inc., proposal dated March 4, 2014