



**Town of Tyngsborough  
Conservation Commission**

25 Bryants Lane  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext. 116  
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Minutes  
December 15, 2015  
**APPROVED**

**Present:**

**BM:** Brian Martin      **ES:** Ed Smith      **JK:** Jeff Kablik      **JE:** Jerry Earl

**Absent:**

**PM:** Pat Mical      **LB:** Linda Bown      **MM:** Matt Marro

**Attachments:**

1. Agenda
2. David E. Ross Associates Planning Board Rvw. for 50 Westford Rd. Mass Crane & Hoist – 4/16/15
3. David E. Ross Associates Planning Board Rvw. for 50 Westford Rd. Mass Crane & Hoist – 3/18/15
4. David E. Ross Associates Planning Board Rvw. for 50 Westford Rd. Mass Crane & Hoist – 2/17/15
5. 50 Westford Rd. Mass Crane & Hoist Landscape Plan – 4/8/15
6. David E. Ross Associates Planning Board Rvw. for 50 Westford Rd. Tyngsboro Sports Center – 12/14/15
7. 50 Westford Rd. Mass Crane & Hoist/Tyngsboro Sports Center Overview Plan – 2/19/15
8. LandPlex request for insignificant change to 4 Cassaway Dr. Stormwater Management Permit – 12/10/15
9. 4 Cassaway Dr. Site Plan Rendering – 12/15/15
10. Studio 26 Associates architectural rendering for 4 Cassaway Dr. – 12/15/15
11. 4 Cassaway Dr. Revised Plan Set – 12/11/15

**7:00pm** Chairman BM opened meeting

**7:03pm** **50 Westford Rd., dba Mass Crane & Hoist (M21, P23-1) – Notice of Intent, DEP# 309-0888** for the proposed parking, retaining wall, grading, and utilities associated with the construction of a 50,000 s.f. commercial building. *Advertised in the Lowell Sun, Tuesday October 6, 2015. Continued from November 24, 2015.*

Engineer Doug Lees appeared before the Commission and submitted an overview plan dated 2/19/15 which depicts both phases of the entire project (Mass Crane & Hoist and Tyngsboro Sports Center) in order for the Commission to see a comprehensive view of the stormwater and drainage infrastructure. No plan changes were made since the April 2015 plans approved by the Planning Board. MM confirmed that the stormwater and drainage were thoroughly reviewed by the Planning Board engineer and subsequently approved by the Planning Board. The Commission requested a couple of conditions relative to erosion control and site reports.

**JK:** Motion to close the public portion of the hearing

**ES:** 2<sup>nd</sup> the motion

**In Favor: 4 Opposed: 0 Absent: 2**

**Passes: 4-0-2**

**JK:** Motion to issue a Standard Order of Conditions and Stormwater Management Permit for 50 Westford Rd., dba Mass Crane & Hoist, DEP# 309-0888 per plans dated 4/28/15 with the following conditions: Update the plans to show the silt fence and straw wattles and; all site work weekly reports should also be copied to the Conservation Commission.

**ES:** 2<sup>nd</sup> the motion

**In Favor: 4 Opposed: 0 Absent: 2**

**Passes: 4-0-2**

**7:15pm**      **50 Westford Rd., dba Tyngsboro Sports Center (M21, P23-1) – Notice of Intent, DEP# 309-0887** for the proposed sports field, parking, retaining wall, grading, and utilities associated with the construction of a 63,000 s.f. sports center building. *Advertised in the Lowell Sun, Tuesday October 6, 2015.* **Continued from November 24, 2015.**

Engineer Doug Lees appeared before the Commission and submitted an overview plan dated 2/19/15 which depicts both phases of the entire project (Mass Crane & Hoist and Tyngsboro Sports Center) in order for the Commission to see a comprehensive view of the stormwater and drainage infrastructure.

Mr. Lees explained that the sports field surface water will run-off to drainage detention. If the conditions warrant it, a sub-surface drain will be installed, but since they do not know what the drainage will be like, they have not designed the field yet. Mr. Lees went on to say that once they determine the drainage of the field area, they will come back to Conservation. Town engineer, Rob Oliva reviewed the plans for this project for the Board of Selectmen and believes that the run-off is accounted for with this design.

**ES:** Motion to close the public portion of the hearing

**JK:** 2<sup>nd</sup> the motion

**In Favor: 4 Opposed: 0 Absent: 2**

**Passes: 4-0-2**

**JK:** Motion to issue a Standard Order of Conditions and Stormwater Management Permit for 50 Westford Rd., dba Tyngsboro Sports Center, DEP# 309-0887 per plans dated 11/23/15 with the following conditions: Prior to any sports field construction, the applicant must return to the Conservation Commission with a full field design for review by the Commission.

**ES:** 2<sup>nd</sup> the motion

**In Favor: 4 Opposed: 0 Absent: 2**

**Passes: 4-0-2**

### **Director's Reports**

1. **Hunter/Norton Property Deed Disposition (Conservation Restriction):** MM report that a meeting was held on December 7, 2015 with the Board of Selectmen and Town Counsel to discuss the deed issues for this property. Ultimately, the Board of Selectmen want the Conservation Commission to control this parcel with a Conservation Restriction. The Selectmen have asked the Commission what types of activities should be allowed on the property. The Commission drafted its own Land Use Regulations in 2009, and those should be the starting point for any Conservation Restriction. MM is working with Town Counsel and the Selectmen on this project.
2. **4 Cassaway Dr. Stormwater Permit – Insubstantial Modification:** MM reported that a request for a minor field change came in for this project. Generally, the changes consist of revised architectural details which resulted in reducing the overall building footprint to provide additional vehicular movement around the building. MM went on to explain that the drainage calculations were not impacted, and recommended approval.

**ES:** Motion to approve an insubstantial modification to the Stormwater Permit site plans dated 12/15/15.  
**JE:** 2<sup>nd</sup> the motion  
**In Favor: 4 Opposed: 0 Absent: 2**  
**Passes: 4-0-2**

### **Discussion/Reports**

- 1. Sherburne Nature Center/Trails Committee Report:** No Report
- 2. Open Space:** ES suggested that a sub-committee be formed to work on the Open Space Project.

### **Administrative**

#### **1. Minutes**

**ES:** Motion to approve the minutes from 11/24/15 as written.  
**JE:** 2<sup>nd</sup> the motion  
**In Favor: 4 Opposed: 0 Absent: 2**  
**Passes: 4-0-2**

#### **8:15pm**

**ES:** Motion to adjourn  
**JE:** 2<sup>nd</sup> the motion  
**In Favor: 4 Opposed: 0 Absent: 2**  
**Passes: 4-0-2**

Respectfully for the Conservation Commission,

Pamela Berman  
Conservation Director