



# ***Town of Tyngsborough Planning Board***

25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting minutes June 16, 2005

Attachments

**APPROVED**

Meeting Agenda

Members Present: Darryl Wickens, Chairman  
Mark Pease, Secretary  
Caryn DeCarteret, Vice-Chair  
John Forti, NMCOG Liaison  
Joyce M. Harrington, Clerk

Absent: Steven Nocco, Treasurer

**7:00 PM** – Meeting called to order by Chairman Darryl Wickens

There were no scheduled public hearings in front of the board this evening.

## **Discussion 1: Robert Frye – 3 Farwell Road:**

Mr. Frye questioned the Board regarding the designation of Lot 56A on Farwell Road whereas the lot straddles the B-2 and R-1 zones. Frye would like some direction on how the lot is classified and whether any proposed structure must sit on the particular area zoned for such use (or anywhere on the lot). C. DeCarteret had spoken with Mark Dupell, Building Commissioner and Zoning Enforcement Officer, regarding this lot. Mark Dupell had informed C. DeCarteret that typically when a lot is split by two different zones, the zone with the stricter zoning requirements, (ie: setbacks, square footage, etc.) takes precedence. The Board agreed to request concurrence and additional clarification through Town Counsel.

### **Discussion 2: Walter Eriksen/Applewood Construction – Open Space:**

Mr. Eriksen discussed the issues surrounding Open Space parcels in his current and past developments, which the Town has no interest in accepting. His questions/concerns surrounded the fact that the tax obligations remain with his company, yet he cannot do anything with these parcels. The Board agreed to request clarification from Town Counsel as to what can legally be done with these parcels.

### **Discussion 3: Master Plan Implementation Items:**

The Board discussed the Planning Board's items as it relates to the Master Plan implementation recommendations (from final 2004 Master Plan report). The Board agreed to begin work on the following recommendations:

1. "Eliminate requirement that Town Meeting approve each Open Space Residential Development in the R-1 district."
2. "Provide a density bonus in Open Space Residential Development to encourage its use"

Mark Pease agreed to draft the zoning changes required for these two implementations.

### **Administrative 1: Sign Form 4 Notice of Decision Special Permit 161-163 Westford Road**

All four members present signed the Form 4. Steven Nocco will be asked to sign upon his return to town

### **Administrative 2: Approval of Minutes**

Minutes for May 19, 2005 were approved as written.

**Motion: Mark Pease** to adjourn at 8:45 PM.

**Second: C. DeCarteret**

**Carries: 4-0-0**

Minutes taken and respectfully submitted by  
Joyce M. Harrington  
Planning Board Clerk