



***Town of Tyngsborough  
Planning Board***  
25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting minutes March 13, 2008

Attachments:

1-Meeting Agenda

**Approved**

Members Present: Caryn DeCarteret, Chairman  
Darryl Wickens, Vice Chairman  
Steve Nocco, Treasurer  
John Forti, Secretary

Jesse Johnson, David E. Ross and Associates

Members Absent: Steve O'Neill, Clerk

**7:01PM** – Meeting called to order by Chairman DeCarteret

**7:05PM** Special Permit Application – 94 Middlesex Road – Professional Office Complex – Dr. Hill – Continuation from 3/7/08

**Motion: D. Wickens made a motion to waive the reading of the abutter's list and legal notice**

**Second: J. Forti**

**Carries: 4-Yes, 1 – Absent**

Ms. DeCarteret asked the applicant or his representative to provide the Board details of the site plan.

Mr. Douglas Lees, Engineer for the applicant, provided an overview of the project and details of the building sizes, lot layout, drainage and landscaping plan. All issues raised by the consulting engineer, Mr. Johnson, have been satisfactorily addressed by the applicant. Letters from the Fire Department and Building Inspector were read and were supportive of the project with no issues. The Board then entered into a question and answer phase with little discussion.

**Motion: D. Wickens made a motion to close the public portion of the hearing**

**Second: J. Forti**

**Carries: 4-Yes, 1 – Absent**

**Motion: D. Wickens made a motion to approve the special permit as it is:**

1. In harmony with the purpose and intent of the by-law
2. Will not be injurious or detrimental to the neighborhood in which it is to take place
3. Is appropriate for the site in question
4. Complies with all applicable requirements of this by-law

Two conditions also apply to this permit:

1. Massachusetts Highway Department approval of the curb cut
2. Applicant will provide the Board a copy of the foundation plan prior to construction to verify the square footage, to rule out applicability for a Major Business Complex Special Permit

**Second: J. Forti**

**Carries: 4-Yes, 1 – Absent**

**ADMINISTRATIVE:**

**Motion: D. Wickens made a motion to** approve minutes for Feb 1, June 7, July 5 and Aug 16, 2007 as written

**Second: J. Forti**

**Carries: 4-Yes, 1 – Absent**

**Motion: S. Nocco to adjourn at 8:07PM.**

**Second: J. Forti**

**Carried 4 Yes, 1-Absent**

Minutes taken and respectfully taken by  
Darryl Wickens