



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

MINUTES
June 3, 2010

APPROVED

Attachments:

1. Meeting Agenda
2. David E. Ross Associates, Inc. Site Inspection Report – St. Mary Lane, 5/13/10
3. David E. Ross Associates, Inc. Site Inspection Report – St. Mary Lane, 5/18/10
4. David E. Ross Associates, Inc. Site Inspection Report – St. Mary Lane, 5/21/10

Members Present: Steve Nocco, Chairman
Tom Delmore, Vice Chairman
Steve O'Neill
Jim Miller
Bill Gramer
Jesse Johnson, P.E.: David E. Ross Associates
Pamela Berman, Administrative Assistant

7:00pm - Meeting called to order by Chairman S. Nocco

7:02pm - 35 Davis Street ANR Proposal

Attorney Walter Chambers appeared before the Board representing homeowners Frank & Patricia Berry. Attorney Chambers submitted plans to subdivide the lot into four (4) lots. Currently there exists 2 lots and an area known as the "Campground". The proposal would reduce the existing number of campsites from 24 to 12, thereby enabling the four lots to be created. The land has the advantage of town water, sewer and natural gas. This proposal would enable the homeowner's to improve the property and make it easier to maintain. In addition, the added lots would be an opportunity for 2 new homes that would be added income for the Berrys. The Board was concerned with the way the lots were subdivided. Since the property is in an R-2 Zone, they are required to have a minimum of 20,000 s.f. The proposed plan contains undersized lots that would have to be approved through the ZBA. The Board felt that there were definite possibilities with regards to re-configuring the lots to make them conform to the R-2 zoning and thereby avoid having to file with the ZBA. The Berrys agreed to work with their engineer to achieve that result.

Discussion

Heather Way

A resident of Highland Street contacted the Board to inquire about changing the direction status of Heather Way from a one way street to a two way street. After speaking with the Fire and Police Departments, the resident learned that a two way street would not be a hardship for either department and would be in favor of such a proposal. The Board felt that they did not have jurisdiction over this subject and, therefore, recommended that the Board of Selectmen be solicited with this request.

S. O'Neill: Motion to request the Board of Selectmen review this request

J. Miller: 2nd the motion

In Favor: 5 **Opposed:** 0

Passes: 5-0

Engineer Reports

Engineer reports for St. Mary Lane were reviewed.

Administrative

Due to additional comments and revisions, the minutes for the May 20, 2010 were not approved.

7:45pm

S. O'Neill: Motion to adjourn

T. Delmore: 2nd the motion

In Favor: 5 **Opposed:** 0

Passes: 5-0

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant