



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

MINUTES
July 15, 2010
APPROVED

Attachments:

1. Meeting Agenda
2. Deschenes & Farrell, P.C. letter regarding 180 Sherburne Ave. Cell Tower Special Permit Application – 6/30/10
3. Wellman Associates, Inc. letter regarding 56 Coburn Rd. Co-Location Wireless Facilities Special Permit – 7/1/10

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

Members Absent: Bill Gramer
Jim Miller

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

7:02pm Sherburne Ave. Cell Tower Special Permit Application

Attorney Kevin Eriksen of Deschenes & Farrell, P.C. appeared before the Board representing the applicant, SBA Towers. Atty. Eriksen submitted a Special Permit application for the proposed construction and installation of a 160' cell tower on property at 180 Sherburne Ave. The tower would be approximately 580' away from the nearest residence. As part of the review process, a balloon test and photo simulations will be conducted, and an RF engineer and site acquisition expert from T-Mobile will be available to come to the hearings to answer any questions. S. Nocco signed in the application and the public hearing was scheduled for August 19, 2010 at 7:00pm.

7:10pm Cingular Wireless PCS Cell Tower Co-Location Special Permit

Gin Vilante of Wellman Associates appeared before the Board representing the applicant, Cingular Wireless. Ms. Vilante submitted a Special Permit application for the proposed installation of wireless components on an existing cell tower located at 56 Coburn Rd. S. Nocco signed in the application and the public hearing was scheduled for August 19, 2010 at 7:30pm.

7:15pm 5 Sleepy Hollow Lane ANR Application

Doug Lees of Land Engineering & Environmental Services appeared before the Board representing the applicant, Roger Larose. Mr. Lees submitted an ANR application with plans to reconfigure the existing lot line between lots 7 and 8 on the property enough to accommodate a shed that was built too close to the lot line. The abutting property at Lot 8 is also owned by Mr. Larose. Both lots have the required area, depth and frontage and will remain compliant with the R-1 zoning district.

S. O'Neill: Motion to accept the ANR plan as drawn for 5 Sleepy Hollow Lane, Lot 7A.
T. Delmore: 2nd the motion
In Favor: 3 Opposed: 0 Absent: 2
Passes: 3-0-2

Discussion

J. Johnson reported that the owner of 30 Progress Ave., Mr. Logan agreed to post a \$30,000 cash bond in order to be able to complete the requirements under the Special Permit. S. Nocco noted that a deadline should be established for completion of the remaining site work if the Board votes to extend the Special Permit. The Board discussed that a deadline of 10/15/10 should be sufficient to complete the required site work.

S. O'Neill: Motion to extend the Special Permit for 30 Progress Ave. until 10/15/2010 with the condition that a \$30,000 cash bond be established.
T. Delmore: 2nd the motion
In Favor: 3 Opposed: 0 Absent: 2
Passes: 3-0-2

Engineer Reports

The Tyngs Crossing bond reduction recommendation issued by J. Johnson dated June 22, 2010 was revisited.

T. Delmore: Motion to release the bond for Tyngs Crossing in the amount of \$14,832, leaving a bond balance of \$0.
S. O'Neill: 2nd the motion
In Favor: 3 Opposed: 0 Absent: 2
Passes: 3-0-2

Administrative

T. Delmore: Motion to approve the minutes as written for July 1, 2010.
S. O'Neill: 2nd the motion
In Favor: 3 Opposed: 0 Absent: 2
Passes: 3-0-2

7:40pm

S. O'Neill: Motion to adjourn
T. Delmore: 2nd the motion
In Favor: 3 Opposed: 0 Absent: 2
Passes: 3-0-2

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant