



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

MINUTES
April 21, 2011
APPROVED

Attachments:

1. Meeting Agenda
2. David E. Ross Associates, Inc. – Tyngsborough Commons Compliance Report: 4/21/11
3. Westford Road Development Report for Tyngsborough Commons – March 16, 2011
4. Tyngsborough town department comment forms: Police, Board of Health, Sewer Dept., Tax Collector, ZBA, Highway Dept., Building Inspector, and Fire Dept. – April 2011

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

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

7:01pm - **50 Westford Road (a.k.a. Tyngsborough Commons):** Special Permit and Site Plan Special Permit for a proposed mixed-use development that includes seven buildings for commercial, professional, and residential use – Westford Road Development, LLC.

Member C. DeCarteret disclosed her former business relationship with project developer Walter Eriksen regarding the solar panel project that has ended and would not interfere with her judgment concerning this project.

C. DeCarteret: Motion to waive the reading of the legal ad.

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

C. DeCarteret: Motion to waive the reading of the abutters list

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Developers Walter Eriksen and Jim Patierno, Attorney Scott Eriksen, Doug Lees from Land Engineering & Environmental Services, and Rebecca Bachand from Ulrich Bachand Landscape Architecture, Inc. appeared before the Board to present their designs for a multi-use development known as “Tyngsborough Commons”.

The project encompasses approximately 21 acres of land situated off of Potash Hill Road and Westford Road. There are 26 additional acres that are being reserved for a future office park, plans for which have not been developed. The development will be called “Tyngsborough Commons” and will contain seven buildings for pedestrian friendly shopping and living. The design intent of the project is reminiscent of an old style New England village with wide sidewalks, colonial style street lights, children’s playground, public fitness trail, and picnic areas. There will be 192 two-bedroom condominiums above some of the proposed 80,000 square feet of office space.

Doug Lees of Land Engineering spoke about the site drainage plans, and stormwater run-off. Mr. Lees reported that the wetlands on site run towards Centre Crest Dr. and Old Tyng Rd. and drain between Middlesex Rd. and Westford Rd. The sewer and infrastructure would consist of a new pump station on Middlesex Rd. near the existing electrical station, and an 8-inch water main that would connect to Steinbeck St., thereby finishing the connection with the Maple Ridge development. The Tyngsborough Sewer Department, Conservation Commission, and Water Department would all need to be consulted to ensure compliance with all state and local regulations and guidelines.

Rebecca Bachand of Ulrich Bachand Landscape Architecture, Inc. spoke next about the landscape plans. These would include generous plantings throughout the whole development that enhance the old New England style design features and passive and active recreation components in the fitness trails, playground, and picnic areas. Additional finish décor such as benches, street lighting, and trash receptacles would enhance the New England style design in and around the surrounding buildings.

Planning Board engineer Jesse Johnson briefed the Board on his findings during his review of the site plans. There are several issues that need to be addressed, most notably is the drainage infrastructure, and the concerns with groundwater seepage after final grades are established. It’s a challenging site with regards to the drainage, and there is evidence of ledge on the site. Additionally, S. Nocco reported that most of the town departments had issued their comments on this project which should be addressed by the applicant at the next hearing, included but not limited to comments from the Police Dept., Board of Health, Sewer Dept., and the Tax Collector.

The Board asked several questions regarding parking spaces, trash and recycling, sewer pump station design plans, and utilities. Mr. Eriksen reported that there would be approximately 694 parking spaces for residents and shoppers with space on site to “bank” parking spaces in the event that more are needed in the future, depending on need. The building inspector would make that determination when necessary. The trash and recycling would be handled privately, and the sewer pump station design is currently underway by LandTech.

Chairman Nocco opened the floor to residents who had questions. Residents from Steinbeck St., and Dickens Lane were present and asked several questions about the proximity of the project from the homes at the Maple Ridge development. Mr. Eriksen indicated that the closest building to that development is approximately 850-feet away. MaryAnn Ducharme from 9 Dickens Lane raised her concerns about the drainage of the project towards Maple Ridge. Mr. Lees indicated that the grade of the site would move away from the Maple Ridge streets and wouldn't affect them. J. Johnson agreed that based on the stormwater run-off calculations provided by the applicant on the plans, the run-off would not increase post-development. A resident was concerned about the water main design. Mr. Eriksen indicated that the Tyngsborough Water Dept. wants the new main to connect to the dead-end on Steinbeck St. which would help increase the water pressure in that development. Additionally, a resident's concern over "digging-up" the streets at Maple Ridge was addressed by Mr. Eriksen, who said that no Maple Ridge streets would be "dug up". Claire Cloutier of 3 Dickens Lane asked about changes to the plans once they are approved. The Board assured her that any "significant changes" would need to be reviewed and approved by the Planning Board through the public hearing process before being implemented. Any "insignificant changes" would be reviewed by the Board and noted on the plans if approved. There remained concern over the grading, elevations and drainage for the project. T. Delmore assured the residents that the project will be closely monitored by our engineers throughout the entire process. Claire Cloutier asked if the project was "bonded". S. Nocco replied that the roads in this project are not "town roads", they are "private", therefore, a bond is not a requirement. However, the applicant is responsible for the engineering expenses involved in reviewing and monitoring this project.

S. Nocco stated that the traffic study submitted by the applicant is being reviewed by another firm, and that report will be delivered at the next public hearing on May 5, 2011.

T. Delmore: Motion to continue this hearing until May 5, 2011 at 7:00pm
C. DeCarteret: 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

Administrative

T. Delmore: Motion to approve the minutes from February 17, 2011
B. Gramer: 2nd the motion
In Favor: 3 Opposed: 0 Abstain: 2
Passes: 3-0-2

C. DeCarteret: Motion to approve the minutes from March 17, 2011
B. Gramer: 2nd the motion
In Favor: 3 Opposed: 0 Abstain: 2
Passes: 3-0-2

8:20pm

S. O'Neill: Motion to adjourn

C. DeCarteret: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant