



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

MINUTES
May 5, 2011
APPROVED

Attachments:

1. Meeting Agenda
2. Tyngsborough Conservation Commission Comment Form – May 3, 2011
3. TFM Peer Review of VAI Traffic Impact & Access Study – April 20, 2011
4. Vanasse & Associates, Inc. (VAI) Response to Comments – May 4, 2011

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

Members Absent: Caryn DeCarteret

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. Continued from April 21, 2011.

Developer Walter Eriksen and Attorney Scott Eriksen appeared before the Board to continue the discussion for a multi-use development known as “Tyngsborough Commons”. The focus of tonight’s hearing was the Traffic Impact and Access study done by Vanasse & Associates, Inc. (VAI).

Chief engineer Robert Duval was acquired by the Planning Board to perform a peer review on VAI’s study and gave the Board a breakdown of his findings. Mr. Duval summarized that the study was well done and addressed most of the major concerns with a project this size. He noted that the architectural designs were not specified regarding a tenant for building #2. Mr. Eriksen indicated that at the present time they do not have a tenant locked in, but a bank is interested in occupying that building.

Mr. Duval reported that the VAI study was conducted with a pharmacy type business occupying that building, and that the study should reflect numbers if a bank were to occupy that building instead. T. Delmore strongly suggested that a traffic signal be incorporated into the plan for that entrance as well. He would also like to see that aspect of the plans be bonded in the event that the project stalls and we're left with a mess on Westford Road. Mr. Eriksen said that he would study that suggestion and present something to the Board at the next hearing.

The study considered future year conditions at five and ten year planning intervals and the findings appear to be reasonable for the growth rate selected. Speed studies, traffic volumes, accident analyses, and trip generation calculations were also conducted. Most of the significant traffic increases would occur on Westford Road, and accommodations should be made to alleviate delays, and accidents. This could be achieved by proper paving markings, signage, and traffic signals. Additional comments consisted of the need to show loading routes, and traffic management during construction.

Mr. Eriksen submitted VAI's response to TFMoran's comments but it had not been reviewed by the Planning Board's engineer for compliance with Mr. Duval's recommendations. Mr. Duval will review VAI's report and provide the Board with a final report at the next Planning Board hearing. Mr. Eriksen also indicated that his site engineer, Doug Lees is currently in the process of addressing engineer J. Johnson's comments from his reported dated April 21, 2011. Again, Mr. Eriksen indicated that those plans would be ready by the next meeting.

S. O'Neill: Motion to continue the hearing until May 19, 2011
T. Delmore: 2nd the motion
In Favor: 4 Opposed: 0 Absent: 1
Passes: 4-0-1

Administrative

B. Gramer: Motion to approve the minutes from April 21, 2011
T. Delmore: 2nd the motion
In Favor: 4 Opposed: 0 Absent: 1
Passes: 4-0-1

8:00pm

T. Delmore: Motion to adjourn
B. Gramer: 2nd the motion
In Favor: 4 Opposed: 0 Absent: 1
Passes: 4-0-1

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant