



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

MINUTES
June 16, 2011
APPROVED

Attachments:

1. Meeting Agenda
2. Pre-Disaster Mitigation Plan Update for the Northern Middlesex Region – Prepared by NMCOG
3. Letter of hearing continuance for Tyngsborough Commons from Westford Road Development, LLC – June 16, 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

7:02pm - NMCOG: Pre-Disaster Mitigation Plan Introduction & Tyngsborough Zoning By-Law Revision Project.

NMCOG Executive Director Beverly Woods appeared before the Board to discuss the Pre-Disaster Mitigation Plan for Tyngsborough. This plan must be updated every five years and the current plan is due to expire this year. Ms. Woods explained that NMCOG will be working on updating the plan and should have a draft ready for review by the end of this year. She added that the Planning Board's role would be to aide NMCOG staff in the information gathering and review process.

Ms. Woods also briefed the Board on the Zoning By-Law update project currently underway. NMCOG was given the report by Board engineer Jesse Johnson which included a comprehensive review of the Zoning By-Laws and recommended changes. NMCOG will use this information as well as information from other departments in Town to update the Zoning by-laws.

7:15pm - 413 Middlesex Rd. – Bahama Breeze Restaurant Special Permit Application Submission.

Neil Terwilliger of Darden Industries appeared before the Board to submit a Special Permit application for a new restaurant to be located at the former “On the Border” restaurant site at 413 Middlesex Rd. Mr. Terwilliger explained that the current site would be utilized and revitalized for the restaurant. The application was signed by Chairman Nocco and the public hearing was scheduled for July 21, 2011 at 7pm.

7:25pm - 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 May 19, 2011.

The Board was notified by the applicant that their revised plans have not been completed and asked that this hearing be continued until July 21, 2011.

S. O’Neill: Motion to continue this hearing until July 21, 2011
C. DeCarteret: 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

Administrative

T. Delmore: Motion to approve the minutes from June 2, 2011
W. Gramer: 2nd the motion
In Favor: 5 Opposed: 0
Passes: 5-0

7:30pm

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