



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

MINUTES
December 6, 2012
APPROVED

Attachments:

1. Meeting Agenda
2. Draft Housing Production Planning 2012-2016 Appendix Maps
3. Applewood Construction Primrose Lane Bond Request – 12/5/12
4. Applewood Construction Overlook Dr. Bond Request – 12/5/12

Members Present: Steve Nocco
William Gramer
Tom Delmore
Steve O’Neill
Caryn DeCarteret
Jesse Johnson, David E. Ross Associates

7:00pm - Meeting called to order by Chairman Tom Delmore

7:02pm **Housing Production Plan Presentation** – Jay Donovan (NMCOG)

NMCOG representative and Project Manager Jay Donovan appeared before the Board to summarize the Housing Production Plan that he has been working on with the Town for last several months. It is a five year proactive plan for housing production in the Town of Tyngsborough and addresses the 10% affordability goal for the Town. With a plan such as this in place it gives the Town a 1 to 2 year moratorium on the development of 40B projects in Town. Selectmen Rick Reault was present to help answer questions regarding the plan as he’s been actively involved in its production. The Board questioned the origin of the land parcels identified in the plan since some of the parcels seem to be spread out all over Town and in areas that aren’t necessarily viable for housing projects. Mr. Donovan noted that once this plan is approved it by no means locks in the Town to those specific parcels identified in the plan. You are able to amend the plan at any time in the future after it has been approved. Selectmen Reault added that the Board should notify him and NMCOG of any changes in the plan that should be made prior to final approval. Mr. Donovan went on to say that any feedback would be appreciated by next week in order for him to be ready for the joint Selectmen/Planning Board meeting on December 17th.

DISCUSSION

The Highlands & Chestnut Hill Estates Performance Bonds – Walter Eriksen

Developer Walter Eriksen appeared before the Board to ask for a complete bond reduction for Chestnut Hill Estates which includes Primrose Lane, Black Oak Circle and Overlook Drive. These streets were recently accepted by the Planning Board and Town Meeting; therefore, the remaining bond money can be released. Mr. Eriksen went on to report that The Highlands subdivision (Highland St. and Heather Way) street acceptance documents are being assembled as we speak and should be ready for acceptance at the Annual Town Meeting in May 2013.

W. Gramer: Motion to release performance bond money in the amount of \$5,509.80 for Chestnut Hill Estates I (Primrose Lane and Black Oak Circle)

S. Nocco: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

W. Gramer: Motion to release performance bond money in the amount of \$7,603.05 for Chestnut Hill Estates II (Overlook Drive)

S. Nocco: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

ADMINISTRATIVE

W. Gramer: Motion to approve the minutes for November 15, 2012

S. Nocco: 2nd the motion

In Favor: 5 Opposed: 0

Passes 5-0

8:00pm

S. O'Neill: Motion to adjourn

S. Nocco: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Minutes respectfully submitted by
Pamela Berman, Planning Board Administrative Assistant