



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

MINUTES
September 18, 2014
APPROVED

Attachments:

1. Meeting Agenda
2. Application for Approval of Lots Not Subject to Subdivision Control Law Rvw. – 8/27/14
3. Tyngsborough Subdivision Rules & Regulations - Section 4: Plan Thought Not to Require Approval

Members Present: Kimberly O'Brien, Vice Chairman
Tom Delmore
Caryn DeCarteret
Steve O'Neill
Jesse Johnson, David E. Ross Associates

Members Absent: Steve Nocco

7:00pm - Meeting called to order by Vice Chairman Kimberly O'Brien

7:02pm **ANR Submission – Potash Hill Rd. (M23-41, Lots 5 through 17, A):
Sycamore Networks. Continued from September 4, 2014.**

Sycamore Network representative David Guerrero, Esq., appeared to continue the discussion on the ANR plan to create a new plan of record to replace the prior subdivision plan. The parcels are noted in Assessor's Map 21, Block 23-1, as Assessor's lot numbers 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, A, and Potash Road (extension).

S. O'Neill questioned the plan as presented as it doesn't meet the requirements of Section 4.2.1.6 of the Tyngsborough Subdivision Rules & Regulations, as it only contains "±" delineations. J. Johnson noted that the remaining land is nearly 100 acres and the plans only show a "±" for the area, and a "±" for the frontage left on Tyng Rd., and Westford Rd. He went on to say that in his opinion it wasn't a major issue. However, technically the plan does not follow exactly to what the Subdivision Rules & Regulations require in Section 4.2.1.6.

S. O'Neill added his concern with the previously approved Special permit for the Tyngsborough Commons project. T. Delmore noted that the Special Permit has no relevance to the ANR. J. Johnson added that under the State law, minimum frontage is needed to create a lot, but the Town has additional requirements under the Tyngsborough Subdivision Rules & Regulations. He went on to say that what the applicant has provided is in conformance with the Tyngsborough Subdivision Rules & Regulations, except for Section

4.2.1.6 since the remaining land doesn't show the bearings and distances around the perimeter and exact distances on the frontage; however, it does show minimum frontage on two public roads for the remaining land. Therefore, in his opinion he feels confident that the Board can legally endorse this plan.

T. Delmore: Motion to approve the ANR plan for 50 Westford Rd. dated August 21, 2014.

S. O'Neill: 2nd the motion

In Favor: 2 Opposed: 1 Abstain: 1 Absent: 1

Does Not Pass: 2-1-1-1

K. O'Brien advised the applicant that in order for any future ANR plan to be considered by this Board, it should include the specific requirements as indicated in Section 4.2.1.6 of the Tyngsborough Subdivision Rules & Regulations.

ADMINISTRATIVE

1. The September 4, 2014 minutes were not ready for approval.

7:25pm

T. Delmore: Motion to adjourn

C. DeCarteret: 2nd the motion

In Favor: 4 Opposed: 0 Absent: 1

Passes: 4-0-1

Minutes respectfully submitted by,
Pamela Berman
Planning Board Administrative Assistant