



Town of Tyngsborough Planning Board

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

MINUTES
April 21, 2016

APPROVED

Attachments:

1. Meeting Agenda
2. Hearing Continuance Form for 324 Middlesex Rd. – 4/21/16
3. Application for Approval of Definitive Subdivision for 14 Worden Rd. (Braemar Circle)- 3/31/16
4. David E. Ross Associates Review of 14 Worden Rd. Subdivision (Braemar Circle) – 4/15/16
5. Tyngsborough Town Dept. Comments for 14 Worden Rd. Subdivision (Braemar Circle)

Members Present: Tom Delmore, Chairman
Kimberly O'Brien, Vice Chairman
Steve Nocco
Corliss Lambert
Steve O'Neill
Rob Oliva, David E. Ross Associates
Pamela Berman, Administrative Assistant

Members Absent: Pat Sands, Associate Member

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

7:03pm

324 Middlesex Rd. (M19, P5, L0) – Tyngsboro DJD, LLC, applicant, request for a Site Plan and Major Industrial Complex Special Permit for the construction of a new 2-story 40,000 s.f.± self-storage building, and 12 separate self-storage units totaling 58,000 s.f.± with associated utilities in I-1 and B-3 zoning districts, to be known as Tyngsboro Self Storage. *Advertised in the Lowell Sun Thursday April 7, 2016 and Thursday April 14, 2016.*

S. Nocco: Motion to waive the reading of the legal notice and abutters list.

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

The applicant submitted a letter requesting a continuance to the May 5, 2016 meeting.

S. Nocco: Motion to continue this hearing until May 5, 2016 at or around 7:00pm.

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

7:10pm

14 Worden Rd. (M28, P10, L0) – Mill Falls Development, LLC, applicant, application for approval of a **Definitive Subdivision Plan** under the provisions of the Tyngsborough Subdivision Rules & Regulations for a two lot residential development to be known as Braemar Circle. *Advertised in the Lowell Sun Thursday April 7, 2016 and Thursday April 14, 2016.*

S. Nocco: Motion to waive the reading of the legal notice and abutters list.

K. O'Brien: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

Engineer Brian Geaudreau of Hancock & Associates, and applicant George Psoinas appeared before the Board. Mr. Geaudreau explained that the parcel is currently a 3 ½ acre wooded parcel off of Worden Rd. where two house lots are proposed. The submitted plans show a short cul-de-sac roadway, however, Mr. Geaudreau explained that the applicant proposes to revise that plan with a proposed shared driveway plan and would be looking for a waiver from the Board to allow a shared driveway. Mr. Geaudreau went on to explain that the road would be private and maintained by the homeowners. There would be public water and private septic systems.

Planning Board engineer Rob Oliva reviewed the plans and submitted a lengthy report with several concerns and issues that still need to be addressed, most notably is the common driveway design change presented tonight. Other comments relative to the Subdivisions Rules & Regulations and the Zoning By-laws must also be addressed. In addition, this project requires filing with the Conservation Commission.

Abutters from 4, 10, and 24 Worden Rd., 257 Dunstable Rd., and Dupras Rd. voiced their concerns with the wetlands, tree removal, grading, and flooding during and after construction. The Board requested that the plans be revised based on abutter concerns and the Board's comments, and to consult with the Fire Dept. in order to ascertain whether a common driveway design would be acceptable to them. If the Fire Department's concerns can be adequately addressed, the Board would consider a common driveway design.

S. Nocco: Motion to continue this hearing until May 5, 2016.

S. O'Neill: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

ADMINISTRATIVE

Minutes:

K. O'Brien: Motion to approve the minutes for March 3, 2016 as written

S. Nocco: 2nd the motion

In Favor: 5 Opposed: 0 Absent: 1

Passes: 5-0-1

8:20pm

S. Nocco: Motion to adjourn
S. O'Neill: 2nd the motion
In Favor: 5 Opposed: 0 Absent: 1
Passes: 5-0-1

Minutes respectfully submitted by,
Pamela Berman
Planning Board Administrative Assistant