

SPECIAL TOWN MEETING MINUTES
TUESDAY, MARCH 14, 2006

Place: Tyngsborough Elementary School
Moderator: Robert L. Kydd, Jr.

Time: 7:00 PM
Voters Present: 256

The meeting opened with the Pledge of Allegiance to the American Flag.

Motion: To allow the following non-residents to speak at the meeting: Rosemary Cashman, Town Administrator and Charles Zaroulis, Town Counsel.

Action: Carries.

Article 1. To see if the Town will vote to rezone from its present Residential One (R1) Zoning District to Residential Three (R3) Zoning District a certain parcel of land, containing approximately 25.98 acres more or less, situated on the Easterly Side of Pawtucket Boulevard and on the Westerly Side of Sherburne Road and more particularly shown on a Plan of Land entitled "Conceptual Plan Condominium Development, Pawtucket Boulevard, Tyngsborough, MA" created by Landtech Consultants, Inc. for Gray Wolf Realty, LLC dated November 9, 2005. Said premises is a portion of the land more particularly described in a certain deed to Gray Wolf Realty, LLC dated June 22, 2001 and recorded in the Middlesex North District Registry of Deeds at Book 11793, Page 143, or to take any other action relative thereto.

Motion: To accept as printed.

PLANNING BOARD PROVIDED A WRITTEN REPORT THAT THE VOTE WAS 3 IN FAVOR AND TWO OPPOSED TO THE ZONING CHANGE.

Action: Voice vote not conclusive. Moderator called for a hand count. Vote was 190 in favor and 17 opposed. Motion carries.

Article 2. To see if the Town will vote pursuant to 4.12.10 of the Tyngsborough Zoning By-laws to allow a multi-family development to be constructed under a Special Permit which will be sought from the Planning Board on a certain parcel of land, containing approximately 25.98 acres more or less, situated on the Easterly Side of Pawtucket Boulevard and on the Westerly Side of Sherburne Road and more particularly shown on, and in conformity with, a Plan of Land entitled "Conceptual Plan Condominium Development, Pawtucket Boulevard, Tyngsborough, MA" created by Landtech Consultants, Inc. for Gray Wolf Realty, LLC dated November 9, 2005. Said premises is a portion of the land more particularly described in a certain deed to Gray Wolf Realty, LLC dated June 22, 2001 and recorded in the Middlesex North District Registry of Deeds at Book 11793, Page 143, or to take any other action relative thereto.

Motion: To accept as printed.

Action: Motion carries.

Article 3. To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,000.00 for additional compensation for the Assistant Assessor due to certification by the Massachusetts Assessors Association, or take any other action relative thereto.

Motion: That the Town vote to appropriate by transfer \$1,000.00 from Free Cash to the Assessor's certification line item #0100-141-5105-000 for additional compensation for the Assistant Assessor due to certification by the Massachusetts Assessors Association.

Action: Motion carries.

Article 4. To see if the Town will vote to appropriate by transfer \$20,000.00 from existing Community Preservation Fund unreserved revenues to the Community Preservation Administration Expense Account, for administrative fees to support the Community Preservation Committee in the review of project proposals and in the conduct of general business duties, including but not limited to, technical staffing and expertise, performing appraisals, environmental site assessments, legal advertisements, publication fees, generation of a Community Preservation Plan, and other such expenses, or to take any other action relative thereto.

Motion: Move the Article as written.

Action: Motion carries.

Article 5. To see if the Town will vote to appropriate by transfer \$50,000.00 from existing Open Space Reserve Revenues, for the purpose of obtaining Architectural and Engineering Design plans for recreational fields in the town, or to take any other action relative thereto.

Motion: That the Town vote to appropriate by transfer \$50,000 from existing Open Space Reserve Revenues, to account #2300-655-5000-000 Design Plans Recreation Fields, to be expended by the Recreation Committee, for the purpose of obtaining Architectural and Engineering Design plans for recreational fields in the Town.

Action: Motion carries.

Motion: To adjourn the meeting.

Action: Meeting adjourned at 8:29 PM.

Attest: A true copy.

*Joanne Shifres
Town Clerk*