



Town of Tyngsborough
Zoning Board of Appeals
Town Hall-25 Bryants Lane
Tyngsborough, MA 01879-1003
(978) 649-2300, Ext. 112

APPROVED

TYNGSBORO ZONING BOARD OF APPEALS MINUTES

Date: August 9, 2012

The meeting was called to order by Chairman Robb Kydd at 6:30 p.m. at Tyngsboro Town Hall, Community Room, 25 Bryants Lane, Tyngsborough, MA per published meeting notice in the Lowell Sun newspaper on Thursday 7-26-12 and Thursday 8-2-2012, to hear requests for variance and special permit.

Board Members Present (with check mark):

√Robb Kydd, Chairman Chris Mechalides, Vice Chairman √Cheryl Bradley
√Claire Cloutier √Joseph Polin √Scott Bordeleau

Public Hearing #1:

Mark and Janey Bushway 12 Dixon St., Tyngsboro,MA
Assessors map 31-9-0 Lot 16, Request a variance from the requirements of Tyngsboro Zoning By-Law section 2.12.50 for front yard setback, to construct a farmers porch on existing dwelling, located in an R-1 Zone.

Abutters List Present and Complete

Motion to waive the reading of the Abutters List: motion: Scott Bordeleau, 2nd: Claire Cloutier, Voice Vote: Unanimous

Presentation by Applicant/Designee:

Mrs. Jane Bushway stated that after living in their home for a number of years that she and her husband wanted to add a front farmer’s style porch to their dwelling. The licensed contractor Mr. Paul Bouchard (Dracut, MA) was also in attendance to answer any questions. The relief of 4.7 feet from front yard setback was requested. All associated build plans and certified plot plan were in order and accompanied the zoning application.

Presentation by Abutters:

Opposed: None

Proponent: Mr. Brian Ohearn, 72 Parham Rd, Tyngsboro stated that he was in favor of this farmers porch addition to the property at 12 Dixon St.

Close of public portion of meeting

Motion to close the public portion of the meeting: motion: Joseph Polin, 2nd: Cheryl Bradley, Voice Vote: Unanimous

Open Discussion and Q&A to Applicant with Applicant responses

Scott Bordeleau: Agreed with the Building Commission comments (this proposal meets intent of By-Laws and character of neighborhood). Also made note that the Building Permit application was enclosed with Variance request, but stipulated that this proceeding tonight was for Variance request only.

Cheryl Bradley: Approves of the plan.

Joseph Polin: Agreed with the plan.

Review Notes/Comments on Application from other Tyngsboro Departments

Highway: none

Planning: none

Building Comm: This proposal meets intent of By-Laws and character of neighborhood

Board of Health: none

Conservation: none

Board Motion was made by: Scott Bordeleau and seconded by Cheryl Bradley

Motion written as follows:

Mark and Janey Bushway 12 Dixon St., Tyngsboro,MA, Assessors map 31-9-0 Lot 16, Approve request for variance from the requirements of Tyngsboro Zoning By-Law section 2.12.50 for front yard setback from 30 feet to 25.3 feet according to proposed building plans submitted with and at time of application, to construct a farmers porch on existing dwelling, located in an R-1 Zone.

The motion was carried by unanimous voice vote.

The motion was carried/not carried by voice vote as follows:

Member	Vote (yay/nay)
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Additional Meeting Agenda Items (as published):

1) Discussion, money received from sale of affordable unit(s) in general and unit in Maple Ridge development. The board is under agreement that money received to the town from the market rate sale of affordable housing should be used for affordable housing within the Town of Tyngsboro. It was also determined that a meeting on this topic with Board of Selectmen was in order, and Robb Kydd is to schedule the meeting as soon as possible.

2) Items presented to ZBA in packet:

- a) Review of letter regarding Whispering Pines project cost estimation.
- b) Review and complete Request for Comment Form from Board of Selectman regarding special permit for 3 Hemingway Rd.
- c) Review of subsidized Housing Inventory form.
- d) Review of letter for Housing Production Plan Update (M. Gilleberto to Housing Authority).
- e) Letter to Chairman R. Kydd from CHAPA on potential 40B property sale.

Next Meeting Scheduled for: September 13, 2012

Motion to Adjourn, made by Robb Kydd at 8:06 pm, seconded by Scott Bordeleau.

The motion carried unanimously by voice vote.