



Town of Tyngsborough
Zoning Board of Appeals
Town Hall-25 Bryants Lane
Tyngsborough, MA 01879-1003
(978) 649-2300, Ext. 115

TYNGSBOROUGH ZONING BOARD OF APPEALS MINUTES
February 12, 2015
APPROVED

Attachments:

1. Meeting Agenda
2. ANR Application for 169 Westford Rd. – 2/12/15
3. Hearing Continuance Form for Westford Rd. & Industrial Way (Auto Butler) – 2/12/15
4. Hearing Continuance Form for Westford Rd. & Westech Dr. – 2/12/15
5. Hearing Continuance Form for 160 Pawtucket Blvd. – 2/12/15
6. Hearing Continuance Form for 65 Tyng Rd. (Tyng Village) – 2/12/15

Members Present: Joe Polin
Adriana Gioumbakis
Chaz Doughty
Pamela Berman, Administrative Assistant

Members Absent: Claire Cloutier
Robb Kydd
C. Mechalides

6:30pm Meeting was called to order by J. Polin

Public Hearing #1

169 Westford Rd. (M15, P13, L0) – ANR Application, Jay Finnegan, represented by Hancock Associates.

Hancock Associates representative Brian Goudreau appeared before the Board for an ANR to create a lot for the Town Senior Center per condition 48(a) of the comprehensive permit for Wynbrook. The Planning Board is the typical permitting authority for ANR plans, but since Wynbrook is a 40B development, the ZBA has the jurisdiction. Town Meeting accepted the Senior Center at the Special Town Meeting on 2/12/15.

C. Doughty: Motion to close the hearing.

A. Gioumbakis: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

J. Polin: Motion that the Board endorse the plan entitled “Plan of Land in Tyngsborough, MA”, prepared by Hancock Associates, and dated February 4, 2015”, Approval Not Required under the Subdivision Control Law, thereby dividing a portion of the property at 169 Westford Rd. on which the Senior Center is situated from the remainder of such property; and that, to the extent necessary, such endorsement be deemed an insubstantial change to the Comprehensive Permit governing development of the property, which change is now approved by the Board.

A. Gioubakis: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

Public Hearing #2

Westford Rd. & Industrial Way (Map 21, Block 2F) – Request by FMP Realty Trust, applicant, for a Variance from the requirements of Section 2.12.50 of the Tyngsborough Zoning By-Laws (lot area, front & side yard setbacks) for the proposed construction of a 2,960 s.f. new building in an I-1 Zone to be known as “Auto Butler”. *Advertised in the Lowell Sun Thursday January 29, 2015 and Thursday February 5, 2015.*

Due to the lack of a voting quorum, the applicant has requested to continue without opening the hearing.

J. Polin: Motion to continue this hearing until March 12, 2015.

C. Doughty: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

Public Hearing #3

Westford Rd. & Westech Dr. (Map 22, Block 27A) – Request by FMP Realty Trust, applicant, for a Variance from the requirements of Section 2.12.50 of the Tyngsborough Zoning By-Laws (lot area, maximum building height) for the proposed construction of a self-storage mini warehouse facility in an I-1 Zone. *Advertised in the Lowell Sun Thursday January 29, 2015 and Thursday February 5, 2015.*

Due to the lack of a voting quorum, the applicant has requested to continue without opening the hearing.

J. Polin: Motion to continue this hearing until March 12, 2015.

C. Doughty: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

Public Hearing #4

160 Pawtucket Blvd. (dba, Stonehedge Inn) – Request by Boston East Tyngsboro Holdings, LLC, applicant, for a Variance from the requirements of Section 3.10.24 (Table of Off-Street Parking Requirements), and a Special Permit under Section 2.15.22 (Non-Conforming Structure: Changes, Extensions and Alterations) of the Tyngsborough Zoning By-Laws for the proposed construction of a 7,100 s.f. wedding banquet facility in an R-1 Zone. *Advertised in the Lowell Sun Thursday January 29, 2015 and Thursday February 5, 2015.*

Due to the lack of a voting quorum, the applicant has requested to continue without opening the hearing.

J. Polin: Motion to continue this hearing until March 12, 2015.

C. Doughty: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

Public Hearing #5

65 Tyng Road (M27, P4, L0) – Request by Tyng Road Development, LLC, applicant for a Comprehensive Permit pursuant to Chapter 40B of the Massachusetts General Law, and the Tyngsborough Zoning By-Laws Section 1.13.23 for the development of a residential housing community that will contain 28 units of residential housing on a 4.22 acre site to be named “Tyng Village”. *Advertised in the Lowell Sun Thursday November 27, 2014 and Thursday December 4, 2014. Continued from January 8, 2015.*

Due to the lack of a voting quorum, the applicant has requested to continue this hearing to the next meeting.

J. Polin: Motion to continue this hearing until March 12, 2015.

A. Giombakis: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

ADMINISTRATIVE

The Board signed the ANR plans for 169 Westford Rd., bills, and continuance request letters.

1. New Business:
 - Next meeting is scheduled for March 12, 2015

7:15pm

C. Doughty: Motion to adjourn

J. Polin: 2nd the motion

In Favor: 3 Opposed: 0 Absent: 3

Passes: 3-0-3

Minutes respectfully submitted by
Pamela Berman, ZBA Administrative Assistant