



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

Tyngsborough Planning Board Meeting minutes August 18, 2005

Attachments:

1- Meeting Agenda. **APPROVED**

Members Present: Darryl Wickens, Chairman                      Mark Pease, Secretary  
Steven A. Nocco, Treasurer                      John Forti, NMCOG Liaison  
Joyce M. Harrington, Clerk  
John Boardman, PE, Consulting Engineer

Members Absent: Caryn DeCarteret, Vice Chairman

Meeting Purpose: To take action on agenda items (see attached agenda) and any other business brought before the Board.

**7:00PM Meeting** Opened by Chairman D.Wickens

**7:05PM Special Permit – Center Stage Dance 3 industrial Way** –  
Katherine Coughlin

D.Wickens accounted that one member will be late. The Board will start the hearing when he arrives. J.Forti arrived at 7:11 PM.

**7:11PM** Chairman D.Wickens opened the Public Hearing and read the notice that appeared in the Lowell Sun on July 25 and August 1, 2005.

**Motion: S.Nocco** to waive the reading of the abutters list

**Second: M.P**

**Carries 4-Yes, 1-Absent**

Ms.Coughlin is requesting a special permit to move from 1 Industrial Way to 3 Industrial Way, this move will offer more floor space and dance.

Ms. Coughlin is the owner of Centerstage Dance Academy in Tyngsborough for over 14 yrs. Ms. Coughlin provides personal and comprehensive dance training to all area residents. It also provides the town with entertainment at local events as well as offers free services to the High School dance team and the

Grammar and Middle Schools performing arts departments. The board discussed parking. M.Pease requested a lay out of the parking area.

**Motion: M.Pease** to continue the Hearing to September 1, 2005 at 7:05PM

**Second: S.Nocco**

**Carries 4-Yes, 1-Absent**

**7:35PM T.I.L.Q. 3 Shetland Circle** – Craig & Kelly Campbell

Darryl Wickens recused himself from the Hearing. M. Pease will act as Chairman for this Hearing. M.Pease explained the process of voting; the applicant's SP Application would need to receive a super majority of the voting members in the affirmative to be approved. M.Pease will open the Hearing and the board will review the application and presentation with C.DeCarteret to have the proper number of voting members for the next scheduled meeting (September 1, 2005).

M.Pease read the Legal Ad that appeared in the Lowell Sun on July 28 and August 4, 2005

**Motion:S.Nocco** to waive the reading of the abutters list

**Second:J.F.**

**Carries 3-Yes, 1-Absent, 1-Abstain**

Mr. & Mrs. Campbell are designing and building a family room addition with a TILQ underneath, attached to their current residence. The home currently has a two-car garage attached and a driveway wide enough to maintain off street parking. There will be no separate metered utilities.

The Board reviewed the following items raised in a review by the Consulting Engineer John Boardman, PE:

1. The proposed activity is within one hundred of a wetland and will require Conservation Commission approval.  
The Board received and reviewed a letter from the Director of Conservation:  
*"The applicant will need to install silt fence and haybales during construction; otherwise, the Director of Conservation has no concerns with the project as presented."*
2. The plans should show the existing interior layout and existing and proposed parking, as required by section 4.15.21 (1). Plans should be professionally prepared unless waived by the Board
3. The applicant should provide the square footage of the existing living space and the proposed rooms of the TILQ on the plans for the Board

- review. The proposed TILQ may not exceed 20% of the living space (700sq.ft. max).
4. The Board may wish to see a draft of the deed restriction prior to close of the hearing.
  5. The applicant should indicate how the TILQ will be entered per Section 4.15.21(9).
  6. The TILQ appears in the renderings to be separated from the house by a hall, stairwell or foyer. The applicant should demonstrate compliance with Section 4.15.21(8).

**Motion: S.Nocco to** continue the Hearing to September 1, 2005 at 7:35PM  
**Second J.Forti**  
**Carries 3-Yes, 1-Absent, 1-Abstain**

**8:05PM Definitive Subdivision Plan – Sleepy Hollow** presented by Walter Eriksen

Present Walter Eriksen and Doug Lees, Land Engineering & Environmental Services, LLC

Concerned Citizens present:

Elizabeth Coughlin – 61 Lakeview Ave  
Randy Dean – 57 Lakeview Ave  
Peter Silva 130 Sherburne Ave

With only 4 members present the applicant agreed to go forth with the hearing.

**Motion: S.Nocco to** close the Public Portion of the hearing.  
**Second: M.Pease**  
**Carries 4-Yes, 1-Absent**

**Motion: M.Pease to** approve the Subdivision for 75 Lakeview Ave. Plan dated May 19, 2005 final revision of August 1, 2005. That approval be condition on:

1. Add a note to sheet 1 – Shed will be razed.
2. An addition of a fence between guard rail and block B
3. Application supplies 3 recorded copies of the plan with the Form G and H
4. Final design for water and sewer systems

**Second: S.Nocco**  
**Carries 4-Yes, 1-Absent**

**Administrative 1** Peter DeCarolis – Bond Reduction – Dabilis Estates

The Board reviewed the request for a bond release for Dabilis Estates, Alpine Way. After discussing the Consulting Engineer’s report and calculations, the Board made a motion.

**Motion: S.Nocco** to reduce the performance Bond for Dabilis Estates, by \$28,992.00 and set the new bond at \$23,977.00

**Second: M.Pease**

**Motion carried unanimously**

**Administrative 2** Approval of Minutes

None approved

**Administrative 3** Peter Silva 130 Sherburne Avenue – Informal Discussion  
Subdivision Plan

Mr. Silva came in front of the Board to discuss what his options are; he owns 37 acres of land in an R-1 zone. M.Pease told Mr. Silva that C.P.C might be interested in the property, also rezoning was discussed.

**Administrative 4** Bills

The following bills were signed

David E. Ross for Planning Board meetings

Davie E. Ross for Twin Oak Estates

**Motion: M.Pease** to adjourn at 10:00 PM

**Second: J.Forti**

**Motion carried**

Minutes taken and respectfully submitted by  
Joyce M. Harrington - Planning Board Clerk