



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

Tyngsborough Planning Board Meeting Minutes November 16, 2006

Attachments: 1-Meeting Agenda **APPROVED**
Members Present:

Caryn DeCarteret, Chairman
Darryl Wickens, Vice Chairman
Steve Nocco, Treasurer
John Forti, Secretary
Joyce M. Harrington (Clerk)
Jesse Johnson (Consulting Engineer)

Members Absent: Mark Pease, NMCOG Liaison

Administrative 1 Discussion Tyns Crossing 28 Farwell Road

In attendance Attorney, Melissa Robbins applicant Dennis Page

The Board held a meeting with the applicant Dennis Page and Attorney Mellissa Robins. There was a heated discussion regarding the unauthorized removal of the historical stone wall and old growth trees. The Board recommended that the applicant work with the Historical Commission prior to reconstructing the stonewall which was destroyed for the ease of the installation of a water line. The Board also requested the applicant to submit a new landscape plan showing the replication of the trees removed which were shown on the plan as remaining. The Board requested the applicant come back in front of the Board on December 7, 2006 to review the issues.

Administrative 2 Discussion Parker Lane -Alison McNamara

Ms. McNamara's father bought a 2 lot on Parker Lane in the 1950's. When he purchased the lots, both lots were deeded in his name. After the Zoning Change in 1986 which increased lot size, and frontage requirements, the lots merged to reduce the nonconformance to current zoning. He wanted to see what his options are to separate this lot back into two lots. The Board said he would need to go to Zoning Board of Appeals for variance.

Administrative 3 Richard Gilbert – Ducharme Lane

Mr. Gilbert came in front the Board to redevelop his property. Mr. Gilbert would like to separate the property into four (4) lots which would require an ANR filing. The Board will require a certified surveyor's plan of the land as well Affidavits stating that the property existed with four (4) houses prior to the 1955 Zoning.

Administrative 4 Approval of Minutes

Motion: D.Wickens to approve the following Minutes
June 15, 2006
September 7, 2006
September 21, 2006
October 5, 2006

November 2, 2006

Second: S.Nocco

Carries 4-Yes, 1-Absent

Administrative 5 Bills

The following bills were signed

1. David E. Ross and Associates
2. Lowell Sun
3. W.B. Mason

Motion: S.Nocco to adjourn at 9:00PM

Second: D.Wickens

Carries

Minutes taken and respectfully submitted by
Joyce Harrington, Clerk