



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

Tyngsborough Planning Board Meeting Minutes May 3, 2007

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)

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

7:00PM Meeting called to order by Chairman C.DeCarteret

Administrative: Bills

The Board signed the following bills.
David E. Ross

7:05PM Temporary Independent Living Quarters 14 Baystate Road Doreen St.John presented by Matt Hamor of Polaris Engineering Corporation.

The Board received a letter of request to continue the public hearing until the next regularly scheduled meeting.

Motion: J.Forti to continue the hearing to May 17th @ 8:05PM
Second: S.Nocco

Motion Carries

7:35PM Special Permit 77 Middlesex Road Spa/Salon Sandra Ivos

The applicant gave a letter to the Board to withdraw their application without prejudice.

Motion: J.Forti to accept the letter of withdrawal without prejudice.
Second: S.Nocco

Motion Carries

Administrative Approval of Minutes

Motion: S.Nocco to approve the March 1, 2007 and April 19, 2007 Minutes as written.
Second: Darryl Wickens

Motion Carries

Administrative 440 Middlesex Road Preliminary plans TJ Maxx Plaza

After a brief discussion the Board made the following motion

Motion: S.Nocco to approve the Preliminary plan for 440 Middlesex Road TJ Maxx Plaza with the following conditions.

1. In the Reciprocal Easement Agreement, under Section 2.b. Parking Easement, the language should include maintenance, repair and replacement of landscaping and curbing.
2. References are made in the Reciprocal Easement Agreement to Parcel A and Parcel B only. The plan shows Lots 1-3 and Road. The continuity between the Plan and the Agreement should be verified.
3. Signed Water Agreement.
4. Incorporate the traffic changes.
5. D.E.P. approval
6. Variance Decision from Zoning Board of Appeals, the following was determined from the discussion and is made part of the decision record.
 - A. To grant the front yard set back variance 2.12.50.
 - B. To grant the parking-number of spaces as on the plan dated April 11, 2007
 - C. To grant variance on the parking dimensions as on the plan dated April 11, 2007
 - D. To grant the variance on landscaping / green spaces as per plan dated April 11, 2007
 - E. To grant the variance on the buffering /screening.

Conditions:

 1. The Plan(s) as presented to the Board of Appeals at the Public Hearing on April 12, 2007, titled Tyn Limited Partnership is made a part of the decision.
 2. The granting of this variance is conditioned upon the approval of Planning Board

Second: J.Forti
Carries

Motion: S.Nocco to adjourn at 8:30PM
Second: J.Forti
Motion Carries

Minutes taken and respectfully submitted by
Joyce Harrington, Clerk