



TOWN OF TYNGSBOROUGH

Office of the Selectmen

25 Bryants Lane

Tyngsborough, MA 01879

Tel: 978 649-2300 Ext. 100 Fax: 978 649-2320

Selectmen's Meeting Minutes

February 27, 2006

6:00 P.M.

Town Offices

Members present – Selectman Jason Booth, Selectman Rich Lemoine, Selectman Kevin O'Connor, Selectwoman Karyn Puleo, Selectwoman Jacqueline Schnackertz, Town Administrator, Rosemary Cashman, and Admin Assistant Therese Gay.

1. 6:00 P. M. 40B Developers – Construction Update

The Chairwoman Schnackertz welcomed the Developers. Mr. Walter Eriksen came forward and presented his 40B project Maple Ridge located off Tyng Road. There is a mix of single family and 55+ dwellings and 60 apartments. Currently there are 32 units under construction. The market for the 55+ units is good. Mr. Eriksen has been working hand in hand with the developers of Merrimack Landing in extending the water and sewer line from Chelmsford to Westford Road in Tyngsborough and the sewer line to Tyng Road. The first lottery for Maple Ridge has been scheduled for the 5 single family units.

Mr. Dennis page and Mr. Dave Trehan presented their project. Merrimack Landing will be 32 Town homes for a total of 144 rental apartments. The project will be phases out over two years. The units are all two story, with two bedrooms and 8 handicapped end units. The contractors have aligned the main driveway with Old Tyng Road and have established an escrow account in the event a traffic light is needed.

Mr. Peter Cricones is developing 7 acres off Lakeview Avenue known as Whispering Pines. There will be four two bedroom buildings. He will start by early summer. Two of the units will be turned over to the Tyngsborough Housing Authority. He will install a water pumping station to service not only his units but the station will also increase the water pressure and flow in that area.

Mr. Joe Peznola is representing Wynnbrook at Tyngsborough principles. Wynnbrook is an 80 unit detach single family units for 55+residents. The project will be phased in over a four year period, with the first and second phases by end of this year. The developer will have set aside 20 units as affordable. The developer will include a new senior center and a new water tank on the project site. All of the permits are in hand and will be starting the project within 30 days.

The contractors working along with the Board made it possible to have four projects that will not put a strain on the schools and will afford the town residents young and older a chance to own their homes. The Board thanked all the principals for their efforts to help the Town.

2. Citizens' Time

The Chairperson asked if there were any citizen's present that wished to speak on a non agenda item. No one came forward.

3. Review Warrants

The Board reviewed the March 14, 2006 Special Town Meeting warrant. The Board voted to accept and post the Warrant.

Motion by Selectwoman Puleo to accept the warrant for the Special Town Meeting Warrant, second by Selectman O'Connor.

Vote – Unanimous

The Board received a draft copy of the May 16, 2006 Special Town Meeting and a draft copy of the May 16, 2006 Annual Town Meeting. The Board will review and if there are any questions will notify the petitioner and will be invited to a Selectmen's meeting.

4. Approve Minutes – Executive Session of January 26, 2006

Motion by Selectwoman Puleo to approve the minutes of January 26, 2006 as printed, second by Selectman O'Connor.

Vote – Unanimous

5. Other Business (If Necessary)

The Town Administrator and the Council Director interviewed a couple of candidates for the Meal Site Coordinator and recommend the Board appoint Susan Garland.

Motion by Selectwoman Puleo to appoint Susan Garland as the Meal Site Coordinator for 10 hours per week, second by Selectman O'Connor,

Vote – Unanimous

The Town Administrator received a request from the Police Department to place a warrant on the Spring town meeting, the Board saw no reason to not include the article.

6. Correspondence

The Board received 45+ documents and voted to accept and make it part of the minutes.

Motion by Selectman O'Connor to accept the 45+ pieces of correspondence, second by Selectwoman Puleo,

Vote – Unanimous

7. Selectmen's Notes

Selectman Lemoine announced the Economic Development Committee will meet on Tuesday, March 7 and the general public is invited to provide any input. The consultant from NMCOG will chair the meeting.

Selectwoman Puleo reminded everyone that the Recreation Center Bldg. will host an open house on March 12. The center was renovated with the help of more than 70 people involved by donating money and/or materials.

Selectwoman Schnackertz read over the schedule for the next couple of weeks after discussions the schedule was set work sessions on March 6, 8 and 13. Open session on March 27 and the Tri-board on March 30.

8. Town Administrator's Notes

The Administrator has spent time with the budget and the annual town meeting warrant articles. She thanks the staff for all of their help especially the Town Accountant for putting together the numbers. The Lake Mascuppic weed control bid is due on Friday, March 3 and the household hazardous waste bid is due next Friday. The Economic Development project is moving along, the contract with NMCOG was signed this week; the consulting services by NMCOG is paid for through a grant the town received.

9. Adjournment

Motion by Selectwoman Puleo to adjourn, second by Selectman O'Connor,
Vote – Unanimous

The Meeting adjourned at 7:15 P.M.

Respectfully submitted

Therese Gay
Admin Assist.