



**Town of Tyngsborough
Board of Appeals**

Town Hall-25 Bryants Lane
Tyngsborough, Ma 01879-1003
(978) 649-2300, Ext. 112

Board of Appeals Minutes from July 21, 2005.

Members Present: Gary Ralls, Robb Kydd, Chris Mechalides, Claire Cloutier, and Cheryl Bradley.

1st Hearing:

George Abdallah, Jr., 409 Middlesex Rd., Assessors Map 11, parcel 24

Request variance on minimum lot size and residential buffer for the construction of a office building. B-3 Zone sections 2.12.50, 3.13.21.

Continued hearing from May 12, 2005.

Discussed the previous issues on the snow storage and loading zone. All have been noted and resolved. Discussed the entrance drive in. Discussed and questions on the lot size which is smaller than required and buffer zone to residential lot.

Motion to close the public hearing by Kydd. Seconded by Mechalides. Vole 5-0
Discussed the lot size, buffer zone, and entrance.

Motion to approve the square footage by Kydd. Seconded by Mechalides. Vote 5-0

Motion to approve buffer variance by Kydd. Seconded by Mechalides. Vote 5-0.

Motion to approve driveway center to center by Kydd. Seconded by Mechalides. Vote 5-0

2nd Hearing:

Timothy Madden, 130 Lakeview Ave, Assessors Map 25, parcel 42, to construct new single-family dwelling, lot lacks required contiguous uplands of 65,000 square feet, has 48,171 uplands. R-1 Zone, section 2.12.20

Legal notice read. Application read. Motions made to waive the reading of the abutters list. No challenges to the legal notice and abutter notification.

Application presented by Don Crowell. They will like to face the house on Coburn Rd. for less traffic.

Two abutters were present had questions on the lot.

Motion to close the public portion of the hearing by Kydd. Seconded by Mechalides. Vote 5-0

Discussion by members that this would be a benefit to the neighborhood.

Motion to Approve application as submitted by Mechalides – house is to face Coburn Rd and uplands will be 48,171. Seconded by Kydd. Vote 5-0. Approved.

Other Business:

Discussed letter from Darryl Wickens read in and discussed.

Motions to approve minutes from May 12, 2005.