



# Town of Tyngsborough Planning Board

25 Bryant Lane  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300, ext. 151  
Fax: (978) 649-2301

## AGENDA

January 15, 2026  
Town Hall Community Room  
6:00pm

### ANR

1. **52 Patriot Rd.**

### PROJECT UPDATE

2. **Enclave – Toll Bros.**

### PUBLIC HEARINGS

3. **25 Ingalls Rd. (Map 9, Parcels 16-0 & 15-2)** – Connell Construction, applicant for a Special Permit, under Section 9.2 (Open Space Residential Subdivision) of the Tyngsborough Zoning Bylaws for the proposed development of a 16.49-acre parcel for a 7-lot Open Space Residential Subdivision in an R-1 Zoning District, as well as any other permit relief as may be required. *Advertised in the Lowell Sun October 2<sup>nd</sup> & 9<sup>th</sup>, 2025.*

**Continued from December 4, 2025.**

**PLEASE BE ADVISED THAT THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE FEBRUARY 5, 2026 MEETING.**

4. **25 Ingalls Rd. (Map 9, Parcels 16-0 & 15-2)** – Connell Construction, applicant for approval of a Definitive Subdivision under the provisions of the Tyngsborough Subdivision Rules & Regulations for the development of a 16.49-acre parcel of land for a 7-lot Open Space Residential Subdivision in an R-1 Zoning District to be known as Otis Woods. *Advertised in the Lowell Sun October 2<sup>nd</sup> & 9<sup>th</sup>, 2025.* **Continued from December 4, 2025.**

**PLEASE BE ADVISED THAT THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE FEBRUARY 5, 2026 MEETING.**

### DISCUSSION

5. Tyngsborough Subdivision Rules & Regulations

### ADMINISTRATIVE

6. Approval of Minutes: December 4, 2025
7. New Business: Topics that the Chairman did not reasonably anticipate would be discussed.
8. Old Business:

### ADJOURN

## **POSTED ON THE TOWN WEBSITE CALENDAR JANUARY 13, 2026**

*If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact Colin Loiselle [cloiselle@tyngsboroughma.gov](mailto:cloiselle@tyngsboroughma.gov). While every attempt will be made to provide accommodations, requests should be made with as much advance notice as possible. Please note some requests, specifically for communication access support, may require 2 weeks' notice beyond the control of the Town.*