



TOWN OF TYNGSBOROUGH
Zoning Review Committee
Town Offices | 25 Bryant Lane
Tyngsborough, MA 01879
Tel: (978) 649-2300 Ext. 100 | Fax: (978) 649-2320

Zoning Review Committee
Meeting Minutes APPROVED

Tuesday, January 21, 2025 at 6:00 PM
Via Zoom

Members Present: Chaz Doughty, Eric Eldridge, Jeremy Baldwin, Joseph Polin, Adriana Gioumbakis, Larry Clawson
Staff Present: Colin Loiselle, Town Manager; Benjamin McClure, Town Planner/Economic Development Director
Others: Bob Mitchell, Judi Barrett

- 1) Open Meeting
 - a. Chaz Doughty opens the meeting at 6:10 PM
 - b. Colin Loiselle notes that due to an issue with the Zoom link being changed at the last minute, there are no votes to be taken tonight because the link out of an abundance of caution
- 2) Meeting Minutes
 - a. September 10, 2024
 - i. Tabled until the next meeting.
- 3) Discuss Remaining Grant Funds
 - a. Bob Mitchell notes that in the grant there was still some funding remaining to address various zoning changes. In discussions with the Town Manager and Town Planner we decided that tackling the definitions made the most senses. He notes that the issue of definitions was discussed in previous meetings as an area that needed some attention.
 - b. Update to Definitions in Zoning Bylaw
 - i. Bob notes that he provided the Committee with the section of the new bylaw with definitions and also a MEMO highlighting some areas of focus for making changes and/or addressing the inconsistencies.
 - ii. Judi Barrett notes that in skimming the definitions, she noticed some that have interesting language that we might want to address.
 - iii. Bob notes that the first section of the accessory use is the “kitchen sink” section with all kinds of items – including Greenhouses which appear in that section and also in the last section of with a different set of conditions.
 - iv. Chaz notes that he reviewed the material today and in the section for adult use marijuana there should be a space between or and otherwise.
 - v. Chaz asks if under Commercial Recreation you need to list everything. If so, should we add things like pickleball.



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1. Judi Barrett notes that you could say “various sport courts”
2. Bob Mitchell notes that when you use lists like this you have to realize that your list will never be fully complete.
3. Judi notes that you should re-organize the list.
- vi. Chaz notes that the wording under the day care facility was confusing.
 1. Judi notes that there is a standard set of language that the state uses for day care that we can use.
- vii. Chaz notes that the definitions of Motor Vehicle and Full-Service Gas Station and Motor Vehicle Service Station are identical.
- viii. Chaz questions whether or not pet grooming should appear under Personal Services
 1. Judi and Bob note that it’s very common to keep them in the same category.
 2. Chaz notes that he is simply noting that if he was looking for where a pet grooming place could be, he wouldn’t think to look in personal services.
- ix. Chaz notes that there are some businesses that are classified as retail that sell items outside of the store that aren’t a garden center, florist, or commercial greenhouse.
 1. Notes that the Committee may want to address this down the road.
- x. Chaz notes that the section entitled “Storage” could probably use a different, more specific title.
 1. Bob Mitchell notes that “Storage” is prohibited everywhere.
- xi. Joe Polin notes that under Solar Energy we’d probably want a definition of energy storage facilities.
 1. Judi notes that these are becoming more common.
 2. Bob Mitchell notes that there are some new court cases on this matter that they’ll review.
- xii. Chaz notes that the definition under the Tree Clearing Plan is not correct.
- c. Eric Eldridge notes that Bob identified some definitions that needed to be addressed. He asks if the group had other areas that they needed to shore up given that we have a limited budget remaining.
- d. Larry Clawson suggests that there needs to be a definition of a small or undevelopable lot and language about what you can and cannot do on that parcel. He notes that this is a particularly big issue around the lakes.
- e. Chaz asks if there are any other sources of funding that we can tap into to use Bob and Judi and further develop or refine our bylaws.



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- i. Colin Loiseau notes that we certainly could apply for grants to achieve specific zoning changes but recommends moving forward with definitions right now to close out the current progress – understanding the budget and the tight timeline to get to the May Annual Town Meeting.
 - f. Bob recommends that the Zoning Board of Appeals and the Planning Board begin formally recording the issues that they encounter so that we can be sure we're addressing timely challenges and not just guessing what the problems are.
 - g. Jeremy lists a few items that appear to be vague but could probably be clarified.
- 4) Next Steps/Next Meeting Date
- a. January 11th at 5pm or January 12th at 6 PM
- 5) Adjourn
- a. Eric Eldridge moves that the Committee adjourn; Larry Clawson seconds; motion passes unanimously at 7:09 PM

Future Meeting

TBD