



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

Wednesday, February 11, 2025 at 5:00 PM
Via Zoom

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/82174547220?pwd=NswUskkiyrbdr5tYXYqeInSHMLVQSE.1>
Passcode:022533

Phone one-tap:
+13017158592,,82174547220# US (Washington DC)
+13052241968,,82174547220# US

Join via audio:
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US

Webinar ID: 821 7454 7220

International numbers available: <https://us02web.zoom.us/j/82174547220>

Members Present: Larry Clawson, Eric Eldridge, Joseph Polin
Staff Present: Town Manager Colin Loiselle, Town Planner & Economic Development Director Benjamin McClure
Others: Bob Mitchell, Judi Barrett

- 1) Open Meeting
 - a. Eric Eldridge acting as Chair opens the meeting at 5:06 PM
 - b. Notes that there is no quorum and so we'll not take any votes this evening.
- 2) Meeting Minutes
 - a. January 21, 2025
 - i. Tabled due to lack of quorum
- 3) Discuss/Review Updates to Definitions
 - a. Bob Mitchell notes that he has shared with the Committee a redlined version of the Section 11 which is definitions and that he has questions in some areas for the group.
 - b. Bob notes that the new language on page 1 is the definition from the state law that recently went into effect.
 - c. Colin Loiselle notes that the Town through the Planning Department is working with NMCOG to update the bylaw to match state law.



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- d. Eric Eldridge asks if the plan is to have the bylaw updating the ADU rules on the table for the May.
 - i. Ben McClure notes that that is the plan.
- e. Bob Mitchell notes that at the last meeting there was a conversation about how we correctly define animal services. Bob notes that since reviewing the draft, he noted that pet grooming is covered by professional services and animal sales is covered by Retail Sales. Given that, he questions whether or not we need to have the separate animal services section.
 - i. Eric Eldridge notes that he doesn't seem a harm but wonders if adding more than necessary will cause further confusion.
 - ii. Larry Clawson notes that retail sales sticks out to him as not being fully encompassing.
 - iii. Joe Polin notes that there might be confusion about things like overnight boarding when it comes to private pet sitters.
 - iv. Larry Clawson notes that his only comment was whether or not we wanted to consider breaking out sales of pets into different category than that of retail sales.
 1. Eric Eldridge notes that he understands but notes that the bylaw doesn't address it anywhere else so the language would be unnecessary.
 2. Eric Eldridge suggests tabling it to review with the full committee at next meeting.
 - v. Bob Mitchell notes that he has added a definition on battery energy storage systems (BESS). He notes that this language comes from the Town of Mendon which has been seen as a leader in addressing this use.
 1. No comments.
 - vi. Bob notes that on Business and Dwelling, Judi has included language to help clarify the meaning/intent.
 1. No comments.
 - vii. Bob Mitchell notes that the title of Daycare facility was changed to "Child Care Facility" which matches the state legislation definition and some wording was changed to match GL Chapter 15d again to make it conform.
 1. Eric Eldridge asks what the practical implication of removing elderly care from the definition.
 - a. Bob notes that the current situation is that the language doesn't exist in the state definition.
 - b. Eric asks if we need new language for the elderly piece then.



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1. Colin Loiseau notes that the current definition only covers the Town of Tyngsborough and the Tyngsborough Water District but that we have two other districts operating here.
 - a. Bob Mitchell suggests adding “and other established districts serving the Town”.
 - b. No concerns.
 - xvii. At the last meeting, Bob notes that there was a conversation about the definition of retail store as it relates to the placement of product outside of the store. Notes that the group expressed an interest in discussing this further.
 1. Joe Polin asks if everyone agrees that the current list is not accurate.
 - a. Yes.
 2. Eric Eldridge suggests amending the definition to change “within” to “from” and eliminating the exception.
 - a. The group agrees.
 - xviii. Judi Barrett notes that one definition is entitled “Slaughterhouse and Similar” and ask what similar is.
 1. Eric Eldridge agrees that similar is probably unnecessary.
 - xix. Bob Mitchell notes that last meeting he was asked to put in a definition for “self-storage” and in doing so noticed that the definition for mini-warehouse is the right one. Notes that he suggests adding the language “look at mini-warehouse”
 1. No concerns.
 - xx. Judi Barrett notes that “Structure” should really be a subordinate entry under the floodplain section.
 1. Group agrees.
 - xxi. Bob Mitchell notes that given the changes to ADUs we need to figure out how we deal with the Temporary Independent Living Quarters.
 1. Joe Polin notes that this one deals with relatives and the ADUs deal with rentals.
 2. Bob Mitchell urges caution as it relates to potentially merging these, suggests leaving it as a separate use.
 3. Judi notes that we could just add a definition to the ADU for something higher than 900 square feet.
 4. Agreed that this will be addressed through our ADU review.
- 4) Discuss Public Hearings Schedule
- a. Planning Board Public Hearing on March 20th



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i. Public notices on March 6th and March 13th

- 5) Next Steps/Next Meeting Date
 - a. February 27, 2025 at 5 PM
- 6) Adjourn

Future Meeting

February 27, 2025