

TEWKSBURY PLANNING BOARD MINUTES
February 9, 2026**Call The Meeting to Order**

Chair Stephen Johnson called the meeting to order at 7:00PM. Present at the start of the meeting were Vincent Fratalia, James Duffy(virtual), Jonathan Ciampa. Karen DiFruscia was not in attendance.

Items taken out of order.

(C) 3 Pinewood Road – Avo Asdourian on behalf of Thomas & Ronna Cafarella – Family Suite Special Permit (continued from 1/26/26)

MOTION – Mr. Fratalia made a motion to waive the public reading. The motion was seconded by Mr. Ciampa, roll call vote was taken and unanimously voted 4-0.

Avo Asdourian & Tom Cafarella appeared for the Family Suite Special Permit for 3 Pinewood Rd. Mr. Asdourian explained they would like to add an addition of a family suite to the back of the existing single family for their daughter and grandchildren.

Mr. Fratalia asked how many sqft, Mr. Asdourian stated 808 sqft, 2 bedrooms 1 living room & renovating an existing half bath into a full bath. Mr. Fratalia confirmed the house was connected to town sewer, Mr. Asdourian stated it was.

There were no questions from the audience.

MOTION – Mr. Ciampa made a motion to close the public hearing. The motion was seconded by Mr. Fratalia, roll call vote was taken and unanimously voted 4-0.

MOTION – Mr. Ciampa made a motion to approve the Family Suite Special Permit for 3 Pinewood Rd. the motion was seconded by Mr. Fratalia, roll call vote was taken and unanimously voted 4-0.

Mr. Duffy(virtual) left the meeting at 7:03

(A) Approval of Minutes – December 15, 2025; January 12, 2026

MOTION – Mr. Ciampa made a motion to approve the meeting minutes from 12/15/25. The motion was seconded by Mr. Fratalia and unanimously voted 3-0.

MOTION – Mr. Ciampa made a motion to approve the meeting minutes from 1/12/26. The motion was seconded by Mr. Fratalia and unanimously voted 3-0.

(B) Committee Reports/ Administrative Actions**(B1) Committee Reports**

Mr. Ciampa shared there was a NMCOG meeting 2 weeks ago & one of the items discussed was strategies to tackle homelessness. Some ideas were not well received, especially those involving taxes, funding basically increasing costs for those already struggling. Some good ideas included getting to the root causes of homelessness.

(B2) Town Planner's Reports**On the Horizon**

There are no new filings for the February 23, 2026, Planning Board meeting. There is one continued public hearing for 15 and 41 Astle Street scheduled.

Tewksbury Community Market – Winter Edition

The Tewksbury Community Market will have its final indoor market this winter, at the Senior Center, Thursday, February 12. The market will run 4-7pm and will feature many of the same vendors as the summer market with

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the additions of our Girl Scout troops selling girl scout cookies and the Senior Center consignment shop open for browsing. For more information, please visit www.tewksburymarket.com

REMINDER: Greater Lowell YMCA Offering School Vacation Camps for February

The Greater Lowell YMCA will offer week-long recreation camps over February school vacations for children ages 5-13 at the Tewksbury Recreation Center at 286 Livingston Street.

The camp will run February 16-20, Monday through Friday, from 8:00 AM to 4:00 PM daily. There is a two-day minimum required for registration, but families may sign up for two, three, four, or five-day packages.

Residents of the Town of Tewksbury do not need to be YMCA members to register for these programs. Link to sign up is on the Town website under “news and announcements.”

Tree Talk

The conservation agent & DPW director acting as the tree warden are hosting a tree talk on Wednesday 2/18 at 2PM at town hall. This is a program that they ran last year that was really well received. Anyone interested can go to www.tewksbury-ma.gov/treetalk

(D) 15 & 41 Astle Street – David Plunkett on behalf of BLJB Holdings, LLC: Site Plan Review, Special Permit, Land Disturbance Permit (continued from 12/15/25)

Applicant requested continuation to 2/23/26

MOTION – Mr. Fratalia made a motion to continue 15&41 Astle St to 2/23/26 at 7:00PM. The motion was seconded by Mr. Ciampa and unanimously voted 3-0.

(E) 485 Main Street – Eugenie Sahyoouni – Site Plan Review (continued from 1/12/25)

Applicant requested continuation to 3/23/26

Mr. Fratalia asked if there were any new developments. Ms. Lowder stated she has been party to emails between the applicant & consulting engineer that they are trying to arrive at a time where they can have a meeting to discuss the remaining outstanding items. They are working on getting that meeting over the next week or so & then the applicant is prepared to submit revision in time for a peer review ahead of the 3/23 meeting.

Mr. Ciampa clarified that this applicant was doing a pretty substantial redesign. Ms. Lowder stated that was her understanding. Mr. Ciampa stated that Mr. Fratalia may not have been at the last meeting they were at, but they did come before the board and say they basically were starting back at ground zero.

MOTION – Mr. Fratalia made a motion to continue 485 Main St to 2/23/26 at 7:00PM. The motion was seconded by Mr. Ciampa and unanimously voted 3-0.

Correspondence

Town superintendent search letter from the school committee

Other Business Not Known at the Time of Posting this Agenda

Mr. Fratalia stated a resident, who he believes lives on Rogers St, reached out to him regarding EcoAuto unloading vehicles on Main St. This has been brought up a number of times and brought to their attention that they are not allowed to do it. On 2/4 a gentleman reached out to him on Facebook about the incident and he has sent the pictures to Alex and the other board members. Mr. Fratalia continued that he feels it's time they brought them in to have them answer some questions.

Mr. Ciampa suggested that they are asked to bring any documentation of anything that they've issued to the drivers as far as making deliveries to the site, anything provided to their employees that are receiving the deliveries coordinating the deliveries, basically how they are managing their deliveries.

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Mr. Johnson added that they can bring documents but that's not proof of solving the problem. He thinks they need to come in with a plan explaining how they are going to solve the problem because he thought they did that already.

Mr. Fratalia reiterated they have already spoken to the owner of the business, so they are being lackadaisical with their deliveries, the photos show there's not room on 38 where they are stopping & it's dangerous.

Ms. Lowder asked for clarification if they would like them at the 2/23 meeting. Mr. Johnson stated they may as well. Mr. Fratalia questioned what was on the agenda, Ms. Lowder stated the only piece of business currently scheduled is 15 & 41 Astle St, she is still working to confirm if the revised traffic study is going to be submitted & reviewed in time for that meeting. She only says that because she has yet to receive it, she was told she will have it so she's operating off of that assumption

Mr. Johnson stated if Astle St gets bumped they will bump this too.

Adjournment

MOTION – Mr. Ciampa made a motion to adjourn the meeting at 7:17PM. The motion was seconded by Mr. Fratalia and unanimously voted 3-0.

Approved on: March 9, 2026

List of documents for 2.9.26 meeting

Documents can be found in the Community Development office

- A. 7:00** Approval of Minutes: December 15, 2025; January 12, 2026
- **December 15, 2025**
 - **January 12, 2026**
- B. 7:00** Committee Reports/Administrative Actions
- 1- Committee Reports
 - 2- Town Planner's Report
 - a. Upcoming applications
 - b. Community announcements
 - **Memo from Alexandra Lowder dated 2/4/2026**
- C. 7:00** 3 Pinewood Road - Avo Asdourian on behalf of Thomas and Ronna Carafella: Family Suite Special Permit (*continued from 1/26/26*)
- **Application packet dated 12/18/2025**
- D. 7:00** 15 & 41 Astle Street – David Plunkett on behalf of BLJB Holdings, LLC: Site Plan Review, Special Permit, Land Disturbance Permit (*continued from 12/15*)
- **applicant requested continuation to 2/23/26**
- **No documents submitted**
- E. 7:05** 485 Main Street – Eugenie Sahyouni: Site Plan Review (*continued from 1/12*)
- **applicant requested continuation to 3/23/26**
- **No documents submitted**