



LEGAL NOTICE

TOWN OF WILMINGTON PLANNING BOARD NOTICE OF PUBLIC HEARING

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Planning Board will hold a Public Hearing on Tuesday, March 15, 2022 at 7:00 p.m. in the Town Hall Auditorium at 121 Glen Road, Wilmington, MA on the Zoning Articles proposed for the Warrant at the Annual Town Meeting to be held April 30, 2022. The Public Hearing will be conducted jointly with the Finance Committee.

The following summarizes the Zoning Articles that will be considered at the Public Hearing:

To see if the Town will vote to amend the Zoning By-laws to rename the Board of Selectmen as the "Select Board" therein and, for such purposes, to replace the words "Board of Selectmen" or "Selectmen" with "Select Board" and "Selectman" with "Select Board Member", and to authorize the Town Clerk to make non-substantive ministerial revisions to ensure that gender and number issues in related text is revised to properly reflect such change in title, or take any other action related thereto.

To see if the Town will vote to amend the Zoning Map of the Town of Wilmington by rezoning the following parcels to Neighborhood Mixed Use as follows, and as shown on a plan entitled, "Proposed North Wilmington Neighborhood Mixed Use District", available for viewing in the Office of Planning and Conservation; or to take any other action related thereto.

Rezone from General Industrial (GI) to Neighborhood Mixed Use (NM) Map 79, Parcels: 29, 30, 31B, 31C, 31D, 31E, 31F, 31G;

Rezone from General Business (GB) to Neighborhood Mixed Use (NM)
Map 79, Parcels: 10, 11, 28
Map 88, Parcels: 13
Map 89, Parcels: 6A, 7, 8A, 10, 13A, 13B;

Rezone from General Business (GB) to Neighborhood Mixed Use (NM) the portions of Map 89
Parcels 8 and 9 that are zoned General Business

To see if the Town will vote to amend the Zoning Bylaw by deleting Section 6.4.2.5 in its entirety, and replacing it with a new Section 6.4.2.5 as follows, or to take any other action related thereto:

6.4.2.5 Parking Lot Landscaping - All parking and loading facilities shall be suitably landscaped. Such landscaping shall be designed to minimize the impact of the parking area upon adjacent property and within the lot by the use of existing vegetation to the extent practicable, and new native, drought tolerant trees and shrubs, walls, fences or other landscape elements. Native shade trees shall be provided to combat heat island effect. In the case of parking facilities for more than 20 spaces, at least five percent of the area within the limits of the parking facilities, exclusive of the perimeter, shall be set aside for landscaped areas. Such areas shall be provided with a minimum width of ten feet. Interior landscaping may consist of vegetated low impact development methods to treat stormwater runoff (rain gardens, bioretention areas, etc.) if shade trees are also provided. Interior landscaping shall be reviewed and approved by the Planning Board under site plan review pursuant to Section 6.5.

To see if the Town will vote to amend Section 6.4.4.1 of the Zoning Bylaws by inserting the underlined language, and removing the strikethrough language, as follows, and to amend Section 6.4.4.2 of the Zoning Bylaws by inserting a new Section 6.4.4.2.a, as follows, and renumber the remainder of Section 6.4.4.2 accordingly, or to take any other action related thereto:

6.4.4 Site Design Standards

6.4.4.1 General Regulations - Site design and construction standards are intended to ensure that further consideration in all districts will be given to the natural resources and characteristics of a site, to its topographic and geologic conditions, to public convenience and safety and to the attractiveness of a proposed use on a site.

a. Design and construction shall minimize, to the extent possible, the following features:

- Encroachment within any wetland or flood plain;
- Area over which existing vegetation is to be removed;
- Earth removal and volume of cut and fill;
- Grade changes that are not in character with the surrounding area;
- Points of traffic conflict (both pedestrian and vehicular); and
- Amount of impervious cover especially in aquifer areas.

b. Design and construction shall maximize, to the maximum extent feasible, the following features:

- Siting multi-family, commercial, and mixed-use structures so they relate to the street in a pedestrian fashion, creating a walkable, inviting, active streetscape with parking in the rear. Streetscapes should include bicycle amenities, shade trees, and wider sidewalks for pedestrian activity and outdoor seating;

- Low impact development techniques employed to manage stormwater runoff;
- Shade trees in parking areas to combat heat island effect;
- Landscaping buffers abutting single-family residential areas;
- Use of native plantings that are drought tolerant;
- Connections to any existing trails or sidewalks to create a walkable network;
- Screening HVAC equipment from view;
- Maintenance of existing rates of runoff from the site;
- Preservation of the existing flood storage capacity of the site;
- Phased construction with detailed erosion control measures;
- Preservation and maintenance of existing site features, particularly existing vegetative cover; and vegetative cover; and
- On-going maintenance of the site's land and water resources.

6.4.4.2 Site Design and Construction Standards

a. Building and Site Design in the Central Business District and Neighborhood Mixed Use District

Development in the Central Business District and Neighborhood Mixed Use District should provide a mix of uses similar to a downtown or village center where storefronts are located on the ground floor to create an active pedestrian streetscape. The following design standards shall be met unless otherwise approved by the Planning Board through Site Plan Review:

- Site design shall focus on pedestrian experience and provide pedestrian connections and amenities within the front setback, including walkways, seating areas, benches, lighting, and landscaping.
- Parking and loading areas shall be hidden from view, located in the rear of the building. Parking areas shall include delineated pedestrian routes to the buildings.
- Streetscapes shall provide bicycle amenities, shade trees, and wider sidewalks for pedestrian activity and outdoor seating.
- Buildings shall be designed with architectural details and shall relate to the street in a pedestrian fashion, creating a walkable, inviting streetscape with active storefronts.

To see if the Town will vote to amend Section 3.8.14 of the Zoning Bylaws by inserting the underlined language as follows, or to take any other action related thereto:

3.8.14 Pet Care Facilities in a General Business District, Highway Industrial District, Neighborhood Mixed Use District, or a General Industrial District shall be allowed only by Special Permit from the Planning Board, and further only upon Site Plan Approval by the Town of Wilmington Planning Board. Pet Care Facilities shall also be subject to the following minimum Special Permit criteria:

Use to be allowed in the General Business District, Highway Industrial District, Neighborhood Mixed Use District, or a General Industrial District only.

Pet Care Facilities shall have a minimum of 3,000 square feet of area, inclusive of all floors dedicated to any use allowed by this Section, and exclusive of any exterior area.

Such use shall be subject to any and all Rules and Regulations as may from time to time be promulgated by the Board of Health and further subject to the Approval of the Health Director.

Zoning Articles and maps may be inspected by contacting the Department of Planning & Conservation at 978-658-8238 Monday through Friday from 8:30 a.m. to 4:30 p.m. Articles and maps may also be found on the Town website.

Michael Sorrentino, Chair
Wilmington Planning Board

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