



TOWN of WILMINGTON
DEPARTMENT OF PLANNING & CONSERVATION
121 GLEN ROAD, WILMINGTON, MA 01887 www.wilmingtonma.gov

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TOWN OF WILMINGTON, MA

Planning Board Minutes
March 15, 2022

The Planning Board met on Tuesday, March 15, 2022 at 7:00 p.m. in the Town Hall Auditorium, jointly with the Finance Committee to hear Articles on the Town Meeting Warrant for Annual Town Meeting, April 30, 2022. The following members were present: Michael Sorrentino, Chairman; Randi Holland; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation, and Jayne Wierzbicki, Planner/Economic Development Coordinator were also present. Angela Marcolina was absent.

John Doherty, III, Finance Committee Chair, called the meeting to order and turned it over to Michael Sorrentino to chair the Planning Board public hearing on zoning, sale of Town-owned land and other articles of interest to the Planning Board.

ARTICLE 48: 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.

Board of Selectmen

M. Sorrentino read the article in its entirety. He said this is a Board of Selectman article.

M. Sorrentino asked if there were any comments. There were no questions or concerns from the Finance Committee, Planning Board or audience.

ARTICLE 49: 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

Planning Board

M. Sorrentino read the article in its entirety. He said the Planning Director will provide the audience with an overview of the proposed article. V. Gingrich introduced herself as the Director of Planning and Conservation. She pointed out that for those watching from home, the text of the articles and the map for this article is posted on the department webpage on the Town's Website. She explained the area where the rezoning is proposed is along Middlesex Avenue from Waltham Street to Lubbers Brook around Elias which is outlined in purple. She said the existing zoning districts are shown on the map. General Business is marked GB and it's in a green color and General industrial is in Blue labeled as GI. She said there is a parcel in the middle of the map that is labeled CB and is not included in the outline for the rezoning. She said that parcel is zoned Central Business, so it wasn't included in this rezone because it's already zoned for a mix of uses including housing and retail. She pointed out that is the area where the RMV is located. She said the Central Business District allows for less setback especially side setbacks for buildings so to rezone it to Neighborhood Mixed-Use would have made that Dunkin Donuts non-conforming. She said there is a parcel on Shady Lane Drive, shown in green, General Business, that is not included. It's a single-family home so it's probably appropriate as a residential parcel so the plan is to get in touch with the owner and talk about a potential future rezone to residential. V. Gingrich explained the allowed uses in the existing districts. General Business uses range from retail, banks, restaurants, offices, gas stations, car dealerships and in General Industrial allowed uses include warehouses, contractor yards and light industrial uses. She said the area has been envisioned as a mixed-use pedestrian village type of setting or a small downtown setting as outlined in the Master Plan. She said design standards were also recommended by the Master Plan to make sure parking was on the sides and backs so the front could be a pedestrian friendly area. V. Gingrich said the Master Plan also talked about the industrial spaces being redeveloped as office space. She said what's being proposed is a mixed-use district, the neighborhood mixed use district which would allow retail, restaurant, office, banks, apartments, condos but it wouldn't allow warehouses or contractor yards or light industrial uses. She said existing uses would not be grandfathered so they could remain, but they would be able to be rebuilt as the current use. She said under the mixed-use district buildings would be allowed to be up to three stories, the same as the General Business zone currently allows and less than the General Industrial which can go up to four stories. Planning Board Special Permit would be required for housing units, apartments or condos, and design standards are proposed as a separate article. She said the goal of the design standards is to ensure mixed-use development maintains active pedestrian friendly streetscapes with storefronts on the ground floor and other uses above and behind. They are not proposed as guidelines they are proposed as requirements that will have to be met unless otherwise approved by the Planning Board through the permitting process. She said the front setback is 20' which would allow for a wide pedestrian sidewalk and potential of outdoor seating. V. Gingrich said industrial areas in Town provide for warehouse use. She said that's the majority of development Planning Board has seen in the past couple of years has been for warehouse industrial space and a new warehouse was approved for the Textron parcel recently. She said the residents probably saw something a bit more active and creative for that area. V. Gingrich said the goal is to allow for the vision that has been expressed for North Wilmington for some time.

M. Sorrentino asked if there were any comments. There were no questions or concerns from the Finance Committee, Planning Board or audience.

ARTICLE 50: 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.

Planning Board

M. Sorrentino read the article in its entirety. He said this article includes updates to reflect current development standards and includes a new section to provide standards for development in the Town's mixed-use districts. The goal of the new section for development in the Central Business District and Neighborhood Mixed Use District is to achieve "attractive, mixed-use, pedestrian-friendly environments" that were envisioned in the Town's Master Plan. This type of village style development has been described by residents as desirable for decades but has never been inserted into zoning.

M. Sorrentino asked if there were any comments. There were no questions or concerns from the Finance Committee, Planning Board or audience.

ARTICLE 51: 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.

Planning Board

M. Sorrentino read the article in its entirety. He said this a correction. When this Section was amended last year to allow for pet care facilities in certain industrial districts, Neighborhood Mixed Use District was included in the first paragraph, but not the second paragraph.

M. Sorrentino asked if there were any comments. There were no questions or concerns from the Finance Committee, Planning Board or audience.

ARTICLE 52: 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.

Planning Board

M. Sorrentino read the article in its entirety. He said this article further clarifies the requirements of parking lot landscaping. Per the MS4 stormwater requirements to bolster parking lot landscaping and to further goals of the Municipal Vulnerability Preparedness (MVP) Plan that looks forward to future heat impacts, shade trees are required to combat heat island effect and the threshold for 5% interior landscaping is lowered from parking lots of 40 cars or more to parking lots with 20 cars or more. Changes to this section are geared toward encouraging low impact development and mitigating impacts from pavement.

M. Sorrentino asked if there were any comments. There were no questions or concerns from the Finance Committee, Planning Board or audience.

ARTICLE 54: To see if the Tow will vote to authorize the selectman to enter an agreement, the terms of which shall be determined by the selectmen, to sell, convey or otherwise dispose of all or part of the following described parcel: following a determination made by the Tow Manager that the land is not needed for any municipal purpose, and in accordance with Chapter 3, Section 16 of the By-laws of the Inhabitants of the Town of Wilmington Revised and other applicable law; the parcel being located on Pershing Street and described in the Town of Wilmington Assessor records as Map 77, Parcel #77-26; or take any other action related thereto.

As Petitioned by Ryan Donnell and others

M. Sorrentino read the article in its entirety. M. Sorrentino asked if the petitioner was available to speak.

R. Donnell, 24 Lincoln Street said he's 24 years old and went to Shawsheen Tech. He grew up here and graduated in 2016 as a licensed electrician. He said the reason for his petition is that he is hoping to build a house there someday and raise his family. He'd like his kids to have the same opportunities he had as a kid growing up in this town.

M. Sorrentino asked if there were any comments. There were no questions or concerns from the Finance Committee, Planning Board or audience.

The Planning Board reconvened in Room 9 to discuss and vote – Proposed Warrant Articles for 2022 Annual Town Meeting.

ARTICLE 48: A 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.

Board of Selectmen

T. Boland recommended approval of the article and S. Hennigan seconded.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (4-0).

ARTICLE 49: 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.

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

Planning Board

R. Holland recommended approval of the article and T. Boland seconded.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (4-0).

ARTICLE 50: 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:

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

- Encroachment within any wetland or flood plain;
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- b. Design and construction shall maximize, to the maximum extent feasible, the following features:
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 - Maintenance of existing rates of runoff from the site;
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6.4.4.2 Site Design and Construction Standards

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

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- 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.

Planning Board

R. Holland recommends approval of the article and T. Boland seconded.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (4-0).

ARTICLE 51: 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.

Planning Board

T. Boland recommends approval and R. Holland seconded.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (4-0).

ARTICLE 52: 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.

Planning Board

R. Holland recommended approval and T. Boland seconded.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval (4-0).

ARTICLE 54: To see if the Tow will vote to authorize the selectman to enter an agreement, the terms of which shall be determined by the selectmen, to sell, convey or otherwise dispose of all or part of the following described parcel: following a determination made by the Tow Manager that the land is not needed for any municipal purpose, and in accordance with Chapter 3, Section 16 of the By-laws of the Inhabitants of the Town of Wilmington Revised and other applicable law; the parcel being located on Pershing Street and described in the Town of Wilmington Assessor records as Map 77, Parcel #77-26; or take any other action related thereto.

As Petitioned by Ryan Donnell and others

S. Hennigan asked if this is to see if the Town will deem the property surplus and M. Sorrentino stated that this is whether to recommend sale of the land if deemed surplus. S. Hennigan asked if it is a buildable lot and R. Holland said the petitioner lives at 24 Lincoln Street. V. Gingrich said the Town Owned lot itself is not buildable but if combined with the lot next door it would be buildable. T. Boland stated that he always opposes sale of land if it is or can be a buildable lot.

Upon motion duly made and seconded, with two in favor and two opposed it was

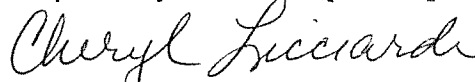
VOTED: To make no recommendation since the vote was split (2-2).

There being no more business to come before the Board, it was unanimously

VOTED: To adjourn the meeting at 7:47 p.m.

NEXT PLANNING BOARD MEETING is April 5, 2022

Respectfully submitted,

A handwritten signature in cursive script that reads "Cheryl Licciardi".

Cheryl Licciardi
Recording Clerk

