

Tewksbury Zoning Bylaw Update Project

Zoning Bylaw
Presentation

December 9, 2019

December 10, 2019



December 2019



Contents

- Committee and Consultants
- Zoning Bylaw Committee Activity
- Zoning Bylaw Committee Scope
- New Features of Zoning Bylaw
- Changes in how Bylaw is organized
- Additions to the Bylaw
- Removals from the Bylaw
- Significant Modifications
- Zoning Map Changes



Zoning Bylaw Committee & Consultants

- **Committee:**

- Current

- Robert Fowler
 - Edward Johnson
 - Richard Cuoco
 - Erin Wortman, AICP
 - Mark Kratman

- **Consultants:**

- Judi Barrett
 - RKG Associates
 - Barrett Planning Group LLC
 - Robert Mitchell, FAICP
 - Robert Ritchie, Esq
 - David Gamble

- **Staff:**

- Steve Sadwick, AICP
Assistant Town Manager
 - Anna McGinty, Planner
 - Dawn Cathcart, Permit Tech.

Zoning Bylaw Committee Activity

- Since formation in 2016; Committee has met 35 times
- Committee has held 2 public input sessions
- 1 public presentation with the Planning Board regarding design standards
- 1 presentation to the Board of Selectmen and the Planning Board
- Public Presentations scheduled for 12/9/19 and 12/10/19
- 3 presentations will be scheduled for January 2020

Zoning Bylaw Committee Scope

- **Board of Selectmen appointed committee in 2016 to accomplish the following:**
 - To select a planning/ legal consultant to review and update Tewksbury's Zoning Bylaw.
 - Review will look at the existing language of the bylaw to make sure that it is in compliance with the most recent edition of MGL Chapter 40A.
 - The Committee will work with the Consultant, Planning Board, Zoning Board of Appeals, Economic Development Committee Town Counsel and Town staff to develop a bylaw that is consistent with the Town's Master Plan.
 - Prompt and predictable permitting while protecting abutter's rights is a goal to be achieved through a new zoning bylaw.
 - The project will include looking at the various zoning districts and determining whether the Community's objectives are being met.
 - A draft zoning bylaw will be prepared for Town Meeting as an end result of this project.

New Features of Zoning Bylaw

- Zoning Diagnostic conducted to determine status of bylaw relative to consistency internally and with State and Federal statutes
- Recodify bylaw for ease of use and future updates
- Reflect recent Town Meeting Votes
- Amend Zoning Map to reflect 2003 and 2016 Master Plan
- Reduced number of overlay districts
- Strengthen design guidelines for Town Center

Changes in How the Bylaw is Organized

- A. Section 2- Definitions
- B. Section 3- Administration moved to front of the bylaw
- C. Section 4- Establishment of Districts
- D. Section 5- District regulation; which includes description of districts, Design, Dimensional and Density Requirements, Use Regulations, and 4 remaining overlay districts
- E. Section 6- Site Development Standards; which includes parking, loading, landscaping, signs and Town Center standards
- F. Section 7 Special Regulations- Includes Family Suites, Home Occupations, Solar Farms, Adult Entertainment
- G. Section 8 Other Development Regulations- Includes non-conforming uses and structures, multi-family dwellings, affordable housing requirements, open space residential development, wireless communications facilities and adult use marijuana establishments

Additions to the Bylaw

- A. New Definitions added to the bylaw
- B. Site Plan Review
- C. Request for Reasonable Accommodations
- D. District Purposes
- E. Town Center District Development Standards
- F. Adult Use Marijuana Establishments

Removals from the Bylaw

- A. Single family structures in Commercial and Industrial districts
- B. Transition District Regulations
- C. Accessory Uses in the Office Research District
- D. Wireless Overlay District
- E. MFD 55 District
- F. Community Development District
- G. Overlay Districts– Highway Corridor Overlay District, Community Village Overlay District
- H. Development Impact Statements
- I. Section 9500- Use Special Permits

Significant Modifications

- A. Town Center Overlay District, Village Residential Overlay District, Village Mixed Use Overlay District, South Village Overlay District have been shifted from Overlay Districts to underlying districts
- B. 291' feet deep along each side of Main Street Commercial District has been addressed through Zoning Map
- C. Billboards– Change 1000 feet of a Residential or Multifamily District or Use to 500 feet of residential use.
- D. Medical Marijuana- Removed 5,000 square feet cap and that only 1 non-exempt dispensary could be located in town.
- E. Large scale ground mounted solar facilities minimum lot size reduced from 20 to 5 acres.
- F. Affordable housing requirement of 15% required in multi-family developments.

Zoning Map Changes

- A. Break up Commercial District into small zones that resemble previously used overlay districts
- B. Brought zoning district boundaries to lot lines (no longer split zoned parcels)
- C. Changed the Great Swamp zoning from Heavy Industrial to Park district
- D. Small Lot zoning dimensional requirements placed in the text of the Bylaw;
study to be commenced by Planning Board and Staff upon approval of proposed
bylaw

Moving Forward

1. 12/9/19 Public Session
2. 12/10/19 Public Session
3. January 2020 2 evening public sessions
4. January 2020 1 daytime public session
5. Jan/Feb 2020 submit as warrant article for 2020 Annual Town Meeting
6. April 2020 Planning Board Public Hearing
7. May 2020 Annual Town Meeting

December 2019



Zoning Bylaw Update

For more information:

- ❖ look to the Zoning Bylaw Committee's webpage at

www.tewksbury-ma.gov/zoning-bylaw-committee

- ❖ Receive E-alerts of the Committee's activities and postings by signing up on the Town's Website
- ❖ Send questions or comments to zoning@tewksbury-ma.gov

Steve Sadwick, AICP
Asst. Town Manager
978-640-4300

ssadwick@tewksbury-ma.gov

