

WESTWOOD PLANNING BOARD – OCTOBER 2, 2012

Transit-Oriented Mixed Use District (TOMUD) – Discussion of Draft Zoning Bylaw

I. Overview

- ***Tonight's Goals*** – Address Four Questions:
 1. How is the TOMUD Master Development Plan integrated into the zoning bylaw?
 2. How do the uses allowed within an approved TOMUD project interact with one another, the zoning bylaw, and the Master Development Plan?
 3. How can a TOMUD project be modified after a Master Development Plan has been approved?
 4. What is the Planning Board's role?
- ***Purpose of the Bylaw***
- ***Location of TOMUD***
- ***Process and Standards***
 - *Filing of Master Development Plan*
 - *Town Meeting Approval of Master Development Plan and Development Agreement*
 - *Consistency Review by Planning Board*
 - *Approved Master Development Plan and Materials Control*

II. Master Development Plan

- ***Function of Master Development Plan (including supplementary materials)***
 - *Project Layout and Uses*
 - *Building Locations and Heights*
 - *Roadways, Sidewalks and Pedestrian/Bicycle Paths*
 - *Architectural Features, Landscaping and Lighting*
 - *Project Impact Reports*
 - *Traffic*
 - *Fiscal and Public Safety*
 - *Stormwater Management and Resource Protection*
- ***Required Submittals***
 - *Project Area*

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- *Permissible Building Area*
- *Uses/Dimensions*
- *Design Features*
- *Project Commitments*

III. Permitted Uses

- *Existing Principal Uses*
- *Additional Principal Uses:*
- *Accessory Uses*
- *Residential Use Requirements*

IV. Dimensional Requirements

- *Minimum TOMUD Project Area*
- *Minimum Lot Area*
- *Maximum Building Height*
- *Maximum Floor Area Ratio*
- *Buffer and Screening*

V. Parking and Loading

- *Underlying Parking Requirements, with Adaptations for Mixed-Use Project*
- *Arrangement*
- *Pedestrian Connectivity*
- *Loading*

VI. Signage

- *Allowed Signs*
 - *Development Identification Sign*
 - *Wall or Awning Signs*
 - *Projecting Signs*
 - *Window Signs*
 - *Directional Signs*
 - *Way Finding Signs*

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- *Directory Sign*
- *Temporary Construction Signs*
- *Project-Specific Alternative* – Planning Board may approve alternative signage package as part of its Consistency Finding
- ***Prohibited Signs***
- ***Sign Materials***
- ***Sign Illumination***

VII. Design and Performance Standards

- ***Building Design***
 - *General*
 - *Exterior Materials*
 - *Façade Treatments*
 - *Relationships Among Structures and Components*
 - *Detailing*
 - *Rooftops*
- ***Visual Mitigation and Screening of Infrastructural Elements***
- ***Utilities***
- ***Land Uses and Common Areas***
- ***Street Design***
- ***Circulation, Traffic Impact & Public Street Access***
- ***Protection of Public Safety***
- ***Water Resources Protection***
- ***Stormwater Management***
- ***Outdoor Lighting***
- ***Compatibility of Uses and Activities***
- ***Energy Efficiency***
- ***Open Space and Landscaping***
- ***Public Gathering Areas***
- ***Air Quality, Noise, Vibration, etc.***

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- ***Construction Solid Waste Management***
- ***Water Quality and Resource Protection***
 - *Stormwater Standards*
 - *Recharge Requirements*
 - *Minimum Vegetated Area Requirements*
 - *Standards for Storage of Hazardous Materials*

VIII. Administration

- ***Development Agreement***
- ***Master Development Plan Approval at Town Meeting***
- ***Consistency Review by Planning Board:***
 - *Submittal of Final Plans*
 - *Consistency Finding*
- ***Building Permit***
- ***Project Changes***
 - *Major Modification*
 - *Minor Modification*
- ***Lapse***