

***TOWN OF WILMINGTON  
MASSACHUSETTS***

***Recommendations of the  
Finance Committee  
and  
Planning Board***

***Relative to the  
WARRANT ARTICLES  
to be presented to the  
ANNUAL TOWN MEETING***

***Saturday, May 4, 2024***

***9:00 a.m.***

***Wilmington High School  
Joanne M. Benton  
Auditorium***

***Please bring this booklet to the Town Meeting***





## MESSAGE FROM THE TOWN MODERATOR REGARDING THE

MAY 4, 2024  
ANNUAL TOWN MEETING

Greetings Neighbors:

It is my great honor and pleasure to invite you to the Joanne M. Benton Auditorium at Wilmington High School for our Annual Town Meeting on Saturday, May 4, 2024, at 9:00 a.m. The doors will open at 8:00 a.m., and we ask that you arrive prior to the start of the meeting to expedite the check-in process. Many of the materials for the Annual Town Meeting, including the Warrant, are available on the town's website: <https://www.wilmingtonma.gov/town-meeting>.

Wilmington's Town Meetings are conducted in accordance with the Massachusetts General Laws, our Inhabitant By-laws, and traditional customs and practices that we have followed for many years, with guidance provided by the principles and rules of conduct in Town Meeting Time, a Handbook of Parliamentary Law, and Robert's Rules of Order, Newly Revised: 11th Edition. A non-exhaustive list of items of procedure are summarized below:

- An Article in the Warrant provides notice to the Town Meeting of a matter to be considered. The Article itself is not a specific proposal for action. A motion is a proposal for action by the Town Meeting and must be within the scope of the notice provided by an Article in the Warrant.
- All main motions and proposed amendments involving the expenditure of money or amending any by-law must be in writing. All other motions and proposed amendments must also be in writing unless they are brief and simple as to be easily understood when stated orally. The Moderator may request that a motion be made in writing.
- Before commencing discussion on a main motion, the Moderator will first call for the recommendation and report of the Finance Committee.
- Registered voters wishing to speak should come to a microphone. When recognized by the Moderator, the voter should state his or her name and address before commencing.
- All discussion must be relevant to a motion then before the Town Meeting. All speakers must address the Moderator; questions may be asked only through the Moderator. A registered voter who wishes to make a motion that is debatable must first make the motion and, after it is seconded, if required, the Moderator will recognize the maker of the motion to speak to it.
- The Moderator will try to recognize residents in the order in which they come to the microphones.
- Our Inhabitant By-laws prescribe that the maker of a main motion may speak for up to ten (10) minutes, and other residents may speak for up to five (5) minutes prior to the closing of debate without first obtaining leave of the Moderator. The maker of a main motion may yield any portion of his or her time to speak to another individual.
- On a motion to amend, our Inhabitant By-laws prescribe that no individual may speak for more than five (5) minutes, and debate is limited to twenty (20) minutes total.
- No individual may speak more than two times on the same motion except to correct a mistake or provide an explanation. No person should seek recognition to speak for a second time until others who have not yet spoken have had an opportunity to be recognized.
- No question shall be subject to a motion for reconsideration more than once, and no vote passed at any meeting shall be reconsidered at an adjournment of the meeting. As has been local custom, no motion to reconsider may be made to be dilatory, or to manipulate parliamentary procedure. Such determinations are to be made by the Moderator.

Articles 1 through 28 will be addressed sequentially, subject to the consent agenda, discussed in the following paragraph. We will take a fifteen-minute break after Article 28, and begin the Articles selected by random draw (29 through 36).

As we have for the past few years, we will be using a consent agenda for routine and historically non-controversial Articles. The consent agenda will include Articles 2, 4, 7, 8, 9, 10, 11 and 12. However, discussion will be allowed relative to any and all Articles within the consent agenda. Use of the consent agenda process makes the Town Meeting more efficient by speeding up the handling of non-controversial and routine items; this is commonplace in many towns throughout the Commonwealth and is being used to fairly and efficiently deal with these Articles. The meeting will first be asked to approve the use of the consent agenda and will then be asked to approve the Articles contained within the consent agenda. Should any resident object to the inclusion of any of those Articles in the consent agenda, they may bring a motion to have the specific Article removed therefrom (and if that motion is successful, the Article will be taken up as its own vote).

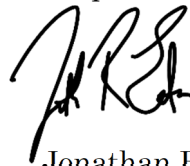
### CONSENT AGENDA ARTICLES

Article	Subject
2	Hear Reports – Wildwood School Building Committee
4	Compensating Balance Agreements
7	Compliance with Municipal Separate Storm Sewer Systems (MS4) requirement as part of the National Pollutant Discharge Elimination System (NPDES) - \$75,000
8	Appropriate funds for PEG access - \$500,000 (not from levy)
9	Fun on the Fourth - \$50,000
10	Memorial and Veterans Day Services - \$13,000
11	Lease of space for VFW and American Legion - \$750 for each for a total of \$1,500
12	Compost Bin Revolving Fund – spending authority limit \$4,500 (not from levy); Subsurface Sewage Disposal Upgrade Revolving Fund – spending authority limit \$200,000 (not from levy)

Any resident who has questions about Town Meeting procedures may contact me at [moderator@wilmingtonma.gov](mailto:moderator@wilmingtonma.gov).

Lastly, I want to extend my gratitude to the town employees who put in a significant amount of work coordinating the logistics of this meeting, the volunteers who work to ensure that the meeting is well-run, and you, the residents who dedicate the time to attending town meeting to make decisions to direct your town government.

Respectfully,



Jonathan R. Eaton  
Town Moderator

## ADDENDUM

On March 19, 2024, the Finance Committee and Planning Board conducted a public hearing to review each of the Articles contained in the Warrant. The Warrant in this booklet indicates whether either of those bodies recommended approval or disapproval for each Article. The amounts of funding that those recommendations are based on are listed below. How much is ultimately presented in the form of a motion on each Article may differ, however, and any variation would be appropriately addressed under the discussion of the motion under consideration.

### ANTICIPATED FUNDING BY ARTICLE

Article	Description	Amount	Article	Description	Amount
3	Unpaid Bills	none	13	Drainage culvert, Ballardvale	\$135,000
5	Salaries	see chart in Warrant	14	Feasibility study for Lowell St fields	\$50,000
6	Elderly Services – handicap van	\$93,000	15	Feasibility study for N. Wilmington substation	\$600,000
6	Fire – ambulance	\$475,000	16	Public Buildings - Fiber Connections	\$50,000
6	DPW – vactor truck	\$660,000	17	Maintenance of firing range	\$40,000
6	DPW – heavy duty front end loader	\$205,000	18	Continued phased cemetery development	\$60,000
6	DPW – baseball infield groomer	\$38,000	19	Operate Sewer Division Enterprise	\$3,675,096
6	Public Buildings – Ford F550	\$89,000	20	Design of replacement pump station at Industrial Way Pump Station	\$135,000
6	Public Buildings – Ford Maverick	\$33,000	21	Classroom projectors at high school	\$130,000
6	Schools – handicap minivan	\$75,000	22	Network switches at high school	\$114,000
7	MS4 & NPDES	\$75,000	23	Replacement/upgrade of wireless access points at high school	\$90,000
8	PEG Access	\$500,000	24	Replacement/upgrade of school Chromebooks	\$75,000
9	Fourth July 4th Celebration	\$50,000	25	Other Post Employment Liability Trust Fund (OPEB)	\$1,000,000
10	Memorial & Veterans Day	\$13,000	26	Capital Stabilization	\$1,000,000
11	VFW & American Legion Clubhouses	\$1,500 total	27	Middlesex Retirement System	\$1,500,000
12	Revolving funds – compost bins & subsurface sewage disposal	\$4,500; \$200,000 <sup>1</sup>	28	Transfer Article	TBD

---

<sup>1</sup> Spending limits.





TOWN OF WILMINGTON  
MASSACHUSETTS  

---

FINANCE COMMITTEE

To the Voters of Wilmington:

This booklet contains the warrant articles for the Annual Town Meeting on May 4, 2024. The meeting will be held in the Joanne M. Benton Memorial Auditorium at Wilmington High School. The meeting begins at 9:00 a.m., voters may begin checking in at 8:00 a.m. Please bring this booklet with you to the meeting.

Since January, the Finance Committee has held public hearings with the Interim Town Manager and the Department Heads to discuss the various budget items and warrant articles located in this booklet. We have provided our recommendation for each article and hope you will consider our recommendation when you vote.

The Finance Committee conducted a public hearing with the Planning Board on March 19, 2024 to provide residents and voters of Wilmington the opportunity to discuss the articles prior to the committees' voting their recommendations. Several articles deserve your attention, in particular:

Article 30 – This article is a Zoning By-law change to create the “MBTA Communities Multi-family Overlay District.” Voting for this article will change certain zoning in designated areas per the directives of the state. The Town has no recourse with this article as failure to pass it will potentially force the state to legally mandate that Wilmington make these changes and could potentially restrict or deny access to state grants.

The Finance Committee voted to recommend Approval of this article as it is in the best interest of the town.

Article 31 – The Shawsheen Valley Regional Technical School would like to establish a Capital Stabilization Account which would be funded by excess tuition charged to the sending districts. That money is normally returned to the districts when the balance exceeds a certain level. To not return the money deprives the Town of Wilmington of the opportunity to have a voice on how that money is spent.

The Finance Committee voted to recommend Disapproval of this article.

Please review all the articles and consider the recommendations of the Finance Committee and the Planning Board in anticipation of the Annual Town Meeting.

John F. Doherty, Chairman  
Finance Committee Members







TOWN OF WILMINGTON, MASSACHUSETTS

WARRANT

ANNUAL TOWN MEETING AND ELECTION

TO: EITHER OF THE CONSTABLES OF THE TOWN OF WILMINGTON:

GREETINGS:

In the name of the Commonwealth of Massachusetts and in the manner prescribed in the By-laws of said Town, you are hereby directed to notify and warn the inhabitants of the Town qualified to vote in Town affairs to meet and assemble at the Boutwell School (Precincts 1 and 2), Wilmington High School (Precincts 3 and 4) and the Town Hall (Precincts 5 and 6), Saturday the twenty-seventh day of April, A.D. 2024 at 7:45 o'clock in the forenoon, the polls to be opened at 8:00 a.m. and shall be closed at 8:00 p.m. for the election of Town Officers:

**ARTICLE 1.** To bring in your votes on one ballot respectively for the following named offices to wit: One Select Board Member for the term of three years, two members of the School Committee for the term of three years, one member of the Regional Vocational Technical School Committee for the term of three years and the Town Moderator for a term of three years.

You are also hereby further required and directed to notify and warn the said inhabitants of the Town of Wilmington who are qualified to vote on elections and Town affairs therein to assemble subsequently and meet in the Town Meeting at the Wilmington High School Joanne M. Benton Auditorium, Church Street, in said Town of Wilmington on Saturday the fourth day of May, A.D. 2024 at 9:00 a.m., then and there to act on the following articles:

**ARTICLE 2.** To hear reports of Committees and act thereon.

**Select Board**

**ARTICLE 3.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for the purpose of paying unpaid bills of previous years; or take any other action related thereto.

**Select Board**

Finance Committee **Took No Action** on this Article.

**ARTICLE 4.** To see if the Town will vote to authorize the Treasurer/Collector, with the approval of the Select Board, to enter into an agreement, under the provisions of Chapter 44, Section 53F of the Massachusetts General Laws, with one or more banks doing business in the Commonwealth of Massachusetts during Fiscal Year 2025 for a term not to exceed three years, which will permit the Town of Wilmington to maintain funds on deposit with such institutions in return for said institutions providing banking services; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 5.** To see how much money the Town will appropriate for the expenses of the Town and the salaries of several Town Officers and Departments and determine how the same shall be raised, whether by taxation, transfer from available funds, or otherwise; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

**Full Time  
Positions**

Positions			Transferred & Appropriated		Fiscal 2025		
FY 24	FY 25	Expenditures Fiscal 2023	Fiscal 2024	Town Manager Recommends	Finance Committee Recommends	Funds Available	Recommended Appropriation
		5,814	5,901	5,901	5,901		5,901
		9,909	11,300	11,300	11,300		11,300
		0	0	0	0		0
		15,723	17,201	17,201	17,201		17,201
		49,958	40,494	67,173	67,173		67,173
		14,593	16,355	37,627	37,627		37,627
		0	0	0	0		0
		64,551	56,849	104,800	104,800		104,800
		1,875	1,875	1,875	1,875		1,875
		14,841	18,868	20,282	20,282		20,282
		16,716	20,743	22,157	22,157		22,157
		1,136	1,942	2,612	2,612		2,612
		6,420	9,550	9,600	9,600		9,600
		7,556	11,492	12,212	12,212		12,212
1.0	1.0	199,042	175,090	220,000	220,000		220,000
5.0	5.0	475,682	442,946	460,395	460,395		460,395
		73,343	142,100	142,100	142,100		142,100
		0	0	0	0		0
6.0	6.0	748,067	760,136	822,495	822,495		822,495
1.0	1.0	139,657	143,136	143,699	143,699		143,699
3.0	3.0	199,711	217,802	229,926	229,926		229,926
		6,542	19,660	8,160	8,160		8,160
		0	0	0	0		0
4.0	4.0	345,910	380,598	381,785	381,785		381,785
1.0	1.0	291,382	306,926	412,990	412,990		412,990
2.0	3.0	715,208	752,050	904,500	904,500		904,500
		860	4,500	4,500	4,500		4,500
		72,723	65,000	75,000	75,000		75,000
3.0	4.0	1,080,173	1,128,476	1,396,990	1,396,990		1,396,990

TOWN OF WILMINGTON  
FINANCE COMMITTEE RECOMMENDATIONS - FY 2025

Full Time  
Positions

Positions			Transferred & Appropriated		Fiscal 2025		
FY 24	FY 25	Expenditures Fiscal 2023	Fiscal 2024	Town Manager Recommends	Finance Committee Recommends	Funds Available	Recommended Appropriation
1.0	1.0	166,026	93,230	97,142	97,142		97,142
5.0	5.0	208,715	244,256	244,706	244,706		244,706
		35,635	47,390	55,500	55,500		55,500
		3,507	27,000	27,000	27,000		27,000
6.0	6.0	413,883	411,876	424,348	424,348	0	0
1.0	1.0	82,078	87,105	97,837	97,837		97,837
2.0	2.0	100,826	107,066	111,330	111,330		111,330
		7,027	12,729	14,225	14,225		14,225
3.0	3.0	189,931	206,900	223,393	223,393	0	0
1.0	1.0	126,919	129,909	129,909	129,909		129,909
2.0	2.0	102,391	112,834	112,178	112,178		112,178
		105,497	128,175	127,600	127,600		127,600
		11,795	13,025	68,600	68,600		68,600
		2,100	20,000	20,000	20,000		20,000
3.0	3.0	348,702	403,943	458,787	458,787	500	500
		247,612	220,000	250,000	250,000		250,000
		0	7,500	7,500	7,500		7,500
25.0	26.0	3,478,824	3,625,714	4,121,667	4,121,667		4,121,667

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

<u>Full Time Positions</u>		<u>Fiscal 2025</u>				
		<u>Transferred &amp; Appropriated</u>		<u>Finance</u>		
<u>FY 24</u>	<u>FY 25</u>	<u>Expenditures Fiscal 2023</u>	<u>Fiscal 2024</u>	<u>Town Manager Recommends</u>	<u>Committee Recommends</u>	<u>Funds Available Recommended Appropriation</u>
<b>PUBLIC SAFETY</b>						
<b>Police</b>						
1.0	1.0	152,971	157,178	157,178	157,178	157,178
Salary - Chief						
1.0	1.0	131,147	134,753	134,753	134,753	134,753
Salary - Deputy Chief						
5.0	5.0	573,162	555,945	555,189	555,189	555,189
Salary - Lieutenants						
7.0	7.0	677,764	648,112	659,298	659,298	659,298
Salary - Sergeants						
38.0	38.0	2,459,246	2,626,586	2,578,015	2,578,015	2,578,015
Salary - Patrolmen						
1.0	1.0	87,165	93,673	97,391	97,391	97,391
Salary - Substance Abuse Coordinator						
3.0	3.0	178,530	184,721	186,253	186,253	186,253
Salary - Clerical						
Salary - Part Time		18,587	23,140	23,140	23,140	23,140
Salary - Overtime		835,448	700,000	720,000	720,000	720,000
Salary - Paid Holidays		121,698	120,000	120,000	120,000	120,000
Salary - Specialists		14,475	14,650	14,650	14,650	14,650
Salary - Night Differential		67,418	62,800	62,800	62,800	62,800
Salary - Incentive		523,175	590,000	590,000	590,000	590,000
Salary - Sick Leave Buyback		21,511	40,593	40,593	40,593	40,593
Expenses		254,228	291,030	301,030	301,030	301,030
Furnishings & Equipment		25,998	18,500	32,000	32,000	32,000
56.0	56.0	6,142,523	6,261,681	6,272,288	6,272,288	6,272,288
<b>Fire</b>						
1.0	1.0	140,410	144,272	154,148	154,148	154,148
Salary - Chief						
1.0	1.0	113,064	130,498	130,498	130,498	130,498
Salary - Deputy Chief						
4.0	4.0	0	446,366	435,378	435,378	435,378
Salary - Captains						
6.0	6.0	992,453	562,493	561,185	561,185	561,185
Salary - Lieutenants						
36.0	36.0	2,464,737	2,729,683	2,779,863	2,779,863	2,779,863
Salary - Privates						
2.0	2.0	88,022	106,101	110,522	110,522	110,522
Salary - Clerical						
Salary - Part Time		4,646	0	0	0	0
Salary - Overtime		1,110,974	1,050,000	1,050,000	1,050,000	1,050,000
Salary - Training Overtime		25,148	40,000	40,000	40,000	40,000
Salary - Paid Holidays		214,472	214,914	232,204	232,204	232,204
Salary - Incentive Pay		75,775	74,900	74,900	74,900	74,900
Salary - Emergency Management Stipend		5,138	5,240	5,280	5,280	5,280
Salary - Dispatch Management Stipend		8,500	8,670	8,734	8,734	8,734
Salary - State Haz Mat Team Stipend		0	5,000	0	0	0
Salary - Fire Prevention Stipend		0	3,500	3,500	3,500	3,500
Salary - Sick Leave Buyback		22,971	35,117	35,117	35,117	35,117
Expenses		273,244	330,082	332,004	332,004	332,004
Furnishings & Equipment		36,596	0	0	0	0
50.0	50.0	5,576,150	5,886,836	5,953,332	5,953,332	5,953,332

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

<u>Full Time Positions</u>		<u>Fiscal 2025</u>				
		Expenditures Fiscal 2023	Transferred & Appropriated Fiscal 2024	Town Manager Recommendations	Finance Committee Recommendations	Funds Available
FY 24	FY 25	Fiscal 2023	Fiscal 2024	Recommendations	Recommendations	Recommended Appropriation
<b>Public Safety Central Dispatch</b>						
13.0	13.0	663,156	797,677	836,357	836,357	836,357
		19,286	23,100	23,100	23,100	23,100
		1,245	4,440	4,440	4,440	4,440
		24,633	30,601	32,200	32,200	32,200
		153,332	163,750	80,000	180,000	180,000
		5,800	8,610	8,610	8,610	8,610
		14,728	15,700	15,700	15,700	15,700
		4,273	4,515	4,515	4,515	4,515
13.0	13.0	886,453	1,048,393	1,104,921	1,104,921	1,104,921
<b>Animal Control</b>						
1.0	1.0	65,226	70,827	71,287	71,287	71,287
		4,407	6,500	6,500	6,500	6,500
		0	0	0	0	0
1.0	1.0	69,633	77,327	77,787	77,787	77,787
120.0	120.0	12,674,759	13,274,237	13,408,329	13,408,329	13,408,329
<b>TOTAL PUBLIC SAFETY</b>						
<b>PUBLIC WORKS</b>						
<b>PERSONNEL SERVICES</b>						
1.0	1.0	147,905	156,540	160,103	160,103	160,103
6.0	6.0	442,009	471,062	495,732	495,732	495,732
4.0	4.0	365,650	393,245	407,028	407,028	407,028
		0	12,740	0	0	0
16.0	16.0	1,212,945	1,254,524	1,233,019	1,233,019	1,233,019
		87,111	84,919	84,919	84,919	84,919
		22,550	18,000	18,000	18,000	18,000
		0	14,500	14,500	14,500	14,500
3.0	3.0	210,763	200,654	213,629	213,629	213,629
		20,091	23,210	23,210	23,210	23,210
7.0	8.0	491,763	490,067	560,273	560,273	560,273
		30,555	29,782	29,782	29,782	29,782
2.0	2.0	166,695	170,778	171,340	171,340	171,340
		13,073	17,935	17,935	17,935	17,935
		205,668	228,530	228,530	228,530	228,530
39.0	40.0	3,416,778	3,566,486	3,658,000	3,658,000	3,658,000
<b>PERSONNEL SERVICES</b>						
Director						
Administration - Full Time						
Engineer - Full Time						
Engineer - Part Time						
Highway - Full Time						
Highway - Overtime						
Highway - Seasonal						
Stream Maintenance - Seasonal						
Tree - Full Time						
Tree - Overtime						
Parks/Grounds - Full Time						
Parks/Grounds - Overtime						
Cemetery - Full Time						
Cemetery - Overtime						
Snow & Ice - Extra Help/Overtime						

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

**Full Time  
Positions**

	Positions			Transferred & Appropriated		Fiscal 2025		Funds Available	Recommended	Appropriation
	FY 24	FY 25	Expenditures Fiscal 2023	Fiscal 2024	Town Manager Recommends	Finance Committee Recommends				
CONTRACTUAL SERVICES										
Engineer - Training & Conference Highway			4,758	6,000	6,000	6,000				6,000
Highway - Repair Town Vehicles			94,860	94,840	101,840	101,840				101,840
Highway - Training & Conference			150,179	115,900	124,000	124,000				124,000
Tree			2,258	3,000	3,000	3,000				3,000
Parks/Grounds			15,400	20,000	20,000	20,000				20,000
Cemetery			32,127	30,000	35,000	35,000				35,000
Road Machinery - Repair			3,528	4,100	4,100	4,100				4,100
Public Street Lights			81,832	80,000	85,000	85,000				85,000
Rubbish Collection & Disposal			122,178	149,120	155,620	155,620				155,620
Snow & Ice - Repairs			2,054,536	2,336,704	2,480,261	2,480,261				2,480,261
Snow & Ice - Misc. Services			21,720	23,730	23,730	23,730				23,730
			171,821	200,000	200,000	200,000				200,000
			2,755,197	3,063,394	3,238,551	3,238,551				3,238,551
MATERIALS & SUPPLIES										
Engineer Highway			3,128	3,300	3,300	3,300				3,300
Highway - Construction Supplies & Road Improvements			38,520	39,500	39,500	39,500				39,500
Highway - Gas, Oil, Tires (Other)			83,136	82,000	82,000	82,000				82,000
Highway - Gas, Oil, Tires (DPW)			231,865	238,154	236,671	236,671				236,671
Stream Maintenance - Expenses			152,457	165,206	166,109	166,109				166,109
Tree			189	1,000	1,000	1,000				1,000
Parks/Grounds			9,435	10,500	10,500	10,500				10,500
Cemetery			95,733	96,100	106,100	106,100				106,100
Drainage Projects			16,149	17,150	20,300	20,300				20,300
Snow & Ice - Sand & Salt			70,481	65,000	65,000	65,000				65,000
Snow & Ice - Tools & Equipment			263,612	403,885	403,885	403,885				403,885
			4,247	6,000	6,000	6,000				6,000
			968,952	1,127,795	1,140,365	1,140,365				1,140,365
FURNISHINGS & EQUIPMENT										
			43,214	30,000	59,300	59,300				59,300
TOTAL PUBLIC WORKS										
	39.0	40.0	7,184,141	7,787,675	8,096,216	8,096,216		40,000		8,096,216

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

**Full Time  
Positions**

Positions			Transferred & Appropriated		Fiscal 2025		
FY 24	FY 25	Expenditures Fiscal 2023	Fiscal 2024	Town Manager Recommends	Finance Committee Recommends	Funds Available	Recommended Appropriation
1.0	1.0	109,306	111,882	111,882	111,882		111,882
1.0	1.0	96,122	97,430	99,683	99,683		99,683
		40,468	48,000	48,000	48,000		48,000
		0	0	0	0		0
2.0	2.0	245,896	257,311	259,565	259,565		259,565
1.0	1.0	115,883	123,306	123,493	123,493		123,493
4.0	4.0	237,725	252,793	260,265	260,265		260,265
		20,240	25,000	25,000	25,000		25,000
		1,720	0	2,000	2,000		2,000
5.0	5.0	375,568	401,099	410,758	410,758		410,758
1.0	1.0	101,462	106,045	106,045	106,045		106,045
1.0	1.0	113,378	118,439	121,676	121,676		121,676
		11,468	16,125	16,125	16,125		16,125
		0	0	0	0		0
2.0	2.0	226,308	240,609	243,846	243,846		243,846
9.0	9.0	847,772	899,019	914,168	914,168		914,168
1.0	1.0	147,509	145,257	132,110	132,110		132,110
47.0	47.0	2,967,425	3,221,304	3,231,640	3,231,640		3,231,640
		49,311	60,000	60,000	60,000		60,000
		16,831	17,600	17,600	17,600		17,600
		1,075,046	1,228,710	1,220,020	1,220,020		1,220,020
		217,047	242,000	300,000	300,000		300,000
		29,475	25,000	25,000	25,000		25,000
		813,522	852,000	852,000	852,000		852,000
48.0	48.0	5,316,166	5,791,871	5,838,370	5,838,370		5,838,370

**TOTAL COMMUNITY DEVELOPMENT**

**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

<u>Full Time Positions</u>		<u>Fiscal 2025</u>				
		<u>Transferred &amp; Appropriated</u>		<u>Finance</u>		
<u>FY 24</u>	<u>FY 25</u>	<u>Expenditures Fiscal 2023</u>	<u>Fiscal 2024</u>	<u>Town Manager Recommends</u>	<u>Committee Recommends</u>	<u>Funds Available</u> <u>Recommended Appropriation</u>
<b>HUMAN SERVICES:</b>						
<b>Veterans Aid &amp; Benefits</b>						
1.0	1.0	95,928	98,187	98,187	98,187	98,187
1.5	2.0	94,235	97,579	128,550	128,550	128,550
		3,546	3,950	3,950	3,950	3,950
		151,781	250,000	200,000	200,000	200,000
2.5	3.0	345,490	449,716	430,687	430,687	430,687
<b>Library</b>						
1.0	1.0	109,306	111,882	112,553	112,553	112,553
12.0	12.0	790,129	873,846	899,859	899,859	899,859
		214,588	223,160	237,473	237,473	237,473
		38,131	38,457	42,361	42,361	42,361
		15,000	33,645	15,416	15,416	15,416
13.0	13.0	1,167,154	1,280,990	1,307,662	1,307,662	1,307,662
<b>Recreation</b>						
1.0	1.0	83,798	76,445	80,059	80,059	80,059
2.0	2.0	47,242	50,264	52,275	52,275	52,275
		2,719	6,500	8,000	8,000	8,000
		0	0	0	0	0
3.0	3.0	133,759	133,209	140,334	140,334	140,334
<b>Elderly Services</b>						
1.0	1.0	99,226	103,592	103,592	103,592	103,592
4.5	5.0	221,988	231,989	255,329	255,329	255,329
		46,839	45,645	45,645	45,645	45,645
		0	0	0	0	0
5.5	6.0	368,053	381,226	404,565	404,565	404,565
<b>Historical Commission</b>						
		21,292	26,341	27,013	27,013	27,013
		6,544	6,750	6,750	6,750	6,750
		0	0	0	0	0
		27,836	33,091	33,763	33,763	33,763
24.0	25.0	2,042,292	2,278,231	2,317,011	2,317,011	2,317,011
<b>TOTAL HUMAN SERVICES</b>						
<b>SCHOOLS</b>						
		46,236,063	47,658,045	49,445,217	49,445,217	49,445,217
		6,319,831	7,267,806	7,562,850	7,562,850	7,562,850
		52,555,894	54,925,851	57,008,067	57,008,067	57,008,067
<b>TOTAL SCHOOLS</b>						



**TOWN OF WILMINGTON**  
**FINANCE COMMITTEE RECOMMENDATIONS - FY 2025**

**Full Time  
Positions**

	FY 24	FY 25	Expenditures Fiscal 2023	Transferred & Appropriated		Fiscal 2025		
				Fiscal 2024	Town Manager Recommendations	Finance Committee Recommendations	Funds Available	Recommended Appropriation
<b>MATURING DEBT &amp; INTEREST</b>								
Recreation			423,150	407,650	392,150	392,150		392,150
Public Safety			75,750	72,750	69,750	69,750		69,750
Schools			2,539,028	2,452,328	2,366,278	2,366,278		2,366,278
Sewer			98,860	97,060	95,223	95,223	95,223	95,223
Water			32,480	227,580	443,030	443,030	443,030	443,030
Senior Center			0	0	1,057,488	1,057,488		1,057,488
Town Hall/School Admin			0	0	2,314,865	2,314,865		2,314,865
Authorization Fees & Misc. Debt			50,135	260,000	130,000	130,000	62,000	130,000
<b>TOTAL MATURING DEBT &amp; INTEREST</b>			3,419,403	3,517,368	6,868,784	6,868,784	600,253	6,868,784
<b>UNCLASSIFIED &amp; RESERVE</b>								
Insurance			947,864	1,184,046	1,340,003	1,340,003	127,198	1,340,003
Employee Health & Life Insurance			13,776,359	13,260,000	14,586,000	14,586,000	335,478	14,586,000
Employee Retirement Unused Sick Leave			135,489	200,000	200,000	200,000		200,000
Medicare Employer's Contribution			895,330	910,000	930,000	930,000	11,625	930,000
Salary Adjustments & Additional Costs			177,878	850,000	850,000	850,000		850,000
Local Transportation/Training Conf.			0	5,000	5,000	5,000		5,000
Out of State Travel			0	7,000	7,000	7,000		7,000
Annual Audit			38,500	39,500	40,500	40,500		40,500
Ambulance Services & Billing			585,413	645,177	1,200,000	1,200,000		1,200,000
PEG Cable Access			534,402	500,000	500,000	500,000	500,000	500,000
Town Report & Calendar			6,410	7,500	7,500	7,500		7,500
Professional & Technical Services			108,588	140,000	140,000	140,000		140,000
Reserve Fund			0	1,300,000	1,300,000	1,300,000		1,300,000
<b>TOTAL UNCLASSIFIED &amp; RESERVE</b>			17,206,234	19,048,223	21,106,003	21,106,003	974,301	21,106,003
<b>TOTAL MUNICIPAL GOVERNMENT</b>	265.0	268.0	52,169,591	56,222,338	62,670,547	62,670,547	1,614,554	62,670,547
								0
<b>STATUTORY CHARGES</b>								
Current Year Overlay			0	900,000	900,000	900,000		900,000
Retirement Contributions			8,303,042	8,908,246	9,494,725	9,494,725	967,300	9,494,725
Offset Items			0	44,313	48,907	48,907	45,472	48,907
Mass Bay Transportation Authority			539,181	557,870	570,800	570,800		570,800
MAPC (Ch 688 of 1963)			13,041	13,570	13,669	13,669		13,669
RMV Non-Renewal Surcharge			33,263	17,187	9,560	9,560		9,560
Metro Air Pollution Control District			8,982	9,311	9,374	9,374		9,374
Mosquito Control Program			73,592	75,412	78,500	78,500		78,500
School Choice			157,348	71,656	141,223	141,223		141,223
Charter Schools			128,735	87,916	137,661	137,661		137,661
Special Education			0	17,583	0	0		0
North Shore Agricultural & Technical School District			146,058	218,963	224,437	224,437		224,437
<b>TOTAL STATUTORY CHARGES</b>			9,403,242	10,922,027	11,628,856	11,628,856	1,012,772	11,628,856
<b>TOTAL</b>			114,128,727	122,070,215	131,307,470	131,307,470	2,627,326	131,307,470
<b>PROPOSED CAPITAL OUTLAY &amp; WARRANT ARTICLES</b>			8,459,171	10,497,807	6,672,000	6,672,000	1,940,000	6,672,000
<b>TOTAL PROPOSED BUDGET</b>			122,587,898	132,568,022	137,979,470	137,979,470	4,567,326	137,979,470

## 1. Teachers

Classification	FY24 Staff	FY25 Proposed Staff	FY23 Adjusted Budget	FY24 Adjusted Budget	FY25 Proposed Budget
A. Elementary*	106.55	108.15			
Salaries			9,149,671	9,442,200	9,952,493
Expenses			133,147	142,562	170,531
B. Middle School*	54.40	54.40			
Salaries			4,979,574	5,052,887	5,148,353
Expenses			168,252	188,654	213,788
C. High School*	61.20	61.20			
Salaries			5,931,933	5,737,238	5,936,846
Expenses			186,325	207,352	234,891
D. Guidance	15.00	15.00			
Salaries			1,358,964	1,508,873	1,734,536
Expenses			5,830	5,530	7,560
E. Special Education*	68.70	67.70			
Salaries			5,769,040	6,161,390	6,349,167
F. Substitute Salaries					
Salaries			388,557	388,557	404,657
A. Central Office	11.30	11.30			
Salaries			1,385,171	1,347,395	1,375,780
Expenses			1,013,231	1,015,160	939,674
B. Principals	14.00	14.00			
Salaries			1,692,256	1,682,452	1,712,274
C. Special Education*	18.00	18.00			
Salaries			1,418,959	1,720,225	1,863,184
Expenses			788,276	774,247	821,247
D. Administrative Assistants	20.30	20.30			
Salaries			1,025,436	1,075,029	1,087,311

## 2. Administration

3. Support Services							
A.	Nurses*		9.20	9.20			
	Salaries				919,404	851,875	863,496
	Expenses				7,600	7,600	7,600
B.	Educational Assistants*		51.05	49.25			
	Salaries				1,713,999	2,016,713	2,142,118
C.	Transportation						
	Regular Day				1,160,050	1,253,457	1,392,597
	SPED				840,200	840,200	790,200
	Vans		11.00	11.00	341,273	362,183	386,378
D.	Athletics		1.00	1.00			
	Salaries				266,959	261,155	244,855
	Expenses				154,771	154,771	172,651
E.	Maintenance and Utilities						
	Utilities				637,355	638,663	704,355
	Maintenance of Equipment				185,521	172,707	159,800
F.	Security Monitors		1.00	1.00			
	Salaries				41,499	20,946	21,575
G.	Insurance and Training						
	Staff Development				225,808	205,745	191,523
	Insurance				32,500	32,500	32,500
4. Tuitions							
A.	Special Education						
	Tuition				4,013,904	4,389,779	4,383,277
5. Equipment							
A.	Expenses						

\*Staffing moved To/From Local Funds From/To Grants

# ESTIMATED AVAILABLE FUNDS

	ACTUAL FY 2023	REVISED ESTIMATE FY 2024	ESTIMATE FY 2025	REVISED ESTIMATE FY 2025	\$ CHANGE 2024 V. 2025
<b>ESTIMATED AVAILABLE FUNDS</b>					
Tax Levy	97,314,762	102,947,392	109,723,866	109,723,866	6,776,474
Local Receipts	12,955,459	6,673,018	8,947,419	8,463,182	1,790,164
Local Aid	15,049,313	15,049,313	15,196,591	15,196,591	147,278
Free Cash	1,200,000	4,894,057	1,610,000	1,610,000	(3,284,057)
Indirect Charges - Available Funds	2,026,140	2,414,240	2,615,831	2,945,831	531,591
Sale of Cemetery Lots	20,000	20,000	20,000	20,000	0
Cemetery Trust Fund - Interest	20,000	20,000	20,000	20,000	0
Capital Stabilization Fund	825,000	550,000	0	0	(550,000)
Provision for Abates Surplus	0	0	0	0	0
Capital Project Closeouts	0	0	0	0	0
	129,410,674	132,568,020	138,133,707	137,979,470	5,411,450

**ARTICLE 6.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money for the purchase and equipping of new and/or replacement capital equipment, including but not limited to the following items, including any incidental or related expenses, and further to authorize the sale, trade-in, conveyance or other disposition of any equipment being so replaced, such funds to be spent by the Town department, so indicated, with the approval of the Town Manager and, to the extent set forth in Chapter 592 of the Acts of 1950, the Select Board, as follows:

Elderly Services Department

Purchase of one (1) replacement handicapped accessible van.

Fire Department

Purchase of one (1) replacement ambulance.

Department of Public Works

Purchase of one (1) replacement vactor truck.

Purchase of one (1) replacement heavy duty front end loader to be assigned to the Highway Division.

Purchase of one (1) heavy duty baseball infield groomer to be assigned to the Parks and Grounds Division.

Public Buildings Department

Purchase of one (1) replacement Ford F550 box truck with lift gate.

Purchase of one (1) Ford Maverick pick-up truck.

School Department

Purchase of one (1) replacement handicap accessible minivan.

or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 7.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to comply with the Municipal Separate Storm Sewer Systems (MS4) requirements as part of the National Pollutant Discharge Elimination System (NPDES), including design and engineering costs and any other incidental and related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 8.** To see if the Town will vote to appropriate from the PEG Access and Cable Related Special Revenue Fund a sum of money to be expended under the direction of the Select Board for PEG access services pursuant to the provisions of M.G.L Chapter 44, Section 53F3/4; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 9.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the funding of a Fourth of July celebration, or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 10.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the observance of Memorial Day and Veterans' Day; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 11.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute the sum of \$750.00 each (a total of \$1,500) for the purpose of renewing under the authority of Section 9 of Chapter 40 of the General Laws as amended, the lease of:

- a. Veterans of Foreign Wars Clubhouse for the purpose of providing suitable headquarters for the Nee-Ellsworth Post 2458 of the Veterans of Foreign Wars of the United States;
- b. American Legion Clubhouse, Inc. for the purpose of providing suitable headquarters for the Wilmington Post 136 of the American Legion;

or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 12.** To see if the Town will vote to determine the spending limits for revolving accounts established pursuant to Section 53E½ of Chapter 44 of the General Laws and Section 5 of Chapter 73 of the Town of Wilmington Inhabitant By-Laws for the fiscal year beginning July 1, 2024 and ending on June 30, 2025 as follows; or take any other action related thereto.

<b><u>Revolving Fund Account</u></b>	<b><u>Spending Authority Limit</u></b>	<b><u>Fiscal Year</u></b>
Compost Bin Revolving Fund	\$ 4,500	Fiscal Year 2025
Subsurface Sewage Disposal Upgrade Revolving Fund	\$ 200,000	Fiscal Year 2025

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 13.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the rehabilitation and lining of an existing 24" corrugated metal drainage culvert in the vicinity of 340 Ballardvale Street, including engineering services to support design, permitting and bid specifications, site preparation and construction costs, and any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 14.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to conduct a feasibility study for Lowell Street fields / recreational area improvements, including any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 15.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to conduct a feasibility study / schematic design to locate a fire substation in north Wilmington, including any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 16.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the installation of fiber connection at the new Elderly Services Center, Town Hall / School Administration building and 4<sup>th</sup> of July Building, including any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 17.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the maintenance of the Police Department firing range, including design and engineering costs and any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 18.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the continued phased cemetery development, including design and engineering costs and any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 19.** To see if the Town will vote to raise and appropriate or transfer from department receipts or user fees a sum of money to operate the Department of Public Works Sewer Division Enterprise; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 20.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for engineering services for the design of a replacement pump station at Industrial Way Pump Station, including design and engineering costs and any incidental or related costs and expenses; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 21.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of classroom projectors at the high school, including any incidental or related costs and expenses; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 22.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement of network switches at the high school, including any incidental or related costs and expenses; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 23.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement / upgrade of wireless access points within the high school building, including design and engineering costs, and any incidental or related expenses; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 24.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money for the replacement / upgrade of Chromebooks in schools across the district, including any incidental or related costs and expenses; or take any other action related thereto.

**School Committee**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 25.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to deposit in the Other Post Employment Liability Trust Fund established in accordance with M.G.L. Chapter 32B, Section 20; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 26.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to deposit in the “Capital Stabilization Fund” as established by vote on Article 23 at the April 27, 1991 Annual Town Meeting; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 27.** To see if the Town will vote to raise and appropriate, transfer from available funds or borrow pursuant to any applicable statute a sum of money to pay the Middlesex Retirement System in addition to the annual assessment; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 28.** To see what sum the Town will vote to transfer into various line items of the Fiscal Year 2024 budget from other line items of said budget and from other available funds; or take any other action related thereto.

**Select Board**



**ARTICLE 29.** To see if the Town will vote to accept as public ways the following described streets, as recommended by the Planning Board and laid out by the Select Board (Massachusetts General Laws Ch. 41 and Ch. 82 as amended) and shown on certain Definitive Subdivision plans approved in accordance with "Rules and Regulations Governing the Subdivision of Land in the Town of Wilmington, Massachusetts," which plans are recorded at the Middlesex North Registry of Deeds and copies of which are on file in the office of the Town Clerk; and to authorize the Select Board to acquire by purchase, gift or eminent domain such land and slope, drainage and other easements as may be necessary to effectuate the purpose of this Article; and further to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute a sum of money to be spent by the Town Manager with the approval of the Select Board for such purposes.

Green Meadow Drive – A certain parcel of land in Wilmington, Massachusetts on the westerly side of Chestnut Street beginning at a point on the westerly sideline of Chestnut Street, said point being the northeasterly corner of the land of Dutra, thence

N 67°03'26" W, 38.20 feet by said land of Dutra to a point, thence

N 52°59'05" W, 46.03 feet by said land of Dutra to a point, thence

N 63°08'39" W, 50.69 feet by said land of Dutra to a point, thence

N 45°27'05" E, 14.73 feet by said land of Dutra to a point, thence

N 56°09'46" W, 63.79 feet by said land of Dutra to a point, thence

N 41°58'29" W, 48.70 feet by said land of Dutra through a drill hole to a point, thence

N 54°20'54" W, 0.86 feet to a point, thence

By a curve to the left with a radius of 110.00 feet, a length of 42.13 feet to a point, thence

N 76°17'24" W, 594.11 feet to a point, thence

By a curve to the right with a radius of 320.00 feet, a length of 55.44 feet to a point, thence

N 66°21'51" W 434.33 feet to a point, thence

By a curve to the left with a radius of 280.00 feet, a length of 91.59 feet to a point, thence

N 85°06'21" W, 73.53 feet to a point, thence

By a curve to the left with a radius of 35.00 feet, a length of 33.37 feet to a point, thence

By a curve to the right with a radius of 60.00 feet, a length of 302.90 feet to a point, thence

By a curve to the left with a radius of 35.00 feet, a length of 33.37 feet to a point, thence

S 85°06'21" E, 73.53 feet to a point, thence

By a curve to the right with a radius of 320.00 feet, a length of 104.67 feet to a point thence,

S 66°21'51" E, 434.33 feet to a point, thence

By a curve to the left with a radius of 280.00 feet, a length of 48.51 feet to a point, thence

S 76°17'24" E, 594.11 feet to a point, thence

By a curve to the right with a radius of 150.00 feet, a length of 57.44 feet to a point thence,

S 54°20'54" E, 204.90 feet to a point, thence

By a curve to the left with a radius of 30.00 feet, a length of 50.91 feet to a point on the westerly sideline of said Chestnut Street, thence

S 28°25'22" W, 27.31 feet by the westerly sideline of said Chestnut Street to a point, thence

S 30°28'01" W, 54.78 feet by the westerly sideline of said Chestnut Street to the point of beginning.

Said parcel is depicted as Green Meadow Drive on a Definitive Plan in Wilmington, Massachusetts, Garden of Eden; Prepared for Duffer Realty Trust and recorded at the Middlesex North District Registry of Deeds in Plan Book 242, Plan 119. Said parcel contains 77,067 square feet more or less.

or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 30.** To see if the Town will vote to amend the Zoning By-law and associated Zoning District Map of the Town of Wilmington as follows to create a new MBTA Communities Multi-family Overlay District; or to take any other action related thereto:

1. Add a new Section 6.12:

**Section 6.12 MBTA Communities Multi-family Overlay District**

**6.12.1 Purpose.**

The purpose of the MBTA Communities Multi-family Overlay District (“MOD”) is to allow multifamily housing as-of-right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

**6.12.2 Establishment and Applicability.**

This MOD is an overlay district having a land area of approximately 65 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map.

**6.12.2.1 Applicability of MOD.** An applicant may construct multi-family housing and mixed-use development within the MOD in accordance with the provisions of this Section 6.12.

**6.12.2.2 Underlying Zoning.** The MOD is an overlay district superimposed on underlying zoning districts as shown on the Town’s zoning map. The provisions of the Zoning Bylaw relative to use, dimensional requirements, and all other provisions of the Zoning Bylaw governing the respective underlying zoning districts shall remain in full force, except for uses allowed as of right in the MOD as established in Section 6.12.4, which shall be subject to the dimensional requirements set forth in Section 6.12.5. Uses that are not identified in Section 6.12.4.1 are governed by the requirements of the underlying zoning districts.

**6.12.2.3 Sub-districts.** The MOD contains the following sub-districts, all of which are shown on the Zoning Map: Main Street Mixed Use Sub-District, Burlington Avenue Sub-District, Deming Way Sub-District, and West Street Sub-District.

**6.12.3 Definitions.**

The following definitions apply to Section 6.12:

**6.12.3.1 MBTA.** Massachusetts Bay Transportation Authority.

**6.12.3.2 Mixed-use development.** Development containing a mix of residential uses and nonresidential uses, including, but not limited to the commercial and/or educational uses described in Section 6.12.4.1.2.

**6.12.3.3 Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

**6.12.3.4 Sub-district.** An area within the MOD that is geographically smaller than the MOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

**6.12.4 Permitted Uses**

**6.12.4.1 Uses Permitted As-of-Right.** The following uses are permitted as-of-right within the MOD.

**6.12.4.1.1** Multi-family housing is permitted as-of-right in all sub-districts.

**6.12.4.1.2** Mixed-use development is permitted as-of-right in the Main Street Mixed Use Sub-district, Burlington Avenue Sub-district, and West Street Sub-district. Residential use is a required component and is allowed on any floor. Ground Floor as-of-right commercial uses in a mixed-use development are as follows:

Retail store under 30,000 s.f., personal service shop, limited-service restaurant without a drive through, general service restaurant without a drive through, business/professional office, and/or educational uses.

**6.12.4.2 Main Street Mixed Use Sub-district.** Within the Main Street Mixed Use Sub-District, mixed-use development with a ground floor commercial use consistent with Section 6.12.4.1.2. is allowed as-of-right and encouraged to preserve the commercial, active nature of Main Street and maintain a pedestrian friendly streetscape. A height increase from two (2) to three (3) stories is allowed per Section 6.12.5.9 when the ground floor is dedicated exclusively to commercial uses per Section 6.12.4.1.2.

### **6.12.5 Dimensional Standards**

The following dimensional standards apply to development within the MOD:

**6.12.5.1** Minimum Lot Area = None

**6.12.5.2** Minimum Lot Frontage in FT = None

**6.12.5.3** Minimum Lot Width = None

**6.12.5.4** Minimum Front Yard Setback = 20'

**6.12.5.5** Minimum Side and Rear Yard Setbacks = 20'

**6.12.5.6** Minimum Open Space = 20% of lot area

**6.12.5.7** Maximum Building Cover = None

**6.12.5.8** Maximum Height in FT = 35' in the Burlington Avenue Sub-District and Deming Way Sub-District; 40' in the Main Street Mixed Use Sub-District and West Street Sub-District.

**6.12.5.9** Maximum Height in Stories = 3 stories in the Burlington Avenue Sub-District, Deming Way Sub-District and West Street Sub-District.; 2 stories in the Main Street Mixed Use Sub-District with residential only use and 3 stories in the Main Street Mixed Use Sub-District with mixed-use development when the ground floor is dedicated exclusively to commercial uses per Section 6.12.4.2.

### **6.12.6 Off- Street Parking Requirements and Design**

The following parking requirements apply to multi-family housing and mixed-use development in the MOD.

**6.12.6.1 Parking Requirements and Design Standards.** The parking requirements and parking design standards of Section 6.4.1, Section 6.4.2, and Section 6.4.3 shall apply to development in the MOD except as otherwise specified below.

**6.12.6.2 Main Street Mixed Use Sub-District.** Multi-family housing requires one and one-half (1.5) spaces per dwelling unit, rounding up to the nearest whole number. Ground floor commercial uses per Section 6.12.4.2 have no minimum parking requirement.

- 6.12.6.3 Burlington Avenue Sub-District.** Multi-family housing requires one and one-half (1.5) spaces per dwelling unit, rounding up to the nearest whole number. Ground floor commercial uses per Section 6.12.4.1.2 shall follow the minimum parking requirements in Section 6.4.1.1.
- 6.12.6.4 Deming Way Sub-District.** Multi-family housing requires one and one-quarter (1.25) spaces per dwelling unit, rounding to the nearest whole number.
- 6.12.6.5 West Street Sub-District.** Multi-family housing requires two (2) parking spaces per dwelling unit. Ground floor commercial uses per Section 6.12.4.1.2 shall follow the minimum parking requirements in Section 6.4.1.1.

## **6.12.7 Site Plan Review and General Development Standards**

- 6.12.7.1 Applicability of Site Plan Review.** All development within the MOD shall be subject to Site Plan Review in accordance with Section 6.5.
- 6.12.7.2 General Development Standards.** All development within the MOD shall be subject to the following development standards.
- 6.12.7.2.1 Connections.** Site Design shall focus on optimizing pedestrian experience. Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- 6.12.7.2.2 Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
- 6.12.7.2.3 Streetscape.** Buildings shall be oriented toward the street, creating pedestrian focused frontage with amenities, and a public facing façade with primary entrances.
- 6.12.7.2.4 Parking.** Surface parking shall be located to the rear or side of buildings. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way. Parking shall be designed in accordance with Section 6.4.2 and Section 6.12.6 as applicable.
- 6.12.7.2.5 Plantings.** Plantings shall include species that are native or adapted to the region, and preferably drought tolerant. Shade trees shall be provided in parking areas to combat heat island effect.
- 6.12.7.2.6 Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- 6.12.7.2.7 Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- 6.12.7.2.8 Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
- 6.12.7.2.9 Waivers.** Upon the request of the Applicant, the Planning Board may waive the requirements of this Section 6.12.7.2 General Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MOD.

### 6.12.8 Affordability Requirement

**6.12.8.1 Affordability Requirement.** All development within the MOD shall comply with Section 6.11.

### 6.12.9 Severability

If any provision of this Section 6.12 is found to be invalid by a court of competent jurisdiction, the remainder of Section 6.12 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 6.12 shall not affect the validity of the remainder of the Town of Wilmington Zoning Bylaw.

2. Amend the Zoning District Map by superimposing the MBTA Communities Multi-family Overlay District on the underlying zoning on the following parcels:

Main Street Mixed Use Sub-district:

Map 42, Parcels 22, 22E, 22F, 22H, 22K, 22J, 24

Map 43, Parcels 1, 2, 3, 3A, 4, 4A, 4B

Burlington Avenue Sub-district: Map 29, Parcel 1

Deming Way Sub-district: Map 30, Parcel 1

West Street Sub-district: Map 71, Parcels 3, 5, 6, 7, 18

3. Amend Section 2.1 by adding a new category “Mixed Use Districts” after “Over 55 Housing District (O55H)”, adding “MBTA Communities Multi-family Overlay District (MOD)” to Mixed Use Districts, and moving Neighborhood Mixed Use (NM) after MOD under “Mixed Use Districts” ;
4. Amend Section 2.2, first subparagraph to read as follows: Zoning District Map of the Town of Wilmington, January 1983 revised through May 2024 (Scale 1” = 1200’ consisting of a single sheet);
5. Amend Table II Standard Dimensional Regulations by adding “MBTA Communities Multi-family Overlay” between “Over 55 Housing” and “Neighborhood Business” as follows:

**TABLE II STANDARD DIMENSIONAL REGULATIONS**

**NOTES:** (1) All Standard Dimensional Regulations are subject to the definitions and conditions in corresponding provisions for dimensional regulations contained in Section 5 of this Bylaw.

(2) Special exceptions to these Dimensional Regulations are contained in Subsection 5.3 of this Bylaw.

ZONING DISTRICTS	MIN. LOT AREA SQ FT	MIN. LOT FRONTAGE IN FT	MIN. LOT WIDTH IN FT	MIN. FRONT YARD IN FT	MINIMUM SIDE & REAR YARD IN FT	MINIMUM OPEN OPEN SPACE (%)	MAX BLDG COVER (%)	MAX HGT IN FT	MAX HGT IN STORIES
RESIDENCE 10	10,000	100	100	30	15	--	--	35	2½
RESIDENCE 20	20,000	125	125	40	20	--	--	35	2½
RESIDENCE 60	60,000	200	200	50	25	--	--	35	2½
OVER 55 HOUSING	10 ACRES	50	50	50	50	35%	--	36	2½
MBTA COMMUNITIES MULTI-FAMILY OVERLAY	None	None	None	20	20	20%	None	See Section 6.12	See Section 6.12
NEIGHBORHOOD BUSINESS	10,000	100	100	30	15	30% in all cases and where a business or industrial use abuts a	35%	35	2½

ZONING DISTRICTS	MIN. LOT AREA SQ FT	MIN. LOT FRONTAGE IN FT	MIN. LOT WIDTH IN FT	MIN. FRONT YARD IN FT	MINIMUM SIDE & REAR YARD IN FT	MINIMUM OPEN OPEN SPACE (%)	MAX BLDG COVER (%)	MAX HGT IN FT	MAX HGT IN STORIES
						residential district or use, a landscape buffer shall be provided			
<b>NEIGHBORHOOD MIXED USE</b>	20,000	125	125	20	20' side and rear yard in all cases provided that where such use abuts a residential district, the yard shall be increased to 50'	20% in all cases and where a business or industrial use abuts a residential district or use, a landscape buffer shall be provided	35%	35	3
<b>GENERAL BUSINESS</b>	20,000	125	125	20	20' side and rear yard in all cases provided that where such use abuts a residential district, the yard shall be increased to 50'	20% in all cases and where a business or industrial use abuts a residential district or use, a landscape buffer shall be provided	35%	35	3
<b>CENTRAL BUSINESS</b>	10,000	40	40	5	20' where such use abuts a residential district, 20' rear yard in all cases, 0 ft for a side yard where such a use abuts a commercial use	None, however, where such use abuts a residential district or use a landscape buffer consistent with §5.2.6.1 shall be provided	50%	40	3
<b>GENERAL INDUSTRIAL</b>	20,000	125	125	50	20' side and rear yard that where such use abuts a residential district the yard shall increase to 50'	30% in all cases and where a business or industrial use abuts a residential district, a landscape buffer shall be provided	35%	40	3
<b>HIGHWAY INDUSTRIAL</b>	80,000								
<b>LIGHT INDUSTRIAL/OFFICE</b>	20,000								

6. Amend Table 1 Principal Use Regulations by inserting the MOD between NM and NB and adding corresponding as of right uses in the new MOD column as follows:

**TABLE 1 PRINCIPAL USE REGULATIONS**

NOTE: All principal uses are subject to definitions and conditions in corresponding classification of uses contained in Section 3 of this Bylaw. Further, special permits allowed by this bylaw may be subject to minimum special permit; see Section 3.8.

PRINCIPAL USES		RESIDENTIAL DISTRICTS				MIXED USE		BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS			SITE PLAN REV	GW PD
		R10	R20	R60	O55	NM	MOD	NB	GB	CB	GI	HI	LI/O		
<b>3.2</b>		<b>EXTENSIVE USES</b>													
3.2.1	Agriculture	Yes	Yes	Yes		Yes		Yes	Yes	No	Yes	Yes	Yes	NR	*
3.2.2	Greenhouses	No	SP	SP		Yes		SP	Yes	No	Yes	Yes	Yes	R	*
3.2.3	Conservation	Yes	Yes	Yes		Yes		Yes	Yes	No	Yes	Yes	Yes	NR	*
3.2.4	Recreation	SP	SP	SP		Yes		SP	Yes	No	Yes	Yes	Yes	R	*
3.2.5	Earth Removal	Yes	Yes	Yes		Yes		Yes	Yes	No	Yes	Yes	No	NR	*
<b>3.3</b>		<b>RESIDENTIAL USES</b>													
3.3.1	Single Family Dwelling	Yes	Yes	Yes		No		Yes	No	No	No	No	No	NR	*
3.3.2	Accessory Apartments	Yes	Yes	Yes		No		Yes	No	No	No	No	No	N	*
3.3.3	Community Housing Facility	SP	SP	SP		SP		SP	SP	SP	No	No	No	NR	*
3.3.4	Municipal Building Reuse	SP	SP	SP		SP		SP	SP	SP	No	No	No	NR	*
3.3.5	Multi-Family Housing	No	No	No		PB	Yes	No	No	PB	No	No	No	R	*
3.3.6	Over 55 Housing	No	No	No	PB	No		No	No	No	No	No	No	R	*
<b>3.4</b>		<b>GOVERNMENTAL, INSTITUTIONAL AND PUBLIC SERVICE USES</b>													
3.4.1	Municipal Use	Yes	Yes	Yes		Yes		Yes	Yes	Yes	Yes	Yes	Yes	NR	*
3.4.2	Educational	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NR	*
3.4.3	Religious	Yes	Yes	Yes		Yes		Yes	Yes	Yes	Yes	Yes	Yes	NR	*
3.4.4	Philanthropic	SP	SP	SP		Yes		Yes	Yes	Yes	Yes	Yes	Yes	R	*
3.4.5	Nursery School	SP	SP	SP		Yes		Yes	Yes	Yes	No	No	No	R	*
3.4.6	Hospital & Nursing Home	No	No	No	No	No		No	No	No	SP	SP	No	R	*
3.4.7	Public Service Utility	SP	SP	SP		Yes		Yes	Yes	Yes	Yes	Yes	Yes	R	*
3.4.8	Wireless Communications **	No	No	No		No		No	SP	No	SP	SP	SP	R	*
<b>3.5</b>		<b>BUSINESS USES</b>													
3.5.1.1	Retail Store under 30,000 sf	No	No	No		Yes	Yes	Yes	Yes	Yes	SP	SP	SP	R	*
3.5.1.2	Retail Store over 30,000 sf	No	No	No		No		No	No	No	No	SP	SP	R	*
3.5.2	Business/Professional Office	No	No	No		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	R	*
3.5.3	Bank	No	No	No		Yes		Yes	Yes	Yes	Yes	Yes	Yes	R	*
3.5.4	Limited Service Restaurant	No	No	No		SP	Yes	No	SP	Yes	SP	Yes	SP	R	*
3.5.5	General Service Restaurant	No	No	No		Yes	Yes	No	Yes	Yes	No	Yes	No	R	*
3.5.6	Hotel or Motel	No	No	No		SP		No	SP	SP	SP	SP	SP	R	*
3.5.7	Lodge and Club	No	No	No		Yes		SP	Yes	Yes	Yes	Yes	Yes	R	*
3.5.8	Funeral Home	PB	No	No		Yes		No	Yes	No	No	No	No	R	*
3.5.9	Veterinary Care	No	No	No		SP		No	SP	SP	SP	SP	SP	R	*
3.5.10	Personal Service Shop	No	No	No		Yes	Yes	Yes	Yes	Yes	No	Yes	No	R	*
3.5.11	Craft Shop/Bldg Trade	No	No	No		Yes		Yes	Yes	Yes	Yes	Yes	Yes	R	*
3.5.12	Commercial/Trade School	No	No	No		Yes		SP	Yes	SP	Yes	Yes	Yes	R	*
3.5.13	Amusement Facility	No	No	No		No		No	Yes	SP	Yes	Yes	Yes	R	*

PRINCIPAL USES		RESIDENTIAL DISTRICTS				MIXED USE		BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS			SITE PLAN REV	GW PD
		R10	R20	R60	O55	NM	MOD	NB	GB	CB	GI	HI	LI/O		
3.5.14	Auto Service /Car Wash	No	No	No		No		No	SP	No	No	No	No	R	*
3.5.15	Auto Repair/Body Shop/Rental	No	No	No		No		No	SP	No	SP	SP	No	R	*
3.5.16	Vehicular Dealership	No	No	No		No		No	SP	No	No	No	No	R	*
3.5.17	Parking Facility	No	No	No		Yes		No	Yes	Yes	Yes	Yes	Yes	R	*
3.5.18	Adult Uses***														
3.5.19	Pet Care Facility	No	No	No		PB		No	PB	No	PB	PB	No	R	*
3.5.20	Reg. Marijuana Dispensary	No	No	No		No		No	No	No	PB	PB	No	R	*
3.5.21	Brew Pub	No	No	No		Yes		No	Yes	Yes	No	Yes	No	R	*
<b>3.6</b>	<b>INDUSTRIAL USES</b>														
3.6.1	Warehouse	No	No	No		No		No	No	No	Yes	Yes	Yes	R	*
3.6.2	Bulk Material Storage/Sales	No	No	No		No		No	No	No	Yes	Yes	No	R	*
3.6.3	Heavy Vehicular Dealer/Repair/Rental	No	No	No		No		No	No	No	SP	SP	No	R	*
3.6.4	Light Industrial	No	No	No		No		No	No	No	Yes	Yes	Yes	R	*
3.6.5	Limited Manufacturing	No	No	No		No		No	No	No	SP	SP	SP	R	*
3.6.6	General Manufacturing	No	No	No		No		No	No	No	SP	SP	No	R	*
3.6.7	Research and Development	No	No	No		No		No	No	No	SP	Yes	No	R	*
<b>3.7</b>	<b>PROHIBITED USES</b>														
3.7.1	Prohibited Uses	No	No	No		No		No	No	No	No	No	No	NR	*
3.7.2	Marijuana Establishments	No	No	No		No		No	No	No	No	No	No	NR	*

\* Uses within the Ground Water Protection Districts may be subject to additional regulation. See Section 6.6 Ground Water Protection Districts.

\*\* Monopoles allowed by SP on Town-owned land; and attachments allowed by SP on existing structures in all zoning districts.

\*\*\* Overlay District. See Section 6.7

7. Amend Section 6.5.3 by adding the following to the end of the second paragraph: “Final action on site plans for allowed uses per Table 1 Principal Use Regulations shall be limited to approval or approval with the imposition of reasonable conditions.”

8. Remove current Section 6.11 Inclusionary Housing and replace with the following:

## 6.11 **Inclusionary Housing**

### 6.11.1 **Purpose and Intent**

The purpose of this Inclusionary Housing Bylaw is to:

- Expand and diversify the Town of Wilmington’s housing stock to provide more varied housing options;
- Increase the supply of housing that is affordable to low-income and very low-income households;
- Develop and maintain housing that is eligible for inclusion in the Chapter 40B Subsidized Housing Inventory.



It is the intent of this Section that affordable housing units created pursuant to this Bylaw shall qualify for inclusion in the Chapter 40B Subsidized Housing Inventory (SHI) under the regulations and guidelines of the Massachusetts Executive Office of Housing and Livable Communities (EOHLC). It is the intent that all housing will comply with federal and state fair housing laws.

#### 6.11.2 Definitions

In this Section the following terms shall have the following meanings:

- 6.11.2.1 **Affordable Housing Units** – Housing units that are restricted for sale or rent to individuals and families within specific income ranges and sales prices which meet the EOHLC and M.G.L. Chapter 40B requirements for inclusion in the Town's SHI.
- 6.11.2.2 **Applicant** – A person or entity who applies for a special permit under this Section. "Applicant" shall include an owner, or his/her/their agent or representative, or his/her/their assigns.
- 6.11.2.3 **Area Median Income** – The median income for households within the designated metropolitan statistical area that includes the Town of Wilmington, as reported annually and adjusted for household size by the United States Department of Housing and Urban Development for the Boston Metropolitan Statistical Area.
- 6.11.2.4 **Board** – Town of Wilmington Planning Board, who shall serve as the Permit Granting Authority for projects subject to this Section.
- 6.11.2.5 **Eligible Household** – Any household whose total income is at or below eighty (80) percent of the area median income adjusted for household size.
- 6.11.2.6 **EOHLC – Massachusetts Executive Office of Housing and Livable Communities**
- 6.11.2.7 **Local Initiative Program (LIP)** – A program administered by EOHLC pursuant to 760 CMR 45.00 to develop and implement local housing initiatives that produce low- and moderate-income housing, with or without a comprehensive permit as defined in M.G.L. Chapter 40B, Sections 20-23.
- 6.11.2.8 **Low-Income Household** – Household with income that does not exceed eighty (80) percent of the area median income adjusted for household size as determined by the United States Department of Housing and Urban Development, then in effect.
- 6.11.2.9 **Market-Rate Housing Units** – Housing units that are not restricted to certain rent or sale prices.
- 6.11.2.10 **M.G.L.** – The General Laws of Massachusetts. In case of a rearrangement of the General Laws, any citation or particular sections of the General Laws shall be applicable to the corresponding sections in the new codification.
- 6.11.2.11 **Off-Site Unit** – An affordable housing unit produced by the applicant on a site other than the primary residential development.
- 6.11.2.12 **Subdivision** – Any subdivision as defined in the Subdivision Control Law (M.G.L. Chapter 41, Sections 91K-GG), or any division of land under M.G.L. Chapter 41, Section 81P, into lots for residential use, and as defined in the Town of Wilmington Subdivision Rules and Regulations.
- 6.11.2.13 **Subsidized Housing Inventory (SHI)** – The EOHLC Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 31.04.

6.11.2.14 **This Section** –Section 6.11 of the Town of Wilmington Zoning Bylaws in its entirety.

6.11.2.15 **Town** – The Town of Wilmington.

6.11.2.16 **Very Low-Income Household** – Household with income that does not exceed fifty (50) percent of the area median income adjusted for household size as determined by the United States Department of Housing and Urban Development, then in effect.

### 6.11.3 **Applicability**

This Section applies to construction of at least six (6) new dwelling units in the Neighborhood Mixed Use District, Central Business District, or MBTA Communities Multi-family Overlay District (MOD).

New residential development in a Conservation Subdivision Design can provide affordable housing units should the applicant volunteer, and therefore be subject to this Section.

Developments may not be segmented or phased to avoid compliance with this Section. Unless otherwise directed by the Board as a condition of approval, all affordable housing units shall be developed/provided concurrently and proportionately with the development of market-rate housing units. Segmenting land or properties over any ten-year period with the effect of avoiding inclusionary housing requirements by either subdividing one parcel of land into two parcels of land or dividing a project that would otherwise be subject to this Section into phases in such a way that would not result in the creation of affordable housing units shall be prohibited. Said ten-year period shall be measured from and to the dates of Building Permit applications.

A Building Permit will not be issued for a development subject to this Section unless the applicant provides the percentage of the total dwelling units in the development as affordable housing units as described herein.

### 6.11.4 **Site Plan Review**

The development of any project under this Section shall be reviewed by the Planning Board during the Site Plan Review process.

### 6.11.5 **Provision of Affordable Housing Units**

Affordable housing units shall be provided at a minimum for low-income households, and providing housing units for very low-income households is strongly encouraged when possible. Nothing in this Section shall preclude an applicant from providing additional affordable housing units, or greater affordability, or both, than the minimum requirements.

#### 6.11.5.1 **Percentage Requirement**

In any development subject to this Section at least fifteen (15) percent of the dwelling units shall be affordable to eligible households. If EOHLIC determines in writing that the Town has not shown this 15% requirement to be feasible in the MOD, at least 10% of the dwelling units in any development containing 10 or more units in the MOD shall be inclusionary dwelling units with household income limited to 80% of the area median income and eligible for inclusion on the Subsidized Housing Inventory.

The affordability requirements of this Section do not apply to density bonus unit(s) (Section 6.11.5.2).

In the event that a development providing on- or off-site units has a fractional affordable housing unit of 0.5 or greater, it shall be rounded up to the next whole number. In the event that the fractional affordable housing unit is less than 0.5, the applicant may choose whether or not to round up to the next whole number.

#### 6.11.5.2 Density Bonus

The Board may allow an increase in the total number of market-rate housing units by a number equal to the required affordable housing unit(s), not to exceed ten (10) bonus market-rate housing units. The allowed units per acre or lot coverage may be increased, parking requirements may be decreased, and/or open space may be reduced by the amount necessary to permit the bonus market-rate housing units. The affordability requirements of this Section do not apply to density bonus unit(s). Provided, however, the open space should not be reduced to an amount less than twenty (20) percent of the lot.

A density bonus is not permitted within the MOD.

The chart below illustrates the calculation of new market-rate, affordable and bonus housing units.

Total Number of Housing Units Proposed	Number of Affordable Housing Units Required	Number of Market-Rate Housing Units	Bonus Market-Rate Housing Units	New Total Market-Rate Housing Units (with Bonus)	New Total Units (Market-Rate & Affordable)	Effective Affordable Housing Unit Percentage
6	1	5	1	6	7	14.3%
10	2	8	2	10	12	16.7%
12	2	10	2	12	14	14.3%
15	2	13	2	15	17	11.8%
20	3	17	3	20	23	13%
25	4	21	4	25	29	13.8%
30	5	25	5	30	35	14.3%

#### 6.11.5.3 Methods of Providing Affordable Housing Units

On-site units are the preferred method of providing affordable housing units under this Section.

As an alternative to on-site provision of affordable housing units, an applicant subject to this Section may also be allowed by the Board to develop, construct, rehabilitate or dedicate affordable housing units off-site, only in unique and extraordinary circumstances, for which the applicant must provide a narrative to meet this criterion.

All requirements of this Section that apply to on-site provision of affordable housing units shall apply to provision of off-site affordable housing units, except as provided for in Section 6.11.6.2.b.

## **6.11.6 Siting and Design**

### **6.11.6.1 Siting and Type of Affordable Housing Units**

On-site affordable housing units constructed or otherwise provided under this Section shall be proportionately distributed throughout the project in terms of both location and unit size/type. For example, a development consisting of a mix of single-family homes, townhouses, and a small apartment building shall include affordable housing units of each housing type. On-site affordable housing units shall also, on average, be as accessible to common amenities, such as open space or services, as the market-rate housing units in the same development.

Applications to the Planning Board shall include a plan showing the proposed locations of the affordable housing units.

### **6.11.6.2 Minimum Design and Construction Standards**

On- and off-site affordable housing units shall comply with the EOHLC LIP's minimum design and construction standards for SHI as they may be amended. Requirements for the following conditions shall be complied with as specified, in addition to compliance with the above.

- a. New construction of market-rate and affordable housing units. Affordable housing units shall be comparable in size, number of bedrooms, design, appearance, construction and quality of materials with market-rate housing units, though designer and high-end finishes, fixtures and appliances are not required. Mechanical systems and energy efficiency shall conform to the same specifications as apply to the market-rate housing units. Affordable housing units shall have the same floor area as the median market-rate housing units of the same number of bedrooms. The number of bedrooms in affordable housing units shall be comparable to the bedroom mix in market-rate housing units in the development, unless otherwise required to count on the SHI.
- b. Affordable housing units provided on- or off-site by restricting existing homes as affordable housing units, rather than creating new construction. Units do not have to appear similar in terms of design and appearance to market-rate housing units. Home inspections by a licensed inspector are required, and all systems and major items must have more than ten (10) years of useful life remaining.

## **6.11.7 Marketing and Affordability of Affordable Housing Units**

### **6.11.7.1 Marketing Plan**

Applicants under this bylaw shall submit a marketing plan which describes how the affordable housing units will be marketed to potential homebuyers. The plan shall meet all requirements of EOHLC and applicable state and federal laws and regulations so that the affordable housing units are eligible to be placed on the Town's SHI. No Building Permit for any units in the development subject to this Section shall be issued until the marketing plan is approved by EOHLC.

### **6.11.7.2 Local Preference**

The maximum local preference units under EOHLC guidelines shall be provided.

### **6.11.7.3 Income Requirements and Selling/Renting Prices**

The maximum housing purchase price or rent for affordable housing units created under this Section shall be consistent with affordability guidelines established by EOHLC or a successor agency for eligible households, and shall not exceed the maximum purchase price or rent guidelines of the program used to qualify affordable housing units for inclusion on the SHI.

#### 6.11.7.4 **Preservation of Affordability**

As a condition of development, all affordable housing units provided under this Section shall be subject to an affordable housing restriction in a form consistent with LIP or any other applicable guidelines issued by EOHLC, acceptable to the Planning Board, and that ensures affordable housing units can be counted toward Wilmington's SHI. The affordable housing restriction shall run with the land and be in force in perpetuity or for the maximum period allowed by law, and be enforceable under the provisions of M.G.L. Chapter 184, Section 26 or Sections 31 and 32.

The affordable housing restriction shall contain limitations on use, occupancy, resale price and rents, and provide for periodic monitoring, by the Town or its designee as named in the deed rider as the monitoring agent, to verify compliance with and enforce said restriction. The purchaser of an affordable housing unit developed under this Section shall agree to execute a deed rider prepared by the Town, consistent with model riders prepared by EOHLC, granting, among other things, the Town, or its designee, a right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.

The affordable housing restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity to ensure that it remains affordable to households in the same income range as prior to the condominium conversion.

The occupancy permit for any units in the development shall not be issued until the Regulatory Agreement in a form and format acceptable to the Town and EOHLC is recorded at the Registry of Deeds or Registry District of the Land Court, and a copy provided to the Planning Board.

The affordable housing restriction shall provide that initial sales and rentals of affordable housing units and subsequent re-sales and re-rentals shall comply with federal, state and local fair housing laws, regulations, and EOHLC LIP guidelines.

The applicant shall be responsible for preparing and complying with any documentation that may be required by EOHLC to qualify affordable units for listing on the Chapter 40B SHI as LIP units.

#### 6.11.8 **Fees**

The applicant shall be responsible for all consultant fees, including engineering, architectural, legal, housing consultant and planning fees, incurred by the Planning Board in connection with the application, review of relevant plans and documents, and ensuring that the affordable housing units are included on the Town's SHI.

#### 6.11.9 **Conflict with Other Bylaws or Sections**

The provisions of this Section shall be considered supplemental of existing sections of the Wilmington Zoning Bylaw. To the extent that a conflict exists between this Section and others, the more restrictive section, or provisions therein, shall apply.

#### 6.11.10 **Severability**

In the event that one or more of the provisions of this Section are found or determined to be illegal or unenforceable, or held invalid by a court of competent jurisdiction, such finding shall not affect the validity of any other provisions of this Section, which provisions will remain in full force and effect.

**Planning Board**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 31.** To see if the Town will vote to approve the Shawsheen Valley Regional Vocational / Technical School District Committee's vote on December 19, 2023 to establish a Stabilization Fund, pursuant to Section 16G ½ of Chapter 71 of the Massachusetts General Laws, said Stabilization Fund to be invested and to retain its own interest earnings as provided by law and further set up an operational line item to be created to transfer available monies into said Stabilization Fund; or take any other action related thereto.

**Shawsheen Tech School Committee**

Finance Committee recommended **Disapproval** of this Article.

**ARTICLE 32.** To see if the Town will vote in accordance with the provisions of Chapter 77 of the Acts of 2023 to rescind the vote taken under Article 35 of the April 22, 2023 Town Meeting creating a Special Opioid Settlement Stabilization Fund and dedicating 100% of the opioid litigation settlement funds received by the Town to such fund pursuant to M.G.L. Chapter 40, Section 5B, such funds henceforth to be placed in a special revenue fund to be expended without further appropriation for all of the purposes allowed by law, including those outlined in applicable opioid litigation settlement documents; or take any other action related thereto.

**Select Board**

Finance Committee recommended **Approval** of this Article.

**ARTICLE 33.** To see if the Town will vote to amend the Zoning By-law and associated Zoning Map of the Town of Wilmington by voting to rezone from the Residential 60 (R60) to Residential 20 (R20) the following described parcel of land; or take any other action related thereto:

The land at and known as Edgewood Street in Middlesex County, MA as more fully described in a deed recorded in Middlesex North District Registry of Deeds Book 31921, Page 227, containing approximately 2.7 acres of land shown on Wilmington Assessor's Map 11, Parcel 6.

**As Petitioned for by Kristen Costa and others**

Finance Committee recommended **Approval** of this Article.

Planning Board recommended **Approval** of this Article.

**ARTICLE 34.** To see if the Town will vote to authorize the Selectmen to enter into 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 parcels: following a determination made by the Town 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; 2 adjacent parcels being located at 0 Molloy Rd and described in the Town of Wilmington Assessor's records as Map-Parcel 40-130 and Parcel 40-129; or take any other action related thereto.

**As Petitioned for by Kevin Barrett and others**

Finance Committee recommended **Disapproval** of this Article.

Planning Board recommended **Disapproval** of this Article.

**ARTICLE 35.** To see if the Town will vote to amend the zoning By-law and associated Zoning Map of the Town of Wilmington as follows; or take any other action related thereto.

By rezoning from General Business ("GB") to General Industrial ("GI") the parcel of land shown as Parcel 11 on Wilmington Assessor's Map 39, which parcel is more particularly described as follows:

A certain parcel of land with the buildings thereon situated in Wilmington, Middlesex County, bounded and described as follows:

NORTHEASTERLY	by Main Street, one hundred (100) feet;
SOUTHEASTERLY	by land now or formerly of Tennessee Gas Transmission Company, one hundred twenty-five (125) feet;
NORTHEASTERLY	again by said land now or formerly of Tennessee Gas Transmission Company, ninety-nine and 99/100 (99.99) feet;
SOUTHEASTERLY	by Lot 2 as shown on plan hereinafter referred to three hundred three and 82/100 (303.82) feet;
SOUTHWESTERLY	by land of the Boston and Main R.R., ninety-eight and 30/100 (98.30) feet;
NORTHWESTERLY	by land now or formerly of Patsy and Mary Calandrello, one hundred ninety and 51/100 (190.51) feet;
SOUTHWESTERLY	again by said land now or formerly of Patsy and Mary Calandrello, twenty-two and 35/100 (22.35) feet
NORTHWESTERLY	again by said land now or formerly of Patsy and Mary Calandrello, eighty-nine and 90/10000 (89.90) feet and by land now or formerly of Luciano and Carmella M. Calandrello, one hundred (100) feet.

**As Petitioned for by Ben Wright and others**

Finance Committee **Took No Action** on this Article.

Planning Board **Took No Action** on this Article.

**ARTICLE 36.** To see if the Town will vote to:

**Rename the Woburn Street School**

**to be called :**

**Richardson Elementary School**

**Supporting History:**

The Richardson family formerly of 280 Woburn Street, Wilmington, Mass. for many years operated their “Working Farm” hiring and educating the youth in the neighborhood area, they gave their farm known as “Wheegate Farm” as a gift to the Town of Wilmington as a representative farm of Wilmington’s historic small town farming community that contributed to the town as food producers, employers and businesses.

The farm includes 5.7 acres of land and the house dating from 1754, barns and several out buildings . It is included in the **National Register of Historic Places** where it is described as a significant example of Georgian and Federal period architecture.

The Richardsons could have sold their property to developers to build many homes but mindful of its historic significance, they decided to give it to the Town of Wilmington lessening the traffic and need for services..

Therefore, to memorialize Wilmington’s farming history in a small but significant way and show appreciation for the Richardson family, I ask for Town meeting approval for the renaming of the Woburn Street School to the “Richardson Elementary School.”

or take any other action related thereto.

**As Petitioned for by Daniel H. Ballou and others**

Finance Committee recommended **Disapproval** of this Article.

Hereof fail not and make due return of this Warrant, or a certified copy thereof with your doings thereon to the Town Clerk as soon as may be and before said meeting, GIVEN OUR HAND AND SEAL OF SAID TOWN THIS **11<sup>TH</sup>** day of **March**, A.D., Two Thousand Twenty-Four.

Gary B. DePalma, Chair

Gregory B. Bendel

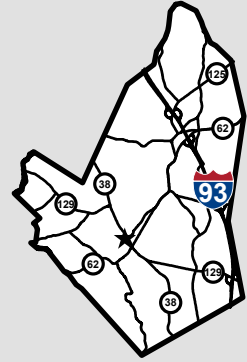
Kevin A. Caira

Lilia Maselli

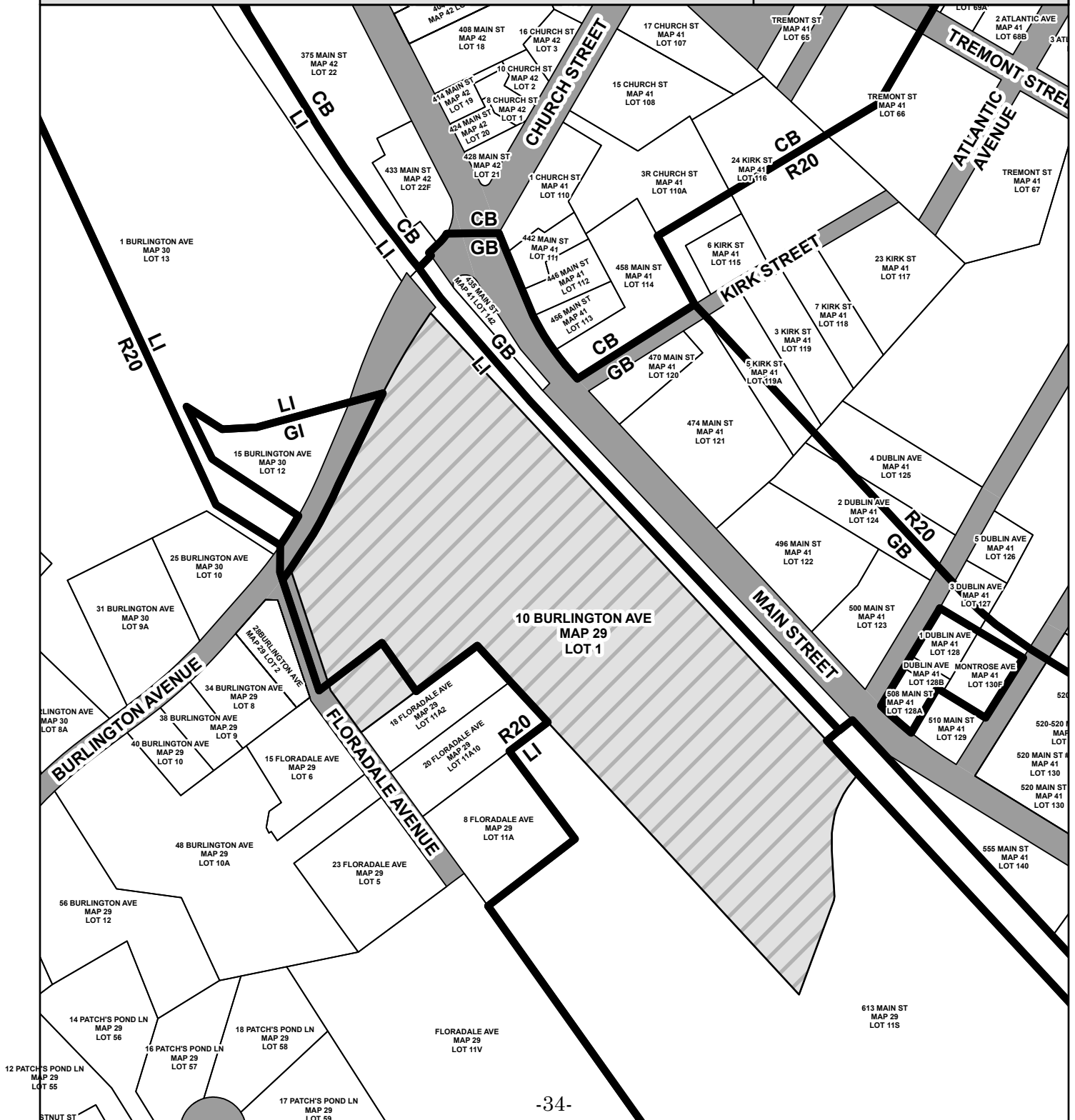
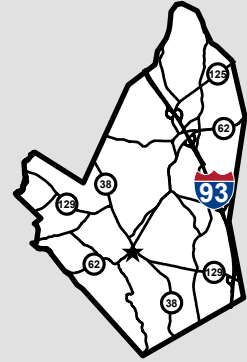
Frank J. West

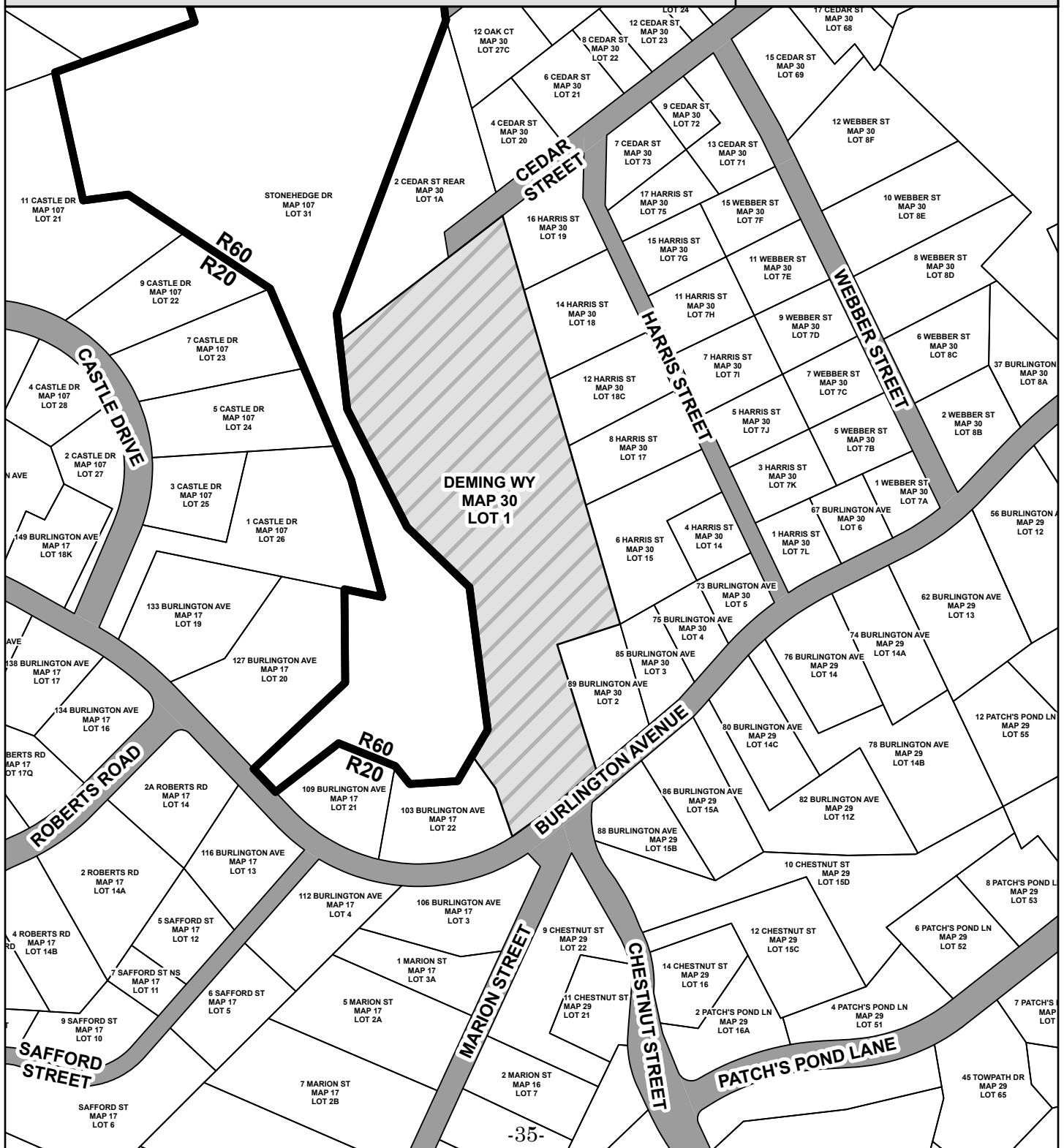


**ARTICLE 30  
MBTA COMMUNITIES  
MULTI - FAMILY OVERLAY DISTRICT  
(MOD)  
MAIN ST MIXED USE SUB-DISTRICT  
(SHADED)**

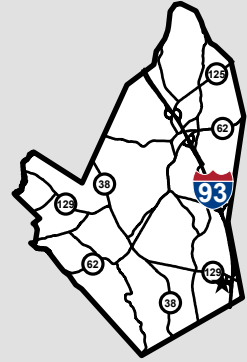


# ARTICLE 30 MBTA COMMUNITIES MULTI - FAMILY OVERLAY DISTRICT (MOD) BURLINGTON AVE SUB-DISTRICT (SHADED)

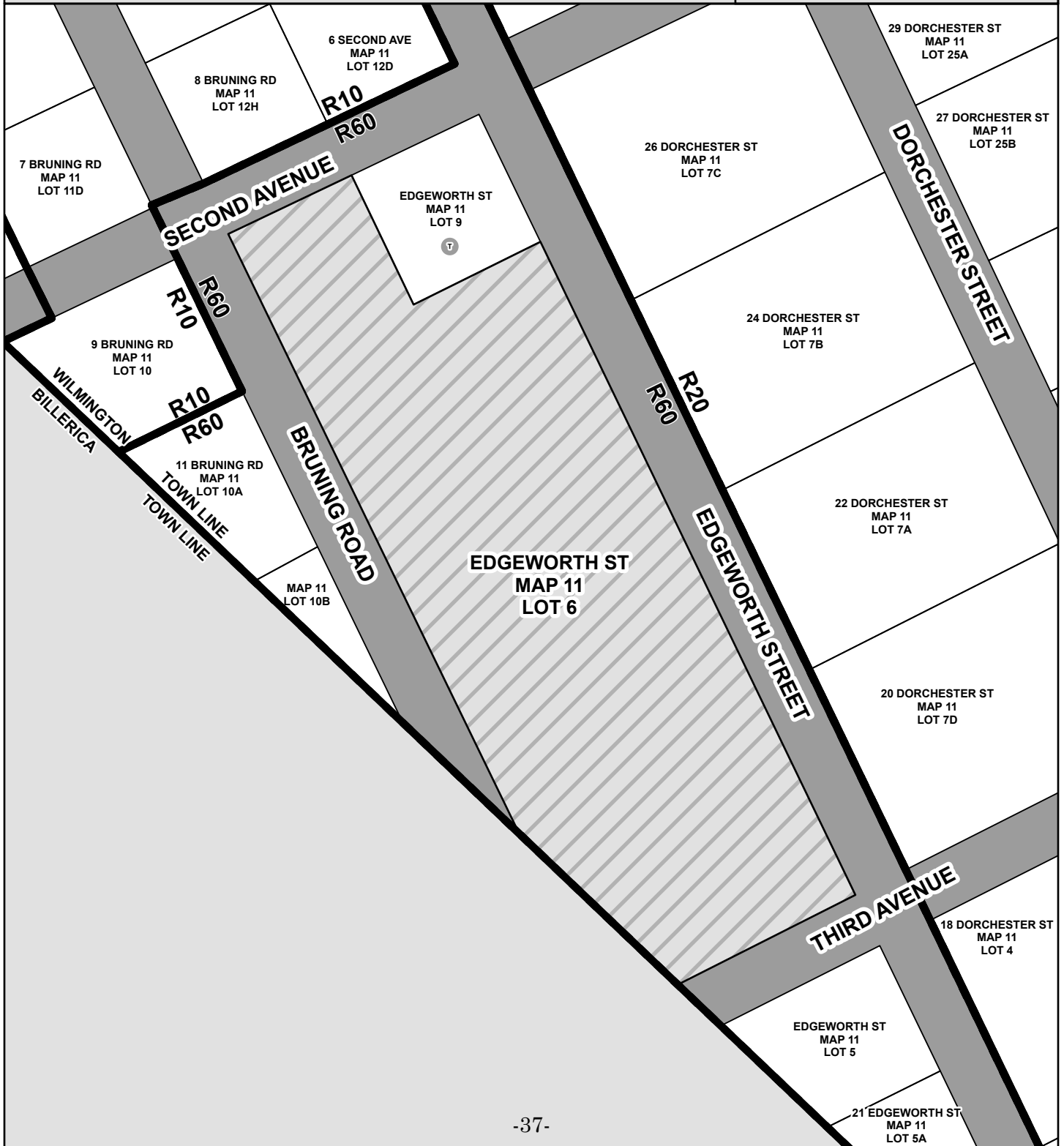
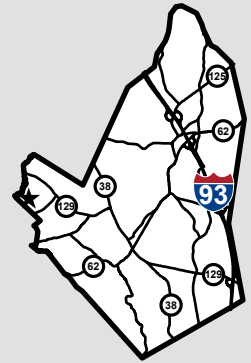




# ARTICLE 30 MBTA COMMUNITIES MULTI - FAMILY OVERLAY DISTRICT (MOD) WEST ST SUB-DISTRICT (SHADED)

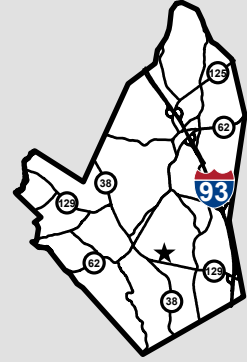


**ARTICLE 33  
MAP 11 PARCEL 6  
EDGEWORTH ST.  
PETITION TO REZONE  
PARCEL FROM R60 TO R20**

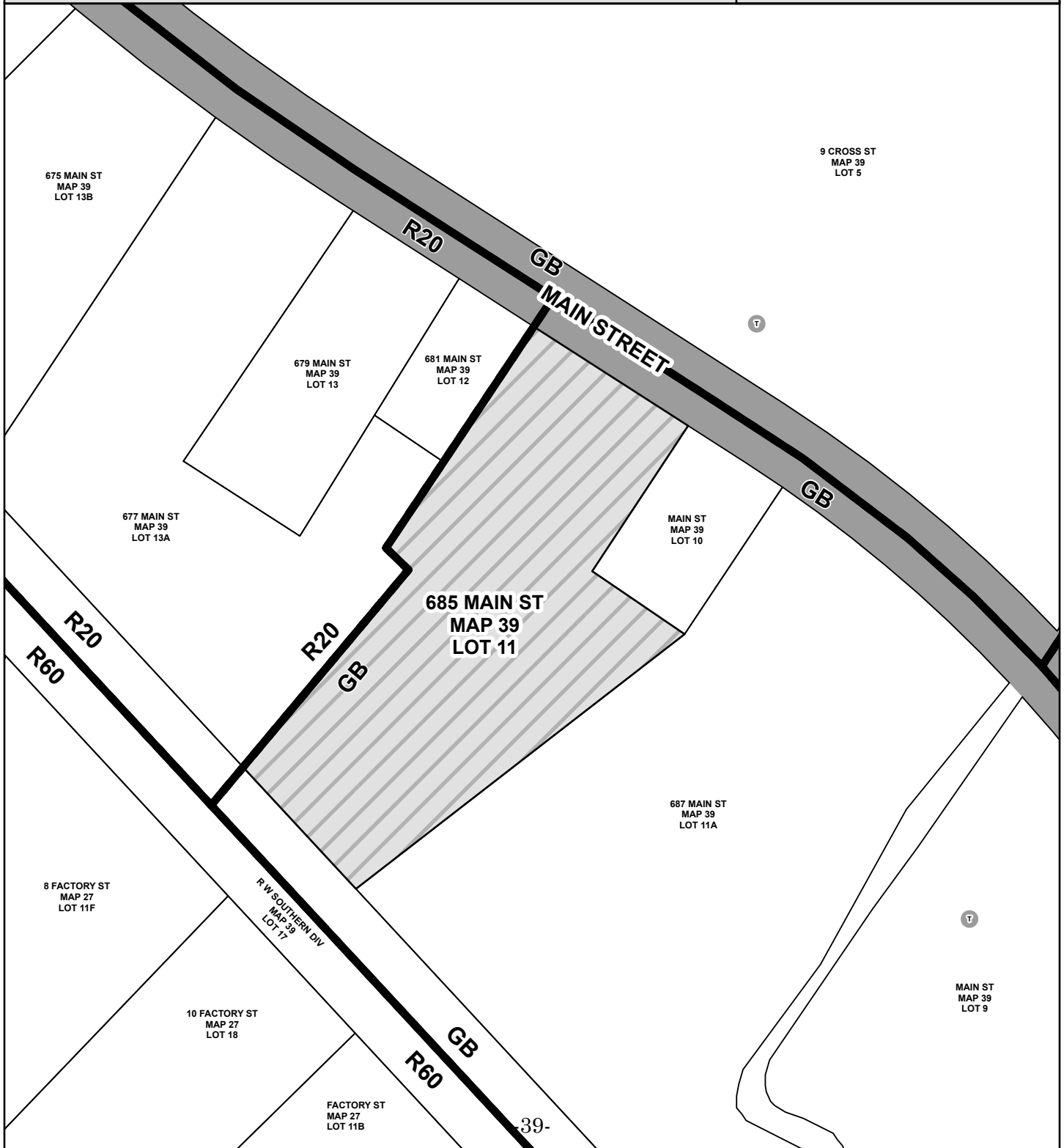
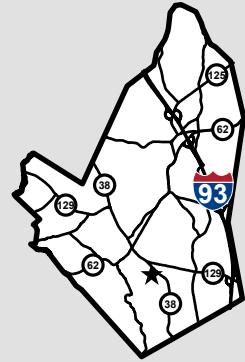




**ARTICLE 34  
MAP 40 PARCELS 129 & 130  
MOLLOY RD.  
PETITION TO PURCHASE  
TOWN OWNED LAND**



**ARTICLE 35  
MAP 39 PARCEL 11  
685 MAIN ST.  
PETITION TO REZONE  
PARCEL FROM GB TO GI**



## **Town of Wilmington** **Finance Terminology**

The following terms are frequently used in this report and at Town Meeting. In order to provide everyone with a better understanding of their meaning, the following definitions are provided:

**APPROPRIATE:** To appropriate is to authorize the spending of a specific sum from public funds. This is the business of an annual town meeting. Once an appropriation of an operating budget or an article has been made by Town Meeting, the appropriation can only be changed by another town meeting vote. The one exception to this is a transfer from the Reserve Fund.

**ASSESSED VALUATION:** A valuation set upon real estate or other property by the Town as a basis for levying taxes. The assessed valuation is not necessarily the same as the market value of a property.

**CHERRY SHEET:** Named for the cherry colored paper the State Dept. of Revenue uses to print it on. It shows the breakdown of State aid, lottery distributions and school aid as well as County and State charges against the Town. These figures must be used by the Assessors in determining the amount to be raised by taxation.

**FISCAL YEAR (F.Y.):** The twelve month financial period used by town government which begins July 1 and ends June 30 of the following calendar year. The year is represented by the date on which it ends; i.e. July 1, 2023 to June 30, 2024 would be FY 2024, the current fiscal year. The budget proposed in this document is for FY 2025, extending from July 1, 2024 to June 30, 2025.

**FREE CASH:** An amount certified annually by the State Bureau of Accounts by deducting from surplus revenue all uncollected taxes for prior years. These funds may be used by a vote of the town meeting. A town cannot spend its Free Cash until the total sum has been certified by the State.

**LEGAL LEVY LIMIT:** The legal levy limit is the maximum annual increase allowed by the State Department of Revenue. It is calculated by multiplying the legal levy limit from the prior year by 1.025 then adding local "New Growth". This limit on the increase of the levy never changes except for an override vote or by the addition of "New Growth" to the taxable base.

**NEW GROWTH:** Any new construction or the lots of a subdivision which are taxed as separate parcels for the first time are considered New Growth in the year they are added to the tax rolls. New Growth also includes any property whose assessed valuation increases by 50% or more in any one calendar year because of renovations or additions. In the case of commercial or industrial property, it is any increase in valuation over \$100,000 which occurs in one year due to new construction or renovation. Use of New Growth allows a town to increase its levy limit to accommodate the increasing demands for services that come with growth.

**OPERATING BUDGET:** Plan of proposed expenditures by a department, board or unit of government for personnel, supplies, maintenance and other expenses for the coming fiscal year.

**OVERLAY:** The overlay is the amount raised by the Assessors in excess of appropriations and other charges primarily for the purpose of creating a fund to cover tax abatements.

**OVERLAY RESERVE:** This is the accumulated amount of the Overlay for various years not used or required to be held in the specific overlay account for a given year. It may be used by vote of the town for extraordinary or unforeseen purposes or voted into the Reserve Fund.

**RAISE:** To raise is to tax. The tax rate is dependent, to a large extent, on the amount "spent" at town meeting as is set by the Board of Assessors after the meeting.

**RESERVE FUND:** This fund is established by the voters at an annual town meeting only. It is an appropriation made to provide flexibility to meet extraordinary or unforeseen emergencies by town departments. It may not exceed 5% of the tax levy of the preceding year and is within the exclusive control of the Finance Committee.



**Town of Wilmington**  
**Procedural Definitions**

**ADJOURN(MENT):** To dissolve or end the meeting, unless a time to reconvene is specified, as is done in the Town By-laws to stipulate the continuation of the Annual Town Meeting from Election Day to the following Saturday at 9:00 a.m.

**AMENDMENT:** A change made to a motion.

**ANNUAL TOWN MEETING:** The April meeting mandated by the Town By-laws; includes Town Election Day and the budget.

**APPEAL:** To question a ruling made by the Moderator.

**ARTICLE:** An item of business to be discussed by the Town Meeting.

**MEMBERS:** The registered voters of Wilmington in attendance at Town Meeting.

**MOTION:** A formal proposal made to the meeting.

**MOVE THE (PREVIOUS) QUESTION:** To vote whether to end discussion or debate on a motion.

**PASS OVER OR TAKE NO ACTION:** To decide not to consider an article, but take up the next item of business.

**POINT OF INFORMATION:** To ask for clarification or an explanation.

**POINT OF ORDER:** To object when parliamentary procedure is not being followed.

**POINT OF (PERSONAL) PRIVILEGE:** To object to a personal affront, or to respond if one's name is mentioned.

**QUORUM:** The minimum number of people required to conduct a meeting. Chapter 90 Section 19 of the By-laws: 150 registered voters at a Town Meeting shall be required to start the business of the Town including each adjourned session thereof and then no other quorum shall be required to conduct business.

**RANDOM SELECTION:** The drawing of articles from a container, rather than taking them up in numerical sequence as printed in the warrant, to assure impartiality.

**RECESS:** An intermission or temporary break in the proceedings.

**RECONSIDERATION:** To bring back an article or motion for further discussion after it has been voted.

**RESCIND:** To nullify a previous vote.

**ROBERT'S RULES OF ORDER:** A book of parliamentary procedures considered the standard guide to conducting meetings.

**SIMPLE MAJORITY:** More than half of the votes cast when a quorum is present.

**SPECIAL TOWN MEETING:** A meeting called at the discretion of the Select Board.

**2/3 VOTE:** Two-thirds of the votes cast when a quorum is present.

**WARRANT:** The formal announcement of a Town Meeting, including the list of business items to be considered.

**WITHDRAW:** To remove an article from the meeting's agenda.





PRESORTED  
STANDARD  
US POSTAGE PAID  
WILMINGTON, MA  
PERMIT NO. 10

RESIDENT  
WILMINGTON, MA 01887