



April 4, 2023

I hereby certify that at an adjourned session of the 2023 Annual Town Meeting of the Inhabitants of the Town of Abington held on April 3rd, 2023, a meeting duly called and conducted under Chapter 152 of the By-Laws of the Town of Abington, a quorum present, it was voted:

Article 23 – Amendment to Zoning Bylaw §175-77B(5)(k) and §175-65 to enhance the protection and preservation of mature trees pursuant to stormwater management goals:

Voted to amend Zoning Bylaw §175-77 entitled “Site plan review” and §175-65 entitled “Vegetation” in order to enhance the preservation of mature trees and encourage appropriate planting of new trees, with additions shown in bold and deletions shown in ~~strikethrough~~, as follows:

Section 175-77B(5)(k) is hereby amended by deleting the existing wording in its entirety and replacing it with new wording, regarding information about open space and trees required to be shown on submitted site plans, as follows:

~~(k) The location of all open space including its intended use, natural trees and foliage to be maintained, specific new planting by size and location, and the organization or owner intended to own and maintain same.~~

(k) The location of all open space including its intended use, all proposed landscaping elements by size and location, and details required by Chapter 175-65.

and Section 175-65 is hereby amended by deleting the existing title and wording in its entirety and replacing it with a new title and wording, in order to enhance stormwater management goals by preserving mature trees and expanding tree planting requirements for submitted site plans and subdivision plans, as follows:

~~§ 175-65 Vegetation.~~

~~A. Natural tree coverage and other desirable natural foliage shall be preserved on all lots to the maximum extent possible.~~

~~B. Outside of areas of actual construction activity all trees of greater than five inches diameter at four feet above the ground should be preserved. If a lot is covered with mature trees of greater than five inches breast height diameter, they should not be thinned by more than 50%. In all residential areas, upon completion of construction, there shall be an average minimum of four trees per dwelling unit, at least two of which shall be on each lot or, in the case of multi-family residential, within 50 feet of each dwelling unit. Such trees shall be of a species suited to the soil and climate of the area, shall be in healthy condition, and shall be a minimum of 12 feet in height and 2 1/2 inches in diameter 18 inches above ground level. Such trees may be planted by the developer if existing trees cannot be saved.~~

§175-65 Vegetation and Preservation of Tree Canopy.

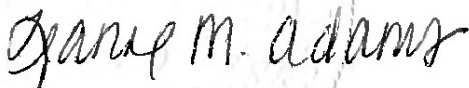
A) Purpose. The purpose of this section is to protect Abington’s green canopy, help the Town mitigate the effects of climate change, keep Abington’s roadways visually appealing, and meet the requirements of the Stormwater Permitting Authority’s regulations, while providing applicants with appropriate and reasonable flexibility in their designs.

- B) As part of the documents required for a site plan review application or a definitive subdivision application, and in order to fulfill stormwater management requirements limiting site runoff caused by the removal of trees, applicants shall file a document containing a survey of all trees greater than 6 inches in diameter at 4½ feet above ground level, and a map of the areas where proposed clearing activities will take place. Natural tree coverage and other desirable natural foliage shall be preserved on all lots to the maximum extent possible, except for areas where essential construction activity and the creation of reasonable yard areas will be taking place. All trees greater than 6 inches in diameter shall be indicated on all appropriate project documents.**
- C) The applicant shall plant trees at a ratio of 1 tree for every 3 trees of 6 inches of diameter or greater removed, and the trees shall be of a species suited to the soil and climate of the area, shall be in healthy condition, and shall be a minimum of 20 feet in height and 6 inches in diameter 4½ feet above ground level when mature.**
- D) In designing their landscaping plan, applicants may choose from one of the following options:**
- 1) Street trees - In order to provide a uniform streetscape look, the developer shall plant trees parallel to the street line and approximately every 40 feet if the trees are between 12-25 feet at full maturity, or every 70 feet if the trees are in excess of 25 feet of height at full maturity. A list of acceptable trees shall be available at the Planning Board office. Streetscape trees must be planted no closer than 5 feet from the edge of pavement or utilities.**
 - 2) Custom Groves - The developer may opt to plant a minimum of 4 trees in a manner that provides additional canopy, a natural boundary between property lines, a grove-style landscaping feature, or other enhanced landscaping designs. The trees shall be at least 20 feet in height at full maturity. The trees shall consist of a mix of varieties of appropriate native species or cultivars. A list of acceptable trees shall be available at the Planning Board office.**
 - 3) An alternative design that meets the spirit of this bylaw while also providing flexibility for the applicant based on topographical features, environmental needs, the location of utilities, or other factors that create a unique hardship.**
- E) The permit granting authority shall review and vote whether to approve the landscaping plan as presented by the applicant if the landscaping plan meets the requirements of this bylaw.**

PASSES WITH 2/3 VOTE

A true record,

Attest:



Leanne M. Adams

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Town Clerk