APPENDIX I

SITE PLAN
AND
DESIGN
GUIDELINES

In the Historic Design Review District
guideline conformity is required to the extent reasonable and possible
to preserve, rehabilitate or restore historic structures.
See Sections 730, 731, and 732

Guideline conformity is recommended in all other districts.

Guidelines adapted from
Town of Manchester, VT
Design Guidelines March 2001

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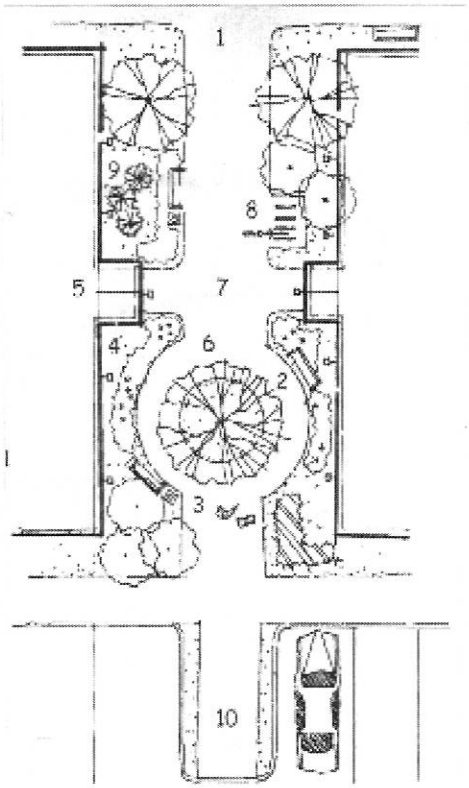
SITE PLANNING

The Development Review Board, when reviewing an application for proposed development shall consider the following structure siting and lot layout concepts. These guidelines are not hard and fast rules, but are appropriate site planning concepts to be considered and used as guidelines in development planning. The Development Review Board shall work with the property owner, applying these guidelines to best achieve development that meets the goals of Article V Districts and Article VI Standards.

SPACES DESIGNED FOR PEOPLE

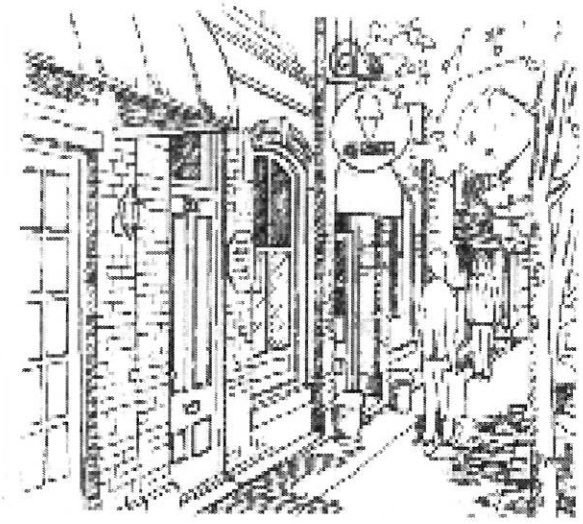
A. Pedestrian Spaces: Create ample pedestrian spaces between buildings and entries. Preserve natural vistas, features, and vegetation.

B. Outdoor Rooms: The shapes created by the space between buildings can be thought of as outdoor "rooms". They are often most comfortable when they are a "human" scaled room with defined shapes and corners, like a room. If you think of the outer walls of your structures as defining the walls of the outdoor room, make simple shapes of human scale that will make for a comfortable outdoor space for pedestrians. Planting trees and shrubs that will overhang the outdoor room may add a ceiling to your room. Outdoor furniture placement will decorate your room. Consider the path of the sun in positioning structures to ensure a bright and friendly outdoor space during the when it will be in use.



C. Make pedestrian walkways safe, functional, and pleasing: Consider where people want to be and their desired line to get there. Following natural flow of pedestrian flow will ensure that planned walkways are used. Include crosswalks and connections other destinations. Maximize natural features and vistas. Pedestrian friendly areas include (by numbered reference in the picture to the right):

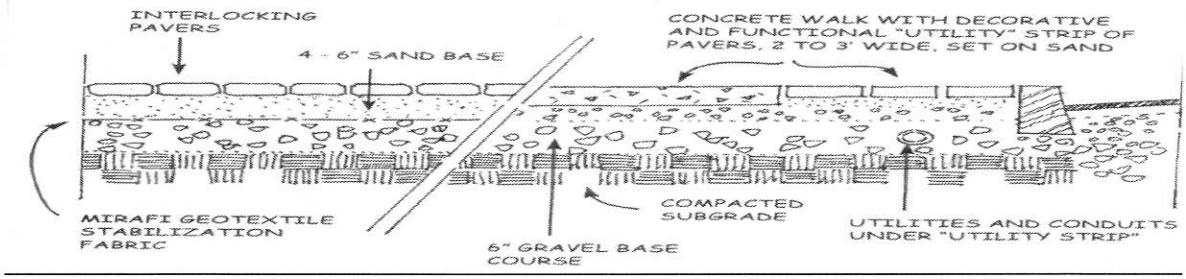
1. Well defined circulation in parking & to buildings
2. Benches/Seats (backs 16" to 20" high)
3. Trash barrels
4. Downcast lighting on paths/entries
5. Paths leading to weather protected entryways
6. Existing specimen trees protected
7. Ample pedestrian & vehicle circulation
8. Bike racks
9. Landscaping for color, shade & interest
10. Sidewalk access from parking including handicapped accessibility.



D. Plan for Gathering Places: Planning for people "pooling" areas will provide for natural gathering places and safe traffic crossing areas.

E. Pedestrian Scale: Fixtures low and intimate around the pedestrian walkway will provide a comfortable human scale. Placing overhanging signs 8' over the sidewalk and 12'-14' decorative street lights (up to 16' if serving to light the street as well), planters, trees and seating areas along walkways will provide and inviting walkway. "Cut-off" technology can be used to cast lighting only where needed.

F. Durable Walkway Surface Materials: Compacted base ground and sub-base preparation is essential to a durable walkway. Compact ground under the area to be covered. Lay down 4" – 6" of gravel followed by Stabilization Fabric, then 4" – 6" of sand prior to placing surface materials. Pavers and concrete are appropriate walkway materials. Interlocking pavers will resist heaving. Concrete should have a rough or textured surface for safety. Decorative paver edges and borders can be visually pleasing as well as functional for identifying and covering utility strips.



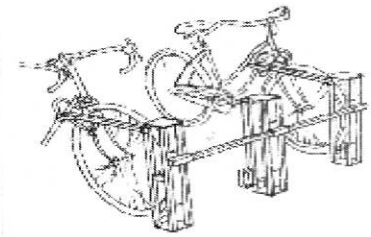
G. Underground Utilities: When possible, underground utilities will enhance the beauty of the landscaping and pedestrian areas created. Where underground is not feasible, coordinate utilities with public utility spaces if possible to minimize the visual disruption. Underground utility conduits should be placed in the gravel layer before Stabilization Fabric and Sand.

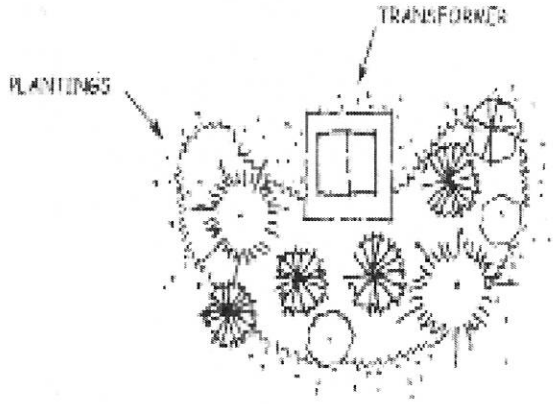
H. Accessible Walkways: Appropriate grades of 5% or less will provide accessible walkways and meet ADA (Americans with Disabilities Act) standards.

I. Alleys: Attractively developed alleys can provide access to retail or parking that sets back from the main street. Alleys, even those used by vehicles, can be pleasant for pedestrians when developed

with distinctive pavers, lighting, and architectural detail.

J. Bicycles as Alternate transportation: Provide for bicycle racks to encourage alternate forms of transportation and health promoting exercise.

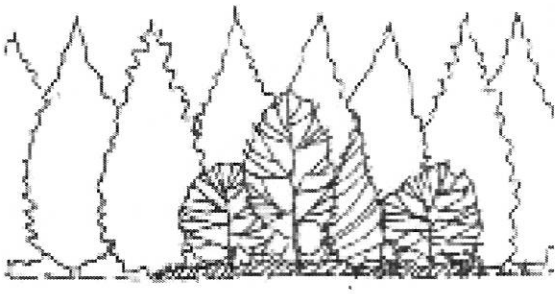




K. Natural Screening and Buffers: Use buffers of natural vegetation such as trees and shrubs to screen unwanted elements and soften architecture. Trees and shrubs to create a linear hedge or buffer should be planted so that tree canopies will almost tough when they reach full growth. Spacing will vary by species. Columnar or pyramidal varieties of evergreens lend themselves well to this application as they provide color and screening year round.

L. Vines such as Honeysuckle, Virginia Creeper, Silverfleece or Wintercreeper can be grown on wood or metal fencing as an alternative form of screening, creating a "living fence".

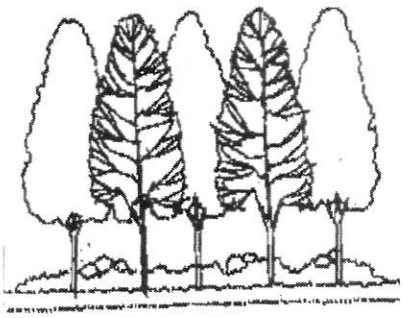
Whether set against a building or within the landscape, natural screening and buffers can be an effective means of drawing attention away from transformers and utilities. Planting deciduous and evergreen accent trees in front of a hedge or buffer can soften the linear look of a continuous line of trees.



M. Plant Size: Shrubs of at least two (2) feet in height above the ground at planting and of a size and growth development so as to require a three-gallon (3 gal.) container will provide the best visual effect. Trees for landscaping or screening are most effective if they are:

a) At least a minimum of two (2) inches caliper.
b) Are of a species of nursery stock tree appropriate to the region and the streetscape of the surrounding neighborhood. See page 8 for suggested species of trees.

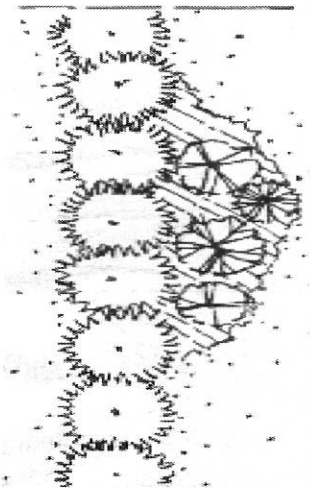
N. Landscaping: Extensive landscaping is encouraged using hardy, native materials. Locate buildings and infrastructure to minimize disturbance of desirable natural features and vegetation.



Clearing of land that is serving to screen for privacy or a buffer from other uses should be avoided. Clearing for pastureland and other scenic spaces is not uncommon in an

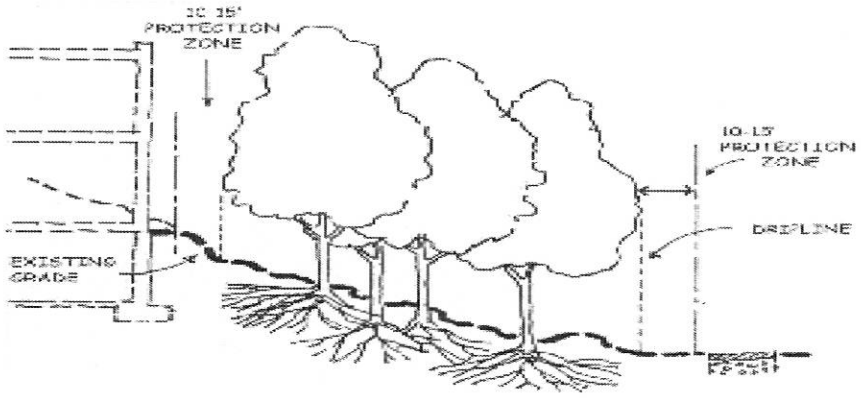
agricultural area and is encouraged as suitable to improve the aesthetics of an area.

Soil mix and natural soil supplements to plantings will promote health and growth of landscaping. Highly compacted soil and/or soil with poor drainage should have drainage solutions installed such as perforated PVC pipe or stone.



Planting bushes, shrubs, perennials and annuals in islands produces a visually attractive effect. Groupings of a single type of plant provide a visual statement of color and texture. Varying plant groupings will provide interesting changes in texture and color, paying attention to which colors, textures, and species complement one another. In streetscape or parking islands of 4' wide or less, hardy and sturdy perennials such as rose bushes and daylilies can be used with a cobble surround. These will withstand drought and snow piles. For islands of over 6' wide you may plant small trees. Islands of over 10' wide can support larger trees that will effectively shade larger parking areas. If pedestrian walkways are integrated into an island allow a minimum of 5 feet

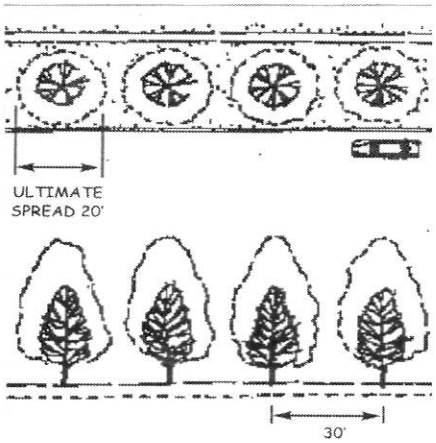
Be sure to plan for drainage and run-off, as well as front protection zones 10'-15' from the perimeter of the drip line.

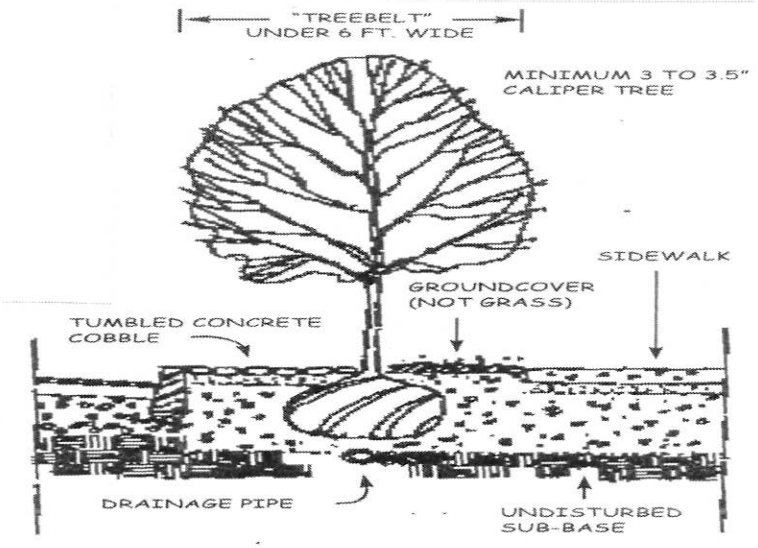


PRESERVE AND PROMOTE TREES

O. Preserve trees: Existing trees, particularly mature trees, should be protected in clumps with the ground area and root systems undisturbed. When possible trees should be planted in groupings for better health, function and visual affect

P. Spacing Trees: Large streetscape trees should be spaced at even intervals depending upon the characteristics of the neighborhood. 30'- 50' on center is usual. Smaller trees may be placed every 25' – 30'.

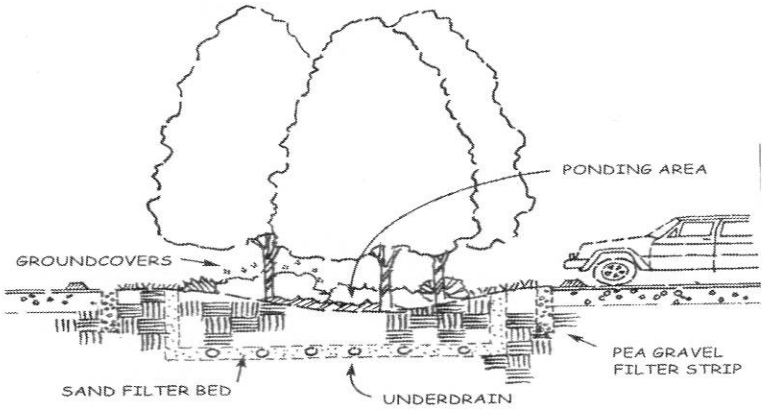




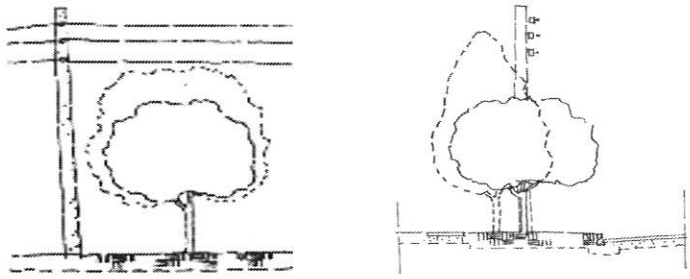
Q. Planting Trees: Trees perform best with a pervious cover around the base. Examples of suitable materials are cobble, ground cover, flowing or evergreen shrubs or gravel. Grass and mulch is not the best solution under a tree for tree health and longevity. Sturdy stakes guying trees can be used on young trees to ensure that young trees stay upright and are not damaged at their trunks. Avoid planting trees atop underground utilities, waterlines, and sewer lines as their roots and entangle and penetrate the utility lines.

Root retardant products are available to restrict roots from invading water and sewer lines. No such product is available to protect powerlines.

Allowing natural water supplies to feed trees can also be accomplished by creating a recessed area around the base of the trees, allowing stormwater to naturally feed the base of the tree. This ecological design approach, known as bio-retention, provides a natural filtration of rainwater through the roots, gravel and sand underlying the tree.



R. Trees and Power Lines: Trees under power lines should not exceed the height of the lowest line when full grown. Larger trees can be used if offset sufficiently from the power line so as to not require extensive pruning at full growth. Kentucky Coffeetrees and Honeylocusts are examples of trees that allow branching in the upper canopy without interfering with power lines.



S. Selecting Trees: Trees planted near roadways treated with salt or near snowplow piles with salt should be a salt tolerant variety. Deciduous trees help to break up expanses, obscure power lines, and provide shade seasonally. Alternating species can avoid a monoculture that may be more at risk of disease.

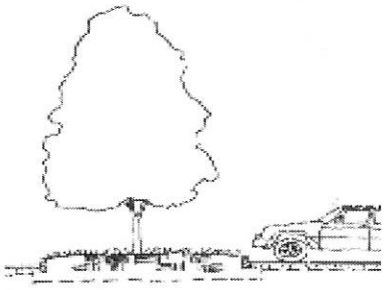
SUGGESTED TREE SPECIES BY USE

Common Name (Botanical Name) *Ornamental	**Min Area Required**	**Salt Tolerance**
Less than 23' In Height		
(For Small Areas, Close to Buildings, or Overhead Wiring)		
Tartarian Maple (Acer tataricum)	6' - 8'	M
American Hornbeam (Carpinus caroliniana)	6' - 8'	M
Thornless Cockspur (Crataegus crusgalli)	6' - 8'	M
Crabapple (Malus) *	6' - 8'	T
Callery Pear (Pyrus calleryana)	6' - 8'	M
Amur Chokecherry (Prunus Maackii)	6' - 8'	M
Japanese Tree Lilac (Sringa reticulata)	6' - 8'	T
Less than 25' in Crown Diameter (Columnar Trees)		
(For Narrow spaces or Close to Buildings		
Freeman Maple (Acer xfreemanii)	8' x 8'	T
Green Ash 'Empire' (Fraxinus Pennsylvanica)	8' x 8'	T
Ginko (Ginko Bilboa) seedless variety	8' v 8'	T
Sargent Cherry (Prunus Saengetii) Columnaris	8' x 8'	M
English Oak (Quercus Robur)	8' x 8'	T
Greater than 50' in Height		
Red Maple (Acer rubrum)	10' x 10'	M
Green Ash (Fraxinus pennsylvanica)	10' x 10'	M
Honey Locust (Gleditsia triacanthos)	10' x 10'	T
Red Oak (Quercus rubra)	10' x 10'	M
Pin Oak (Quercus palustris)	10' x 10'	T
Japanese Zelkova (Zelkova serrata)	10' x 10'	T
Littleleaf Linden (Tilia cordata)	10' x 10'	T
Kentucky Coffeetree (Gymnocladus dioicus)	10' x 10'	T

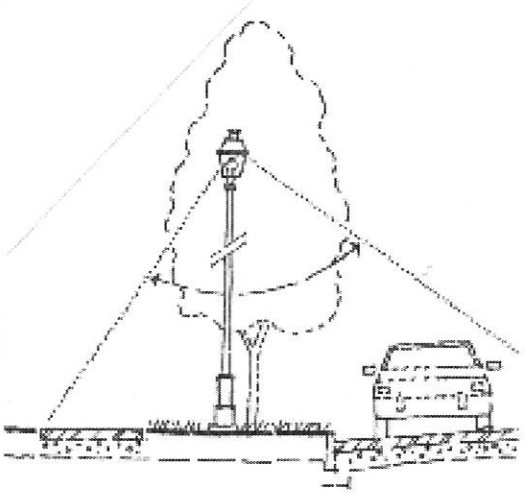
T = Salt Tolerant
M = Moderate Salt Tolerance

PARKING

T. Minimize the Visual Impact of Parking: Break up parking with buildings and human scaled landscape islands. Utilize the landscape islands for plantings without obscuring traffic. Avoid the visual impact of a "sea of parking". Rear parking and access points minimize the visual impact of parking on the public view of the property with screening and creative placement of parking.



U. Minimize the Number of Street Access Points: Minimize the number of curb cuts and access points by integrating entries with other access points and streets. Alternative traffic patterns are encouraged as an alternative to dead-end streets and cul-de-sacs. Interconnecting traffic circulation that does not burden the main arteries of the Town and neighboring developments and towns should be pursued.



V. Safety First: In all cases, consider safe vehicular and pedestrian movement with unobscured view of roadways and pedestrian intersections.

Ensure adequate downcast lighting for both parking areas and walkways.

W. Consider Neighboring Properties: Provide maximum integration of circulation and parking with neighboring properties. Work collaboratively to maximize flow for efficiency, safety, and attractive solutions.

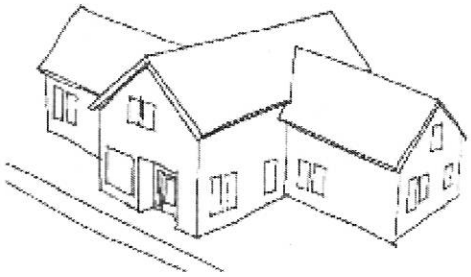
X. Snow Removal/Storage: Plan landscaping for safe snow removal and storage at the edge of lots or on parking islands will not compromise traffic fields of vision or pedestrian walkways (5 foot wide minimum).

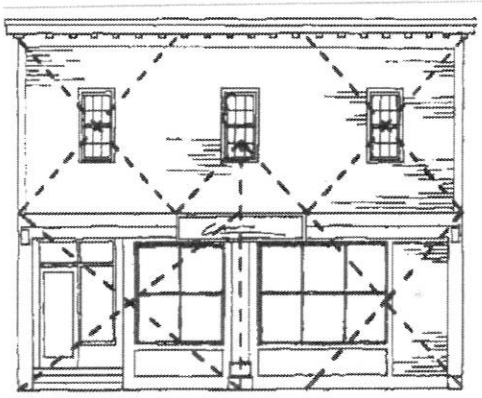
DESIGN

The Development Review Board, when reviewing an application for proposed development, shall consider the following design concept guidelines. These guidelines are not hard and fast rules, but are appropriate design concepts to be considered and used as guidelines in development planning. The Development Review Board shall work with the property owner, applying these guidelines to best achieve development that meets the goals of Article VII Standards and Article IV Districts.

STRUCTURE

A. Simple Shapes: Many of Wilmington's buildings have very simple basic shapes, or an assemblage of smaller simple forms through additions. New construction of a larger building simplicity of form will be consistent with the character of the community.



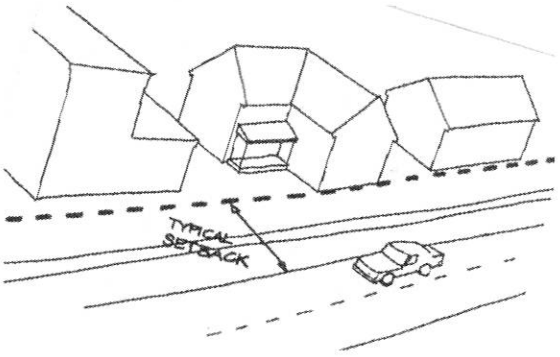


B. Structure Size: Construction and reconstruction shall be respectful of neighboring buildings' height and access to natural light and views. New buildings should not overwhelm the scale of neighboring structures or grossly block natural light or vistas. Height to width proportions should be compatible with existing or adjacent properties. Structure windows, doors, and trim features shall be scaled to be compatible with the scale of the building to maintain the patterns and design features of the building. A large structure will have windows and doors than a smaller structure.

C. Scale: Building a structure that is "human scaled" with doors, windows, building materials that make it feel cozy and textured will enhance the building. Other elements that contribute to and create a "human scale" comfort for pedestrians are porches, recessed entryways, divided light windows, and scaled signs, and signs overhanging the street. Large expanses of glass or stucco siding that gives the building the appearance of a large monolith would not likely compliment the buildings of Wilmington.

D. Style: Building styles shall be compatible with the style of the community and neighborhood. Styles within the downtown area shall be compatible with traditional New England villages. Renovation and reconstruction shall be of similar historic architectural style(s) to that found within the building.

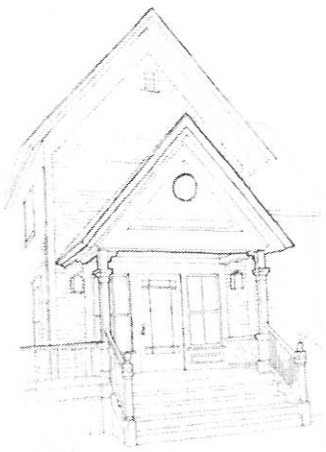
E. Setbacks: Site a new building in such a way that it conforms to the neighbors' typical setback from the street. This helps to maintain a consistent street edge and character in the neighborhood. In no case less than the minimum setback for that district as defined in Article II.



F. Siting a Structure: Locate buildings and infrastructure to minimize site disturbance, loss of vegetation, and regrading required. Plan for future growth potential including utilities and parking.

BUILDING MATERIALS

G. Building Siding Materials: Wooden clapboards and trim are the most common building material in Wilmington and help define the town's architectural character. Synthetic materials that are more durable and of high quality in appearance, retaining a very similar look to the materials commonly found in the neighborhood, are a reasonable alternative to wood siding and trim. The look remains consistent with the town's character. Vertical wood siding, shingles, and brick have been used in some cases in the downtown. Rarely used, they have not substantially altered the character of the town, but should be limited in use to only those structures already using those materials. Renovations, restorations, and maintenance work should match existing materials and textures to the extent possible. Use of clapboard siding and wooden trim will help a new building fit in with its surroundings.

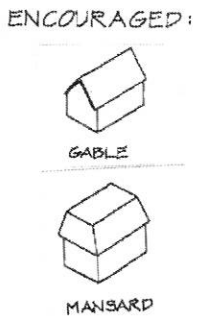


H. Trim: Traditional use of wooden trim, corner-boards, window casings, and frieze boards, will also help a building fit in with the character of the town. To achieve full coverage of the siding trim should be 1" or greater, depending on the thickness of the siding. Corner-boards and door casings should be wider than window casings, anchoring the building visually.

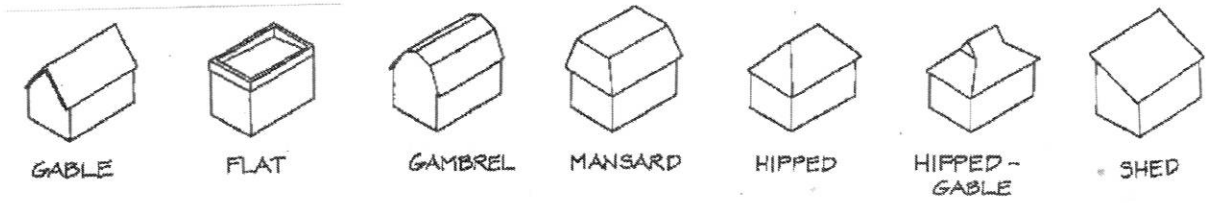
I. Stone on Structure Exteriors: Stone or stone look-alike materials was commonly used in Wilmington as a foundation covering, a chimney covering. Wilmington has no structures with stone as a whole house primary building covering material or of stone used as a partial wall covering and would, therefore, be inconsistent with the character of the community. Stone or stone look-alike may be used to achieve appropriate stone covering consistent with the character of the community.

ROOF

J. Roof Type and Pitch: Roof style, pitch, and materials should be compatible with the surrounding structures and should preserve the historic features of the building to the extent possible. Gable, Flat, and Mansard roofs are most predominant in Wilmington. Gambrel and shed roofs are more common on barns. Steeply pitched roofs are not uncommon in snowy New England. New roofs should have a pitch of not less than 8:12 to promote snow drop. Roof design shall consider seasonal requirements such as snow loads, ice and rain management in the planning and design, with particular attention to entryways, porches, and driveways.



Roof Types:

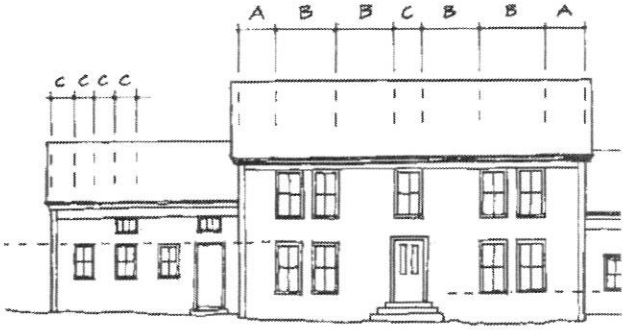


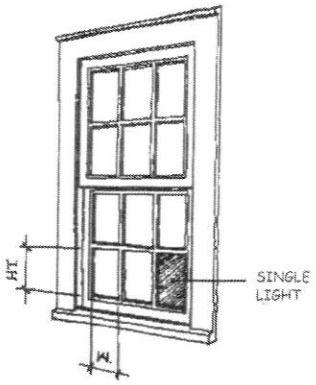
K. Roof Overhang: Significant roof overhangs are common in the Northeast to keep snow and rain fall away from the building and provide shade in the summer. Overhang sizes vary, but a suggested minimum on a pitched roof is twelve (12) inches. An overhanging extending over the front façade and rear of a building with a slanted roof is known as the "rake". The minimum suggested rake overhang would be eight (8) inches. Flat roofed buildings usually have a decorative feature around the top of the building such as a frieze, cornice, or other three-dimensional detail. This provides visual appeal to cap the building and anchor it visually.

L. Roof Materials: Slate, slate look-alike, and metal roofs are encouraged in historic areas. Roof materials in areas without historic character should complement the type of roofing predominant in the neighborhood. Roof materials on additions should complement existing roof materials.

DOORS AND WINDOWS

M. Placement of Doors and Windows: The placement, style, and design of doors and windows shall reflect the traditional or historic buildings of the design review district. Traditional New England design and historic structures place doors and windows at consistent and rhythmic intervals. A natural symmetry and order to structure openings and creating a pattern or order on the façade will provide a visual appeal. Not all visually appealing structures are symmetrical, but this is a common feature of eye appeal. For renovations, restorations, and reconstructions, Effort shall be made to retain the existing architecture, design and style of traditional or historic structures.



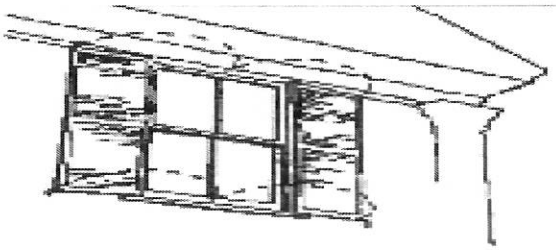


N. Windows: Window shapes are traditionally rectangular with height greater than width and consistent sizing used throughout the building. If using more than one window size it is helpful to maintain consistency on shape, proportion, and trim in order to give the façade a unified appearance. Non- traditional and unusual geometric window shapes do not complement traditional styles, with the exception of occasional use high in the gable end of a house as a decorative element.

O. Divided Lights: Divided light window panes are traditional to Wilmington. "Simulated divided lights" or true divided light panes are favored rather than snap-in grilles for their more authentic appearance and durability.

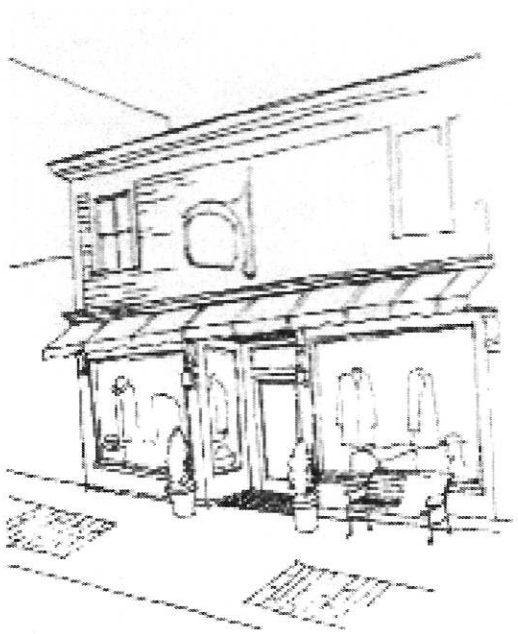
P. Commercial Buildings Windows: Commercial buildings often provide extra height and larger windows on the first floor. This need not disrupt the symmetry of the building. Many second stories have fewer windows. Divided light windows will help keep larger windows at human scale and complementary to traditional styles. Smaller divided light panes on the upper floors may provide a more private, intimate look to the upper floors.

Q. Shutters: Shutters, when used, should be half the size of the window so as to cover the glass if closed. Shutters which appear to be functional look



more natural to a viewer.

ENTRYWAY



R. Primary Entrance: The primary entrance to the building should be easily identified through scale, access, and entrance details such as porches, awnings, lights, trim and railings.. Commercial signs can be used to identify a primary retail entrance. Secondary entrances should make a significantly less dominant statement on the building.

S. Inviting transition from Sidewalk to Retail Space: Defining an inviting environment for entering the building can be achieved through a recessed doorway, and rain and snow protective covering over the door, awnings, a change in pavement texture, and features such as benches, planters, and decorative lighting can make for a more inviting transition to the inside of a retail space.

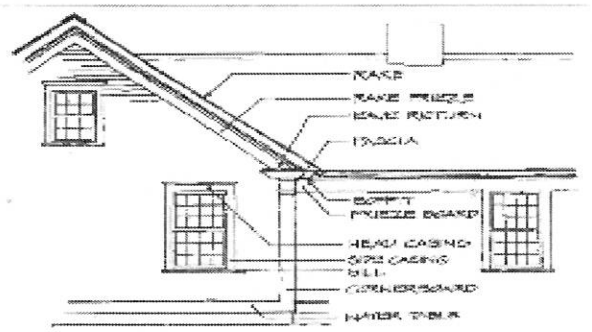
T. Open Porches: Whether new or on older homes, are inviting features and are best left open, not enclosed. These act as welcoming transitional zones as well as protection from the weather. A front porch can help bring a recessed building up to the street front to achieve a common setback for buildings along a stretch of street.

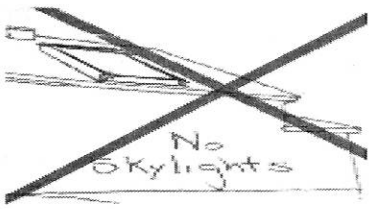
U. Columns: Large and substantial columns can also provide a transitional covered area inviting pedestrians into a structure. Columns should be substantial and large enough to convey a sense of strength and support. Columns that are too small to present a substantial appearance are visually uncomfortable. Likewise, columns wider than a person are also visually heavy and uncomfortable to an observer. Spacing of columns is typically no greater than 1 ½

times the height of the column and no less than ¾ of the height of the column.

ARCHITECTURAL DETAIL

V. Architectural Details: For new construction, architectural details characteristic of the particular architectural style proposed should be incorporated into the design. New construction, renovation, and restoration architectural detail and style shall reflect one of the historic styles of the village or traditional New England design. Renovations should retain existing architectural details.



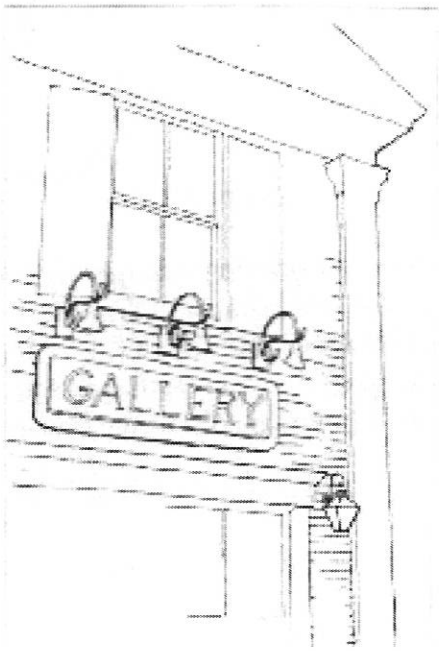


W. Skylights: The Historic Preservation Trust and this ordinance discourages placement of skylights on historic structures as it compromises the historic features of the building. Dormers are allowed. Please referred to Appendix II for a listing of Wilmington structures listed on the National and State register of historic places.

X. Cupolas: Cupolas may be appropriate on buildings of barn-like scale that have non-residential detailing. Cupolas, in their design, should apply the same considerations as a building, including overhangs, trim, and composition, just on a smaller scale. The size of the cupola should not dominate the look of the building. It should be a sparing adornment on the overall look of the structure.

Y. Color: White siding and trim was the predominant color used in Wilmington. Use of colors should consider the surrounding buildings to provide a pleasing mix of compatible colors. Lighter tones mix more easily with a variety of colors. White trim or a shade lighter than the siding color can accentuate the architectural features of a building. Roofs are traditionally grey or earth tones. This helps ensure the building façade will draw more attention than the roof.

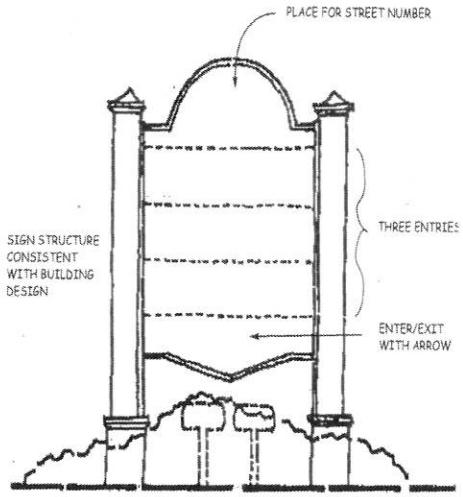
Z. Lighting: Size and color should complement the architectural style and color of the building and be simple in design. Placement on the structure should complement the composition of the façade. Dark colored fixtures are preferred for pole mounted lights. Effective built-in lighting will engage and welcome visitors.



Fixtures should cast light only where needed, only as much as is needed to suit the task or purpose, be no brighter than necessary, and use down-lighting so as to not create glare or unnecessary lighting where not needed. Lighting should not be excessively bright and should maintain a consistent, uniform level of lighting using energy conserving features. Bare bulbs or direct light should not be visible to the human eye. Use of "cut-off" light fixtures which cast light only on the area needed, in the amount needed, will best achieve this goal.

Use shielded, downcast and directed light fixtures that shine light only where it is needed to preserve the night sky by eliminating excess or unnecessary light and light scatter. Light used only for decorative purpose should be kept to a minimum. Avoid lighting that creates high contrast bright vs. dark areas. Consider neighboring properties. Consistent light levels and use of consistent fixtures are recommended. Energy efficient lighting is preferred. Warm color effect is preferred over cool color lighting

AA. Signs: As with lighting, size and color should complement the architectural style and color of the building. Sign lighting should be a down-lighting fixture. Lighting from below allows light "spill" beyond the sign surface and the potential for glare.



Whether a sign is to be hung off the front of a structure or mounted directly on the façade, planning for placement of the sign should occur during the design phase and be included in the elevation planning, leaving spacing for the sign placement. Placement of the sign and lighting on the structure should complement the composition of the façade.

In the village, signs projecting from the façade on a street-front help pedestrians see retail opportunities along the street, essentially drawing them along the street through the village. Overhanging signs also give the street a more intimate, human feel. Please refer to Article VIII for additional information on signs.

Signs overhanging a state highway right-of-way require a state Permit.