

LEGAL NOTICE
PUBLIC HEARING
WAKEFIELD PLANNING BOARD

Town Clerk
Wakefield, Ma.
9/25/2020 9:35 AM

In accordance with the provisions of Chapter 40A, §5, of the General Laws of Massachusetts, the Planning Board will hold a Public Hearing on **Tuesday, October 13, 2020 commencing at 7:00 p.m.** to hear and act upon the proposed zoning text amendments delineated below. Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 25 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to participate in the meeting and/or view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link: <https://us02web.zoom.us/j/89160653292?pwd=eVhNSUx1SHZxME9naVZhZUNzWm42dz09>. Passcode: 217472. If you do not have a camera or microphone on your computer you may use the following dial in number 1-301-715-8592 Meeting ID 891 6065 3292. Please only use dial in or computer and not both as feedback will distort the meeting. This meeting will be audio and video recorded.

The proposed zoning text amendments are as follows:

Amending §190-4B. Definitions of the Zoning Bylaw, Town of Wakefield to add the following definitions:

"Bank"---- A financial institution, authorized, licensed or chartered by the state or federal government that maintains depository accounts for customers, accepts deposits, pays withdrawals, clears or cashes checks, pays interest, makes loans and in addition may provide other financial related services to its customers.

"Bank Building" ---- A building solely occupied or used as a Bank, staffed by personnel, where customers may visit and conduct business in person and interact with personnel, including areas within the building such as lobby areas, teller areas, automatic teller machine areas, conference rooms, and customer lounge areas along with areas that are exclusive to personnel such as, safe or storage areas, personnel offices, personnel work areas, personnel conference rooms and other personnel related facilities such as a cafeteria.

Amending §190-31. General Regulations of the Zoning Bylaw, Town of Wakefield to add the following paragraph at the end thereof as §190-31L.:

"L. The Board of Appeals may allow reductions and/or increases to the Floor Area Ratio (FAR), Maximum Building Coverage, Minimum Open Area and Front Yard Setback requirements of Table 2 (Table of Dimensional Regulations) of the Zoning Bylaw, Town of Wakefield, for a Bank Building by special permit in the Business District. Any such reductions and/or increases shall be supported by evidence of lack of suitable land or design considerations or other similar factors. The Board of Appeals must also find that the granting of said special permit will not adversely affect the health, safety, convenience, character or welfare of the neighborhood or the Town."

A copy of the current zoning bylaw is available for inspection in the Building Inspector's Office; existing text and proposed amendments are available for inspection at the Town Clerk's Office, Wakefield Town Hall, One Lafayette Street, Wakefield, Massachusetts during regular business hours. Any person wishing to be heard on this matter should appear at the time and place designated.

Wakefield Planning Board
William Spaulding, Chairperson

9/28/2020 & 10/5/2020

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