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TOWN CLERK
WAKEFIELD, MA

2024 FEB -7 PM 12:41

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February 7, 2024

Jonathan P. Chines, Chair
Wakefield Town Council
Town Hall
1 Lafayette Street
Wakefield, MA 01880

RE: Zoning Bylaw Change

Dear Mr. Chair,

I am hereby presenting a proposed change to the Zoning Bylaw, Town of Wakefield for inclusion as an Article on the spring of 2024 Town Meeting Warrant.

Enclosed please find the proposed change signed and initiated by more than ten (10) registered voters in the Town of Wakefield.

I respectfully request that you place this matter on the agenda for your meeting on Monday February 12, 2024 to present the proposed Article for inclusion on the spring of 2024 Town Meeting Warrant and referral to the Planning Board for a public hearing as required by law.

If any questions arise please feel free to contact me and thank you in advance for your anticipated cooperation.

Yours truly,



Brian D. McGrail, Esq.

Enclosure

TOWN CLERK
WAKEFIELD, MA
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Proposed Changes To Chapter 190- Zoning Bylaw, Town of Wakefield

We (names below), registered voters in the Town of Wakefield Massachusetts, pursuant to the provisions of the Zoning Bylaw, Town of Wakefield and/or the Wakefield Home Rule Charter and/or MGL c. 40A, s. 5, hereby submit proposed amendments and/or additions to the Zoning Bylaw, Town of Wakefield attached hereto as Exhibit "A" and incorporated herein by reference.

REGISTERED VOTERS IN THE TOWN OF WAKEFIELD,
MASSACHUSETTS

<u>Name (Printed)</u>	<u>Name (Signed)</u>	<u>Address</u>
✓ 1. JOSEPH M. DISTAULA	Joseph M. Distaula	23 Melrose Ave
✓ 2. Joseph A. Distaula	J. Distaula	23 Melrose Ave
✓ 3. GINA JONES	Gina Jones	41 Stark Ave
✓ 4. Christopher Barrett	Chris Barrett	31 Pinchill CR.
✓ 5. Michael Barrett	Michael Barrett	5 McDonald Fern Rd
✓ 6. PETER SANDOZ	Peter Sandoz	10 Pine Ridge WAKEFIELD, MA
✓ 7. ANN-MARIE STEPHENS	Ann-Marie Stephens	6 Pine Ridge Rd Wakefield MA
✓ 8. Kate Simeola	Kate Simeola	7 Lantern Lane
✓ 9. Michael Simeola	Michael Simeola	7 Lantern Lane
✓ 10. Brian D. McGrail	Brian D. McGrail	81 Outlook Road
✓ 11. Michael McCarthy	Michael McCarthy	11 Morningdale Rd
✓ 12. Melissa McGrail	Melissa McGrail	81 Outlook Rd
✓ 13. Paul Finocchio	Paul Finocchio	4 Highland Ave

A TRUE COPY ATTEST:

Betsy Sheeran

TOWN CLERK
TOWN OF WAKEFIELD

EXHIBIT "A"

TOWN CLERK
WAKEFIELD, MA

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Warrant Article_____: To see if the Town will vote to amend the Zoning Bylaw, Town of Wakefield as follows:

1. *Amend §190-4B of the Zoning Bylaw, Town of Wakefield by adding the following definition:*

"Self-Storage Facility: A facility where individual portions of the space are rented to businesses or consumers for the temporary storage of business or personal items."

2. *Amend §190-5 of the Zoning Bylaw, Town of Wakefield entitled "Establishment" by adding the following district at the end thereof:*

"Self-Storage Facility Overlay District (SSFOD)"

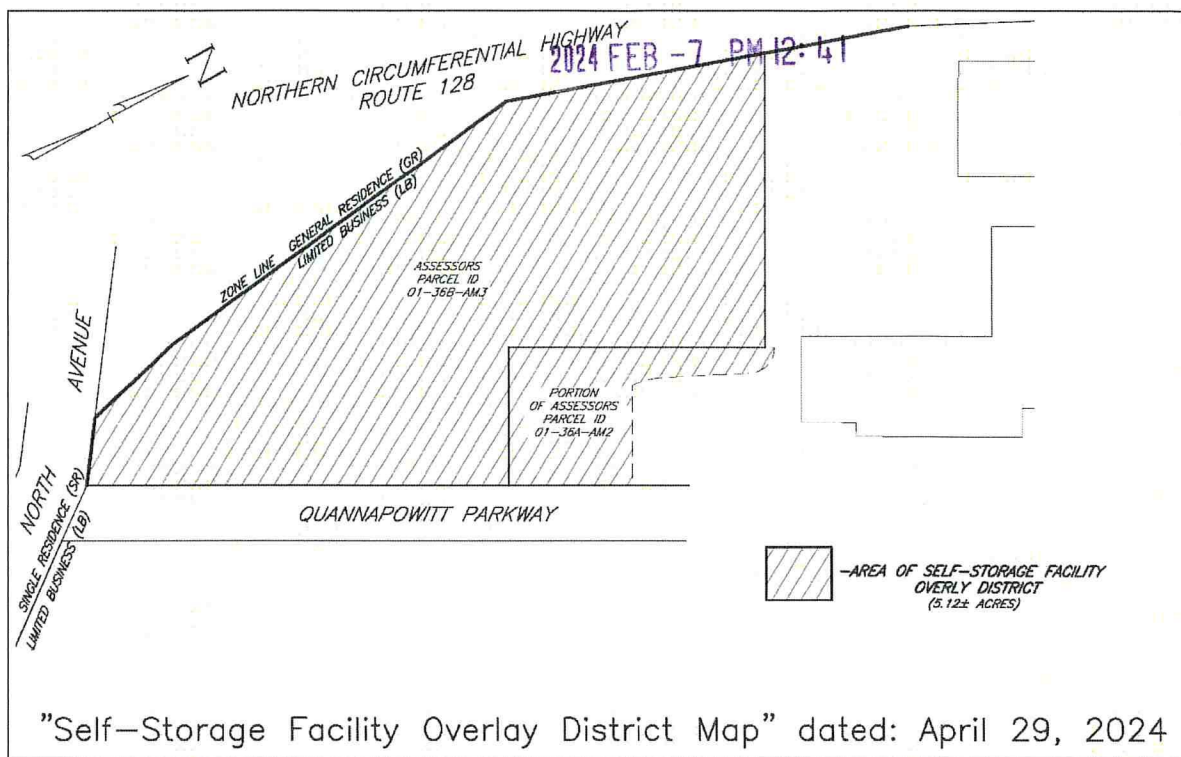
3. *Amend §190-6A of the Zoning Bylaw, Town of Wakefield entitled "General Description" by adding the following at the end thereof:*

"The Self-Storage Facility Overlay District (SSFOD) is a special overlay district to distinguish locations suitable for a Self-Storage Facility. Within the Self-Storage Facility Overlay District (SSFOD), all provisions of the Zoning Bylaw, Town of Wakefield applicable to the underlying districts shall continue to apply, except that a Self-Storage Facility shall also be allowed therein by special permit."

4. *Amend the Zoning Bylaw, Town of Wakefield by amending the Wakefield Zoning Map by adopting a map entitled "Self-Storage Facility Overlay District Map", dated April 29, 2024.*

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2024 FEB -7 PM 12:41



5. Amend §190-7A of the Zoning Bylaw, Town of Wakefield entitled "Zoning Map" by adding the following at the end thereof:

"The Self-Storage Facility Overlay District (SSFOD) is located as shown on a separate map entitled ""Self-Storage Facility Overlay District Map"", dated April 29, 2024."

6. Amend the Table of Use Regulations, § 190-23, Table 1 of the Zoning Bylaw, Town of Wakefield, by adding the following thereto below wholesale or warehouse establishment:

Principal Permitted Use	Assisted Living Facility										SSFOD
	SSR	SR	GR	MR	NB	LB	B	LI	I	Overlay District	
Self-Storage Facility	N	N	N	N	N	N	SP	Y	Y	N	SP

7. Amend the Table of Required Off-Street Parking, § 190-41B, Table 3 of the Zoning Bylaw, Town of Wakefield, by adding the following thereto below auto sales and display (new and used):

Self-Storage Facility

1.0 per 10,000 square feet of gross floor area

8. Amend §190-31 of the Zoning Bylaw by adding the following paragraph at the end thereof as §190-31M:

"M. The Board of Appeals may allow reductions from the requirements of Section 190-31 of the Zoning Bylaw, Town of Wakefield and the Front Yard, Side Yard, and Rear Yard Setback requirements of Table 2 (Table of Dimensional Regulations) of the Zoning Bylaw, Town of Wakefield for a Self-Storage Facility located in the Self-Storage Facility Overlay District (SSFOD) by special permit. Any such reductions 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."

9. Amend §190-36 of the Zoning Bylaw, Town of Wakefield by adding the following paragraph at the end thereof as §190-36D:

"D. Exceptions for a Self-Storage Facility. Notwithstanding anything to the contrary stated in the Zoning Bylaw, Town of Wakefield a common driveway may serve a Self-Storage Facility on a Lot located in the Self-Storage Facility Overlay District (SSFOD) and an adjacent Lot located in any zoning district. Furthermore, when the literal application of the standards for off-street parking and loading required herein proves to be infeasible for a Self-Storage Facility located in the Self-Storage Facility Overlay District (SSFOD), the Board of Appeals may reduce the requirements by issuance of a special permit. Any such reductions shall be supported by evidence of infeasibility due to lack of suitable land, design considerations or other similar factors. The Board of Appeals must also find that the granting of such special permit will not adversely affect the health, safety, convenience, character or welfare of the neighborhood or district or of the Town."

Or to see what the Town will do about it.