

Self-Storage Facility Zoning Bylaw Amendment

Wakefield Planning Board Public Hearing
March 12, 2024

Motivation For Zoning Bylaw Amendment

1. Self-Storage Facility is not currently defined in our Zoning Bylaw and thus, it falls under Warehouse use and this proposed zoning amendment will clean that up.
2. The owner of 50 Quannapowitt Parkway and Capozzoli Enterprises, the prospective purchaser the property, believe that the 50 Quannapowitt Parkway is an excellent location for a Self- Storage Facility.

Self-Storage Facility Zoning Bylaw Amendment Text

The proposed text of the amendments to the existing Zoning Bylaw, Town of Wakefield and the proposed amendment to the Zoning Map are 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:

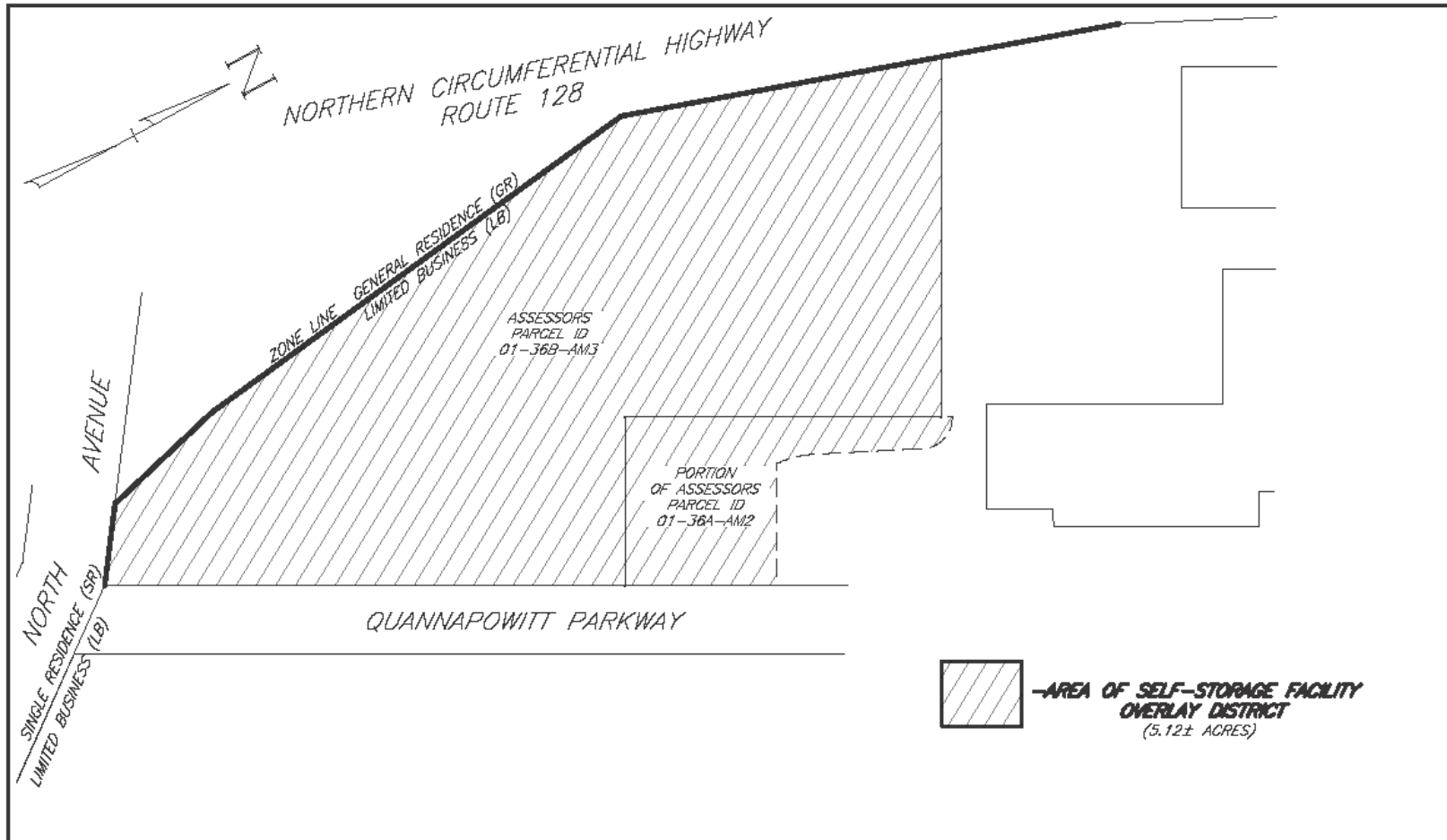
"Self-Storage Facility Overlay District (SSFOD)"

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."

Self-Storage Facility Zoning Bylaw Amendment Text (Continued)

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.



Self Storage Facility Zoning Bylaw Text (Continued)

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 Uses	SSR	SR	GR	MR	NB	LB	B	LI	I	Assisted Living Facility Overlay District	SSFOD
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. per 10,000 square feet of gross floor area
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Self Storage Facility Zoning Bylaw Text (Continued)

8. Amend §190-31 of the Zoning Bylaw, Town of Wakefield 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."

Use of an Overlay District Rather Than Changing the Underlying Zoning District

1. What is an Overlay District? **An Overlay District is a district superimposed on an established Underlying Zoning District which permits uses otherwise not allowed therein.**
2. The Underlying Zoning District at 50 Quannapowitt Parkway is Limited Business and our current Zoning Bylaw does not allow a Self-Storage Facility in the Limited Business District.
3. Rather than change 50 Quannapowitt Parkway's underlying zoning to be a Business District, which could have unintended consequences, we decided to create an Overlay District to only allow a Self-Storage Facility as another use after obtaining a Special Permit and Site Plan Approval from the Board of Appeals.



Lake Cochichewick

COMMON DISTRICT

Wakefield
Wakefield

Google Earth

1000 ft

Overlay Districts Not Unique To Wakefield

Attached Dwelling Overlay District (ADOD)[Added 11-8-2004 RTM by Art. 31]

Mixed Use Overlay District (MUOD)[Added 11-8-2004 RTM by Art. 33]

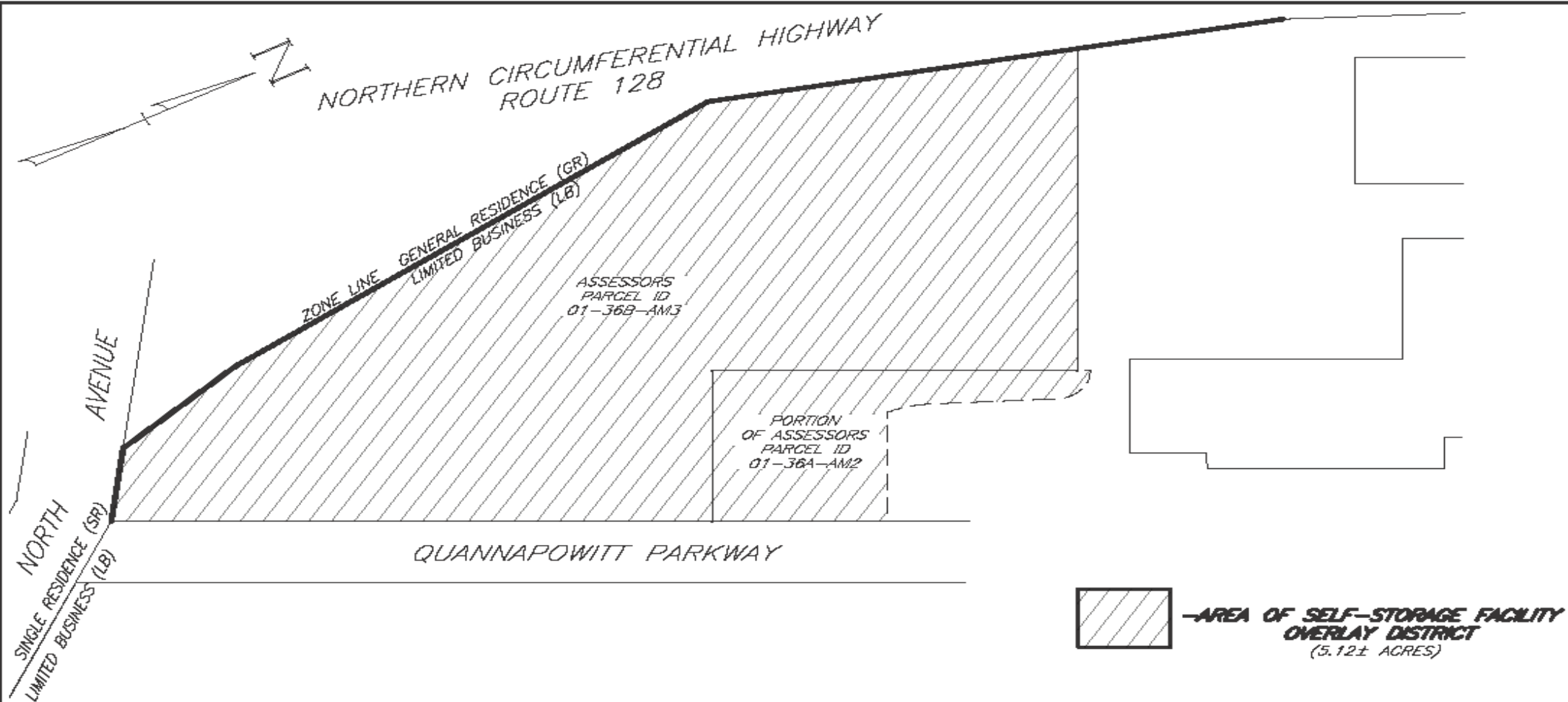
Creative Development Overlay District (CDOD)[Added 11-8-2004 RTM by Art. 34]

Municipal Building Reuse Overlay District (MBROD)[Added 8-17-2006 STM by Art. 2]

Signage Overlay District[Added 5-3-2010 ATM by Art. 29]

Assisted Living Facility Overlay District[Added 5-14-2012 ATM by Art. 29]

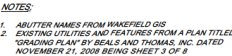
Self-Storage Facility Overlay District
50 Quannapowitt Parkway



"Self-Storage Facility Overlay District Map" dated: April 29, 2024

Conceptual Site Plan

Approximately 4.5 Acres



Other Uses Currently Allowed on 50 Quannapowitt Parkway By Right or by Special Permit

1. Religious
2. Educational
3. Membership Club
4. Multi-Family Housing
5. Retail Store
6. Service Establishment
7. Restaurant
8. Office Building
9. Hotel

Reasons to support this Bylaw Amendment

It has been anticipated for years that 50 Quannapowitt Parkway will eventually be developed for either commercial or multifamily residential use as is currently allowed under the Wakefield Zoning Bylaw—and the owner of the property has decided that the time to develop the property in some form or fashion is now.

I would respectfully suggest that compared to other development possibilities for this property, such as multifamily housing, retail, office building, or a restaurant, a Self-Storage Facility is a win/win situation for various stakeholders (Town, FOLQ, neighbors, and residents in general).

The amended Bylaw would not allow the proposed Self-Storage Facility “by right” without town board oversight, but rather if approved by Town Meeting it would require a Special Permit(s) and Site Plan approval from the Board of Appeals with detailed site and architectural review.

As an alternative to other development options, a Self-Storage Facility would result in an extremely low impact development of the property with benefits for the Town, FOLQ, neighbors and all residents of Wakefield for the following reasons:

- a. As occurred during the Board of Appeals process regarding 200-400 Quannapowitt Parkway, the Board of Appeals could require the developer of the Self-Storage Facility to commit that the significant area of the property not needed for the Self-Storage Facility would never be built upon, thus allowing for opportunities for open space, landscaping/plantings, and protection against future development on that remaining land in perpetuity;

Reasons to support this Bylaw Amendment (Continued)

- b. The building footprint would be very reasonable in size;
- c. The building would be located toward the rear of the property closer to Route 128 and away from Quannapowitt Parkway and Lake Quannapowitt;
- d. The traffic generated by a Self-Storage Facility is incredibly low;
- e. There would be minimal light and signage impacts from this type of facility;
- f. The number of parking spaces required for by this type of facility is minimal, only 12;
- g. The tax base will be a positive for the town for years to come;
- h. There is a need for a Self-Storage Facility in this area;
- i. A Self-Storage Facility will have little or no impact or demand on public services (police, fire, schools, etc.); and
- j. For the long term, the Bylaw Amendment will result in public benefits and improve public health, safety, and/or welfare.

Friends of Lake Quannapowitt Position



THE FRIENDS OF LAKE QUANNAPOWITT

P. O. Box 517, Wakefield, MA01880 folq@gmail.com www.wakefield.org

March 5, 2024

Theo Noel
Chair, Wakefield Planning Board

Attention: March 12 Planning Board Hearing

Dear Chair Noel,

The Board of Directors of the Friends of Lake Quannapowitt voted unanimously at its March 5, 2024, board meeting to support the proposed amendments to the existing Zoning Bylaw and Zoning Map for 50 Quannapowitt Parkway to be heard by the Planning Board on March 12, 2024.

The mission of the Friends of Lake Quannapowitt is to promote public awareness and provide long-term protection and enhancement of Lake Quannapowitt and its surrounding public lands.

Our organization feels that the referenced changes, if approved at Town Meeting, will allow for the reasonable low impact development and use of the property located at 50 Quannapowitt Parkway as a Self-Storage Facility subject to obtaining necessary approvals from the Wakefield Conservation Commission and Board of Appeals and will align with our mission.

Respectfully submitted,

Margaret Coppe
President
Friends of Lake Quannapowitt

QUESTIONS/COMMENTS