

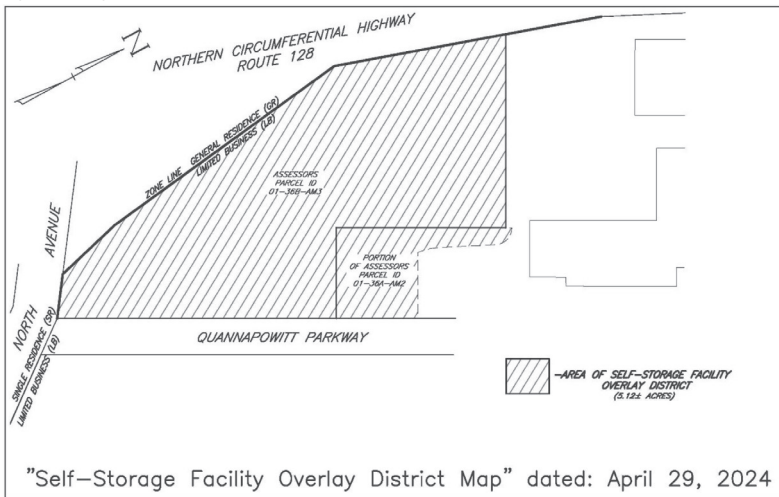
**LEGAL NOTICE
PUBLIC HEARING
WAKEFIELD PLANNING BOARD**

In accordance with the provisions of Chapter 40A, §5, of the General Laws of Massachusetts, the Wakefield Planning Board will hold a public hearing on **Tuesday, March 12, 2024, commencing at 7:10 P.M.** remotely via Zoom to hear and act upon the proposed zoning bylaw text and zoning map amendments set forth below.

This hearing will be conducted by remote participation to the greatest extent possible. The public may not physically attend this hearing, but will be allowed to participate in the hearing, view and listen to the hearing in real time. Persons who wish to do so are invited to join utilizing the following link: <https://us06web.zoom.us/j/86967491485?pwd=qSkzTWdUbnV1U1lBETgw8TG1aGQy.1> 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 869 6749 1485 Passcode: 549067. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded. In compliance with the Americans with Disability Act, Wakefield provides reasonable accommodations including language assistance free of charge upon request. If you are a person with a disability and require information or materials in an alternate format, or if you require any other accommodation, please contact the Town's Disability Coordinator and Town Engineer, William Renault at 781-246-6308 as far in advance of the event as possible. Every effort will be made to grant your request. Advance notification will enable the Town to make reasonable arrangements to remove an accessibility barrier for you.

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:

- 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."
- 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)"
- 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."
- 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.



- 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."

- 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

- 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

- 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."

- 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.

A copy of the current zoning map is available for inspection in the Building Inspector's Office; existing zoning bylaw text and the proposed zoning bylaw text amendment and the proposed zoning map amendment are available for inspection at the Town Clerk's Office, Wakefield Town Hall, One Lafayette Street, Wakefield