

OFF STREET PARKING– ZONING AMENDMENT

Article ____

To see whether the Town will vote to amend Chapter 198 of the code of the Town of Wayland, the Town's Zoning Bylaw, by making the following revisions:

I. SECTION ONE

Add a new Section 506.1.11 as follows:

The Site Plan Approval Granting Authority (SPAGA) may, through a site plan review decision under Article 6 of the Zoning Bylaw, permit any or all of the off-street parking spaces required under this Section 506.1 to be: (a) identified on a site plan but not constructed until the actual need or demand for such spaces is determined by the SPAGA, and/or (b) provided on a different parcel of land than the underlying principle use, provided that the SPAGA finds that the location of the parking spaces is sufficiently proximate to the underlying principle use so as to be safe and convenient to the general public.

* * *

ARUMENTS IN FAVOR: This zoning amendment provides flexibility in the creation of parking spaces serving commercial and other large-scale development projects in Wayland. Wayland's default requirement of one parking space per 140 square feet for general retail and commercial establishments is more onerous than most of our peer communities, resulting in the creation of larger parking lots than what is really necessary. For the new CVS pharmacy project at 150 Main Street in Cochituate Village, the Planning Board required the Applicant to not construct the parking spaces shown on the site plan along Main and West Plain Streets, and instead install a vegetated landscaping buffer. The Board "banked" these parking spaces for future construction, if demand necessitated them. The Building Inspector questioned the Board's authority to bank parking spaces, but the Zoning Board of Appeals upheld the condition.

This Bylaw Amendment eliminates any legal uncertainty, and codifies the sensible approach of reserving area on a project site for parking until the demand for the spaces is justified based on actual traffic conditions. This approach preserves open spaces, trees and natural vegetation, minimizes the creation of unnecessary impervious surfaces, and affords opportunities to screen commercial development from neighboring residential areas.