

**Supplemental
Packet**

January 3, 2024

7:00PM

PROPOSED ZONING ARTICLE

Proposed Addition of
RETAIL SELF STORAGE USE
to
Business B Commercial District

Select Board Meeting
Public Forum
Additional Q&A Information

January 3, 2024

Key Points to Highlight

Select Board concerns 12/18:

Use is limited to this location only as new Sub-District B-1 – use is not allowed in other Business B areas

Building design will be required to meet village scale and feel in the zoning (provided)

Abutter concerns 12/18:

Proposed project has all loading internal to building, no loading docks, no perimeter chain link fence, no overnight operations/access – a truly quiet neighbor

Retail Self-Storage is one of the lowest traffic-generating uses

Zoning Concerns and Solutions:

- | | |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Noise | ✓ <u>Internal</u> loading required |
| Large trucks | ✓ No loading docks |
| Overnight operations | ✓ Not allowed |
| Site Lighting | ✓ “Night sky” lighting ; no lights directed off site |
| Design | ✓ Village architecture and materials required
✓ Third floor must have angled roof to appear as two-story building with peaked roof
✓ Historic/muted village colors only |
| Approval Basis | ✓ Special Permit approval , to allow design review, and inclusion of Net Zero and community space requirements |

Why Self Storage?

EDC is indifferent on retail self storage alone.

It provides new tax revenues and low impacts for neighbors... but is a passive use.

It is more about what it can create.

What Can New Self Storage Use Create?

- A new home for Arts Wayland
- High-density value in an efficient square shape – with facades that mirror surrounding scales
- New zoning can mandate village design (vs. little control in current zoning)
- Every retailer at 27/30 corner is a chain: banks, restaurants, stores. Economic reality: any new retail here would most likely be more chains...



Successful “places” have experiences or uses that can’t be found somewhere else – like Arts Wayland

PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE

This zoning and project is all about creating something unique for Wayland.

We can control the criteria that are important to us, through zoning, to get the right look and feel for this low impact use...



...While weaving a new vibrant layer of community and vitality, arts and culture, into the village...

Without having to spend millions in taxpayer dollars or non-profit dollars.

....In fact creating new tax revenues.

PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE

How does the new zoning compare to the existing?

	Old	New	Change
Max. Height	35'	35'	No change
Third Floor	----	Sloped roof req'd	New req't
Max. Façade Length	----	175'	New req't
Length articulation	----	Every 75'	New req't
Village design	----	Required	New req't
Setback from road	60'	135'	Increased
Setback sideyard	15'	25'	Increased
Parking	1/~300sf	1/15,000 sf	Significantly less
Lot Coverage	25%	35%	Increase due to less parking
	<i>31,800 sf</i>	<i>44,450 sf</i>	
Total SF	~45,000 sf?	96,000 sf	Square configuration, much less parking

PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE

Concerns raised by Select Board at Dec 18 Meeting

- **Zoning change will permit storage use elsewhere**
 - ➔ Confirmed no other locations are allowed
- **Concerned about allowing density here vs. not at Whole Foods site on Route 20**
 - ➔ Mill Creek proposed a 5-6 story building, way beyond existing zoning. Zoning remains at 35' height here.
- **Desire to see actual zoning**
 - ➔ Provided.
- **Use and feel needs to be consistent with village**
 - ➔ Architecture, detailing and scale of facades will be required to be consistent with village aesthetic. Arts Wayland will add a unique presence to the village.

PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE

Concerns raised at 12/18 Select Board Meeting



Spot zoning



Given the site is well over two acres



Given a commercial use is being added to a commercial district



Given the Town benefits as well as the property, then by definition and by case law, this precludes spot zoning which only solely benefits a single property owner

PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE

Goal: To provide full Q&A for voters, for example:

- **Where will event parking go?**
 - ➔ On site, or other commercial lots nearby, TBD
- **Why doesn't George just build in a part of town already zoned for it?**
 - ➔ Retail self storage is not currently zoned in Wayland
- **Why can't Arts Wayland just build at 193 Comm?**
Why do we need self-storage as a conduit to getting AW?
 - ➔ AW doesn't own or control the site – and doesn't have \$5M+ to buy the land and build
- **Why can't Arts Wayland go in Donelan's plaza?**
 - ➔ No space is available, and cannot be discounted/free

Etc etc etc...

PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE

Conclusion: Existing zoning allows a 35' high building, with little control as to how it will look.

We can wait and roll the dice, and will likely eventually end up with chain retail that looks like everywhere else...

...with higher impacts, especially traffic, to abutters – and lower tax revenues for all.

Or we can do something creative:

Generate efficient new tax revenues from this low-impact use...

Create a well-designed building that fits in the village...

And create a new home for Arts Wayland.



PROPOSED ZONING ARTICLE / RETAIL SELF-STORAGE USE



Thank you

Any questions, please contact us (encouraged!):

Project:

George Bachrach

gab321@comcast.net

Arts Wayland:

Robyn Gray

rlibsongray@gmail.com

www.artswayland.com

Zoning:

Rebecca Stanizzi (Chair, EDC)

rstanizzi@wayland.ma.us

DISCUSSION DRAFT 12/29/23

Town of Wayland Zoning Amendment for Retail Self-Storage Use

(Business B Sub-District B-1)

Article: To see if the Town will vote to amend the Town Code, Chapter 198, Zoning, to include a new use of “Retail Self-Storage” and to amend the Zoning Map to create a new Sub-District B-1 to consist of Assessor Map and Parcels as detailed below, with such use to be allowed by Special Permit by the Planning Board in the Business B-1 District, by inserting the text shown as **bolded and underlined** as follows:

- A. By amending Section 198-104.2 DEFINITIONS by inserting, in alphabetical order, a new definition for “**RETAIL SELF-STORAGE**” as “**A facility containing separate, individual, and private storage spaces of varying sizes leased or rented for varying period of time for personal, household, or small business storage**”.
- B. By amending Section 198-802, ATTACHMENT 3 – Table of Permitted Principal Uses by Districts by inserting under the Business Uses column a new use number 14, “**14. Retail Self-Storage**” and renumbering the remaining Business Uses, to be allowed as follows:

Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
14. Retail Self-Storage	No	No	No	Yes ⁴	No	No	NR

4. **Allowed in Sub-District B-1 only.**

- C. By amending Section 198-803 by inserting a new **803.1.14** as “**Retail Self-Storage**” and renumbering all subsequent uses accordingly.
- D. By amending Section 198-801 ATTACHMENT 1 – Table of Dimensional Requirements by inserting under the Business B Use column “**Retail Self-Storage**” subject to the following dimensional requirements:

Districts	Use	Minimum Lot Area (sq.ft.)	Maximum Lot Coverage	Minimum Frontage (Ft.)	Minimum Yard Setback			Maximum Height		
					Front	Rear	Side	The Lesser of:		
					From Lot Line (ft.)	From ROW Center Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	Ft.	Stories
Business B	<u>Retail Self-Storage</u>	<u>None</u>	<u>35%</u>	<u>None</u>	<u>135'</u>		<u>25</u>	<u>25</u>	<u>35</u>	

E. By amending the Zoning Map to create a new Sub-District B-1 within the Business B Zoning District to consist of property located at 193 Commonwealth Road identified as Assessors Map 51D, Parcel No. 019, also as shown on the map attached hereto.

F. By amending Article 11 Business Districts, Section 198-1101, and inserting “**1101.2. Subdistrict B-1 is hereby established in the Business B zoning district. Sub-District B-1 is a sub-district within the Business B District comprised of parcel of land on Commonwealth Road in Wayland, Massachusetts, identified as Assessors Map 51D, Parcel No. 019, also as shown on the Zoning map. In Sub-District B-1, no building or structure, and no alteration, enlargement or extension of an existing building or structure, may be constructed and no building, structure, or lot or part thereof may be used for any purpose or manner other than use allowed in the Business B District or as Retail Self-Storage as allowed under Sub-District B-1. The provisions of Section 198-203 Special Permits shall apply to this section.**”

G. By amending Section 198-203 Special Permits; requirements and conditions and inserting “**203.2. In addition to Section 203.1 of this Bylaw, the following shall be considered by the Special Permit Granting Authority prior to the issuance of a special permit for the use of Retail Self-Storage:**

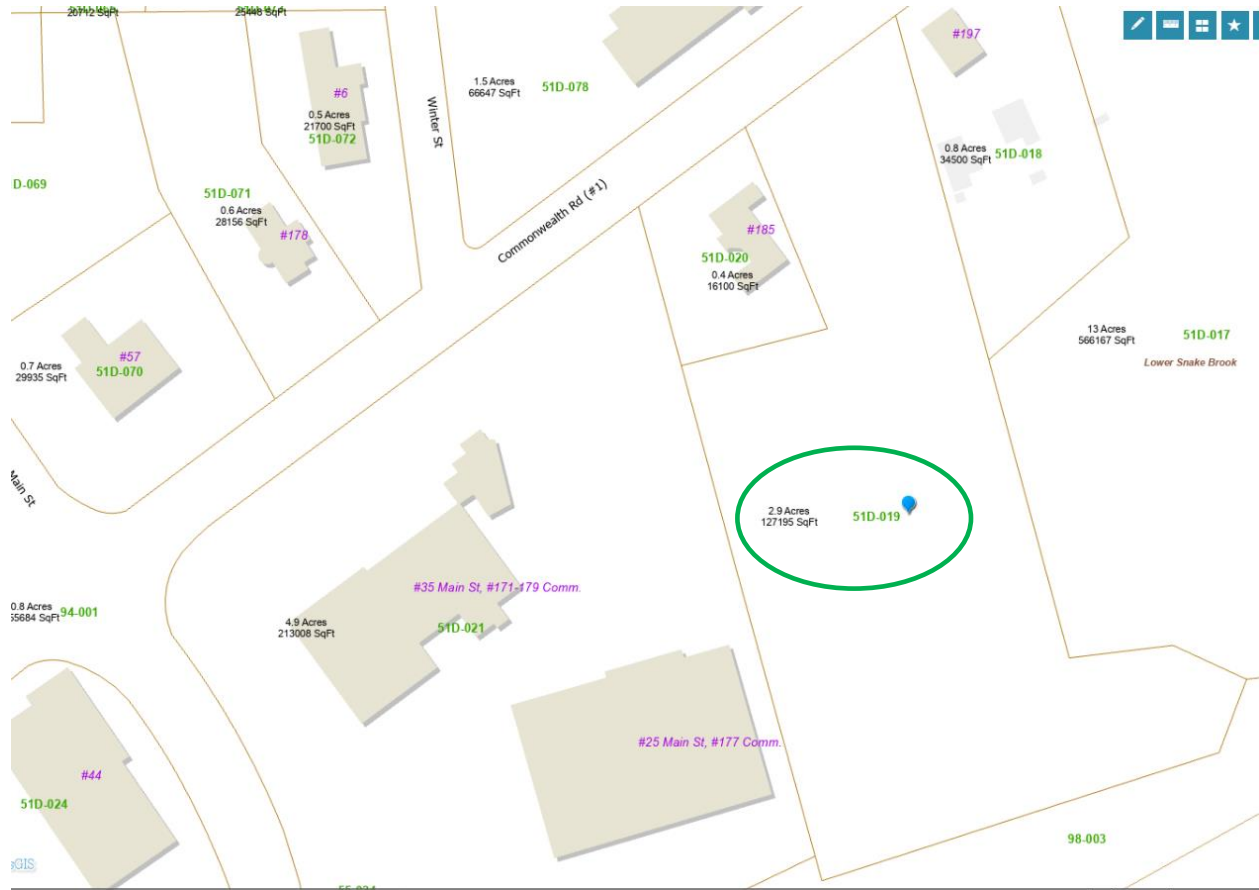
- a. **Whether the proposed use will increase the intensity of use on the site to a level that will adversely impact land uses in the area, pedestrian or motor vehicle traffic or the public welfare;**
- b. **Whether the proposed use is designed and operated in a manner that preserves the community’s distinctive village character, including the following:**
 1. **The use of a sloped roof facing active abutters on any third story of any building, so that any three-story building appears as a two-story structure with peaked roof on its prominent facades;**
 2. **Use of architecture that is articulated with doors, windows, eaves and rooflines, and materials including cladding and/or masonry, to complement the surrounding village scale and feel;**
 3. **Maximum individual façade length of 175’ where the length must be articulated at not less than every 75’**

4. The use of muted or historic village colors, including avoiding the use of bright, glowing, or fluorescent colors;
5. Signage to be low profile plinth signage, front lit

Whether the proposed retail self-storage's dimensions are compatible with the character of surrounding properties or the zoning district, but notwithstanding any other provision of this Bylaw, said retail self-storage facility shall:

1. Provide parking at a minimum of 1 space per 15,000 sf
2. Limit site lighting to Wayland "dark sky" standards with no site lighting directed offsite, and site lighting dimmed after operating hours
3. Require loading area to be interior to the building; no loading docks and no exterior storage loading doors allowed
4. Preclude overnight operation of the facility
5. Preclude chain link or any perimeter security fencing, unless aesthetic fencing specifically requested by the Town
6. Provide, to counteract the passive nature of the Self Storage use, a minimum 3% of total square footage as community space, to be internally maintained by the municipality or its designee, and located to help activate the ground floor primary building façade/corner.
7. Achieve Net Zero energy efficiency for the property, including rooftop solar only (i.e. no parking lot nor ground-mount solar)

[DRAFT ZONING MAP]



TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezah
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes
Select Board Meeting
Wednesday, December 27, 2023 at 4:00 p.m.
Wayland Town Building / Remote
41 Cochituate Road, Wayland, MA 01778

Present, participated remotely: Thomas J. Fay, Carol B. Martin and William D. Whitney.

Absent: Anne Brensley, Adam G. Gutbezah.

Personnel present, participated remotely: Town Manager Michael McCall

A1. Call to Order, Review Agenda for Public: At 4:02 p.m., pursuant to Chapter 2 of the Public Acts of 2023, W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced each member by full name. W. Whitney announced that the meeting would be conducted via remote means and that the public could also participate remotely via teleconference. W. Whitney announced that the meeting may be live-broadcast and recorded for re-broadcast. W. Whitney reviewed the agenda.

A2. Announcements and Public Comment: C. Martin announced that the Town would host a public forum related to zoning at 193 Commonwealth Road on Wednesday, January 3, 2024 at 7:00 p.m. in the Large Hearing Room and also via teleconference. There was no public comment.

A3. Liquor License Amendments: Discuss and vote to accept liquor license amendments: a) Change of Hours: CNC Golf, LLC d/b/a X-Golf Wayland, 66 Andrew Avenue b) Change of Corporate Name: Zheng Group Inc. d/b/a Takara Japanese Restaurant, 15 Elissa Avenue:

The Board reviewed and discussed two requests to amend existing liquor licenses. The Board requested more information about the requests and deferred action to a future meeting.

A6. Review Correspondence: The Board acknowledged the correspondence in the packet.

A4. Consent Calendar: a) Review and vote to approve listed items b) Discuss, consider, and potentially act on items removed from Consent, if any:

1. Vote the question of approving an All Alcoholic Beverages to Wendy Bell for an event (Lovelane Special Needs Horseback Riding Program) at Lee's Farmstand, 136 Boston Post Road, Wayland, MA 01778 on Wednesday, March 27th, 2023 from 5:30 p.m. to 7:30 p.m.

T. Fay moved, seconded by C. Martin, to approve the Consent Calendar. Roll Call Vote: YEA: T. Fay, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley and A. Gutbezah. ABSTAIN: None. Approved 3-0-0.

A5. Minutes: a) Review and approve the minutes of December 4 and December 6, 2023:

T. Fay moved, seconded by C. Martin, to approve the minutes of December 4 and December 6, 2023, as amended. Roll Call Vote: YEA: T. Fay, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley and A. Gutbezah. ABSTAIN: None. Approved 3-0-0.

A7. Select Board Members' reports and concerns: C. Martin requested the Board act on three outstanding liquor license renewals at a future meeting.

A8. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A9. Adjourn: At 4:27 p.m., T. Fay moved, seconded by C. Martin to adjourn the meeting. Roll Call Vote: YEA: T. Fay, C. Martin and W. Whitney. NAY: None. ABSENT: A. Brensley and A. Gutbezahl. ABSTAIN: None. Approved 3-0-0.

Items included in the packet for the Select Board Meeting of December 27, 2023:

1. Form: Commonwealth of Massachusetts Alcoholic Beverages Control Commission Licensing Authority Certification: CNC Golf Inc. dated 12/07/2023 with attachments.
2. Change of Corporate Name Application, from Chin Law Firm, with attachments, dated 12/07/2023.
3. Draft: Select Board Meeting Minutes: December 4, 2023
4. Draft: Select Board Meeting Minutes: December 6, 2023