

**Supplemental  
Packet**

**March 18, 2024**

**7:00PM**

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**Article O. Sell or Trade Vehicles and Equipment**

*Proposed by: Select Board*

To determine whether the Town will vote to authorize the Select Board to sell or otherwise dispose of surplus vehicles, equipment, or other personal property in connection with the purchase of new vehicles, equipment, or other personal property.

<u>Department</u>	<u>Vehicle/Equipment</u>	<u>Year</u>
DPW	Trackless Sidewalk/Roadside Machine	2005
DPW	Ford F350 Utility Body Vehicle	2015
Police	TBD	

**FINANCE COMMITTEE COMMENTS:** This is a standard article allowing the Town to sell or trade-in used vehicles, equipment or other personal property in compliance with the Town Code and Massachusetts General Laws.

The Select Board recommends Blank. Vote:

**ARGUMENTS IN FAVOR:** The selling of used property contributes to the Town’s General Fund.

**ARGUMENTS OPPOSED:** The Finance Committee is not aware of any.

**RECOMMENDATION:** The Finance Committee recommends Blank. Vote:

**QUANTUM OF VOTE:**

*For more information, contact Town Manager Michael McCall via email [mmccall@wayland.ma.us](mailto:mmccall@wayland.ma.us).*

3/9/24

## **Article T. Amend Zoning Bylaws and Town Zoning Map – MBTA Communities Multi-Family Housing**

Proposed by: Planning Board/Select Board

To see if the Town will vote to amend Chapter 198 of the Code of the Town of Wayland to:

1) Add a new Article 27 Multi-Family Overlay Zoning District, in substantially the following form;

2) Add 198-302.1.11. A Multi-Family Overlay District that includes land in four sub-districts [in process is a description of spatial location by reference to a plan of land – Plate X of the Atlas of the Town of Wayland, Massachusetts, YEAR, numbered as Parcels xx-xxx, and as shown on the plan entitled “WHAT” prepared by “WHOM”, dated “WHAT”, a copy of which plan is on file in the office of the Town Clerk];

3) Add to 198 Attachment 1 Table of Dimensional Requirements the words “Multi-Family Overlay District – Requirements of Article 27 apply”;  
and

4) Amend the Town Zoning Overlay Districts Map to add the Multi-Family Overlay District.  
Article 27. Multi-Family Housing Overlay District

198-2701. Purposes

2701.1. The purpose of the Multi-Family Housing Overlay District (MFHD) is to:

2701.1.1 Provide for multi-family housing development in accordance with G.L. c. 40A, § 3A and the

Section 3A Compliance Guidelines of the Executive Office of Housing and Livable Communities (EOHLC), as may be amended from time to time;

2701.1.2. Implement the Wayland Housing Production Plan;

2701.1.3. Encourage the production of a variety of housing sizes and types to provide access to new and redeveloped housing for people with a variety of needs and income levels;

2701.1.4. Locate housing in areas to promote public health and meet the community’s environmental goals, including maintaining open space, reducing greenhouse gases and improving air quality;

2701.1.5. Locate housing in or near existing developed areas and roadways;

2701.1.6. Provide multi-family housing that is well integrated into Wayland’s land use patterns;  
and

2701.1.7. Increase the tax base through private investment in new housing development.

198-2702. Definitions

2702.1. As used in this article, the following terms shall have the meanings indicated:

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Affordable dwelling unit – A residential unit that is restricted in perpetuity for sale, lease or rental to a qualified income-eligible household at specific price limits that qualify such residential unit for inclusion in the Chapter 40B Subsidized Housing Inventory maintained by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities.

Building – A structure with a roof supported by walls and intended to shelter people or goods.  
Building height – The distance, measured vertically from the average grade to the highest roof element. However, limitations in height shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses for mechanical equipment, solar panels and other necessary features usually carried above roofs so long as such features are not used for living purposes. Wireless communications facilities may not be erected except in compliance with Article 15 or Article 15A.

Development and Use Plan – A comprehensive plan depicting an entire development scheme on a lot and/or lots to ensure that site layout, building design, and outdoor amenity spaces meet the Design Standards for Site Layout and Development as established by the Planning Board.

Dwelling unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation; but no

trailer, trailer coach or mobile home, whether or not self-propelled, and whether or not the wheels thereof may have been removed, shall be construed to be a dwelling.

Grade – A reference plane representing the average of finished ground adjoining the building at all exterior walls, established by the lowest points within the area between the building and a point six feet from the building.

Lot – An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

Lot coverage – the percentage of a lot that may be covered by the footprint of buildings and the footprint and roof of structures.

MFHD – Multi-Family Housing Overlay District

Mixed-use – A combination of residential and commercial uses including retail, office, municipal, or service establishments.

Multi-family housing – A building with three or more residential dwelling units or two or more buildings on the same lot, each of which has more than one residential dwelling unit in each building.

Resident – For purposes of determining applicability of the local preference option for an initial offering of an affordable dwelling unit, a “Resident” is a person who has been registered as a Wayland resident with the Wayland Town Clerk pursuant to G.L. c. 51, § 4 and would be considered a resident under the United States Census Bureau’s residency guidelines.

Setback – The shortest distance from the lot line to the wall of a building or structure.

Structure – A combination of materials assembled at a fixed location to provide support or shelter.

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Townhouses – A form of multi-family housing comprised of three or more attached vertical multi-floor dwelling units that share one to two walls with adjacent dwelling units but each unit has its own entrances.

#### 198-2703. Establishment of Multi-Family Housing Overlay District

2703.1. The MFHD is an overlay district shown on the Town of Wayland Zoning Overlay Districts map dated [DATE], on file with the Town Clerk and is comprised of the following sub-districts, all of which are shown on the map:

2703.1.1. Route 20 West – Parcel Nos. 21-006, 21-006A, 21-CM1, 21-003 comprising 10.5 acres

2703.1.2. River’s Edge West – the western portion of Parcel No. 22-006 comprising 5.7 acres [plan reference is in process]

2703.1.3. Town Center Development Area – portions of Parcel Nos. 23-052E, 23-052C, and 23-052 comprising 10.7 acres [plan reference is in process]

2703.1.4. Planned Development District - Central – Parcel No. 45-CM3 comprising 25.1 acres

#### 198-2704. Applicability

2704.1. The MFHD shall not replace existing zoning districts or zoning overlay districts, but shall be superimposed over them. At the option of the property owner, development and use of land within the MFHD may be undertaken subject to compliance with the requirements of this Article 27 or by complying with the standards or procedures of the underlying district or another applicable overlay district.

2704.2. Developments proceeding under this Article 27 shall be governed by the provisions of Article 27 and the standards and procedures of the underlying district, another applicable overlay district, and other sections of the zoning bylaw shall not apply unless specifically referenced. Where the MFHD authorizes uses not otherwise allowed in the underlying district, the provisions of the MFHD shall control.

#### 198-2705. Administration

2705.1. The Planning Board shall be the site plan review authority under this Article.

2705.2. Where the MFHD requires a special permit, the Planning Board shall be the special permit granting authority pursuant to the standards established in G.L. c. 40A, § 9.

2705.3. The Planning Board shall adopt, maintain and file with the Town Clerk a set of regulations to facilitate site layout, site and building design, and outdoor amenity spaces and that contain the necessary policies, definitions, fee structures, procedures, and requirements to implement the provisions of this article including procedures for the Board to engage outside consultants pursuant to G.L. c. 44, § 53G.

#### 198-2706. Permitted Uses

2706.1. All developments under this Article shall include multi-family housing and all residential uses under this Article shall be multi-family housing.

2706.2. Subject to an Article 27 approved Development and Use Plan, depicted below as site

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plan review (SPR), the principal uses set forth below are permitted as of right in the MFHD:  
2706.3. Subject to special permit (SP) and an Article 27 approved Development and Use Plan, the uses set forth below are permitted in the MFHD:

198-2707. Site Development Standards

2707.1. Dimensional Requirements and Aggregate Limits

2707.2. Off Street Parking Spaces

A minimum number of off-street parking spaces shall be provided for residential uses in the MFHD:

2707.3. Design Standards for Site Layout and Development

2707.3.1. In conducting its review, the Planning Board shall apply the design standards expressed in the regulations adopted to implement the provisions of this Article 27 including site layout, building design, outdoor lighting, signage, site amenities, landscaping, screening, buffers, storm water management, open space, as well as parking requirements for non-residential uses.

2707.4. Inclusion of Affordable Dwelling Units

2707.4.1. In lieu of the requirements of Article 22 of the Town's Zoning Bylaw (the "Inclusion of Affordable Housing"), the provisions of this Article 27 shall apply.

2707.4.2. A minimum of 10% of the dwelling units on any lot subject to the MFHD shall be affordable units.

2707.4.3. If, when applying the percentage to the total number of units to determine the number of required affordable units, the number of affordable dwelling units result in a fraction; the number shall be rounded up to the nearest whole number understanding, nevertheless, that there is no requirement for the number of affordable units to exceed 10%.

2707.4.4. No project may be divided or phased to nullify or reduce the number of required affordable dwelling units.

2707.4.5. Affordable dwelling units shall be similar in size and indistinguishable from market-rate units with regard to quality of materials and finishes, shall be distributed proportionately among unit sizes and throughout the development, and shall have use of all common areas and amenities.

2707.4.6. Affordable dwelling units shall be rented or sold subject to deed restrictions, restrictive covenants, contractual agreements, and/or other mechanisms restricting the use and occupancy, rent levels, and sales prices of such units to assure them affordability over time. All restrictive instruments shall be subject to review and approval by the Wayland Housing Partnership, or successor authority or agency, the Planning Board and Town Counsel and shall be recorded with the Middlesex South Registry of Deeds prior to the commencement of any construction. Any condominium documents and fees shall be subject to review and approval by the Wayland Housing Partnership and Town Counsel.

2707.4.7. A monitoring agreement for oversight of all affordability restrictions shall be entered into and shall be recorded with the Middlesex South Registry of Deeds prior to the issuance of the first building permit for any dwelling unit in the project.

2707.4.8. To the maximum extent permitted by law and, if applicable, any federal or state

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financing or subsidy program supporting the development, first preference for the initial offering of an affordable dwelling unit shall be given to households that meet one or more of the following criteria:

2707.4.8.1. At least one member of the household is a Resident of the Town of Wayland at the time of an affordable unit lottery application deadline;

2707.4.8.2. At least one member of the household is either a daughter, son, parent or sibling of a Wayland Resident;

2707.4.8.3. At least one member of the household is a municipal employee of the Town of Wayland.

198-2708. Decision and Appeals

2708.1. The Planning Board shall issue a Decision on the Development and Use Plan in accordance with the regulations adopted to implement the provisions of this Article 27 and shall file the decision with the Town Clerk.

2708.2. Any person aggrieved by the Planning Board's decision may appeal per G.L. c. 40A, § 17 within 20 days after the MFHD Development Plan Approval decision has been filed with the Town Clerk

PROPOSER'S COMMENTS: The Planning Board recommends approval by unanimous vote. See the Planning Board Report to Town Meeting at Appendix X.

FINANCE COMMITTEE COMMENTS:

BACKGROUND:

On January 14, 2021, Massachusetts adopted amendments to the Zoning Law, G.L. c. 40A, Section 3A, requiring that 177 so called "MBTA communities" have zoning in place that allows multi-family housing as of right. Although Wayland does not have public transportation, it has been classified as an "MBTA Adjacent Community" because of train stations located in the adjoining towns of Weston, Lincoln, Natick and the City of Framingham. Thus, Wayland is subject to the new law and Guidelines adopted by the Executive Office of Housing and Livable Communities (EOHLC).

The stated purpose of the Massachusetts Zoning Law amendment is to enhance the availability of housing and housing choices in Massachusetts. But the EOHLC Guidelines make it clear that the recent amendment is not a mandate to construct a specified number of housing units. We just have to show that our zoning allows multi-family housing as of right and that a sufficient number of units could be added to or replace existing uses and structures over time. The Guidelines recognize that such additions or replacements may be unlikely to occur soon.

The basic requirements imposed by the Commonwealth are that a multi-family housing district: i) contain 50 acres – made up of at least one area of 25 contiguous acres and several smaller areas of no less than 5 contiguous acres each; ii) support a minimum density of 15 units per acre on average across the entire district; iii) not be subject to any age restrictions; iv) exclude surface waterbodies, wetlands and buffer zones, protected open space and recreational land, cemeteries, Zone I wellhead protection areas, privately-owned land used for educational or institutional uses, publicly-owned land generally; v) avoid sensitive land such as land subject to flooding and priority habitat for rare or threatened species; and vi) encourage development of a scale, density and aesthetic that are compatible with existing surrounding uses.

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This is not an inclusionary housing initiative and, in fact per the Guidelines, this bylaw can only require that 10% of the units in any new multi-family development meet income-based affordability standards. Also, the bylaw may not require that the multi-family use be accompanied by a commercial use (i.e., mixed-use) and it may not restrict the size of units and bedrooms, number of bedrooms or number of occupants.

THE PROPOSAL:

In accordance with the EOHLG Guidelines, the proposed Multi-Family Housing Overlay District Bylaw and the Town Zoning Overlay Districts Map would be amended to allow multi-family housing in four sub-districts totaling approximately 52 acres – Route 20 West (10.5 acres), River’s Edge West (5.7 acres), Town Center Development Area (10.7 acres), and Planned Development District – Central (25.1 acres). See Map at Appendix X.

As structured, the bylaw would not replace existing zoning districts or existing zoning overlay districts, but would be superimposed over them. Use of this new mixed-use housing overlay would be at the option of the property owner. The property owner could pursue development and use of his/her land that is located within the Multi-Family Housing Overlay District either by complying with the requirements of this new overlay district or by complying with the standards of the existing underlying district or another applicable existing overlay district.

The proposed bylaw provides dimensional requirements and aggregate limits for each sub-district including minimum lot size, minimum frontage, minimum setbacks, maximum building height, maximum lot coverage and maximum number of units per acre. Some of the parameters vary by sub-district. It also has provisions requiring the inclusion of the maximum allowed 10% affordable dwelling units.

The proposed by-law requires that all new developments first apply to the Planning Board for Site Plan Review and submit a Development and Use Plan that shows site layout, building design, outdoor lighting, signage, site amenities, landscaping, screening, buffers, stormwater management, and open space. The Planning Board will be adopting regulations to implement the provisions of the bylaw.

Failure to adopt the proposed bylaw and map will result in loss of funding from the many Commonwealth grant programs that have provided funds to Wayland including the \$49,320 in grants that is paying for consultant’s work on this bylaw effort. (See Appendix X for a list of grants received by Wayland and those that we would be ineligible for if the bylaw is not adopted.) In addition, the Town will be faced with potential civil suits by the Massachusetts Attorney General and others. The loss of these grant monies and potential lawsuits could impact the town’s financial position substantially. Wayland received \$4,182,190 in grants last year. The loss of future grants would have had to be absorbed through a tax rate increase or a cut in services.

The Town is required to submit a District Compliance application along with the Town Meeting-approved zoning bylaw and zoning map by December 31, 2024.

See Planning Board Report To Town Meeting at Appendix X; Zoning Overlay Districts Map at Appendix X; and List of State Grants at Appendix X.

Finance Committee recommends approval. Vote: 5-0-0

Select Board recommends approval. Vote: 0-0-0

Planning Board recommends approval. Vote: 4-0-1

ARGUMENTS IN FAVOR: It is the law and Wayland should comply. The chosen sub-districts encourage development of a scale, density and aesthetic that are compatible with existing surrounding uses. Locating



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the sub-districts with easy access to Routes 20 and 30 makes sense because any future public transportation would likely run along those corridors. As crafted, the proposed bylaw allows landowners in each of the sub-districts to have the option and decide for themselves whether they want to take advantage of the new overlay district. Landowners in the Route 20 West and Town Center Development Area sub-districts have requested that their properties be included in the new overly district. The article's passage will avoid lawsuits from the state and others for non-compliance. It will allow Wayland to continue to be eligible for necessary state grant funding, increase the tax base through private investment in new residential development, and help reduce the tax burden to individual properties.

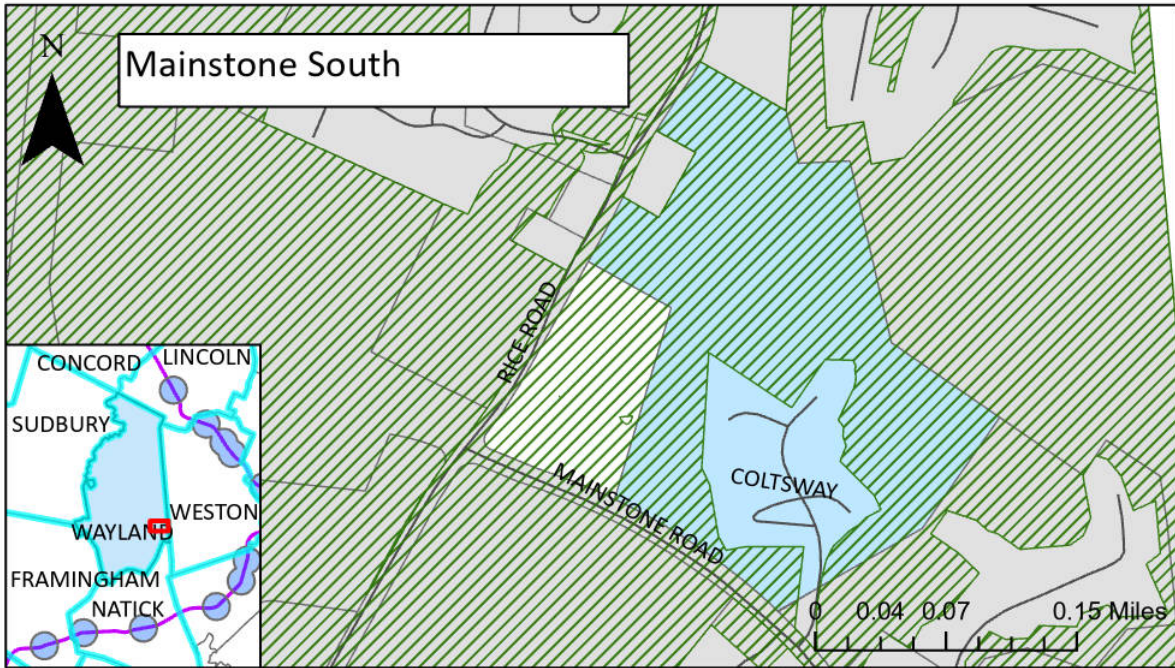
ARGUMENTS OPPOSED: Zoning should be left to towns and not dictated by the state. Three of the proposed sub-districts are located along Route 20 and will add more traffic to an already busy corridor. The sub-districts should be more dispersed across the town and there should be more than just four large areas. It would be preferable to have more commercial uses along Route 20 rather than residential uses. Some of the selected areas might not be on conservation land but abut protected areas and could impact them. Some residents feel the zoning could impact their property values. Some of these areas have difficult barriers to get approval and probably will never get built.

*For more information, contact Anette Lewis, Chair of the Planning Board, at [alewis@wayland.ma.us](mailto:alewis@wayland.ma.us).*

Wayland MBTA Communities Modeling Summary

1/18/24

Prepared by Barrett Planning Group



**Legend (for all maps)**

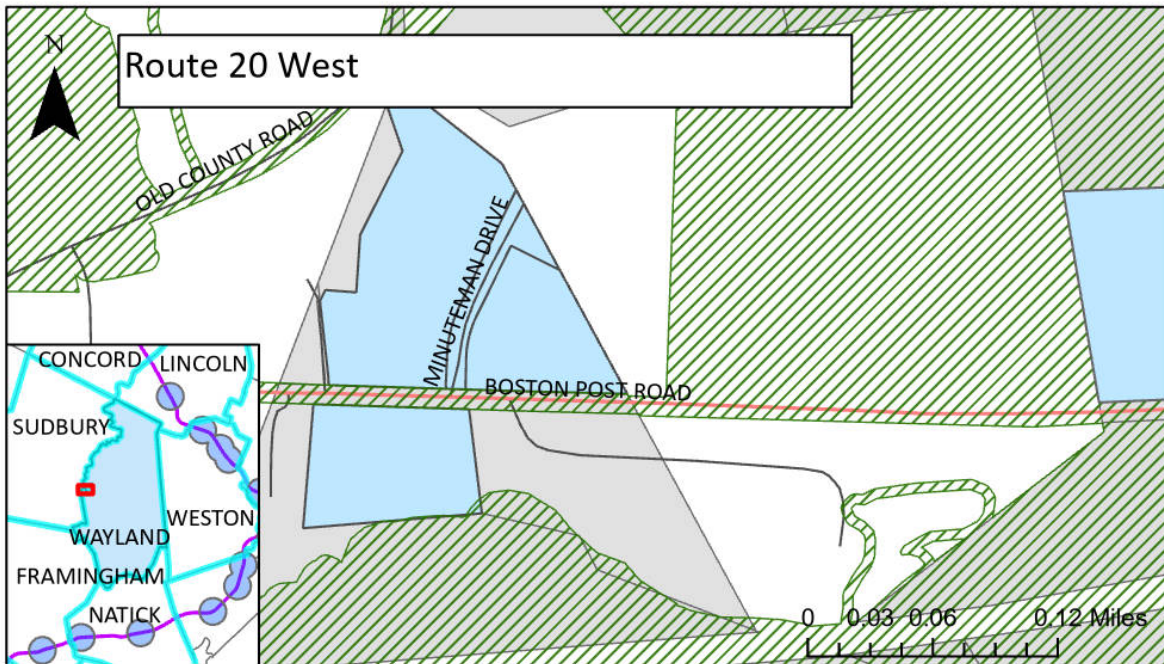
- Regular Service Commuter Rail
- - - Used Seasonally or for Special Events
- Excluded Land (all types)
- Transit Station Half Mile Radius
- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Highway
- Major Road, Collector
- Ramp
- Parcels in Proposed Districts
- Parcels Outside District

<b>Basic Info</b>	
Site Name	Mainstone South (Stone Ridge)
Parcel Number	45-CM3
Size (acres)	25.1
<b>Model Parameters</b>	
Min. Lot Size (acres)	25
Max. dwelling units/acre	10
Max. building height (stories)	2.5
Max. building coverage	15%
Parking spaces/unit	2
Min. open space	70%
<b>Model Outputs</b>	
Modeled Zoned Capacity	205
Parcel Density (units/acre)*	8.2
Existing Units	18
Net Increase at Buildout	187

Wayland MBTA Communities Modeling Summary

1/18/24

Prepared by Barrett Planning Group



**Legend (for all maps)**

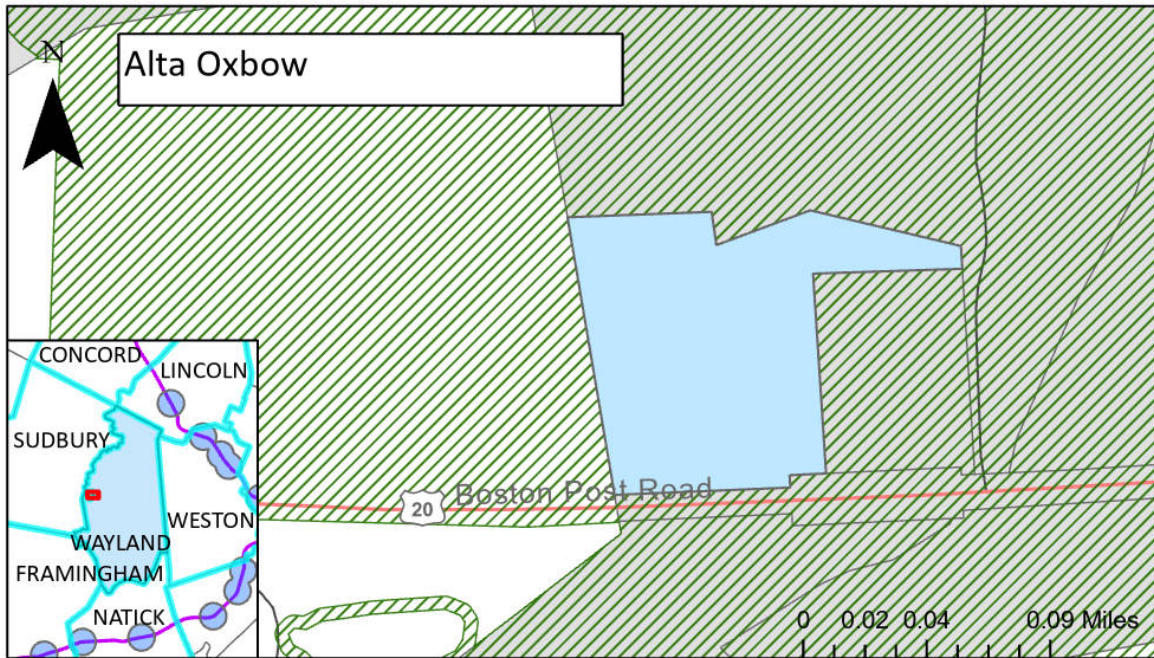
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- Excluded Land (all types)
- Transit Station Half Mile Radius
- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Highway
- Major Road, Collector
- Ramp
- Parcels in Proposed Districts
- Parcels Outside District

<b>Basic Info</b>				
Site Name	Route 20 West	Route 20 West	Route 20 West	Route 20 West
Parcel Number	21-006	21-006A	21-CM1	21-003
Size (acres)	4.8	0.7	2.2	2.8
<b>Model Parameters</b>				
Min. Lot Size	2	2	2	2
Max. dwelling units/acre	20	20	20	20
Max. building height (stories)	3	3	3	3
Max. building coverage	15%	15%	15%	15%
Parking spaces/unit	1.5	1.5	1.5	1.5
Min. open space	40%	40%	40%	40%
<b>Model Outputs</b>				
Modeled Zoned Capacity	95	0	43	55
Parcel Density (units/acre)*	19.7	0	19.4	19.6
Existing Units	0	0	0	0
Net Increase at Buildout	95	0	43	55

Wayland MBTA Communities Modeling Summary

1/18/24

Prepared by Barrett Planning Group



**Legend (for all maps)**

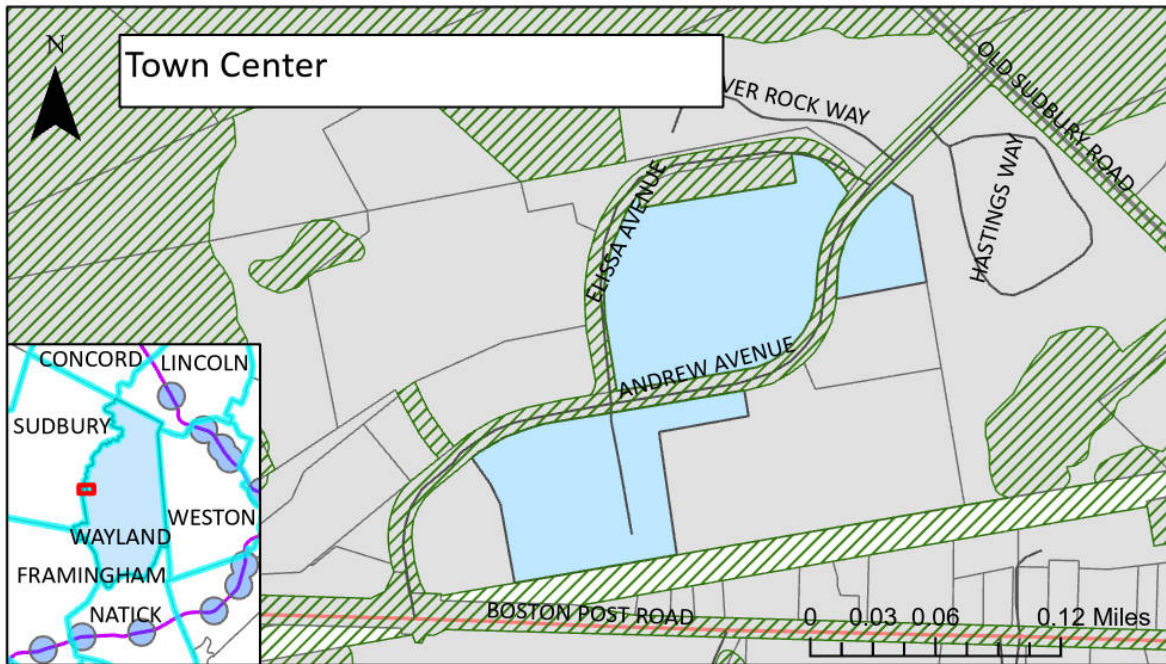
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- Multi-lane Hwy, not limited access
- Other Numbered Highway
- Major Road, Collector
- Ramp
- Parcels in Proposed Districts
- Parcels Outside District

<b>Basic Info</b>	
Site Name	Alta Oxbow
Parcel Number	22-006
Size (acres)	5.7
<b>Model Parameters</b>	
Min. Lot Size	5.5
Max. dwelling units/acre	32
Max. building height (stories)	4
Max. building coverage	20%
Parking spaces/unit	1.5
Min. open space	70%
<b>Model Outputs</b>	
Modeled Zoned Capacity	152
Parcel Density (units/acre)*	31.7
Existing Units	152
Net Increase at Buildout	0

Wayland MBTA Communities Modeling Summary

1/18/24

Prepared by Barrett Planning Group



**Legend (for all maps)**

- Regular Service Commuter Rail
- - - Used Seasonally or for Special Events
- Excluded Land (all types)
- Transit Station Half Mile Radius
- Limited Access Highway
- Multi-lane Hwy, not limited access
- Other Numbered Highway
- Major Road, Collector
- Ramp
- Parcels in Proposed Districts
- Parcels Outside District

<b>Basic Info</b>			
Site Name	Town Center	Town Center	Town Center
Parcel Number	23-052E	23-052C	23-052
Size (acres)	5.6	1.0	4.1
<b>Model Parameters</b>			
Min. Lot Size	4	4	4
Max. dwelling units/acre	21	21	21
Max. building height (stories)	3.5	3.5	3.5
Max. building coverage	15%	15%	15%
Parking spaces/unit	1.25	1.25	1.25
Min. open space	30%	30%	30%
<b>Model Outputs</b>			
Modeled Zoned Capacity	118	0	87
Parcel Density (units/acre)*	21.1	0	21.1
Existing Units	0	0	0
Net Increase at Buildout	118	0	87

<b>STATE GRANTS - FY23</b>	<b>AMOUNT</b>
<b>PUBLIC SAFETY:</b>	
AFG-S GRANT	\$ 2,566.85
AFG SAFER GRANT	\$ 223,395.37
MASS WORKS GRANT	\$ 526,224.97
ESHS SCHOOL HEALTH GRANT	\$ 126,125.62
MDPH REGIONAL HEALTH GRANT	\$ 242,875.00
LIBRARY GRANT	\$ 30,022.13
<b>SCHOOL GRANTS:</b>	
SPECIAL EDUCATION CIRCUIT BREAKER	\$ 727,105.00
METCO	\$ 1,631,954.00
METCO TARGETED PAC	\$ 78,422.00
MASK REIMBURSEMENT	\$ 26,033.83
LITERACY PLANNING	\$ 15,000.00
AMERICAN RESCUE PLAN IDEA	\$ 118,128.00
IDEA ARP	\$ 12,470.00
DEHQ SUMMER LEARNING	\$ 100,000.00
PERKINS V GRANT	\$ 1,689.00
ESSER III GRANT	\$ 320,178.00
<b>TOTAL GRANTS</b>	<b>\$ 4,182,189.77</b>

**TYPES OF GRANTS RECEIVED IN PAST**

EARMARK STATE GRANT  
 FY 22 MASSDOT SHARED STREETS  
 FY 20 EMPG GRANT  
 FY 22 AED GRANT  
 MHOA GRANT  
 PHEP GRANT  
 ESSENTIAL SCHOOL HEALTH GRANT  
 LIBRARY AUTOMATION GRANT  
 METCO SUPPLEMENTAL GRANT  
 INNOVATIVE PATHWAYS GRANT  
 SPECIAL SUPPORT EARMARK GRANT  
 ESSER I (CRRSA) GRANT  
 ESSER II (CRRSA) GRANT

**TOWN OF WAYLAND**  
**TOWN MEETING CITIZEN PETITION ARTICLE FORM**

*While not required, this form is the preferred method for a citizen to insert an Article on the Warrant for Town Meeting*

WAYLAND TOWN CLERK  
2024 MAR 15 AM 10:23

**IMPORTANT**

1. Petitioner should consult with someone knowledgeable in municipal government, such as a lawyer, the Town Manager, or the Town Moderator before drafting a proposed Article and gathering the signatures to insert an Article on the Warrant.
2. **Petitioner should be listed as the sponsor of the Article on the Warrant and should be the first-named voter to sign this petition.**
3. Once signatures are collected, the Petitioner will return the papers to the Town Clerks Office to be certified. Once certified, the Town Clerk will confirm with the Petitioner, and the Town Manager's Office. The Town Manager will make arrangements to include on a Select Board agenda for the Select Board to set the date of the Special Town Meeting.
4. Select Board will print the proposed Article in the Warrant verbatim; petitioner and citizens signing are advised to review the language carefully.

Petitioner's Name: Rebecca Stanizzi

Tel. #: (617) 922-3409 E-mail: rstanizzi@comcast.net

Address: 14 Winthrop Road, Wayland, MA 01778

Proposed Title of Warrant **\*\* 3/14/24 REVISED ARTICLE AS PREVIOUSLY SUBMITTED \*\***

Article: Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1

Brief Summary: (purpose or reason for the proposed Article – not required but helpful)

Amend zoning bylaw to add Retail Self-Storage as an allowed use in a new specific commercial sub-district, including specific design requirements for such use type 1) to ensure a quality building will be created for the surrounding village with low impacts, 2) to establish the building will be a green, net zero building and 3) to create space within the building for permanent town/community use (currently proposed for Arts Wayland as initial user).

**Please complete this form and return it with the signed petitions. Attach the original forms with the required number of signatures\* with the proposed Warrant Article at the top of each sheet. Signatures submitted without the proposed article on each sheet will disqualify the signatures.**

**Submit this document and the petition to the Town Manager's Office**

**\*ATM – 10 Certified Signatures Required**

**\*STM – 100 Certified Signatures Required Called by BOS**

**\*STM – 200 Certified Signatures Required Called by Voters**

The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser; such meeting to be held not later than forty-five days after the receipt of such request.

(MGL c39 §10)

**(Use extra forms if number of signatures exceeds allotted lines)**

**Petition for Action by the Voters of the Town of Wayland  
Warrant Article submission for the 2024 Annual Town Meeting**

ARTICLE KK

**Article KK. Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1**

**Proposed by:** Petitioners

**Estimated Cost:** \$ ---

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 Subdistrict B-1 to consist of Assessor Map and Parcel as detailed below, with such use to be allowed by Special Permit by the Zoning Board of Appeals 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 follows **“RETAIL SELF-STORAGE - 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, which shall not include Warehouse/Distribution as defined herein, storage of hazardous materials, or operation of a business from a storage unit.”**
- B. By amending Section 198-301. Designation. by inserting after Section 301.1.4 a new Section 301.1.4.1 as follows **“301.1.4.1. Subdistrict B-1.”**
- C. By amending Section 198-506 Off-street parking by inserting a new 506.1.12 after 506.1.11 as follows **“506.1.12. Retail Self Storage, one space for every 15,000 square feet of floor area plus such additional spaces for the Community Space (as defined in Section 1102.1.5.1.2.10) as the ZBA shall deem necessary to provide a maximum of safety and a minimum of congestion on the adjacent roadways, which Community Space parking may be provided pursuant to Section 506.1.11.”**
- D. 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 15.1, **“15.1. Retail Self-Storage”** to be allowed as follows:

Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
15.1. Retail Self-Storage	No	No	No	No  Subdistrict B-1 SP <sup>4</sup>	No	No	R

4. **ZBA is the Special Permit Granting Authority [footnote]**



- E. By amending Section 198-803 by inserting a new 803.1.16 as **“803.1.16 . Retail Self-Storage”**.
- F. 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 The Lesser of:	
					Front		Rear	Side	Ft.	Stories
					From Lot Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	From Lot Line (ft.)		
<b><u>Business B (Subdistrict B-1)</u></b>	<b><u>Retail Self-Storage</u></b>	<b><u>None</u></b>	<b><u>35%</u></b>	<b><u>None</u></b>	<b><u>135'</u></b>		<b><u>25'</u></b>	<b><u>25'</u></b>	<b><u>35'</u></b>	

- G. By amending the Zoning Map to create a new Subdistrict 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.
- H. 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. Subdistrict B-1 is a subdistrict within the Business B District comprised of a 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 Subdistrict 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 with Community Space as allowed under Subdistrict B-1. The provisions of Section 198-203 Special Permits shall apply to this section. Where there is an inconsistency between the dimensional requirements and permitted uses of the Business B District and the Business B-1 Subdistrict, as applicable to Retail Self-Storage, the provisions of the Business B-1 Subdistrict shall apply.”**
- I. By amending Section 1102 by inserting a new 1102.1.5 after 1102.1.4 as follows:

**1102.1.5. Retail Self-Storage.**

**1102.1.5.1. Retail Self-Storage shall be permitted in those districts as described by the Table of Permitted Uses by District, Section 198-802. Retail Self-Storage uses shall comply with the following requirements, and a finding of such compliance shall be a prerequisite to the issuance of a special permit by the ZBA:**

**1102.1.5.1.1. That the proposed use will not 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;**

**1102.1.5.1.2. That the proposed use is designed and operated in a manner that preserves the community's distinctive village character, including the following:**

**1102.1.5.1.2. 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.**

**1102.1.5.1.2. 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.**

**1102.1.5.1.2. 3. Maximum individual façade length of 175' where the length must be articulated at not less than every 75'.**

**1102.1.5.1.2. 4. The use of muted or historic village colors, including avoiding the use of bright, glowing, or fluorescent colors.**

**1102.1.5.1.2. 5. Signage shall be low profile plinth signage, front lit, and subject to Section 198-501.**

**1102.1.5.1.2.6. Outdoor light levels shall not exceed one footcandle along property lines, nor 10 footcandles for any location on the property. Any light poles, new or existing, may not exceed 18 feet in overall height. All outdoor light fixtures must be shielded and aimed down in order to prevent light trespass onto adjacent properties.**

**1102.1.5.1.2.7. Loading areas shall be located interior to the building. Loading docks (interior or exterior) and exterior storage loading doors are not allowed.**

**1102.1.5.1.2.8. No overnight operation of the facility.**

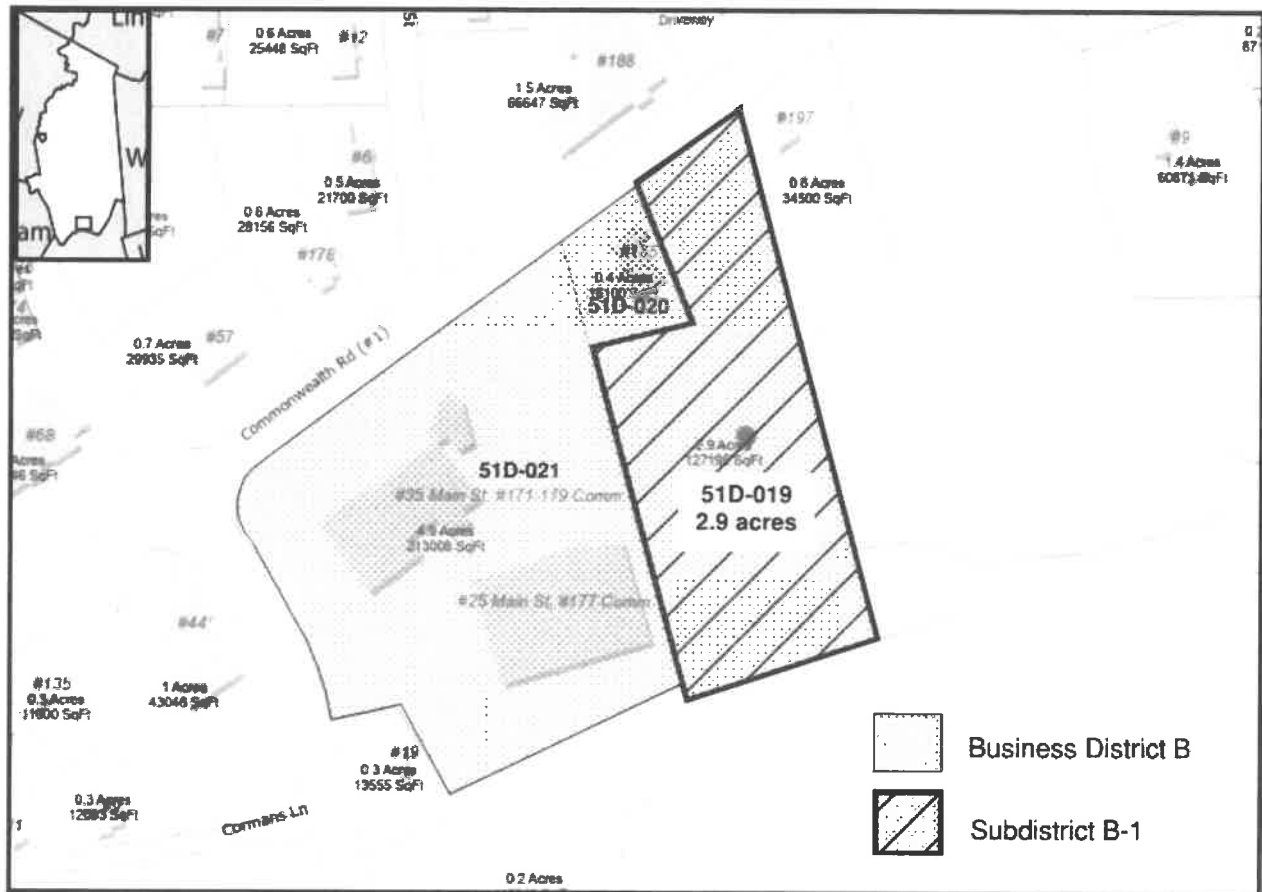
**1102.1.5.1.2.9. No chain link or any perimeter security fencing, unless aesthetic fencing is specifically requested by the ZBA.**

**1102.1.5.1.2.10. Provision of, to counteract the passive nature of the Retail Self Storage use, a minimum 3% of total square footage as a Community Space, which shall be located and designed to help activate the ground floor primary building façade/corner. For the purposes of this article, "Community Space" is defined as space owned or controlled by the Town for public arts, recreation and/or community purposes, where such space may be operated by a local non-profit entity to whom the Town leases or grants use of the Community Space for such purposes.**

**1102.1.5.1.2.11. Net Zero energy efficiency for the property, including rooftop solar only (i.e. no parking lot nor ground-mount solar).**

# Article KK. Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1

Zoning Map - Map 51D, Parcel No. 019 - Legal Description attached if necessary



Article KK. Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1

Zoning District Legal Description (if needed) - Map 51D, Parcel No. 019

the land in Wayland, Middlesex County, Massachusetts, together with the buildings thereon, situated on the southerly side of Commonwealth Road, containing 2.94 acres of land as shown on ~~the~~ "Plan of Land in Wayland, Mass." dated November 20, 1969 by Everett H. Brooks Co., Civil Engrs., recorded with Middlesex South District Registry of Deeds herewith, bounded and described as follows:

- NORTHWESTERLY: By Commonwealth Road by two (2) lines together measuring one hundred forty-seven (147') feet;
- EASTERLY: By land now or formerly of Clifford H. and Elizabeth Shay and by land now or formerly of Regina M. Bowles, five hundred and seventeen (517') feet;
- NORTHEASTERLY: By said Bowles land, eighty (80') feet;
- NORTHEASTERLY: Again, by said Bowles land, sixty-six (66') feet;
- SOUTHEASTERLY: By land now or formerly of Commonwealth of Massachusetts Cochituate Aqueduct, forty-seven and 52/100 (47.52') feet;
- SOUTHERLY: By said Commonwealth of Massachusetts land, three hundred thirty-six and 94/100 (336.94') feet;
- WESTERLY: By said Commonwealth of Massachusetts land, by land now or formerly of Dominic & Azad Strazzulla, Trustees of Wayland Realty Trust, by two (2) lines together measuring four hundred eight and 20/100 (408.20') feet;
- NORTHERLY: By land now or formerly of William P. & Elizabeth M. LeBlanc, one hundred twenty-one and 33/100 (121.33') feet and,
- SOUTHWESTERLY: By said LeBlanc Land, one hundred sixty-seven (167') feet. Containing 2.94 acres of land according to said Plan.

**PETITIONERS COMMENTS:** (Limit 150 words)

For a moment, set aside every preconceived notion of industrial-looking self storage you may have in your mind. Chain link fence, metal roll-up doors, fluorescent colors, garish lights. All gone.

Instead, imagine a building that looks like a well-designed retail/office building, fitting into our village setting: traditional doors, windows, siding, details, low lighting, historic colors, neighborhood scale. All storage loading is indoors, hidden. The building appears as 2-story with a peaked roof, like Cochituate buildings. Low traffic, low noise, low impacts. A quiet neighborhood addition.

Then add Arts Wayland to the mix with a 3,500 sf community space, finally a new home to grow and thrive, which brings the arts back to Cochituate at a central, walkable location, at no cost to the Town.

Retail Self Storage zoning can accomplish all this – plus Wayland reaps more tax revenues here than Donelans/110 Grill and Starbucks plazas *combined*. Curious? See <https://homeforartswayland.com>.

**FINANCE COMMITTEE REPORT:**

[ ]

**PLANNING BOARD REPORT:**

[ ]

**RECOMMENDATION:** The Finance Committee recommends

**QUANTUM OF VOTE:** Two-thirds – see Massachusetts General Laws [Chapter 40A, Section 5]

*For more information about this article, contact Petitioner, Rebecca Stanizzi via email [rstanizzi@comcast.net](mailto:rstanizzi@comcast.net) or see article informational website at <https://homeforartswayland.com>*

**Petition for Action by the Voters of the Town of Wayland**

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE \_\_\_\_\_

WAYLAND TOWN CLERK


2024 MAR 15 AM 10:23

[See prior attached pages -- 3/14/24 REVISED Article KK. Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1]

**SIGNERS STATEMENT** - We are qualified voters of the Commonwealth of Massachusetts and of the Town of Wayland.

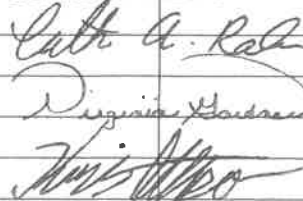
**INSTRUCTIONS TO SIGNERS:**

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓		147 Old Connecticut Path	Jason Thornton Rigby
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TOWN OF WAYLAND

BOARD OF REGISTRARS



Judy L. Reed

(1) Done

**Petition for Action by the Voters of the Town of Wayland**

WAYLAND TOWN CLERK

Warrant Article Submission for the 2024 Annual Town Meeting

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Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1		36 Jule Rd	Andrea Blesso
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(1) only

**Petition for Action by the Voters of the Town of Wayland**

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	<i>Gretchen Sterling</i>	14 Morse Rd	Gretchen Sterling ↑
2	✓	<i>William Sterling</i>	14 MORSE RD.	WILLIAM A STERLING
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21				TOWN OF WAYLAND
22				BOARD OF REGISTRARS
23				<i>Carl A. Rahn</i>
24				<i>Dignia Gardner</i>
25				<i>Christina</i>
26				<i>Judy L. Reed</i>
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(2) TWO



# Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE \_\_\_\_\_

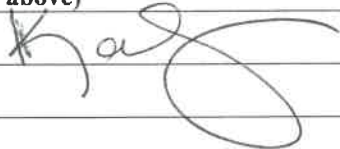
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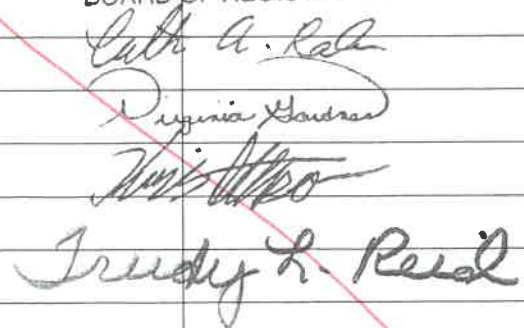
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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓		10 Old Corn Path	Karen Kelly
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TOWN OF WAYLAND  
BOARD OF REGISTRARS



**Petition for Action by the Voters of the Town of Wayland**

WAYLAND TOWN CLERK  
2024 MAR 15 AM 10:23

Warrant Article Submission for the 2024 Annual Town Meeting

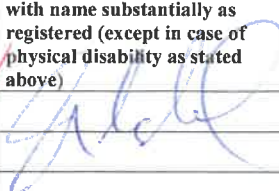
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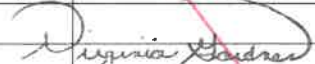
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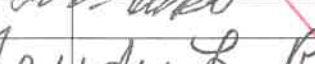
	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓		7 Winthrop Rd	James Crombeck
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TOWN OF WAYLAND  
BOARD OF REGISTRARS









(1) one

# Petition for Action by the Voters of the Town of Wayland

Warrant Article Submission for the 2024 Annual Town Meeting

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	<input checked="" type="checkbox"/>	<i>William Steinberg</i>	<i>9 Cotsway</i>	<i>William Steinberg</i>
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22				BOARD OF REGISTRARS
23				<i>John A. Rahn</i>
24				<i>Dominic Anderson</i>
25				<i>[Signature]</i>
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29	<input checked="" type="checkbox"/>			<i>Judy L. Reed</i>
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**Petition for Action by the Voters of the Town of Wayland**

Warrant Article Submission for the 2024 Annual Town Meeting

ARTICLE \_\_\_\_\_

WAYLAND TOWN CLERK

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	Robyn Gray	18 Heathstone Ln, Wayland	Robyn Gray
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25				<i>[Signature]</i>
26				<i>[Signature]</i>
27				<i>[Signature]</i>
28				<i>[Signature]</i>
29				<i>[Signature]</i>
30				Trudy R. Reed

(1) one

# Petition for Action by the Voters of the Town of Wayland

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	Check (For Town Clerk's Use Only)	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Current Address (Street and Number)	Printed Name
1	✓	<i>Rebecca Stanizzi</i>	14 Winthrop Rd.	Rebecca Stanizzi
2	✓	<i>Robert Stanizzi</i>	14 Winthrop Rd.	ROBERT STANIZZI
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(2) TW