



NOTICE OF PUBLICATION OF 2023 ANNUAL TOWN MEETING AMENDMENTS to the ZONING BYLAW

Office of the Attorney General

Posted June 8, 2023

The Town of Wellesley shall henceforth publish amendments to the Town Bylaw and Zoning bylaw by way of a pamphlet and post said pamphlet in each precinct and on the bulletin board of the Town Hall and on the website for the Town of Wellesley (www.wellesleyma.gov) (MGL Chapter 40 Section 32).

Zoning Bylaw Amendments (ATM 2023)

- **Article 41** – Amend 40R Zoning for additional 250 Housing Units – Select Board action.

ARTICLE 41: Zoning Bylaw

REVISED LANGUAGE Wellesley Park Smart Growth Overlay District - 40R Zoning Bylaw Article 3.6.1 Voted April 4, 2023

That the Town amend the Zoning Bylaw by amending 3.6.1 Wellesley Park Smart Growth Overlay District to allow for greater residential density and the removal of hotels as a permitted use, by:

1. Striking Section 3.6.1.C.1.j, which reads “j. Hotels”, in its entirety, and renumbering the remaining sections accordingly;
2. Striking Section 3.6.1.C.2.g, which reads “g. Hotels”, in its entirety;
3. Amending Section 3.6.1.D.1. by deleting the language in strikethrough and adding the language in bold:

1. Density

Development of the following uses within the Wellesley Park Overlay District shall be limited, as follows:

- a. Multi-Family Dwellings: no more than **eight hundred fifty six-hundred (850 600)** total Dwelling Units or twenty (20) units per acre based on the entire area of the District, whichever is greater;
- b. Small-Scale Retail Establishments: not to exceed a total of 19,500 gross square feet; **and**
- c. Offices and Office-High Tech: not to exceed a total of 700,000 gross square

Feet,; and

d. ~~Hotels: not to exceed a total of 175 rooms.~~

Final approval is pending written approval from the Executive Office of Housing and Livable Communities (EOHLC), formerly known as the Department of Housing and Community Development (DHCD).

Zoning Bylaws so amended shall become effective as of the date of the town meeting votes unless otherwise specified in the article.

Claims of invalidity of the amendments to the Town Bylaws or Zoning Bylaw by reason of any defect in the procedure of adoption or amendment may only be made within ninety (90) days of the date of posting, said posting date being June 8, 2023 and said deadline September 6, 2023. Copies of the Zoning Bylaws and Map may be obtained at the Town Clerk's Office, Town Hall, 888 Worcester Street, Suite 140, Wellesley, MA 02482, or reviewed on-line at www.wellesleyma.gov.