



TOWN OF WRENTHAM

BUILDING DEPARTMENT · 350 TAUNTON STREET · WRENTHAM, MA 02093
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Zoning Summary – 35 Industrial Road

This parcel is an undersized lot located within the C-1 Zoning District, which presently requires a minimum area of 80,000 square feet of land and minimum continuous frontage of 200 feet, for buildable lots. The parcel is also within the Aquifer Protection Overlay District, Zone II (Adjacent Town).

Because the premises was developed before the zoning change that rendered the property nonconforming, the property enjoys grandfathering rights and should be considered a pre-existing, nonconforming lot and structure.

In accordance with Article 3.4, of the Wrentham Zoning By-Laws, Any USE or STRUCTURE not conforming to the zoning by-laws may be continued....., subject to the following:

"Change, extension or Alteration: As provided in M.G.L. c.40A, §6, such pre-existing non-conforming structures or uses may be changed, extended, or altered with a SPECIAL PERMIT by the ZONING BOARD OF APPEALS, provided that no such change, extension or Alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or ALTERATION shall not be substantially [more] detrimental to the neighborhood than the existing NON-CONFORMING STRUCTURE or USE...."

There are several Industrial and Commercial Uses permitted by special permit in the C-1 zoning district and potential purchasers should refer to Article 4, of the Wrentham Zoning By-Laws and 4.2, Use Regulation Schedule for the potential uses. Site Plan approval is also a requirement, in accordance with Article 7, of the Wrentham Zoning By-Laws.

With proper submittals and permits, the existing structure may be repaired and restored, as a matter of right.

Change, extension, or alterations to the property is not permitted by-right and potential purchasers should refer to the Wrentham Zoning By-Laws for guidance on additional requirements and conditions.

In addition, approvals may also be necessary from Wrentham Board of Health, Conservation Commission and Public Works Water Division and any other authority having jurisdiction. Prospective purchasers should contact those departments directly for their requirements, conditions and restrictions, to the extent applicable.

The Town of Wrentham, or its employees makes no warranty or representation as to the buildability of this property. This zoning summary is being provided as a matter of convenience and potential purchasers should conduct their own due diligence. The Town of Wrentham makes no representation, warranty or guarantee as to the condition of the property, or any improvements thereon and shall not be responsible for the accuracy or completeness of any information contained in and accompanying this communication.