

**LEGAL NOTICE
PUBLIC HEARING
TOWN OF WAKEFIELD**

In accordance with the provisions of Chapter 40A, §5, of the General Laws of Massachusetts, the Planning Board will hold a Public Hearing at the Wakefield Town Hall, 1st Floor Conference Room, One Lafayette Street, Wakefield, Massachusetts on Tuesday, April 11, 2017 commencing at 7:00 p.m. to hear and act upon the following zoning text amendment:

a. amend §190-4. Definitions by adding ART/CRAFT STUDIO and the definition set forth below after AFFORDABLE DWELLING UNIT:

“ART/CRAFT STUDIO. A room or group of rooms used by artists and craftspeople for the creation of any visual art or craft, including but not limited to: painting, drawing, graphic design, photography, sculpture, ceramics, jewelry, leatherwork and other related arts and crafts; of written works of fiction and non-fiction; or of any performing art.”

and

b. amend §190-22A(1). Accessory Uses by adding a new sub-section (g) as follows:

(g) Art/Craft studio.

[1] Purpose and intent. It is the specific purpose and intent that an art/craft studio, whether attached or detached from the principal building, will be compatible with other permitted uses, particularly in residential neighborhoods.

[2] The space will be principally used as a studio for independent arts/crafts people in the creation of their own work. Mass production and assembly line techniques are prohibited.

[3] The type of studio use shall be appropriate to the particular building and its location:

(a) the building shall be structurally sound.

(b) the proposed studio use will not generate traffic in volume or type in excess of that normally occurring in the adjacent neighborhood.

(c) no bulk storage of toxic or highly flammable materials shall occur.

(d) the proposed studio use shall satisfy all applicable building, fire safety, and health codes.

(e) noise shall be restricted to levels customarily permitted in the districts.

(f) noxious odors, dust, and/or fumes shall be effectively disposed of and confined to the premises to avoid air pollution and nuisance to the adjacent neighborhood.

(g) the building will conform to Dimensional Regulations regulated in §190-31C(5)

[4] Storage of materials must be carried out within the building.

[5] All activities conducted in an accessory structure are limited in size by the provisions governing an accessory building type outlined in §190-22A(1)(e).

[6] Such activity shall be carried on only by the person residing on the premises and no more than one (1) person, not a member of the household, shall practice or be employed at one time per studio.

[7] There shall be no retail sales except as may occur as an activity incidental to the exhibition permitted in §190-22A(1)(g)[11] below.

[8] No display of advertising sign except for a small announcement sign having an area of not more than three (3) square feet.

[9] Shipping and delivery is restricted to parcel and small freight carriers.

[10] No more than one (1) off-street parking space is permitted for the art/craft accessory use.

[11] Public exhibitions and their advertisement shall not be permitted except as specifically authorized in the special permit. The number and duration of any such exhibitions shall be specifically stated, shall be for arts/crafts created on the premises, and shall only be permitted upon finding that the residential or other prevailing neighborhood character will not be significantly, negatively affected.

[12] The special permit for an art/craft studio accessory use shall terminate upon the death of the undersigned and the spouse of the undersigned or upon transfer of title to said premises.

[13] In issuing a special permit under this section §190-22A(1)(g) the Zoning Board of Appeals shall state the specific arts and crafts uses or range of uses being authorized for each studio granted a permit.”

and

c. amend the Use Table, §190-23 by adding ART/CRAFT STUDIO after Accessory Apartments in Special Single Residence uses to the list of uses as follows:

	SSR	SR	GR	MR'	NB	LB	B	LI	I
ART/CRAFT STUDIO	SP	SP	SP	SP	SP	N	SP	N	N

A copy of the existing text and proposed amendment are available for inspection at the Town Clerk's Office Wakefield Town Hall, One Lafayette Street, Wakefield, Massachusetts during regular business hours. Any person wishing to be heard on this matter should appear at the time and place designated.

Wakefield Planning Board
William Spaulding
Chairperson
3/27/2017 & 4/3/2017