**Local Historic District Study Committee**

**March 25, 2013, 7:30 p.m., Norwell Town Hall**

Members attending: Jon Bond, Stephen Hull, Katherine Kardok, Jay McOsker, Gerry Preble, Janet Watson, Kim Zayotti

**Call to Order at 7:40 p.m.**

**Acceptance of Minutes**

A motion was made, seconded and approved to accept the minutes from January 14, 2013 with a revision made to append the minutes with an attachment that summarized the results of the survey.

**Summary of Discussions**

Discussion with Town Planner

Chris Dilorio, Norwell Town Planner joined us and educated us about zoning in Norwell. He described and explained how his department works and some of the ideas his department has in planning for the future of Norwell.

. His department would like to develop the town center to become more pedestrian friendly. A survey of residents has shown that people want to “preserve” the town center.

. In order to control the look of the town center when builders want to renovate there, he is proposing allowing a higher-than-currently-allowed 3 stories in exchange for a certain design.

. Currently, there is no control of design through the zoning process. Zoning regulates height, set-back requirements, and floor:lot ratios.

. It takes a 2/3 vote at town meeting to make changes to zoning.

. Norwell has a Design Review Board but it has become defunct in recent years. The committee spoke of looking into reviving this board as a possibility for preserving the look of Norwell.

. It is theoretically possible for a town to have several different zoning districts. Norwell has three Business Zones: Main Street, Washington Street Corridor and the Office Parks. Norwell has two Residential Zones: Main and High Streets are Residential A; Washington Park is Residential B.

**Review and Discussion of Follow-Up Surveys:**

Janet circulated a matrix which showed a breakdown of information about the surveys, by question.

Stephen discussed the follow up survey procedure for residents who did not respond to the first survey. “Duplicate” will be written on this survey, and “Urgent, please respond” at the bottom. Jay worked on a notice that will be included in the second paragraph of the cover letter. There will also be a link to the newly created website so residents can access information about our committee and general historic district information. Included in the website will be the TTL Report, the Massachusetts Historical Commission’s booklet, “Establishing Historic Districts”, Jay’s powerpoint about the progress of our committee thus far, and maybe maps of the proposed districts.

Kim moved to approve and Janet seconded a motion about the wording of Jay’s addition to the postcard that will be sent to residents who have not yet responded to the survey. He will add in wording that neighborhoods can request an informational meeting if they would like.

Jay updated us on the meeting with the Selectmen on January 23rd. He explained our progress to them and expressed that we are looking for interest from residents. The Selectmen asked us to finish the report by the end of this year. They will take our request for a budget “under advisement.”

**Review and Discussion of Research to Date:**

This was postponed to the April 8th meeting.

**Action Plan:**

Members will create handouts about their assigned towns for our next meeting, including information describing what the other town does for historic districts, by-laws, and any problems or controversies.

**Meeting was adjourned at 9:30 p.m.**