



PLANNING BOARD  
**TOWN OF NORWELL**

Post Office Box 295  
Norwell, Massachusetts 02061  
(781) 659-8021

TOWN OF NORWELL  
TOWN CLERK

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**Norwell Planning Board Meeting Minutes  
October 21, 2015**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members, Brad Washburn, Patrick Campbell, Jamie Crystal-Lowry and Ken Cadman. Darryl Mayers was absent. The meeting was held in the Planning Office.

**Agenda**

*Member Campbell moved that the Board approve the agenda. The motion was approved by a vote of 4-0.*

**Minutes**

*9/23/15: Member Crystal-Lowry moved that the Board approve the minutes. The motion was approved 3-0 (Member Washburn abstained).*

**3/13 Winter Street ANR**

*Member Campbell moved that findings B-X were met. The motion was approved by a vote of 3-0 (Member Crystal Lowry abstained).*

*Member Campbell moved that finding A was met and to approve the ANR plan. The motion was approved by a vote of 3-0 (Member Crystal Lowry abstained).*

**13/23 Winter Street ANR**

*Member Cadman moved that findings B-X were met. The motion was approved by a vote of 3-0 (Member Crystal Lowry abstained).*

*Member Cadman moved that finding A was met and to approve the ANR plan. The motion was approved by a vote of 3-0 (Member Crystal Lowry abstained).*

**Block 9 Lot 95 Mt. Blue Street Scenic Road Public Hearing**

At 7:15 Member Campbell read the public hearing notice and the hearing was opened. Applicant, Andrew Spath, appeared before the Board and presented the project. Approval is sought to remove and relocate approximately 15 linear feet of an existing stone wall and remove 2 trees in the right of way along the frontage of the property located at Block 9 Lot 95 Mt. Blue Street. This work is being proposed to allow driveway access to a new house lot. Options for the location of the driveway are limited and it appears that the proposed

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location provides the best sight lines for egress. The two trees proposed for removal appear to be dead. The Board stressed the need for erosion control at the intersection of the driveway and the roadway during construction as stormwater runoff had been an issue with neighboring house sites.

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*Member Crystal Lowry moved that the Board approve the alteration to the wall and the removal of the trees subject to the conditions in the Board letter. The motion was approved 4-0.*

### **Zoning Review Committee**

Norwell Zoning Bylaw Review committee members joined the Board to hold a joint discussion to coordinate and establish priorities for its future course of actions.

### **REFORMATING OF ZONING BYLAW:**

Town Counsel proposed to reformat the current NZBL without changes for less than \$5000. The majority of the group thought that the committee should obtain a formal proposal with specifics of what is to be accomplished. Marshfield is undergoing an editorial and legal analysis of its zoning bylaw at an estimated cost of approximately \$25,000 (3-4 months). Interest was shown in this more comprehensive approach. Any changes to language in the by-law should be kept separate from the formatting modifications.

### **SUBSTANTIVE CHANGES:**

- OSRD – does the reality match expectations; what changes should be made?
- FAR (floor to area ratio) – limit footprint of building dependent upon lot size; apply to both OSRD and residential portions of bylaw; Open Space requirement already included for commercial buildings
- Building height needs to be defined
- Consideration of wetlands, stormwater management, other state and federal regs. How does NZBL interact with these rules, regulations, and laws? Certain sections of current bylaw deemed to be outdated
- Cell towers – does current bylaw contemplate newer research relative to siting; collocation intensity may require greater separation from schools and other areas of human habitation
- Sign bylaw – will need to be delayed
- Retreat lots should be examined
- Common Driveway bylaw needs to be examined.

### **ADJOURNMENT**

*At 9:15 p.m., Member Washburn moved that the Board adjourn. The motion was approved by a vote of 4-0.*

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on December 2, 2015.

  
Clerk/Alt. Clerk