

*Town of Norwell*  
**ZONING BYLAW REVIEW COMMITTEE**  
**Meeting Minutes of October 1, 2015**

TOWN OF NORWELL  
TOWN CLERK

2015 OCT 16 AM 8: 12

**MEETING DATE:** Thursday, October 1, 2015  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Planning Office  
**MEMBERS PRESENT:** Sally I. Turner, Chair (at large)  
Lois S. Barbour, Vice-Chair (ZBA)  
Skip Joseph, Clerk (at large)  
Jason Brown, Board of Selectmen  
Patrick G. Campbell, Planning Board  
Bruce H. Humphrey, Conservation Commission  
John Litchfield, Board of Health  
**TOWN EMPLOYEES PRESENT:** Peter Morin, Town Administrator  
**ABSENT:** Chris DiIorio, Town Planner  
Tim FitzGerald, Inspector of Buildings

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The meeting was called to order at 7:03 P.M. by Chair Sally Turner.

**Agenda:** Upon a motion duly made and seconded, members present **VOTED** to approve the agenda, as written.

**Minutes:** Upon a motion duly made and seconded, members present **VOTED** unanimously approved the minutes for the meeting of 9/24/15.

There is general agreement among members that there are two parts to the NZBL review.

1. **Formatting and recodification:** (Chair Turner developed a draft table of contents as an example of what could be done, based on other towns' bylaws that have been examined); should include cross-references; consistent formatting; tables???
2. **Substantive Changes:** Review and potential revision of sections of the zoning bylaw

- a. OSRD (residential)
  - i. Purpose: Question—has the purpose been meet where applied?
  - ii. FAR restrictions with range of sizes and styles; issues with density
  - iii. Housing size in proportion to land surrounding units
  - iv. Conservation Restrictions and easements for public access
  - v. Options:
    1. Tiny houses
    2. Yard size
    3. Impervious coverage
    4. Affordable housing
- b. FAR Lot Coverage for residential and commercial
- c. Retreat Lots (1642 should be reviewed if any zoning changes to allow retreat lots)

2015 OCT 16 AM 8:12

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3. **Enforcement:** How effectively are conditions imposed by the Planning Board and ZBA followed? Is this a concern, if there is a Town-employed consultant for project monitoring?

4. Structuring of **Town Meeting Articles:**

- a. Formatting (housekeeping with no substantive changes)
- b. Proposed section changes to be fitted into new document structure

**Action List:**

- 1. JL to check
  - a. With Health agent about any subdivisions currently exceeding allowable daily wastewater discharge
  - b. Number of rooms in a residence before considered bedrooms by DEP
  - c. If BoH requires perc tests on each lot as reserve if failure of wastewater treatment under DEP GWD Permit
- 2. PM to check on reformatting costs
- 3. PGC to check status of
  - a. Land disturbance bylaw
  - b. PB/Economic Development/ redevelopment Accord Park
  - c. Height Restriction: define
- 4. SIT to have the Town Planner schedule a joint-meeting with PB (possibly 6:30 start time on regular Wednesday meeting night)

**ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at 8:55 P.M.

**NEXT SCHEDULED MEETING:** October 15, 2015

*These minutes have been approved with reading of the minutes waived by unanimous vote of the Norwell Zoning Bylaw Review Committee at a public meeting duly held on \_\_\_\_\_, in accordance with M.G.L. c40A, Section 11, and the Massachusetts Open Meeting Law.*

Signed: \_\_\_\_\_

As Clerk

Date: \_\_\_\_\_

*Copy filed with: Office of the Town Clerk*