

*Town of Norwell*  
**ZONING BYLAW REVIEW COMMITTEE**  
**Meeting Minutes of October 15, 2015**

TOWN OF NORWELL  
TOWN CLERK

2015 NOV 20 AM 9: 37

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**MEETING DATE:** Thursday, October 15, 2015  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Planning Office, Norwell Town Hall  
**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 (left at 7:25 to attend Economic Development Committee Meeting)  
**MEMBERS ABSENT:** Bruce H. Humphrey, Conservation Commission  
John Litchfield, Board of Health  
**TOWN EMPLOYEES PRESENT:** Chris DiIorio, Town Planner  
**ABSENT:** Peter Morin, Town Administrator (attending Economic Development Committee Meeting)  
Tim FitzGerald, Inspector of Buildings

The meeting was called to order at 7:06 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 to approve the minutes for the meeting held on 10/1/15.

**Committee Website:** Chair Turner wants committee presence on Town's website with agenda and minutes to be posted. Member Brown suggests contacting Peter Morin for action (new website currently under development).

General discussion of "what" and "how" on reformatting with recommendation made to discuss with Planning Board and include Town Counsel, based on information provided by Peter Morin relating to reformatting at estimated cost of \$1,500-\$2,000.

Recent sign requirement information distributed to all municipalities by State was provided to members. Handouts included an October 2015 APA article and a MassDOT letter of 9/24/15 relative to outdoor advertising and "signs". Any sign bylaw restructuring or revision could be complicated by the June 2015 Supreme Court decision (*Reed v. Town of Gilbert* 576 U.S. \_\_\_\_ 2015) and recent State permitting requirements.

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**ACTION ITEMS:**

Action/Information Request	Lead/Date	Action Taken/Information Obtained
1. Verify with Health Agent if any subdivisions currently exceed allowable daily wastewater discharge	JL 10/1/15	
2. Check DEP requirement about number of rooms (??) in a residence before considered a bedroom	JL 10/1/15	
3. Check if BoH requires perc tests on each lot as reserve if failure of wastewater treatment under DEP GWD Permit	JL 10/1/15	
4. Reformatting costs	PM 10/1/15	10/15/15 PM advises Town Council could reformat for \$1,500-\$2,000 10/15/15 Town Council to attend joint PB meeting on 10/21/15 (per LSB telecom during meeting) to discuss reformatting requirements and any TC recommendations
5. Status of PB action on Land disturbance bylaw	PGC 10/1/15	
6. Status of PB/Economic Dev. Comm. on redevelopment Accord Park	PGC 10/1/15	
7. Status of PB Height Restriction: define	PGC 10/1/15	
8. Town Planner to schedule a joint-meeting with PB; discussion items should include items contained in 10/1/15 minutes (see below)	SIT 10/1/15	Town Planner to post for joint-meeting PB and NZBL Review Comm. on 10/21/15 at 8:00 P.M. Agreement by committee members present that discussion with PB during joint meeting to include items indicated below from 10/1/15 minutes
9. Committee presence on Town Website for posting of agenda and minutes	SIT/ PM 10/15/15	

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As discussed during the 10/1/15 meeting, there is general agreement among members that there are two components of NZBL review.

**1. Formatting and recodification**

**2. Substantive Changes:** Review and potential revision of sections of the zoning bylaw

a. OSRD (residential)

- i. Purpose: Question—has the purpose been met where applied?
- ii. FAR restrictions with range of sizes and styles; issues with density
- iii. Housing size in proportion to land surrounding units

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- 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)

**Additional NZBL Review Committee concerns include:**

- 3. **Enforcement:** How effectively are conditions imposed by decisions of 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

**ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at 8:28 P.M.

**NEXT SCHEDULED MEETING:** Joint-meeting with Planning Board on October 21, 2015, at 8:00 P.M.

*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 noticed and held on \_\_\_\_\_, in accordance with the Massachusetts Open Meeting Law.*

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

As Clerk

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

11/19/15

*Copy filed with: Office of the Town Clerk*

