

*Town of Norwell*  
**ZONING BYLAW REVIEW COMMITTEE**  
**Meeting Minutes of October 21, 2015**  
**Joint Meeting with Planning Board**

TOWN OF NORWELL  
TOWN CLERK

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**MEETING DATE:** Thursday, October 21, 2015  
**TIME SCHEDULED:** 8:00 P.M.  
**LOCATION:** Planning Office, Norwell Town Hall  
**MEMBERS PRESENT:** Sally I. Turner, Chair (at large)  
Lois S. Barbour, Vice-Chair (ZBA)  
Spencer A. Joseph, Clerk (at large)  
Jason Brown, Board of Selectmen  
Patrick G. Campbell, Planning Board  
Bruce H. Humphrey, Conservation Commission  
**MEMBERS ABSENT:** John Litchfield, Board of Health  
**OTHERS PRESENT:** Brad Washburn, PB Chair  
Jamie Crystal-Lowry, PB member  
Kenneth Cadman, PB member  
Patrick Campbell, PB member  
Chris DiIorio, Town Planner  
R. W. Galvin, Town Counsel (arrived 8:13 P.M.)  
**NOT PRESENT:** Darryl Mayers, PB member  
Peter Morin, Town Administrator (at BoS Meeting)  
Tim FitzGerald, Inspector of Buildings

Norwell Zoning Bylaw Review committee members joined the Norwell Planning Board's regularly scheduled meeting in session at 8:00 P.M. The purpose of the meeting was a joint discussion by the Committee with the Planning Board, which holds public hearings on any proposed zoning bylaw changes, and with which the Committee wants to coordinate and establish priorities for its future course of actions.

**FORMATTING:**

- Discussion of Town Counsel's proposal to reformat current NZBL without changes. Is this adequate?
- Should obtain a formal proposal with specifics of what is to be accomplished to avoid surprises
- RWG advised Marshfield is undergoing an editorial and legal analysis of its zoning bylaw at an estimated cost of approximately \$25,000 (3-4 months); interest shown by PB and committee in this more comprehensive approach
- Base document wording should be the official Town document (not PB document typed in 2012)
- Discussion of Sally's effort to identify formatting inconsistencies and how numbering might be revised

**TOWN MEETING PRESENTATION OF ANY PROPOSED CHANGES:**

- Formatting/reorganization/housekeeping
- Substantive changes should be separate

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**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 (PB concern)
- 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
- Green Community bylaw (added at 2015 Spring Town Meeting)
- Cell towers – does current bylaw contemplate newer research relative to siting; co-location intensity may require greater separation from schools and other areas of human habitation
- Sign bylaw – will need to be delayed

**PROCEDURAL:**

- Collaboration and cooperation for public hearings

**OTHER:**

- **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?

**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. What sections of bylaw are obsolete or require updating? (e.g., APD, Salt Marsh, Flood Plain, etc.)	Various	

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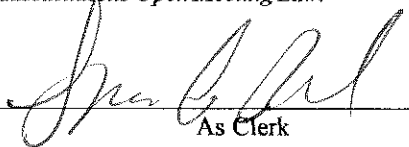
Action/Information Request	Lead/Date	Action Taken/Information Obtained
5. <del>Reformatting costs</del>	PM 10/1/15 <b>Completed</b>	10/15/15 PM advises Town Counsel could reformat for \$1,500-\$2,000 10/15/15 Town Counsel to attend joint PB meeting on 10/21/15 (per LSB telecom during meeting) to discuss reformatting requirements and any TC recommendations
6. Reformatting	<del>RWG</del> 10/21/15 SIT discuss with PM	Town Counsel to provide names of consultants for editorial and legal analysis of the bylaw, similar to Marshfield (3-4 months ~\$25,000); <b>rec. 10/22/15</b> ; s/b discussion with Peter Morin
7. Status of PB action on Land disturbance bylaw	PGC 10/1/15 PB 10/21/15	Discussed during 10/21/15 joint-meeting in relation to height definition
8. Status of PB Height Restriction: define	PGC 10/1/15 BW 10/21/15	Discussed at 10/21/15 joint-meeting; Brad Washburn suggests definition change
9. Status of PB/Economic Dev. Comm. on redevelopment Accord Park	PGC 10/1/15	
10. <del>Town Planner to schedule a joint-meeting with PB; discussion items should include items contained in 10/1/15 minutes (see below)</del>	SIT 10/1/15 <b>Completed</b>	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; <b>Meeting held on 10/21/15</b>
11. Follow-up meeting with PB	SIT 10/21/15	Arrange for future meeting, dependent upon committee progress
12. Committee presence on Town Website for posting of agenda and minutes	SIT/ PM 10/15/15 <b>Partial</b>	Meeting minutes posted on committee's webpage; Agendas not yet posted

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**ADJOURNMENT:** Scheduled meeting with Planning Board ended at 9:00 P.M.

**NEXT SCHEDULED REGULAR MEETING:** November 5, 2015, at 7:00 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