

*Town of Norwell*  
**ZONING BYLAW REVIEW COMMITTEE**  
**Meeting Minutes of November 19, 2015**

TOWN OF NORWELL  
TOWN CLERK

2015 DEC -4 AM 8: 26

<b>MEETING DATE:</b>	November 19, 2015
<b>TIME SCHEDULED:</b>	7:00 P.M.
<b>LOCATION:</b>	Planning Office, Norwell Town Hall
<b>MEMBERS PRESENT:</b>	Sally I. Turner, Chair (at large) Lois S. Barbour, Vice-Chair (ZBA) Spencer A. Joseph, Clerk (at large) Patrick G. Campbell, Planning Board (arr. 7:09) Bruce H. Humphrey, Conservation Commission John Litchfield, Board of Health
<b>MEMBERS ABSENT:</b>	Jason Brown, Board of Selectmen
<b>TOWN EMPLOYEES PRESENT:</b>	Chris DiIorio
<b>TOWN EMPLOYEES ABSENT:</b>	Peter Morin, Town Administrator Tim FitzGerald, Inspector of Buildings

**RECEIVED**

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 to approve the minutes for the meetings of 10/15/15 and 10/21/15. (Ed. Note: A quorum was not present at the meeting scheduled on 11/4/15.)

**RE-FORMATTING:**

- Chair Turner reported on her discussion with Peter Morin about obtaining bids, as the BoS previously indicated a sum of money was available for an editorial/legal review of the Norwell Zoning Bylaw
- Chair Turner with Clerk Joseph had an impromptu discussion with the Town Clerk about her current effort to reformat the Town's General Bylaw
- Members agreed quotes should be obtained from General Code, Code Publishing, and Municode and the NZBL review coordinated with the General Bylaw review.

**Billboards:** There was a brief discussion about billboard signs, which had been suggested as a review topic by the Town Administrator. Member comments related to concern about the stringent state and federal regulations, a recent Supreme Court decision, and complicated state permitting requirements that would need to be coordinated with any Town effort to permit to regulate those structures. Further concern was expressed about esthetics and impact to the Town's image. Upon a motion duly made and seconded, members present **VOTED** unanimously to suspend discussion of billboards at this time.

**Nuisance abatement:** Concern was expressed about lingering building projects and the potential eyesores created when construction does not continue expeditiously. It was determined that such a regulation should likely be part of the General Bylaw or could be an enforcement issue.

**Definitions to examine:**

Gross square footage  
Building height

**Committee Priorities:** Chair Turner polled members to determine priorities with the following results\* all of which members concurred are important issues to the committee as a whole.

- \*Enforcement: 3 votes
- \*GW Protection District: 1 vote
- \*OSRD density restrictions and design control: 1 vote
- \*Estate Lots: 1 vote
- FAR
- Throw out current common driveway

Member Litchfield reported on questions previously posed by the committee.

- BoH requires each lot to perc on virgin soil, regardless of PB subdivision rules
- Percs not required by BoH if DEP GWDP applies (based on number of bedrooms at 110 gals/day to maximum of 10,000 gals/day or additional conditions apply)
- Community systems permitted by BoH at Arrowhead Drive to move wastewater away from North River; Laurelwood is another (benefit is effluent is tested quarterly); (Note bedroom minimum size is 80 sq. ft. but 100 sq. ft. by FHA for mortgage)
- BoH regulations require 40,000 sq. ft. for a 4-bedroom house (NZBL requires min. 1 acre for private residence); Number of bedrooms is determined by dividing room total by 2; each extra bedroom over four requires additional ¼ acre

**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 Completed	11/19/15 JL reports No requirement for lot perc testing by BoH for subdivision; however, BoH requires each lot to perc on virgin soil (no fill); if DEP GWDP applies, 110 gal/day per bedroom
2. Check DEP requirement about number of rooms (??) in a residence before considered a bedroom	JL 10/1/15 Completed	11/19/15 JL reported BoH regulations require 40,000 sq. ft. for a 4-bedroom house (NZBL is min. 1 acre); Additional bedrooms are determined by dividing total number of rooms by 2 to determine the number of "bedrooms"; each extra bedroom requires additional ¼ acre
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 Completed	11/19/15 Not regulated by BoH
4. Reformatting costs	PM 10/1/15 Completed	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
5. Reformatting	RWG 10/21/15 Completed	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
6. Committee presence on Town Website for posting of agenda and minutes	SIT/ PM 10/15/15 Completed	Meeting minutes posted on committee's webpage; Agendas posted in Meeting Calendar section

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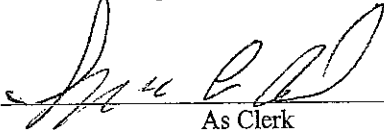
RECEIVED

Action/Information Request	Lead/Date	Action Taken/Information Obtained
7. 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 Completed	Town Planner to post for joint-meeting 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>
8. What sections of bylaw are obsolete or require updating? (e.g., APD, Salt Marsh, Flood Plain, etc.)	BoH and Editorial/legal review	11/19/15 JL reports APD needs to be updated; BoH and Water Commissioners should review relevant sections of the NZBL
9. Bid for Legal/Editorial Review	SIT discuss with PM 11/19/15	11/19/15 SIT and SAJ report discussion with PM and Town Clerk; Members want to obtain three bids from General Code, Code Publishing, and Municode and move process forward asap; should coordinate with Town Clerk's General Bylaw review 11/19/15 SIT to address with Town's chief procurement officer/Town Administrator
10. 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 11/19/15 PC advised PB passes to NZBL committee
11. 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 11/19/15 PC advised PB passes to NZBL committee
12. Status of PB/Economic Dev. Comm. on redevelopment Accord Park	PGC 10/1/15	
13. Follow-up meeting with PB	SIT 10/21/15	Arrange for future meeting, dependent upon committee progress 11/19/15 no action required at this time

**ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at 8:46 P.M.

**NEXT SCHEDULED REGULAR MEETING:** December 3, 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: 12/3/15

Copy filed with: Office of the Town Clerk