

Town of Norwell
ZONING BYLAW REVIEW COMMITTEE
Meeting Minutes of September 24, 2015

TOWN OF NORWELL
TOWN CLERK

2015 OCT 16 AM 8:12

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MEETING DATE: Thursday, September 24, 2015
TIME SCHEDULED: 7:00 P.M.
LOCATION: Osborne Room
MEMBERS PRESENT: Sally I. Turner, Chair (at large)
Lois S. Barbour, Vice-Chair (ZBA)
Skip Joseph, Clerk (at large)
Bruce H. Humphrey, Conservation Commission
John Litchfield, Board of Health
Jason Brown, Board of Selectmen
TOWN EMPLOYEES PRESENT: Chris Dilorio, Town Planner
ABSENT: Patrick G. Campbell, Planning Board
Peter Morin, Town Administrator
Tim FitzGerald, Inspector of Buildings

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

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

Members present agreed to change regular meetings to the first and third Thursday of the month at 7:00 P.M. to avoid known conflicts.

Reformatting/framework with no changes (numbering, etc.)

- **Document editor** (outside consultant); Ellen had previously indicated legal budget available—question is how much

Goals and determination of timelines

- Consistent language and cadence in bylaw that creates ambiguity; definitions; end-user v. interpreter town-side
- Range of options regarding changes
- RWG memo – public hearings by end of February 2016
- *****Lot coverage – FAR (1)**; impervious surface
- *****Overlay District (OSRD)**; originally sold as first-time buyers and seniors
- *****Estate/Retreat lots/1642**
- *****Common driveways**
- *****Enforcement**—how should it be handled in order to improve bylaw

- **APD** may be obsolete; superseded by state rules—more defensible—including Storm water and other DEP revisions; e.g., zoned wetlands; nitrate loading applies for whole Town; subject to change due to changes in state regulations; John Litchfield will check with Peter Dillon
- **Affordable Housing:** Inclusionary zoning/multi-family

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- **Signs:** size compared to building; enforcement an issue (determined not a high priority at this time)
- Check with other Towns undergoing review
- **Conservation development**—community septic and development numbers; does this allow more housing units than conventional subdivision?

Every room after seven (7) rooms is counted as a bedroom (BoH)

Purpose: what you see (Town character) is from ZBL

ACTION LIST:

- John will check with Peter Dillon about APD/stormwater/state regs
- John—GW Protection District
- Look at other Towns undergoing bylaw review
- Members read up on bylaw sections plus bylaw: Lot Coverage and Floor/Area ratio; OSRD

ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** unanimously to adjourn at 9:04 P.M.

NEXT SCHEDULED MEETING: October 1, 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