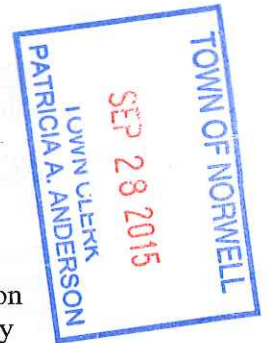


*Town of Norwell*  
**ZONING BYLAW REVIEW COMMITTEE**  
**Meeting Minutes of September 9, 2015**

**MEETING DATE:** Wednesday, September 9, 2015  
**TIME SCHEDULED:** 5:00 P.M.  
**LOCATION:** Town Hall Planning Office  
**MEMBERS PRESENT:** Sally I. Turner, Chair (at large)  
Lois S. Barbour, Vice-Chair (ZBA)  
Skip Joseph, Clerk (at large)  
Bruce H. Humphrey, Conservation Commission  
Patrick G. Campbell, Planning Board  
Ellen H. Allen on behalf of Jason Brown, BoS  
**TOWN EMPLOYEES:** Peter Morin, Town Administrator  
Chris DiIorio, Town Planner  
Tim FitzGerald, Inspector of Buildings  
**ABSENT** Board of Health or Water Department designee  
**MEMBERS OF THE PUBLIC:** Mark O'Connell (483 Washington Street)

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The meeting was called to order by Chris DiIorio at 5:00 P.M. with all present introducing themselves. The first order of business was to elect a chair, vice-chair, and clerk. Upon a motion duly made and seconded, Sally I. Turner was unanimously **VOTED** Chair. Upon a motion duly made and seconded, Lois S. Barbour was unanimously **VOTED** Vice Chair. Further, upon a motion duly made and seconded, Skip Joseph was unanimously **VOTED** clerk. The clerk requested assistance in preparing the minutes to which the vice chair assented.

**Items discussed (in no particular order):**

- Questions about Board of Selectmen's charge to committee members and what can be realistically expected to be accomplished before the Spring 2016 Town Meeting or need to be continued beyond that timeframe; agreement that this should not be a hasty effort
- What consulting help will be needed and available?
- Funds for legal consultants could be available through the legal budget per Ellen Allen
- Who should hold public meetings on changes in advance of PB Public Hearings on any bylaw changes to be submitted to Town Meeting? PB or NZBL review committee?
- Is it time for a new Master Plan to help guide direction of any major changes?
- Formatting of the NZBL – suggestion to use a professional document editor
- Review of Town Counsel's memorandum, which can serve as a basis to establish the committee's priorities
- BoS wants the committee to review the sign bylaw section as soon as possible
- Some background on prior NZBL review was mentioned with concerns about preserving the intent of the bylaw in any reformatting effort and cautions about unintended consequences
- ZBA has excellent litigation record in upholding of its decisions at least back to 2001
- Specific mention of the common driveway bylaw and cumbersomeness of that section; possible use by developers to avoid PB subdivision control law
- Should a change to allow retreat lots be examined with reduction in frontage requirements in exchange for larger lot requirements?
- Zoning Map changes for Business District B, especially along Washington Street
- Recognition of difficult soils, shallow wells that provide Town water, and recent reduction in the withdrawal amount allowed by the state, based upon a recent conversation with the Water Department

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**Action Items:**

- Zoning Bylaw Review consultant (Jim Lampke suggested): **Peter Morin** to contact potential legal consultants
- Model zoning bylaws: **Sally Turner** to search (others welcome to bring their ideas)
- Priority Lists: **Planning Board** and **ZBA** should provide any additional information on preferred sections to be addressed
- Data from Town Reports on ZBA applications from 2002-2014: **Lois Barbour** to email
- Bylaw documents of a historical nature: **Lois Barbour** to email members
- **Chris DiIorio** to post agenda for next meeting in consultation with the Chair

**ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** to adjourn the meeting at approximately 6:42 P.M.

**NEXT SCHEDULED MEETING:** Thursday, September 24, 2016

*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: \_\_\_\_\_

9/24/15

Copy filed with: Office of the Town Clerk



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