



*Office of Planning Board &
Town Planner*

TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8021

TOWN OF NORWELL
TOWN CLERK
2023 FEB -9 AM 9:12
RECEIVED

Norwell Planning Board Meeting Minutes February4, 2023

The meeting was called to order at 10:00 am with Chair Brian Greenberg presiding and Board Members Mauch, Tobin, Sullivan and Woodland present. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office, Town Hall Room 112.

CALL TO ORDER/AGENDA

Motion by Chair Greenberg to approve the agenda as amended. Seconded by Member Sullivan and unanimously voted.

CITIZEN COMMENTARY

None

PLANNING WORKSHOP MAY 2023 ATM POTENTIAL PLANNING BOARD ARTICLES

The Planning Board Members reviewed and discussed language potential May Annual Town Meeting articles and took action as follows:

1. Associate Planning Board Member Article

Member Greenberg moved and Member Sullivan seconded that the attached article (to add an Associate Planning Board Member to sit on special permit applications) be approved and forwarded to the Select Board with a request that the Select Board include the article on the May 2023 Annual Town Meeting Warrant and that the Select Board vote to refer the article to the Planning Board for a public hearing.

The Motion was approved 5-0.

2. Aquifer Protection District Article

Member Mauch moved and Member Greenberg seconded that the attached article (to amend §201-19.7.O, to clarify the administrative process to review groundwater recharge systems when an addition is proposed in the Aquifer Protection District) be approved and

forwarded to the Select Board with a request that the Select Board include the article on the May 2023 Annual Town Meeting Warrant and that the Select Board vote to refer the article to the Planning Board for a public hearing.

The Motion was approved 5-0.

3. Pathways Article

Member Tobin moved and Member Mauch seconded that the attached article (to amend the Town Code General Bylaw, to change the aegis for Pathway Committee appointments from the Planning Board to the Conservation Commission) be approved and forwarded to the Select Board with a request that the Select Board include the article on the May 2023 Annual Town Meeting Warrant and that the Select Board vote to refer the article to the Planning Board for a public hearing.

The Motion was approved 5-0.

4. Retreat Lot Article

Member Mauch moved and Member Tobin seconded that the attached article (to amend the Town Code to add a Retreat Lot provision) be approved and forwarded to the Select Board with a request that the Select Board include the article on the May 2023 Annual Town Meeting Warrant and that the Select Board vote to refer the article to the Planning Board for a public hearing.

The Motion was approved 5-0.

5. ADU Revisions

The Board considered language revisions and decided to review another draft before voting on this proposed article. The revised draft is attached hereto.

6. ADU Special Permit Conversions

Member Greenberg moved and Member Mauch seconded that the attached article (to amend the ADU Zoning Bylaw to allow special permit ADUs to convert to as of right ADUs) be approved and forwarded to the Select Board with a request that the Select Board include the article on the May 2023 Annual Town Meeting Warrant and that the Select Board vote to refer the article to the Planning Board for a public hearing.

The Motion was approved 5-0.

7. ZBL Definition of Structure

Member Woodland moved and Member Tobin seconded that the attached article (to amend the ZBL definition of the term "Structure") be approved and forwarded to the Select Board with a request that the Select Board include the article on the May 2023 Annual Town Meeting Warrant and that the Select Board vote to refer the article to the Planning Board for a public hearing.

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8. Solar Article

The Planning Board reviewed the potential solar article and postponed final review and voting until a revised draft is reviewed on 2/8/2023.

9. VROD

The Planning Board postponed review of the VROD draft article on 2/8/2023.

ADJOURNMENT

There being no further business, a motion was made by Chair Greenberg to adjourn at 12:20pm. Seconded by Member Tobin and unanimously voted.

NEXT SCHEDULED MEETING – February 8, 2023

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 2/8/23.



George Woodland III, Clerk

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