



PLANNING BOARD
TOWN OF NORWELL

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2016 MAY 27 AM 8:10

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**Norwell Planning Board Meeting Minutes
April 13, 2016**

The meeting was called to order at approximately 7:00 p.m. Present were Board Members Ken Cadman, Darryl Mayers, Patrick Campbell, and Jamie Crystal-Lowry. Brad Washburn was absent. The meeting was held in the Planning Office.

Zoning By-Law Review Committee Members Bob Woodill, Sally Turner, and Skip Joseph were present.

Agenda

Member Crystal-Lowry moved that the Board approve the agenda. The motion was approved by a vote of 4-0.

Bills

Chessia Consulting	9 Cordwainer Site Review	Invoice 1520	\$460.00
	103 Washington Site Review	Invoice 1534	\$2,885.80
	Forest Ridge Subdivision	Invoice 1542	\$690.00
	Wildcat Lot 31	Invoice 1541	\$355.80
Patriot Ledger	Public Hearing Notice		\$1023.36
Horsley Witten	Pathways 25% Plan	Invoice 38224	\$1,517.43
		Invoice 38362	\$802.50

Member Campbell moved that the Board approve payment of the bills. The motion was approved by a vote of 4-0.

Minutes

2/24/16: Member Campbell moved to approve the minutes. The motion was approved 4-0.

3/23/16: Member Crystal-Lowry moved to approve the minutes. The motion was approved 4-0.

Discussion: 10 Person Zoning Petition to amend Norwell Zoning Bylaw, Article III §3324.

This amendment would be making signage on public land legal if held by hand, where currently no signage is allowed on public land. The Board was concerned that this bylaw

survived scrutiny by the Attorney General's Office when the by-laws had been passed by those town governments.

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Number of Billboards: The Board was concerned that the bylaw only required 300 feet between billboards. With the length of the districts being over 1000 feet each it appeared that 8-10 billboards could be potentially installed. The response was that LED signs must be 1000 feet apart under state law, which would limit the number of billboards to 2 or 3.

Several residents spoke on the proposal:

Bob Woodill was concerned that the proposed district did not provide enough clarity regarding the locations of the billboards as the boundaries are over 1000 feet in length and 200 feet wide.

Sally Turner questioned why the proposed bylaw had not been forwarded to the newly created Zoning By-law Review Committee to comment. The response was that the committee had been formed by the Selectmen and that signage was one of the items the committee was to have addressed. When the committee did not make any movements in that direction the Selectmen moved forward with an amendment.

Cary Wollenski wanted to inform the Board that the billboard industry was known as one of the most litigious in the country. Massachusetts had done a good job regulating the industry and could not understand why the town would open themselves up to the industry and potential litigation.

Member Campbell moved to close the public hearing and discuss further at the meeting on 4/27. The motion was approved 4-0.

Public Hearing: 10 Person Zoning Petition to create Norwell Zoning Bylaw, Article VI Section 7000 Billboard Zoning Overlay District (BZOD) and to amend Article V, §3350, §3343, §3331, §3341 and §3323.

The public hearing was continued from 3/23/16 at 9:15.

Walter Sullivan Jr., representing the applicants, informed the board that the petition would be withdrawn from Town Meeting.

Member Crystal-Lowry moved to close the public hearing. The motion was approved 4-0.

ADJOURNMENT

At 9:30p.m., Member Campbell moved that the Board adjourn. The motion was approved by a vote of 4-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on May 25, 2016.

