

**Town of Norwell  
Select Board  
Open Meeting  
2/28/24**

**Present:** Jason Brown, Andy Reardon, Peter Smellie, Darleen Sullivan, Kim Roy

The Chair called the meeting to order at 7:00pm. All rose to recite the Pledge of Allegiance.

**Approval of Agenda**

*Motion; made by Andy Reardon, seconded by Jason Brown, to approve the agenda as written. Unanimously voted*

**Approval of Minutes**

*Motion; made by Jason Brown, seconded by Brian Greenberg, to approve the minutes of the 2/7/24 Open Meeting. Unanimously voted*

**Select Board Reports**

Pat Anderson reminded everyone that March 27<sup>th</sup> is the last date to pull papers for the annual Town election. Papers must be turned in by March 29<sup>th</sup>. For more information please visit the Town website.

**Town Administrator's Report**

Ms. Sullivan gave a short recap on Advisory Board meetings to date. There are a few more budget meetings scheduled.

**Citizens Comments - None**

**Planning Board Articles – Dimensional Article, Retreat Lot Article, referral vote back to Planning Board for Public Hearing**

Ms. Quirk was present to give an overview of these two proposed Articles for Town Meeting.

Retreat Lot Article - Ms. Quirk reviewed the bylaw changes being made to encourage building further back from the street, essentially allowing a “pork chop” lot with less frontage but still adequate upland to build. Ms. Quirk gave examples of building that these changes would allow.

Dimensional Article – Ms. Quirk reviewed the changes in required front yard setbacks with width requirements to make lot widths more accessible to residents. These would allow people more flexibility to increase the amount of setback for the proposed structure.

The goal is to make zoning more accessible and easier to understand. Questions were asked and answered about this Article. This is for a regular lot, not a retreat lot.

*Motion; made by Andy Reardon, seconded by Jason Brown, to refer these two Articles back to the Planning Board for a public hearing. Unanimously voted*

### **345 Main Street/Building Reuse Committee: membership discussion and vote**

Ms. Sullivan recapped the board's ideas from the last meeting to form an ad hoc committee.

- The following committee representative membership was discussed:  
Planning, Schools, Conservation, Building, Health, Select Board, 2 At Large members
- 7 members; 2 residents, 5 committee reps. C

*Motion; made by Andy Reardon, seconded by Jason Brown, to create an ad hoc 345 Main Street Building Analysis Committee with 7 members. Unanimously voted.*

The board will have further discussion on the specifics for this committee at the meeting on March 27<sup>th</sup>.

### **Close the town Meeting Warrant**

*Motion; made by Andy Reardon, seconded by Jason Brown, to close the Special and Annual Town Meeting Warrant. Unanimously voted*

The board will entertain reopening the Warrant to add Articles as needed. The Warrant is scheduled to go to the printer around March 20<sup>th</sup>, so the Warrant won't be reopened after the meeting on 3/13/24.

Ms. Sullivan gave a quick update on the Jacobs farm license. The current version is in effect until 12/31/25. She is working with the NHC, the NHS and Cross Street Flower Farm to coordinate each group's requested schedules. A potential lease and liability insurance requirement for third party users (NHS) are also being discussed.

### **Future Meeting Agendas/Dates; March 13<sup>th</sup>, March 27<sup>th</sup>**

### **Adjournment**

*Motion; made by Andy Reardon, seconded by Jason Brown, to adjourn at 7:22pm. Unanimously voted*

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Peter W. Smellie, Chair