

**TOWN OF NORWELL
Advisory Board
Meeting Minutes
March 9, 2017**

TOWN OF NORWELL
TOWN CLERK
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RECEIVED

The Advisory Board was called to order by kroger Hughes at 7:00pm. Present were Susan Powell, Mark Maiellano, Jane Stout, Ralph Gordon, Amy Koch and Karen Reynolds. Tim Greene and Jacky McClean were absent. Also present was Town Administrator Peter Morin.

ADMINISTRATIVE MATTERS

Announcement - Roger honored the passing of Skip Joseph and his wife. Skip was a long time member of the Advisory Board, Capital Budget Committee and the Building Inspector among other committees. Skip also took the lead with a vision for developing Norwell. He was a generous man who loved Norwell and was loved by all. He will be missed greatly.

ACTION ITEMS / DISCUSSIONS

**2017 Town Meeting Draft Warrant Articles Review
Annual Town Meeting**

Bylaw Amendment Percolation Test - This is a citizen's petition brought forward by David DeGhetto and Cary Wolinsky. The Bylaw currently reads *There shall be no percolation testing done in the months of July, August and September for new construction.* The proposed Bylaw changes the language and adds *There shall be no percolation testing done in the months of July, August and September or during Town or State declared drought for new construction.* The discussion included pros and cons of the request. The citizens question the ability of land to suddenly percolate after years of failing. Does land percolate more readily in drought conditions? Does construction on land that has percolation issues cause erosion and damage the environment and cause problems for neighboring septic systems? The Board of Health states no City or Town in Massachusetts has a policy like this and that there is no scientific evidence to back Percolation Test result differences under Drought Conditions versus normal conditions. Currently, the Town is in drought conditions and has been suffering drought for 2 years. This Article would deny new construction during drought. The Board of Health is concerned with possible legal actions due to this change. The Advisory Board suggests Mr DeGhetto and Mr Wolinsky talk with the Board of Health, the Bylaw Committee and Town Counsel.

Billboard Overlay District - This Article seeks an overlay district to zone for Billboards. Walter Sullivan presented the benefits of a Billboard on Rt 3. This would be a source of revenue for the Town. There would be six 10 second ads. One would be reserved specifically for Town use such as public service announcements, Amber Alerts or to advertise for a Town business. The discussion also included the negative side of billboards such as light pollution, energy consumption, this may be costly to the Town if there is a dispute with the billboard company and most importantly billboards cause distractions to drivers. This Article must be presented to the

Zoning Board of Appeals and Town Counsel. A reminder that this Article needs a $\frac{2}{3}$ majority vote at the Annual Town Meeting. The AB will continue discussion in the future.

Sign Bylaw Amendments - This Article seeks to amend the General Regulations of the Zoning Bylaws by deleting section 3311 and inserting in place a new section. The new section allows the Building Inspector to enforce laws pertaining to signs. These laws outlined as the Building Inspector will present credentials before entering a premises to inspect a sign, to give verbal and written warning to repair or remove any sign or supporting structure erected contrary to this Bylaw and if notice is not obeyed within 48 hours, the Building Inspector may repair or remove the sign or support *at the cost of the owner*. This Article must be vetted by the Zoning Board of Appeals and the Bylaw Committee. The AB will continue discussion in the future.

New Conservation Article - This Article is to keep the floodplain bylaw current with the Plymouth County Flood Insurance Rate Maps issued by FEMA for administration of the National Flood Insurance Program. This is a housekeeping Article that seeks to keep current the bylaws and to increase accountability. Motion to accept the Article for Conservation and maintaining current floodplain bylaws by referencing "the most recent FEMA FIRM and FIS" for the Warrant for the Annual Town Meeting. *Seconded and passed 7-0.*

Study of Drainage Structures - This Article seeks \$50,000 to continue Town Way data input associated with existing drainage structures, culverts and other existing subsurface utilities. The study outcomes will be coupled with the Road Survey from last year to determine the most efficient road repair and maintenance schedule. Motion to accept the Study of Drainage Structures for the Warrant for the Annual Town Meeting. *Seconded and passed 7-0.*

Transfer from and to SPED Stabilization Fund - There are two requests from the School Department regarding the SPED Stabilization Fund. The first Article is a request at the Special Town Meeting for \$50,000 to be used for Special Education budget. The second Article is a request for the Annual Town Meeting to contribute \$50,000 to the Special Education Stabilization Fund. These Articles require a $\frac{2}{3}$ majority vote at Town Meeting. Motion to accept the Articles for SPED Stabilization Fund for the Warrant for the Special Town Meeting and for the Annual Town Meeting. *Seconded and passed 7-0.*

Woodworth and Osborne Field Accessibility Improvements - This Article seeks \$ 25,000 to hire a qualified consultant to review Osborne and Woodworth Fields for the purpose of enhancing accessibility to achieve compliance with the Commonwealth's Architectural Access Board guidelines. A complaint was filed with the Commonwealth to make Osborne Field accessible by expanding the bridge from the parking lot to the fields. No complaint was made to Woodworth Fields, but remediating any problems there including a new parking lot and adding an access path between ball fields is a proactive approach to prevent future complaints. After a discussion about the cost to hire a consultant, it was decided to amend the Article in two ways 1. To include the fields at Pine Street and 2. The sum cover the cost of hiring a consultant and remediation of all three fields. Motion to accept an amended Article to hire a qualified

consultant and to remediate accessibility problems at Woodworth, Osborne and Pine Street Fields for the Warrant for Annual Town Meeting. *Seconded and passed 7-0.*

FUTURE MEETINGS

Tuesday, March 14, 2017

Thursday, March 16, 2017

Adjourn - Motion made to Adjourn. *Seconded and passed 7-0.*


Roger Hughes, Chairman