

*Town of Norwell*  
**BYLAW REVIEW COMMITTEE**  
**Meeting Minutes of November 30, 2016**

TOWN OF NORWELL  
TOWN CLERK  
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**MEETING DATE:** Thursday, November 30, 2016  
**TIME SCHEDULED:** 7:00 P.M.  
**LOCATION:** Building Office/Planning Office  
**MEMBERS PRESENT:** Sally I. Turner, Chair (at large)  
Lois S. Barbour, Vice-Chair (ZBA)  
Spencer A. Joseph, Clerk (at large)  
John Litchfield, Board of Health  
Donald A. Mauch, Planning Board (at PB meeting)  
Robert Woodill, Conservation Commission  
**MEMBERS ABSENT:** Jason Brown, Board of Selectmen (BoS meeting)  
**TOWN EMPLOYEES PRESENT:** None

Chair Turner called the meeting to order in the Building Office at 7:14 P.M.

**AGENDA:** Upon a motion duly made and seconded, members present **VOTED** to approve the agenda, as written.

**MINUTES:** Upon a motion duly made and seconded, members present **VOTED** to approve the minutes 10/27/16, with reading of the minutes waived.

**JOINT MEETING WITH PLANNING BOARD:** At approximately 7:17 P.M. Committee members moved to the Planning Office where they met with the three Planning Board members present, including Vice Chair Don Mauch, Ken Cadman, and Scott Fitzgerald. (Chair Jamie Crystal-Lowry and Member Patrick Campbell were not in attendance.)

**DISCUSSION:** Chair Turner presented a brief summary of the Committee's activities since its first meeting in September 2015; copies of that handout were given to all members present. She indicated original charge of the Committee was to look at the Norwell Zoning Bylaw. However, the responsibility for the Town's General Bylaw was added in June 2016. The first charge of the Committee is reformatting and reorganization of both the Town's General Bylaw and the Norwell Bylaw as searchable on-line documents with no changes in wording. The next steps are to (1) identify potential areas for revision and (2) propose wording changes that must go through the public hearing process with the Planning Board prior to presentation at Town Meeting for approval.

The Committee will provide a copy to members of its proposed Tables of Contents that were previously sent to the planner at the time these documents were forwarded to General Code (the Town's consultant in the reformatting process) in September 2016.

The Committee's interest in meeting since its last get-together with the Planning Board in October 2015 is to apprise new members of its activities and to seek advice and direction relating to priorities. BLR committee made it clear that it wants to work collaboratively with the Planning

Board to serve the best interests of the Town.

Some ZBL areas previously identified and discussed include:

- Common driveway
- Floor-to-area ratio (FAR) limitation of building to lot size
- Open Space Residential Development (OSRD)

Discussion ensued about OSRD as a priority, progress on which has been stalled in Planning Board discussions due to the recent departure of the Town Planner—a position that has yet to be filled—and PB quorum issues. Member Joseph noted financial concerns, specifically benefits vs. cost to the Town's taxpayers from expansive residential development due to burdens on Town services and the public schools. A Conservation Commission concern raised by Member Woodill relates to clear cutting and resultant runoff into Town waterways such as Third Herring Brook, which was the case with the Wildcat development. Chair Turner, who was on the Planning Board at the time the OSRD was passed pointed out and read the purpose of that bylaw, the spirit of which should be borne in mind for any future submissions. Concern was expressed about the size of many houses being built and what the future might hold if owners might no longer be able to afford mortgages, maintenance, and monthly operating costs—and whether those pressures might invite multi-family use not currently allowed.

Vice Chair Mauch requested the Bylaw Review Committee Chair write a letter to the Planning Board, identifying current recommendations and areas in the NZBL that should be changed. Some suggestions include transitional zones between residential and business districts, apartments, and other priorities.


**NEXT STEPS:** The Chair will provide to the Planning Board a list of potential changes that have been developed by or brought to the attention of the Committee.

**ADJOURNMENT:** Upon a motion duly made and seconded, members present **VOTED** to adjourn at 8:30 P.M.

**NEXT SCHEDULED REGULAR MEETING: TBD**

*These minutes have been approved with reading of the minutes waived by unanimous vote of the Norwell Bylaw Review Committee at a public meeting duly noticed and held on March 8, 2017, in accordance with the Massachusetts Open Meeting Law.*

Signed:



Date: 3/13/17

Alternate Clerk

*Copy filed with: Office of Town Clerk*

*Copies to:      Town Administrator/Board of Selectmen  
                 Conservation Agent/Conservation Commission  
                 Town Planner/Planning Board  
                 Board of Health  
                 Board of Appeals  
                 Inspector of Buildings*

*Post to Committee's Webpage*