



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

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Planning Board

Meeting Agenda for Saturday, February 4, 2023
Planning Workshop Meeting to begin at 10:00 A.M.
Town Hall, Planning Office (Room 112)

- I. **CALL MEETING TO ORDER**
- II. **APPROVAL OF AGENDA***
- III. **CITIZENS COMMENTARY (IF ANY)**
- IV. **PLANNING WORKSHOP** MAY 2023 ATM POTENTIAL PLANNING BOARD ARTICLES*

Review, discussion and potential votes on language for the following potential articles:

- | | |
|----------------------------------|--|
| 1. Associate PB Member | Add Associate member to sit on special permits |
| 2. Aquifer Protection District | Detail admin. review process for additions |
| 3. Pathways Aegis | From PB to Cons. Com. Aegis. |
| 4. ZBL Definitions | Definitions requested by BI and height. |
| 5. Lot Width | 80' Width revision |
| 6. Retreat/Estate Lot | New provision |
| 7. Common Driveway | Potentially allow access on more than 1 way |
| 8. Sight Distance | New provision |
| 9. ADU Housing Keeping Revisions | Corrections/Revisions |
| 10. ADU Expansion | Greater than 900 sf – by special permit |
| 11. ADU Conversions | Existing Special Permits convert to as of right ADUs |
| 12. Solar | New Provision |
| 13. VROD | Revisions - Dimensions, etc. |
| 14. MBTA Adjacent Community | New Multi-Family District (15 units/acre, as of right) |

- V. **MISC.**
 - THE OAKS 40B - COMMENTS TO SELECT BOARD RE: MASSHOUSING PEL APPLICATION*
- VI. **ADJOURNMENT***
- VII. **NEXT SCHEDULED MEETING** – February 8, 2023

Notes:

- *The Board may discuss a particular matter in an order other than as listed; however, no public hearing will begin before a specifically noted time, if any.*
- *Votes may take place regarding any listed item; however, votes are expected as to any item with an asterisk.*
- *Supporting materials are on file in the Planning Office and are available for reviewing during Planning Office hours.*