



Office of Planning Board

TOWN OF NORWELL – COUNTY OF PLYMOUTH

Planning Department
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Planning Board
REMOTE Meeting Agenda for Wednesday March 10, 2021
Meeting to begin at 7:00 P.M.
Remote Meeting via Zoom

To be conducted pursuant to the Executive Order dated March 12, 2020 suspending certain provisions of the Open Meeting Law, MGL c.30A §20 et seq. and 940 CMR 29.01 et seq.

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Planning Board shall be meeting remotely until further notice. The audioconferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all Agendas and the Board's webpage. This application will permit the public to access and participate in future Board meetings and hearings.

We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

We appreciate your patience while we work through the process. Thank you!

Instructions to Access Remote Participation Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/85490316759>

Meeting ID: 854 9031 6759

One tap mobile

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Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 854 9031 6759

Find your local number: <https://us02web.zoom.us/j/85490316759>

All Plans and related materials for non-appointment Agenda items are available for review during regular Town Hall business hours and electronically upon request to Town Planner at kkirkland@townofnorwell.net.

The Board reserves the right to discuss matters other than scheduled public hearings in an order other than as posted. The Board further reserves the right to discuss matters which could not reasonably be anticipated at the time of the posting of this meeting notice. Should this meeting be cancelled due to unforeseen circumstances, the entire agenda will be heard at the next Planning Board meeting.

I. CALL TO ORDER / AGENDA

II. APPROVAL OF MINUTES

Approval of February 24, 2021 Meeting Minutes

III. BILLS

IV. CITIZEN COMMENTARY

V. ZONING BYLAW AMENDMENTS

7:00 P.M. **Village Overlay District Revisions** – Proposed Zoning Bylaw Amendment

Continued Public Hearing

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 24 – Village Overlay District, by extending the Overlay District to include all of Residential District A; (2), reducing the minimum acreage for a development; and, (3), incorporating affordable housing requirements and standards.

Estate Lot Bylaw – Proposed Zoning Bylaw Amendment

Continued Public Hearing

Zoning Bylaw

Proposal to amend Norwell Town Code, Chapter 201 – Zoning, Article 9 – Intensity of Use, Section 3 – Lot Frontage & Width by adding a new subsection (D) to allow deed-restricted Estate Lots with 50-feet of frontage as a use by special permit from the Planning Board.

VI. TOWN PLANNER'S REPORT

VII. ADJOURNMENT / NEXT MEETING – March 24, 2021 – 7:00 PM, Remote via Zoom

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