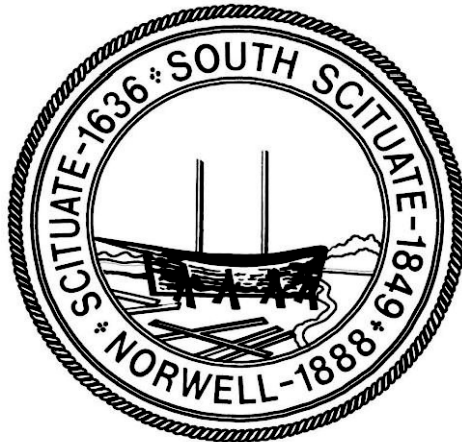


TOWN OF NORWELL

WARRANT



Transcript of Articles in the Warrant for the
SPECIAL and ANNUAL TOWN MEETING
MONDAY, MAY 6, 2024
6:30 P.M.

Please bring this report to the meeting for use in the proceedings at the

NORWELL MIDDLE SCHOOL
Henry E. Goldman Gymnasium
328 Main Street

TOWN OF NORWELL

WARRANT

Special Town Meeting and Annual Town Meeting

Monday, May 6, 2024

At 6:30 o'clock in the evening at Norwell Middle School

Plymouth, ss.

To one of the Constables of the Town of Norwell, in said County of Plymouth, Commonwealth of Massachusetts.

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Norwell, who being qualified to vote in elections and Town affairs, to meet at the Norwell Middle School, 328 Main Street, in said Norwell, on Monday, the sixth day of May, 2024 at 6:30p.m.; then and there to act upon the enclosed articles, to wit:

In case all articles in the foregoing Warrant shall not be acted upon at the Meeting called for on Monday, May 6, 2024, to meet in Adjourned Sessions at such time and place as the meeting shall determine.

This building is accessible to the handicapped and designated parking is provided. If requested, at least one week before the meeting, warrants with large print can be available. Anyone requiring a Sign Language Interpreter should call the Town Clerk's office at least two weeks before the Special Town Meeting and Annual Town Meeting at 781-659-8072.

Town of Norwell
Report of the Advisory Board
2024 Special and Annual Town Meeting

To the Citizens of Norwell:

On Monday, May 6, 2024, the Town of Norwell will hold a Special Town Meeting followed by its Annual Town Meeting. The Special Town Meeting will cover business matters that must be acted upon before the end of this fiscal year, which is June 30, 2024. During the annual Town Meeting, the citizens of Norwell will vote on a budget for Fiscal Year 2025, as well as many other matters of interest to the Town. We encourage Town residents to review the Warrant.

Voters attending Town Meeting responsibly discuss, debate, and determine Norwell’s budget for the upcoming year. The Advisory Board’s role is to advise residents of its recommendations on each Article contained in this Warrant. These recommendations have been determined following several months of evaluation and careful consideration of all the materials provided by Town Departments, Boards and Committees. Every proposed article was reviewed by the Advisory Board with a presentation from its proponents in a public meeting.

The intent of the budget is to provide appropriate funds to continue the current level of services, address capital and infrastructure needs and maintain the Town’s fiscal health. All departments, boards and committees continue to work with a common purpose, to identify efficiencies and methods to better address budgetary challenges while continuing to deliver a high level of services to the residents of the Town of Norwell.

We would like to thank the residents, employees and volunteers across all Departments, Boards and Committees for their invaluable input. In particular, we wish to thank Ellen McKenna for her exceptional support to the Advisory Board. We also wish to formally thank Darleen Sullivan, Town Administrator, Kim Roy, Assistant Town Administrator and Christine McCarthy, Finance Director, for their professional guidance and dedicated support throughout this entire process.

It is important that your voice is heard. We look forward to seeing you at Town Meeting on May 6, 2024.

Sincerely,

The Norwell Advisory Board

Elizabeth Hibbard, Chair

Bob Perniola, Vice Chair

Dane Hutchison, Clerk

Brian D’Souza

Matthew Hanson

John La Cara

Ed Maguire

John McGrath

Tom Sullivan

TOWN BUDGET

Glossary of Terms

Appropriation: An authorization to make expenditures and to incur obligations for specific purposes. An appropriation is granted by Town Meeting and is usually limited in time and amount as to when it may be expended. Any part of the general appropriation not spent or encumbered by June 30 automatically reverts to surplus. A specific appropriation is carried forward from year to year until spent for the designated purpose or transferred by Town Meeting vote to another account.

Assessed Valuation: A valuation set upon real or personal property by the Board of Assessors as a basis for levying taxes.

Budget: A plan of financial operation consisting of an estimate of proposed expenditures for a given period and the means of financing them. The budget is voted in the spring at Town Meeting for the fiscal year that begins the following July 1st.

Capital Budget: A plan of proposed capital outlays and the means of financing them for the current year.

Cherry Sheet: An annual statement received from the Massachusetts Department of Revenue detailing estimated receipts for the next fiscal year and the estimated state and county government charges payable. These amounts are used by the assessors in setting the tax rate. The actual receipts and charges may vary from the estimates.

Community Preservation Act (CPA): The Town adopted the Community Preservation Act (CPA) in 2002. This Act allows the town to collect a 3% surcharge on property tax bills (the funds can be matched up to 100% by the state when funds are available), which creates the Community Preservation Fund, to use for Community Preservation purposes. Each year, the town must appropriate, or reserve (but not necessarily spend), 10% of the funds for each of the three Community Preservation purposes: Open Space, Historic Resources, and Community Housing. The remaining 70% of the funds can be appropriated, reserved or used for any of the three purposes and for Recreation and administration.

Debt Service: Payment of interest and repayment of principal to holders of the Town's debt instruments.

Fiscal Year: A 12-month period, commencing July 1 and ending June 30, to which the annual budget applies. Fiscal years are often denoted FYXX with the last two numbers representing the calendar year in which it ends, for example FY24 is the fiscal year ended June 30, 2024.

Free Cash: Free cash is the portion of unreserved fund balance available for appropriation. It is not cash but rather is approximately the total of cash and receivables less current liabilities and earmarked reserves reduced also by reserves for uncollected taxes. This is also referred to as "available cash". The amount is certified annually by the Massachusetts Department of Revenue.

General Fund: The major town owned fund which is created with town receipts and which is charged with expenditures payable from revenues.

Grant: A contribution of assets by one governmental unit or other organization to another. Typically, these contributions are made to local governments from the state and federal governments. Grants are usually made for specific purposes.

Line-Item Budget: A format of budgeting that organizes costs by type of expenditure such as expenses, equipment, and salaries.

Overlay: The amount set aside to allow for uncollected property taxes. An amount for overlay is added to the appropriations and other charges. The "Overlay Surplus" is the portion of each year's overlay account no longer required to cover property tax abatements.

Overlay Surplus: The unused amount of the overlay for prior years, which may be transferred, by vote of the Town, to the reserve account or used for any lawful purpose.

Property Tax Levy: The amount produced by multiplying the assessed valuation of property by the tax rate. The tax rate is expressed "per thousand dollars" of assessed valuation.

Reserve Fund: Money set aside by Town Meeting to be allocated by the Advisory Board for extraordinary or unforeseen expenditures.

Stabilization Fund: A special reserve funded by Town Meeting for future expenditures. The Town has also established Athletic Fields Stabilization, Capital Stabilization and Special Education Stabilization funds.

Terms associated with Proposition 2½:

Debt or Capital Exclusion: The Town can assess taxes in excess of the levy limit by voting a debt exclusion or capital outlay exclusion. This amount does not become a permanent part of the levy limit base, but allows the Town to assess taxes for a specific period of time in excess of the limit for payment of debt service costs or for payment of capital expenditures.

Excess Levy Capacity: The difference between the Town's tax levy limit and its actual tax levy for the current year. It is the additional tax levy that could be raised without asking for an override.

New Growth: The amount of property tax revenue that the Town can add to its allowable tax levy as a result of new construction, alterations, subdivisions or change of use, which increases the value of a parcel of land by more than certain amounts.

Override: An amount voted by the Town, which is permanently added to the levy limit. A majority vote of the Selectmen allows an override question to be put on the ballot. Override questions must be presented in dollar terms and must specify the purpose of the override. Overrides require a majority vote of approval by the Town Meeting and by ballot question.

Tax Levy Limit: The maximum amount of the tax levy for a period under the restrictions of Proposition 2½. It is calculated as the prior year limit plus new growth plus 2.5% of the prior year levy limit.

Index of Articles for the 2024 Special Town Meeting

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TOWN OF NORWELL



Commonwealth of Massachusetts

WARRANT FOR SPECIAL TOWN MEETING

Monday, May 6, 2024

At Six Thirty O'clock in the Evening
At the Norwell Middle School, Henry E. Goldman Gymnasium, Main Street

Article 1: Unpaid Bills from Prior Fiscal Years

To see if the Town will vote to appropriate the sum of \$1,262.05 to pay the following unpaid bills from prior fiscal years which may be legally unenforceable due to the insufficiency of an appropriation and, to meet said appropriation, transfer the sum of \$1,262.05 from Free Cash or take any other action relative thereto.

Fire – YDI Electronics Corp – Radios \$1,262.05

Requested by the Town Accountant/Finance Director

The Advisory Board recommends this Article.

Article 2: Department Supplemental Transfers

To see if the Town will vote to raise and appropriate or transfer from available funds or otherwise provide a sum of money to be added to the Reserve Fund 01-132-0199-5780 to address unexpected solid waste removal, gasoline, insurance, and other unanticipated departmental costs, or take any other action related thereto.

Requested by the Town Accountant/Finance Director

The Advisory Board recommends this Article.

Article 3: Transfer of Opioid Settlement funds to Special Revenue Account

To see if the Town will vote pursuant to Chapter 77 of the Acts of 2023 to transfer the sum of \$121,768.65 from Free Cash (the sums received from Statewide Opioid Settlements between the Massachusetts Attorney General and non-bankrupt opioid industry participants to combat the opioid epidemic in the fiscal year 2023), and dedicate these sums to a special revenue fund under Mass. Gen. L. c. 44, section 53, or take any other action relative thereto.

Requested by the Town Accountant/Finance Director

The Advisory Board recommends this Article.

Article 4: Snow and Ice Deficit

To see if the Town will vote to raise and appropriate or transfer from available funds or otherwise provide a sum of money, to be added to line item 01-420-0211-5532, Snow and Ice Removal and Sanding, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 5: Highway Maintenance of School Artificial Turf Field

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$10,000 for the purpose of maintenance of the Artificial Turf Fields at the Clipper Community Complex or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 6: School Out of District Transportation

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$40,000 for the purpose of funding out of district transportation costs, or take any other action relative thereto.

Requested by the School Committee

The Advisory Board recommends this Article.

Article 7: Council on Aging Remedial Work

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$66,180 or any sum of money, for the purpose of funding work to remediate a basement water infiltration issue at the Council on Aging, or take any other action relative thereto.

Requested by the Council on Aging.

The Advisory Board recommends this Article.

Article 8: Preservation of Washington Street Cemetery Records (Historical)

To see if the Town will vote to raise and appropriate or transfer from historic reserve funds the sum of \$30,000 or any sum of money from the Community Preservation Fund, based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, and transfer said sum for the preservation and restoration of the Washington Street Cemetery Records, or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board recommends this Article.

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Town of Norwell Commonwealth of Massachusetts

WARRANT FOR ANNUAL TOWN MEETING

Monday, May 6, 2024

At 6:30 O'clock in the Evening

Norwell Middle School, Henry E. Goldman Gymnasium, 328 Main Street

Article 1: Acceptance of Town Reports

To see if the Town will vote to accept the reports of its Officers, Boards, Department, Committees and Commissions, as printed in the 2023 Annual Report, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article. This is a basic procedural vote.

Article 2: Operating Budget

To see if the Town will vote to raise and appropriate, or appropriate from available funds, sums of money to defray the charges, expenses and salary obligations of the Town, including debt and interest and out of state travel for the ensuing year, to provide for a Reserve Fund and to fix salaries and compensation for all Elected Officers of the Town, or take any other action relative thereto.

As Town Administrator, I am pleased to present the Fiscal Year 2025 budget for the Town of Norwell, and wish to thank the Select Board, Advisory Board, Finance Director/Town Accountant, Christine McCarthy, all Town Department Heads, Elected Officials, School Committee, and School Superintendent Matt Keegan for their patience, teamwork, and assistance in developing and balancing this budget. I appreciate your professionalism and tireless commitment to the Town of Norwell. Thank you to the residents of Norwell for welcoming me as your Town Administrator, I appreciate your support, trust, and feedback over the past year. Providing exceptional service to our residents remains a top priority. This administration is committed to running Norwell in a strategic and fiscally responsible manner to provide an excellent education for our children, provide resources and care for our seniors, maintain our infrastructure, protect the public, deliver top notch emergency services, provide clean water, run robust recreation and wellness programs, and support many other services and resources that make Norwell such a wonderful community to live, visit, and work in. I look forward to working with all of you collaboratively to bring positive

changes in the future while ensuring Norwell maintains its beauty, history, and culture.

Article 2 provides each department with funds necessary to continue to provide the required level of services. The proposed budget represents a 4.27% increase over the prior year. The Town's adherence to its financial policies combined with on-target increases in local receipts and state aid allow for this increase. We continue to forecast revenue conservatively, adhere to a culture that rewards operational surpluses, devote multiple sources of funding to pension and OPEB costs and responsibly add to our reserves. There are some pressures on the budget in areas such as unfunded mandates for out of district special education and transportation, trash and recycling, pension obligations, and insurance for example. The Town established stabilization accounts, including a SPED stabilization account to mitigate or smooth some of the volatility/budget pressure. We have weathered many storms, made it through a pandemic, and we are navigating a difficult post pandemic environment with rising costs and inflation all within the operating budget which is limited in terms of revenue increases (prop 2 ½, local aid, local receipts et cetera). It is important to note, this budget is funded through normal state and local revenue sources and does not typically rely on reserves or non-recurring funds. The FY25 budget is relying on using less than 1% of reserves (overlay surplus). The Town may need an operational override in FY26. It is anticipated that the Town, through prudent management and conservative forecasting, will continue to generate both operational and revenue surpluses that will continue to supplement reserves even during the most difficult times.

The efforts of the Town's workforce, its elected officials and particularly the residents who volunteer to serve in a multitude of functions have positioned Norwell for the future. The most essential element to Norwell's future success is the willingness of residents to devote their time and talent to the management of the town.

Respectfully submitted,
Darleen L. Sullivan
Town Administrator

Requested by the Advisory Board

The Advisory Board reviewed each department budget over several weeks of public meetings. The Advisory Board supports the entire budget as reflected in the FY25 Advisory Board recommends column. The Advisory Board feels the recommended budget is fair and balanced and addresses the needs of the community within the limits of the financial resources available.

Line item to be voted	FY24 Appropriated	FY25 Requested	FY25 Town Administrator Recommends	FY25 Advisory Board Recommends
113-TOWN MEETING				
1 Total Salaries	\$ 1,300	\$ 1,380	\$ 1,380	\$ 1,380
2 Total Expenses	\$ 10,500	\$ 13,840	\$ 13,840	\$ 13,840
Total: Town Meeting	\$ 11,800	\$ 15,220	\$ 15,220	\$ 15,220
122-SELECTMEN				
3 Total Salaries	\$ 565,052	\$ 588,943	\$ 588,943	\$ 588,943
4 Total Expenses	\$ 45,100	\$ 48,260	\$ 48,260	\$ 48,260
Total: Selectmen	\$ 610,152	\$ 637,203	\$ 637,203	\$ 637,203
131-ADVISORY BOARD				
5 Total Expenses	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200
Total: Advisory Board	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200
132-RESERVE FUND				
Reserve Fund	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
6 Total: Reserve Fund	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
135-FINANCE DIRECTOR/TOWN ACCOUNTANT				
7 Total Salaries	\$ 286,802	\$ 293,551	\$ 300,329	\$ 300,329
8 Total Expenses	\$ 54,460	\$ 67,980	\$ 67,980	\$ 67,980
Total: Finance Director/Town Accountant	\$ 341,262	\$ 361,531	\$ 368,309	\$ 368,309
141-ASSESSORS				
9 Total Salaries	\$ 154,691	\$ 167,969	\$ 192,969	\$ 192,969
10 Total Expenses	\$ 47,400	\$ 82,400	\$ 58,700	\$ 58,700
Total: Assessors	\$ 202,091	\$ 250,369	\$ 251,669	\$ 251,669
145-TREASURER/COLLECTOR				
11 Total Salaries	\$ 372,031	\$ 378,346	\$ 378,346	\$ 378,346
12 Total Expenses	\$ 119,975	\$ 126,647	\$ 128,987	\$ 128,987
Total: Treasurer/Collector	\$ 492,006	\$ 504,993	\$ 507,333	\$ 507,333
151-LEGAL SERVICES				
13 Total Expenses	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Total: Legal Services	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
152-PERSONNEL				
14 Total Expenses	\$ 400	\$ 400	\$ 400	\$ 400
Total: Personnel	\$ 400	\$ 400	\$ 400	\$ 400
155-INFORMATION TECHNOLOGY				
15 Total Salaries	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
16 Total Expenses	\$ 180,600	\$ 180,600	\$ 181,000	\$ 181,000
Total: Information Technology	\$ 185,600	\$ 185,600	\$ 186,000	\$ 186,000
161-TOWN CLERK				
17 Total Salaries	\$ 210,269	\$ 225,310	\$ 218,735	\$ 218,735

Line item to be voted	FY24 Appropriated	FY25 Requested	FY25 Town Administrator Recommends	FY25 Advisory Board Recommends
18 Total Expenses	\$ 6,925	\$ 6,925	\$ 6,925	\$ 6,925
Total: Town Clerk	\$ 217,194	\$ 232,235	\$ 225,660	\$ 225,660
162-ELECTIONS				
19 Total Salaries	\$ 11,084	\$ 24,196	\$ 22,319	\$ 22,319
20 Total Expenses	\$ 10,000	\$ 16,175	\$ 15,000	\$ 15,000
Total: Elections	\$ 21,084	\$ 40,371	\$ 37,319	\$ 37,319
163-REGISTRATION				
21 Total Salaries	\$ 450	\$ 450	\$ 450	\$ 450
22 Total Expenses	\$ 5,100	\$ 5,300	\$ 5,200	\$ 5,200
Total: Registration	\$ 5,550	\$ 5,750	\$ 5,650	\$ 5,650
171-CONSERVATION COMMISSION				
23 Total Salaries	\$ 121,596	\$ 158,959	\$ 126,155	\$ 126,155
24 Total Expenses	\$ 32,600	\$ 40,200	\$ 32,100	\$ 32,100
Total: Conservation Commission	\$ 154,196	\$ 199,159	\$ 158,255	\$ 158,255
175-PLANNING BOARD				
25 Total Salaries	\$ 134,627	\$ 140,948	\$ 151,730	\$ 151,730
26 Total Expenses	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Total: Planning Board	\$ 141,627	\$ 147,948	\$ 158,730	\$ 158,730
176-ZONING/APPEALS BOARD				
27 Total Salaries	\$ 25,938	\$ 25,938	\$ 27,436	\$ 27,436
28 Total Expenses	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Total: Zoning/Appeals Board	\$ 27,438	\$ 27,438	\$ 28,936	\$ 28,936
190-COMMISSION ON DISABILITIES				
29 Total Expenses	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Total: Commission On Disabilities	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
191-CUSHING MEMORIAL				
30 Total Salaries	\$ 46,184	\$ 48,042	\$ 48,042	\$ 48,042
31 Total Expenses	\$ 26,900	\$ 26,900	\$ 26,900	\$ 26,900
Total: Cushing Memorial	\$ 73,084	\$ 74,942	\$ 74,942	\$ 74,942
192-FACILITIES DEPARTMENT				
32 Total Salaries	\$ 154,283	\$ 162,514	\$ 157,196	\$ 157,196
33 Total Expenses	\$ 121,671	\$ 292,643	\$ 260,975	\$ 260,975
Total: Facilities Department	\$ 275,954	\$ 455,157	\$ 418,171	\$ 418,171
193-P.B.M.C.				
34 Total Expenses	\$ -	\$ -	\$ -	\$ -
Total: P.B.M.C.	\$ -	\$ -	\$ -	\$ -
194-COMMUNITY PRESERVATION ADMIN				
35 Total Salaries	\$ 8,200	\$ 9,550	\$ 9,550	\$ 9,550

Line item to be voted	FY24 Appropriated	FY25 Requested	FY25 Town Administrator Recommends	FY25 Advisory Board Recommends
36 Total Expenses	\$ 71,800	\$ 70,450	\$ 70,450	\$ 70,450
Total: Community Preservation Admin	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
195-TOWN REPORTS				
37 Total Expenses	\$ 5,000	\$ 5,000	\$ 7,000	\$ 7,000
Total: Town Reports	\$ 5,000	\$ 5,000	\$ 7,000	\$ 7,000
199-BEAUTIFICATION				
38 Total Expenses	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Total: Beautification	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
TOTAL GENERAL GOVERNMENT (net of Community Preservation Fund)	\$ 3,197,138	\$ 3,576,015	\$ 3,513,497	\$ 3,513,497
210-POLICE DEPARTMENT				
39 Total Salaries	\$ 3,619,838	\$ 3,902,888	\$ 3,734,467	\$ 3,734,467
40 Total Expenses	\$ 350,500	\$ 472,697	\$ 246,500	\$ 246,500
Total: Police Department	\$ 3,970,338	\$ 4,375,585	\$ 3,980,967	\$ 3,980,967
220-FIRE DEPARTMENT				
41 Total Salaries	\$ 2,824,275	\$ 3,165,647	\$ 3,165,646	\$ 3,165,646
42 Total Expenses	\$ 240,000	\$ 241,766	\$ 237,800	\$ 237,800
Total: Fire Department	\$ 3,064,275	\$ 3,407,413	\$ 3,403,446	\$ 3,403,446
231-AMBULANCE SERVICE				
43 Total Expenses	\$ 108,760	\$ 123,760	\$ 125,260	\$ 125,260
Total: Ambulance Service	\$ 108,760	\$ 123,760	\$ 125,260	\$ 125,260
232-EMERGENCY MANAGEMENT				
44 Total Salaries	\$ 500	\$ 500	\$ 500	\$ 500
45 Total Expenses	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Total: Emergency Management	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500
233-REGIONAL DISPATCH SERVICES				
46 Regional Dispatch Expense	\$ 487,360	\$ 529,018	\$ 529,018	\$ 529,018
Total: Regional Dispatch Services	\$ 487,360	\$ 529,018	\$ 529,018	\$ 529,018
241-BUILDING DEPARTMENT				
47 Total Salaries	\$ 168,560	\$ 170,022	\$ 170,022	\$ 170,022
48 Total Expenses	\$ 104,700	\$ 117,374	\$ 92,600	\$ 92,600
Total: Building Department	\$ 273,260	\$ 287,396	\$ 262,622	\$ 262,622
244-WEIGHTS AND MEASURES				
49 Total Salaries	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
50 Total Expenses	\$ 500	\$ 500	\$ 500	\$ 500
Total: Weights and Measures	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
292-ANIMAL CONTROL				

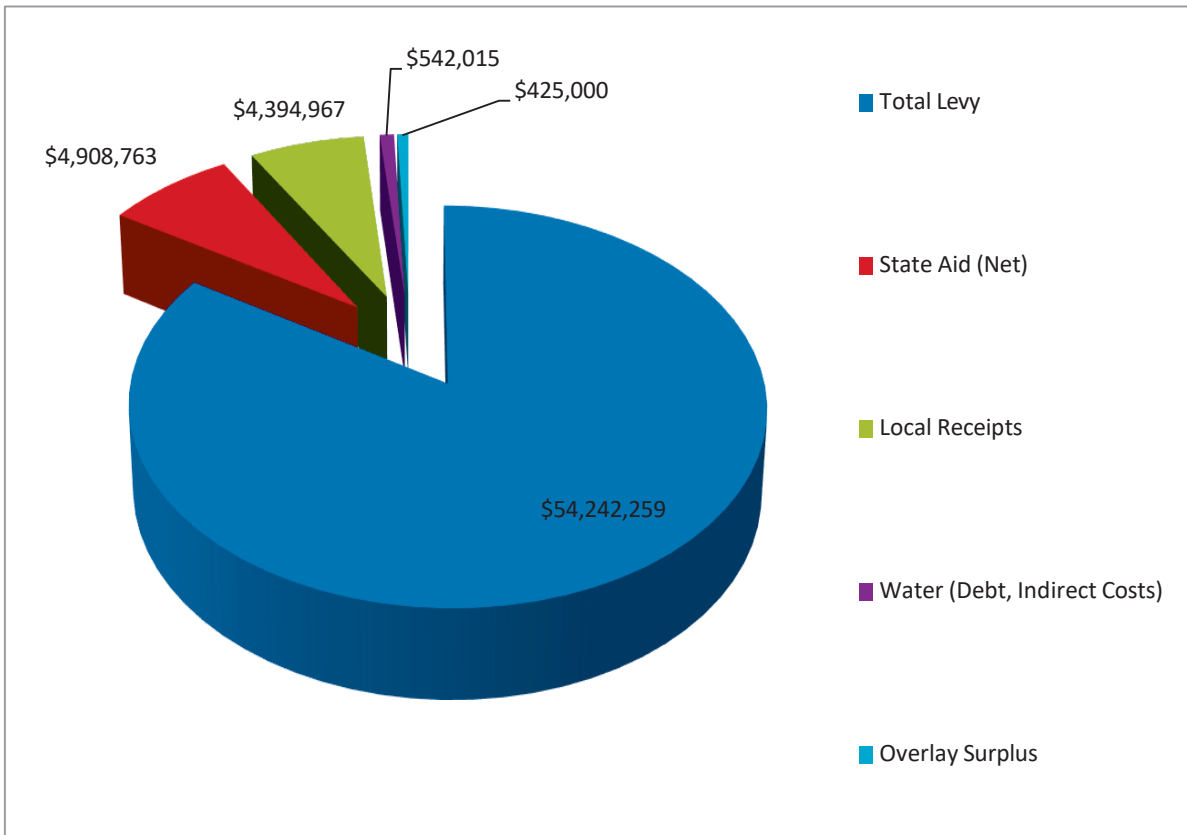
Line item to be voted		FY24 Appropriated	FY25 Requested	FY25 Town Administrator Recommends	FY25 Advisory Board Recommends
51	Total Intergovernmental Salaries	\$ 1,500	\$ 2,500	\$ -	\$ -
52	Total Intergovernmental Expenses	\$ 19,590	\$ 40,250	\$ -	\$ -
Total: Animal Control		\$ 21,090	\$ 42,750	\$ -	\$ -
295-HARBORMASTER					
Total Salaries		\$ -	\$ -	\$ -	\$ -
53	Total Intergovernmental Expenses	\$ 12,000	\$ 10,000	\$ 10,000	\$ 10,000
Total: Harbormaster		\$ 12,000	\$ 10,000	\$ 10,000	\$ 10,000
TOTAL PUBLIC SAFETY		\$ 7,956,083	\$ 8,794,922	\$ 8,330,313	\$ 8,330,313
301-SCHOOL DEPARTMENT					
School Budget		\$ 32,258,997	\$ 33,398,062	\$ 33,398,062	\$ 33,398,062
54	Total: Norwell School Department	\$ 32,258,997	\$ 33,398,062	\$ 33,398,062	\$ 33,398,062
390/391-REGIONAL SCHOOLS					
South Shore Regional School		\$ 479,753	\$ 470,916	\$ 470,916	\$ 470,916
55	Total: Regional School Assessment	\$ 479,753	\$ 470,916	\$ 470,916	\$ 470,916
TOTAL EDUCATION		\$ 32,738,750	\$ 33,868,978	\$ 33,868,978	\$ 33,868,978
420-HIGHWAY DEPARTMENT					
56	Total Salaries	\$ 782,178	\$ 837,991	\$ 813,127	\$ 813,127
57	Total Expenses	\$ 317,500	\$ 364,400	\$ 347,900	\$ 347,900
58	Total Snow Removal & Sanding	\$ 273,800	\$ 273,800	\$ 273,800	\$ 273,800
Total: Highway Department		\$ 1,373,478	\$ 1,476,191	\$ 1,434,827	\$ 1,434,827
421-TREE & GROUNDS DEPARTMENT					
59	Total Salaries	\$ 458,369	\$ 464,005	\$ 465,005	\$ 465,005
60	Total Expenses	\$ 153,600	\$ 161,400	\$ 154,500	\$ 154,500
Total: Tree & Grounds Department		\$ 611,969	\$ 625,405	\$ 619,505	\$ 619,505
424-STREET LIGHTING					
Total: Expenses		\$ 65,000	\$ 65,000	\$ 60,000	\$ 60,000
61	Total: Street Lighting	\$ 65,000	\$ 65,000	\$ 60,000	\$ 60,000
450-WATER DEPARTMENT					
62	Total Salaries	\$ 779,037	\$ 815,007	\$ 813,240	\$ 813,240
63	Total Expenses	\$ 923,475	\$ 1,078,500	\$ 1,078,650	\$ 1,078,650
Total: Water Department		\$ 1,702,512	\$ 1,893,507	\$ 1,891,890	\$ 1,891,890
491-TOWN CEMETERY					
64	Total Salaries	\$ -	\$ -	\$ -	\$ -
65	Total Expenses	\$ 5,500	\$ 5,500	\$ 5,300	\$ 5,300
Total: Town Cemetery		\$ 5,500	\$ 5,500	\$ 5,300	\$ 5,300
TOTAL PUBLIC WORKS (net of Water)		\$ 2,055,947	\$ 2,172,096	\$ 2,119,632	\$ 2,119,632

Line item to be voted	FY24 Appropriated	FY25 Requested	FY25 Town Administrator Recommends	FY25 Advisory Board Recommends
512-BOARD OF HEALTH				
66 Total Salaries	\$ 150,957	\$ 158,795	\$ 158,795	\$ 158,795
General Expenses	\$ 38,600	\$ 37,950	\$ 37,500	\$ 37,500
Solid Waste/Semass Disposal Recycling	\$ 1,268,960	\$ 1,539,640	\$ 1,539,640	\$ 1,539,640
67 Total Expenses	\$ 1,307,560	\$ 1,577,590	\$ 1,577,140	\$ 1,577,140
Total: Board of Health	\$ 1,458,517	\$ 1,736,385	\$ 1,735,935	\$ 1,735,935
541-COUNCIL ON AGING				
68 Total Salaries	\$ 324,333	\$ 357,106	\$ 331,455	\$ 331,455
69 Total Expenses	\$ 33,702	\$ 44,417	\$ 44,417	\$ 44,417
Total: Council on Aging	\$ 358,035	\$ 401,523	\$ 375,872	\$ 375,872
543-VETERANS SERVICES				
70 Total Salaries	\$ 18,000	\$ 18,000	\$ 18,500	\$ 18,500
71 Total Expenses	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
72 Total Veterans Benefits	\$ 15,000	\$ 15,000	\$ 20,000	\$ 20,000
Total: Veterans Services	\$ 35,000	\$ 35,000	\$ 40,500	\$ 40,500
TOTAL HEALTH AND HUMAN SERVICES	\$ 1,851,552	\$ 2,172,908	\$ 2,152,307	\$ 2,152,307
610-LIBRARY				
73 Total Salaries	\$ 576,262	\$ 601,772	\$ 600,807	\$ 600,807
74 Total Expenses	\$ 271,500	\$ 297,500	\$ 312,950	\$ 312,950
Total: Library	\$ 847,762	\$ 899,272	\$ 913,757	\$ 913,757
630-RECREATION DEPARTMENT				
75 Total Salaries	\$ 98,735	\$ 101,256	\$ 99,674	\$ 99,674
76 Total Expenses	\$ 14,000	\$ 17,000	\$ 14,000	\$ 14,000
Total: Recreation Department	\$ 112,735	\$ 118,256	\$ 113,674	\$ 113,674
691- HISTORICAL COMMISSION				
77 Total Expenses	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Total: Historical Commission	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
TOTAL CULTURE AND RECREATION	\$ 964,497	\$ 1,021,528	\$ 1,031,431	\$ 1,031,431
710-DEBT RETIREMENT				
Principal - Town	\$ 976,667	\$ 895,000	\$ 895,000	\$ 895,000
Principal - Water	\$ 215,000	\$ 60,000	\$ 60,000	\$ 60,000
751-INTEREST ON LONG TERM DEBT				
Interest - Town	\$ 527,687	\$ 448,113	\$ 448,113	\$ 448,113
Interest - Water	\$ 21,900	\$ 19,950	\$ 19,950	\$ 19,950
752-INTEREST ON SHORT TERM DEBT				
Interest - Town	\$ -	\$ -	\$ -	\$ -
Interest - Water	\$ -	\$ -	\$ -	\$ -

Line item to be voted	FY24 Appropriated	FY25 Requested	FY25 Town Administrator Recommends	FY25 Advisory Board Recommends
78 Total: Under Levy Debt Service	\$ 1,741,254	\$ 1,423,063	\$ 1,423,063	\$ 1,423,063
710, 751 - DEBT EXCLUSION				
Middle School Principal		\$ -		
Middle School Interest		\$ -		
Vinal, Cole & High School Principal	\$ 505,000	\$ 485,000	\$ 485,000	\$ 485,000
Vinal, Cole & High School Interest	\$ 17,315	\$ 8,730	\$ 8,730	\$ 8,730
Police Station Principal	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Police Station Interest	\$ 90,625	\$ 83,125	\$ 83,125	\$ 83,125
Library Principal	\$ 400,000	\$ 395,000	\$ 395,000	\$ 395,000
Library Interest	\$ 205,015	\$ 185,140	\$ 185,140	\$ 185,140
79 Total: Debt Exclusion	\$ 1,467,955	\$ 1,406,995	\$ 1,406,995	\$ 1,406,995
TOTAL DEBT SERVICE	\$ 3,209,209	\$ 2,830,058	\$ 2,830,058	\$ 2,830,058
911-PLYMOUTH CTY RETIREMENT FUND				
80 Total: Pension Contributions	\$ 3,778,666	\$ 4,113,791	\$ 4,113,791	\$ 4,113,791
913-UNEMPLOYMENT COMPENSATION				
81 Total: Unemployment Compensation	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
914, 915, 916-GROUP INSURANCE				
82 Total: Insurance (Health, Life, Medicare)	\$ 6,596,350	\$ 7,046,096	\$ 7,037,192	\$ 7,037,192
912, 919, 945-TOWN INSURANCE				
83 Total: (Wrkers Comp, Unclassified, Liability)	\$ 515,300	\$ 515,300	\$ 550,300	\$ 550,300
TOTAL UNCLASSIFIED/EMP BENEFITS	\$ 10,900,316	\$ 11,685,187	\$ 11,711,283	\$ 11,711,283
990-TRANSFERS				
84 Transfer to OPEB Trust		\$ -		
85 Transfer to Capital Stabilization Fund		\$ -		
Total: Transfers Out	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER FINANCING USES	\$ -	\$ -	\$ -	\$ -
SUBTOTAL TOWN OPERATING BUDGET	\$ 62,873,492	\$ 66,121,691	\$ 65,557,499	\$ 65,557,499
Community Preservation Admin	80,000	80,000	80,000	80,000
Water Department	1,702,512	1,893,507	1,891,890	1,891,890
GRAND TOTAL OPERATING BUDGET	64,656,004	68,095,198	67,529,389	67,529,389

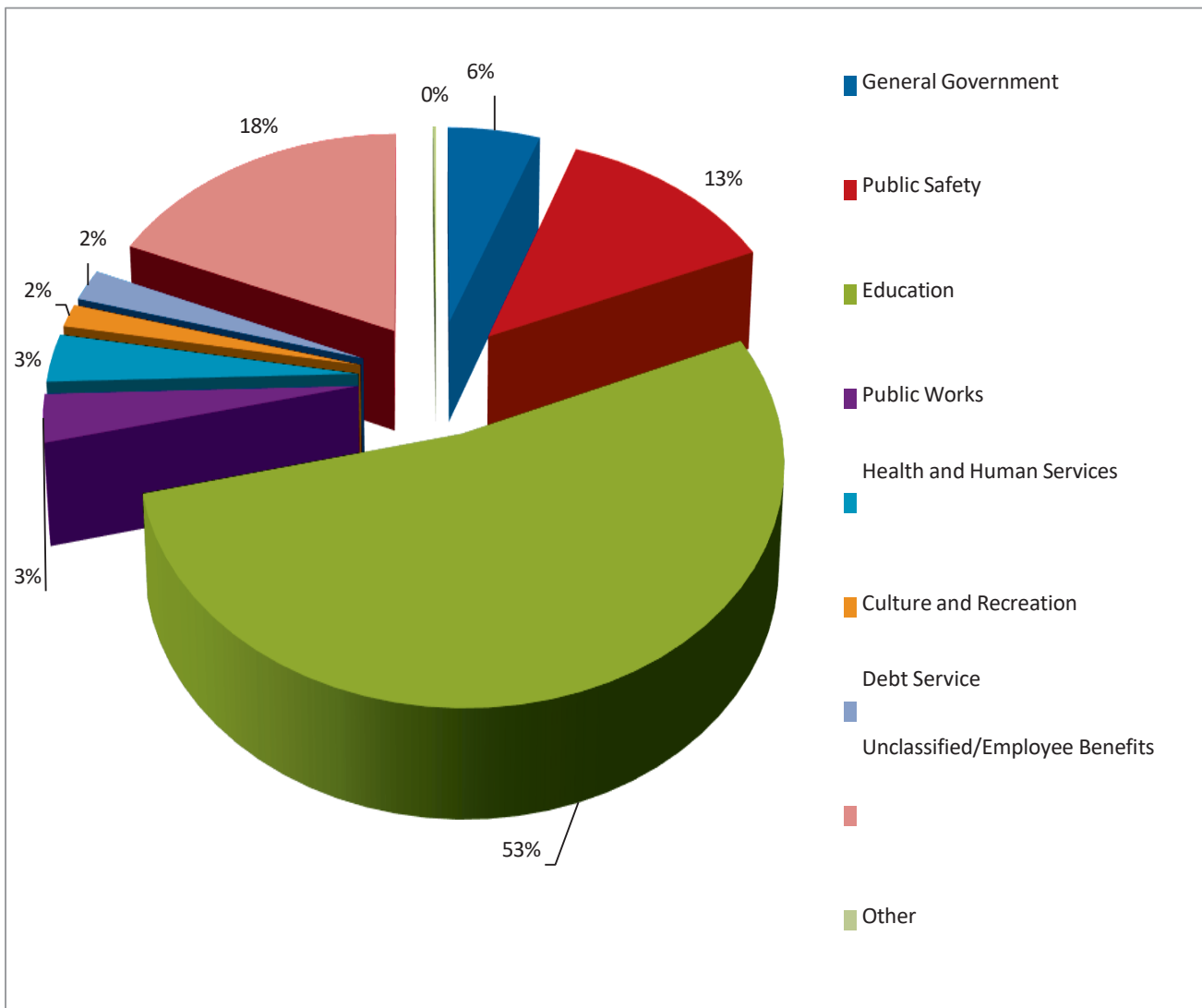
FY25 BUDGETED REVENUES By Major Category

Levy Limit Prior Year	\$52,480,253	
2.5% Increase	\$1,312,006	
New Growth Estimate	<u>\$450,000</u>	
Total Levy	\$54,242,259	84%
State Aid (Net)	\$4,908,763	8%
Local Receipts	\$4,394,967	7%
Water (Debt, Indirect Costs)	\$542,015	1%
Overlay Surplus	\$425,000	0%
Other	\$37,500	0%
Overlay (Use)	<u>(\$300,000)</u>	<u>0%</u>
Total Revenue	\$64,250,504	100%



FY25 BUDGETED EXPENDITURES By Major Category

General Government	\$3,513,497	6%
Public Safety	\$8,330,313	13%
Education	\$33,868,978	53%
Public Works	\$2,119,632	3%
Health and Human Services	\$2,152,307	3%
Culture and Recreation	\$1,031,431	2%
Debt Service	\$1,423,063	2%
Unclassified/Employee Benefits	\$11,711,283	18%
Other	\$100,000	0%
Total Expenditures	\$64,250,504	100%



TOWN OF NORWELL FINANCIAL FORECAST FY2025

REVENUE SOURCES:

	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Projected	% change
Levy Limit prior year	\$ 43,199,612	\$ 44,672,846	\$ 46,571,075	\$ 48,350,778	\$ 50,155,015	\$ 52,480,253	
Amended Growth	\$	\$ 96,020	\$ (29,110)	\$ (30)	\$ (2,691)		
2.5% Increase	\$ 1,079,990	\$ 1,119,222	\$ 1,163,549	\$ 1,208,769	\$ 1,253,808	\$ 1,312,006	
Override	\$	\$ 393,244	\$ 682,987	\$ 645,264	\$ 1,074,121	\$ 450,000	
New Growth	\$ 44,672,846	\$ 46,571,075	\$ 48,350,778	\$ 50,155,015	\$ 52,480,253	\$ 54,242,259	3.36%
TOTAL LEVY							
Cherry Sheet/State Aid	\$ 5,265,723	\$ 5,305,393	\$ 5,452,900	\$ 6,154,321	\$ 6,399,632	\$ 6,549,301	2.34%
Local Receipts	\$ 4,036,180	\$ 3,390,180	\$ 3,578,382	\$ 3,659,000	\$ 4,248,955	\$ 4,394,967	3.44%
Water Debt	\$ 188,750	\$ 184,100	\$ 90,800	\$ 88,850	\$ 236,900	\$ 79,950	-66.25%
Water Indirect Costs	\$ 362,379	\$ 376,023	\$ 377,088	\$ 361,865	\$ 457,150	\$ 462,065	1.08%
Overlay Surplus	\$	\$ 200,000				\$ 425,000	
Sale of Lots Fund	\$ 10,000	\$ 10,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	0.00%
Wetlands/Waterways Funds	\$ 16,500	\$ 16,500	\$ 15,000	\$ 15,000	\$ 15,000	\$ 12,500	-16.67%
TOTAL REVENUE	\$ 54,552,378	\$ 56,053,271	\$ 57,889,948	\$ 60,459,051	\$ 63,862,890	\$ 66,191,042	3.65%

USES:

Offsets	\$ 15,224	\$ 18,068	\$ 21,919	\$ 24,431	\$ 28,497	\$ 28,628	0.46%
Cherry Sheet/State & County Charges	\$ 1,364,934	\$ 1,375,609	\$ 1,585,395	\$ 1,520,049	\$ 1,461,608	\$ 1,611,910	10.28%
Overlay	\$ 631,606	\$ 1,361,960	\$ 658,807	\$ 707,750	\$ 532,503	\$ 300,000	-43.66%
TOTAL USES	\$ 2,011,764	\$ 2,755,637	\$ 2,266,121	\$ 2,252,230	\$ 2,022,608	\$ 1,940,538	-4.06%
NET REVENUE	\$ 52,540,614	\$ 53,297,634	\$ 55,623,827	\$ 58,206,821	\$ 61,840,282	\$ 64,250,504	3.90%

\$ Increase	\$ 1,906,663	\$ 757,020	\$ 2,326,193	\$ 2,582,994	\$ 3,633,461	\$ 2,410,222	3.90%
% Increase	3.77%	1.44%	4.36%	4.64%	6.24%	3.90%	

EXPENDITURES:

General Government	\$ 2,523,210	\$ 2,558,084	\$ 2,673,905	\$ 2,920,154	\$ 3,197,138	\$ 3,513,497	9.90%
Public Safety	\$ 6,587,827	\$ 6,674,549	\$ 7,051,837	\$ 7,217,117	\$ 7,956,083	\$ 8,330,313	4.70%
Education	\$ 28,493,894	\$ 28,831,630	\$ 30,507,421	\$ 31,749,147	\$ 32,738,750	\$ 33,868,978	3.45%
Public Works	\$ 1,837,200	\$ 1,805,183	\$ 1,891,770	\$ 1,890,616	\$ 2,055,947	\$ 2,119,632	3.10%
Health and Human Services	\$ 1,588,702	\$ 1,630,510	\$ 1,693,087	\$ 1,770,455	\$ 1,851,552	\$ 2,152,307	16.24%
Culture and Recreation	\$ 753,546	\$ 779,978	\$ 850,523	\$ 938,321	\$ 964,497	\$ 1,031,431	6.94%
Debt Service (less exclusion)	\$ 905,123	\$ 881,923	\$ 719,526	\$ 1,253,362	\$ 1,741,254	\$ 1,423,063	-18.27%
Unclassified/Employee Benefits	\$ 9,465,670	\$ 9,810,585	\$ 9,810,469	\$ 10,217,635	\$ 10,900,316	\$ 11,711,283	7.44%
Transfer to OPEB	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ -	\$ -	
Transfer to Capital Stab Fund	\$ 123,025	\$ 141,575	\$ 210,672	\$ -	\$ -	\$ -	
Articles	\$ 123,000	\$ 3,000	\$ 63,000	\$ 117,000	\$ 48,000	\$ 100,000	108.33%
TOTAL EXPENDITURES	\$ 52,531,197	\$ 53,247,017	\$ 55,602,210	\$ 58,203,807	\$ 61,453,537	\$ 64,250,504	4.55%

\$ Increase	\$ 1,914,765	\$ 715,820	\$ 2,355,193	\$ 2,601,597	\$ 3,249,730	\$ 2,796,967	4.55%
% Increase	3.78%	1.36%	4.42%	4.68%	5.58%	4.55%	

Article 3: Capital Budget

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sums recommended, or any other sum or sums, for Capital Outlay as set forth in the following schedule and determine whether such sums will be provided by taxation or by transfer or by a combination of the foregoing, or take any other action relative thereto.

<u>Asset</u>	<u>Cost</u>	<u>Recommended</u>
Schools		
Replace Bleachers (Vinal/Cole)	\$100,000	\$100,000
Café/Classroom Blinds (Vinal/Cole/Middle)	\$100,000	\$100,000
Roof Repair (Vinal)	\$25,000	\$25,000
Van-(Additional funding to FY23 request for \$25,000)	\$20,000	\$20,000
Café Projector (Middle School)	\$40,000	\$40,000
Café Projector (Cole)	\$60,000	\$60,000
Total School	\$345,000	\$345,000
Highway		
F350 Pickup Truck	\$85,000	\$85,000
Paving Roller plus Trailer	\$35,000	\$35,000
Total Highway	\$120,000	\$120,000
Tree & Grounds		
Dump Truck	\$110,000	\$110,000
John Deere Mower/Blower	\$30,000	\$30,000
F350 Pickup Truck	\$85,000	\$85,000
Total Tree & Grounds	\$225,000	\$225,000
Fire		
Pumper truck equipment	\$85,000	\$85,000
Replace Fire Chief Vehicle	\$90,000	\$90,000
Total Fire	\$175,000	\$175,000
Police		
Three (3) cruisers	\$227,700	\$227,700
Animal Control Vehicle	\$95,000	\$95,000
Total Police	\$322,700	\$322,700
Town Total	\$1,187,700	\$1,187,700

Requested by the Capital Budget Committee

The Advisory Board recommends this Article.

Article 4: Union and Personal Contracts Salary Obligations

To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to meet obligations for union and personal contracts, said sum to be apportioned by the Finance Director to the applicable line items in Article 2, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 5: Personnel Plan Salary Obligations

To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to meet obligations for the compensation schedule under the Personnel Plan, said sum to be apportioned by the Finance Director to the applicable line items in Article 2 or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 6: Prudent Investor for Trust Funds

To see if the Town will vote to accept the provision of M.G.L. Chapter 44, Section 54 as amended per Section 26 of Chapter 28 of the Acts of 2023 to authorize the investment of trust funds in its custody as a combined investment pool and invest said funds in accordance with the provisions of the Massachusetts Prudent Investor Act of Chapter 203C of the General Laws, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 7: Transfer to Stabilization Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Stabilization Fund, as established in accordance with the provisions of M.G.L. Chapter 40 section 5B, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 8: Transfer to Capital Stabilization Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Town's Capital Expenditure Stabilization Fund, as established in accordance with the provisions of M.G.L. Chapter 40, section 5B, take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 9: Transfer to OPEB

To see if the Town will vote to transfer from available funds a sum of money to be added to the Town's Other Post-Employment Benefits (OPEB) Trust Fund to offset the cost of retired employee health insurance, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 10: Transfer to SPED Stabilization Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Town's SPED Stabilization Trust Fund to offset the cost of student special education, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 11: Transfer to Athletic Field Stabilization

To see if the Town will vote to transfer from available funds a sum of money to be added to the Town's Athletic Field Stabilization Trust Fund to offset the cost of turf field repair/replacement or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 12: GIS Mapping

To see if the Town will vote to raise and appropriate, or transfer from available funds, the sum of \$20,000 to expand the town-wide mapping software system (GIS) or take any other action relative thereto.

Requested by the Town Administrator

The Advisory Board recommends this Article.

Article 13: 93 Longwater Circle- Town Hall Funding Request

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, for the purposes of completing the build out, equipping, and furnishing the new Town Hall located at 93 Longwater Circle, Norwell, Massachusetts, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board will make a recommendation at Town Meeting.

Article 14: Rescind the Stretch Code Bylaw Change

To see if the Town will vote to rescind its adoption of the “Stretch Energy Code” originally adopted by Article 30 of the May 4, 2015 Annual Town Meeting and set forth in the State Building Code at 780 CMR 120.AA (i.e. Appendix 120.AA), as may be amended from time to time, and to amend the Norwell Town Code, Division 2: General Bylaws/Part III: Health and Public Safety/ Division of Inspections, Article IV, Stretch Energy Code, by deleting Sections 43-10 to 43-11, or take any other action relative thereto.

(Article Explanation for Adoption of the Stretch Energy Code)

*In order to be eligible for designation by the Commonwealth of Massachusetts as a “Green Community”, the Town of Norwell must adopt the Stretch Energy Code. The “stretch code” is an **optional** appendix to the Massachusetts building energy code that allows cities and towns to choose a more energy efficient option. This option increases the efficiency requirements in residential and many commercial buildings to minimize, to the extent feasible, the life cycle cost of the facility by utilizing energy efficiency, water conservation and other renewable or alternative energy technologies.*

Requested by the Select Board

The Advisory Board recommends this Article.

Article 15: Dog Waste Services

To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$7,500, or any other sum, to be expended under the direction of the Conservation Commission, for the purposed of paying for a weekly service to clean out the 6 dog waste stations, perform maintenance and restock waste bags, or take any other action relative thereto.

Requested by the Conservation Commission

The Advisory Board recommends this Article.

Article 16: Land Housekeeping Transfer

To see if the Town will vote to authorize the Select Board to transfer the care, custody, maintenance and control of the following parcels of land: on Mount Blue Street, Block 6, Lot 5 and Block 6, Lot 6 consisting of approximately 47.4 and 1.13 acres respectively with a deed recorded at the Plymouth County Registry of Deeds in Book 5226, Page 363; on Bowker Street, Block 40, Lot 4 consisting of approximately 2.3 acres with a deed recorded at the Plymouth County Registry of Deeds in Book 10548, Page 333; on John Neil Drive, Block 67, Lot 29 consisting of approximately 1 acre with a deed recorded at the Plymouth County Registry of Deeds in Book 4923, Page 480 to the Conservation Commission, to be held for conservation, passive recreation and/or historic preservation purposes in perpetuity, and to authorize the Select Board to request Town Counsel to prepare the appropriate documents for recording to transfer care to the Commission, in the deed, or to take any other action relative thereto.

Requested by the Select Board and Conservation Commission

The Advisory Board recommends this Article.

Article 17: Highway Paving

To see if the Town will vote to transfer from available funds up to the sum of \$717,000 for the purpose of repaving various roads at the Highway Surveyor's discretion in compliance with the Street Opening Permit Special Condition dated 1/23/24 Project ID 23-EG020/23-EG020R, Betterment Phase IV, GAS LINE between the Town of Norwell and Eversource Gas Co. of Massachusetts, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 18: Town Drainage

To see if the Town will vote to raise and appropriate, or appropriate from available funds, a sum of \$350,000 to be expended under the direction of the Highway Surveyor for engineering, installation, and/or maintenance of the Town Drainage, along Town Street and Ways, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 19: Acceptance of Chapter 90 Funds

To see if the Town will vote to raise and appropriate a sum of money in anticipation of full (100%)

reimbursement by the Commonwealth of Massachusetts of Chapter 90, Acts of 2008, one apportionment for State and Highway under the provision of the General Laws Chapter 90, Section 34, Clause 2(A), work on highways, to be expended under the direction of the Highway Surveyor, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 20: MS4 Stormwater Compliance

To see if the Town will vote to raise and appropriate a sum of money, or transfer from available funds, the sum of \$10,000 to be expended under the direction of the Highway Surveyor for the purpose of complying with the EPA's MS4 (Municipal Separate Stormwater Sewer System) Stormwater Compliance General Permit, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 21: Highway Yard Remediation

To see if the Town will vote to will raise and appropriate, transfer from available fund or otherwise provide \$50,000 to be expended under the direction of the Highway Surveyor for the purpose of unsuitable debris removal, materials, engineering, stormwater, and highway facility yard rehabilitation, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 22: Traffic Calming Measures

To see if the Town will vote to raise and appropriate, transfer from available fund or otherwise provide the sum of \$10,000 or any other sum, to be expended on townwide safety infrastructure related to improving safety traffic and traffic calming measure signage as well as related installation, replacement and maintenance, of missing public and private roadway signs under the jurisdiction of the Highway Surveyor, or take any other action relative thereto.

Requested by the Highway Surveyor, Police and Fire Departments

The Advisory Board recommends this Article.

Article 23: Emergency Tree Removal

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise

provide the sum of \$85,000 for emergency tree removal in Town roadway right of ways or lands deemed necessary by the Tree Warden to be expended under the direction of the Highway Surveyor, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 24: Transfer of Recycling and Solid Waste Responsibility from Board of Health to Highway

To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws/Part I, Town Government and Administration, Chapter 3 Elected Officials, Sections 3-4, Highway Surveyor by adding a new sentence as follows: “ the Highway Surveyor shall, effective July 1, 2024, be responsible for and oversee all aspects of the Town of Norwell’s recycling and solid waste disposal including without limitation, curbside collection, pay as you throw, contracting, programming and implementation”, or take any other action relative thereto.

Requested by the Highway Surveyor and Board of Health

The Advisory Board recommends this Article.

Article 25: Complete Streets Engineering

To see if the Town will vote to raise and appropriate, transfer from available fund or otherwise provide the sum of \$50,000 for the purpose of engineering, design, and permitting, of sidewalks and related improvements along a portion of Main Street, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board recommends this Article.

Article 26: Wi-Fi/Tech Cart Purchase

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$140,000 for replacing the Norwell Schools Wi Fi infrastructure, along with upgrading one (1) portable lab to be used in statewide MCAS testing, or take any other action relative thereto.

Requested by the School Committee

The Advisory Board recommends this Article.

Article 27: Out of District Special Education

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$500,000 for Out-of-District Special Education tuitions, or take any other action relative thereto.

Requested by the School Committee

The Advisory Board recommends this Article.

Article 28: Feasibility Study to Replace the Norwell Middle School Leaching Field:

To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$10,000 for a feasibility study for relocating the Norwell Middle School leaching field, or take any other action relative thereto.

Requested by the School Committee

The Advisory Board recommends this Article.

Article 29: Water Main Replacement

To see if the Town will vote to raise and appropriate, transfer from available water funds, and/or authorize borrowing an amount up to \$850,000 or another sum of money, to pay costs of laying/relaying water mains of not less than 6 inches nor greater than 16 inches in diameter and perform any other related work, which shall be spent under the direction of the Board of Water Commissioners; to determine whether this appropriation shall be raised by borrowing, by borrowing from the Massachusetts Clean Water Trust, or otherwise, or take any other action relative thereto.

Requested by the Board of Water Commissioners

The Advisory Board recommends this Article.

Article 30: Well Exploration

To see if the Town will vote to appropriate from available funds (Water Department Surplus Revenue) the sum of \$150,000 or any other sum to be expended under the direction of the Board of Water Commissioners for the purposes of the Water Management Act Permitting and New Source Investigations, or take any other action relative thereto.

Requested by the Board of Water Commissioners

The Advisory Board recommends this Article.

Article 31: Community Preservation Committee Reserves Appropriation

To see if the Town will vote, pursuant to M.G.L. Chapter 44B, to reserve from the Community Preservation Fund FY2025 revenues, the sum of \$160,000 for the creation, preservation, and support of affordable housing; the sum of \$160,000 for the acquisition, preservation and restoration of historic resources and the sum of \$160,000 for the acquisition, creation and preservation of open space, or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board recommends this Article.

Article 32: First Parish Cemetery Stone Restoration

To see if the Town will vote to raise and appropriate or transfer from historic reserve funds the sum of \$16,330, or any other sum of money from the Community Preservation Fund, for historic purposes, pursuant to M.G.L. Chapter 44B, for the purpose of rehabilitation of certain cemetery gravestones in accordance with the First Parish Cemetery Gravestone Restoration Project, Phase 3, or take any other action relative thereto.

Requested by the Community Preservation Committee and Norwell Historical Society

The Advisory Board recommends this Article.

Article 33: Norwell Historical Society Archives Enclosure

To see if the Town will vote to raise and appropriate or transfer from historic reserve funds the sum of \$10,202, or any other sum of money from the Community Preservation Fund, for historic purposes, pursuant to M.G.L. Chapter 44B, for the purpose of preservation and restoration of the Historic Society's archives, or take any other action relative thereto.

Requested by the Community Preservation Committee and the Norwell Historical Society

The Advisory Board does not recommend this Article 8 to 1.

Article 34: Charles "Ed" White Trail Renovation

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$35,000 or any other sum of money from the Community Preservation Fund, for recreation

purposes, pursuant to M.G.L. Chapter 44B, for the purpose of rehabilitation and creation of trails, or take any other action relative thereto.

Requested by the Community Preservation Committee, Recreation and Conservation Departments

The Advisory Board recommends this Article.

Article 35: Trail Tree Hazards Removal, Phase III

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$26,000 or any other sum of money from the Community Preservation Fund, for recreation purposes, pursuant to M.G.L. Chapter 44B, for the purpose of rehabilitation of the Woodland Trails to allow continued public use, or take any other action relative thereto.

Requested by the Community Preservation Committee, Conservation and Tree & Grounds Departments

The Advisory Board recommends this Article.

Article 36: Boardwalk Capital Improvement

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$350,000, or any other sum of money from the Community Preservation Fund, for recreation purposes, pursuant to M.G.L. Chapter 44B, for the purpose of rehabilitation to the boardwalks to allow continued use, or take any other action relative thereto.

Requested by the Community Preservation Committee and Highway Department

The Advisory Board recommends this Article.

Article 37: Transfer to Community Housing Trust

To see if the Town will vote to raise and appropriate or transfer from available Affordable Housing reserve funds the sum of \$100,000 or any other sum of money from the Community Preservation Fund, based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B; and transfer said sum to the Norwell Community Housing Trust, for the acquisition, creation, preservation and support of affordable housing, or take any other action relative thereto.

Requested by the Community Preservation Committee and the Community Housing Trust

The Advisory Board recommends this Article.

Article 38: Senior Housing Overlay District

To see if Town Meeting will vote to amend Norwell Code Chapter 201 Zoning as set forth below:

- I. By amending Chapter 201-6-1.A. by adding the following:
 - (13) Senior Housing Overlay District.

- II. By amending Chapter 201-6-2 by adding the following:
 - K. The Senior Housing Overlay District shall include all land in the C-1 and C-2 Districts and also the land known and shown as:

0 Washington Street. Assessing Map 12C, Parcel 25-67 (.57 Acres);
367 Washington Street. Assessing Map 12D, Parcel 26-0001 (7.00 Acres);
383 Washington Street. Assessing Map 12D, Parcel 26-03 (3.40 Acres);
399 Washington Street, Assessing Map 12D, Parcel 26-006 (7.00 Acres); and
401 Washington Street. Assessing Map 12D, Parcel 26-010 (9.49 Acres).

- III. By adding a new Chapter 201-28 Senior Housing Overlay District as set forth below:

§ 201-28.1. Purpose.

The purposes of the Senior Housing Overlay District (SHOD) shall be to:

- A. Provide for the establishment of a specialized Senior Housing Community (“SHC”) use to provide a mixed and diverse varieties of enriched service, supportive and secure housing for individuals sixty-two (62) years of age or older who do not want or need placement in a hospital or nursing home. A SHC use shall provide a combination of housing, ancillary support services and personalized care that is designed to respond in a homelike setting to provide senior citizens with a combination of independent living units, assisted living units and memory care units.
- B. Create regulatory procedures to promote flexibility in land use planning in appropriate locations for the uses defined herein.
- C. Provide housing for the benefit of senior citizens in order to meet the goal of preserving municipal character and diversity.
- D. Provide for the development and use of specialized housing and supportive services for the seniors on the basis of the Town Meeting’s authorization to the Planning Board to issue a special permit in the permitted districts with greater flexibility from the pattern otherwise permitted in underlying districts.
- E. Create health care, housing and other supportive services designed to meet the needs of the elderly population and to enable that population to live independently.
- F. Allow for the nursing care of the elderly and the relief of the physical, economic and emotional stress associated with the maintenance and care of traditional nursing home and residential properties; however, a SHC use may, but need not, include the provision of the skilled medical care provided in a nursing facility.

G. Encourage the preservation of open spaces.

§ 201-28.2. Applicability.

A SHO Use shall be allowed upon issuance of a special permit under this article to property located in the Senior Housing Overlay District (SHOD) as identified under §201-6-2.K.

All requirements of the underlying zoning district(s) shall remain in full force and effect, except that the requirements of the SHOD shall supersede the underlying zoning regulations upon the issuance of a special permit from the Planning Board, including but not limited to the District and General Regulations at Parts 2 and 3 of the Zoning Bylaw. In case of conflict between the regulations of the SHO ZBL and the underlying zoning district(s) and other regulations in this bylaw, if applicable, the regulations of the SHOZBL shall control, whether more or less restrictive.

§ 201-28.3. Locations and Eligibility.

A SHC Use shall be allowed only on property that has been merged into a single lot for zoning purposes and that has a minimum of 10 contiguous acres of land, inclusive of wet areas, but there shall be a minimum of 8 acres of upland. The location of a SHOD shall include all land designated by Town Meeting as being within the SHOD, pursuant to G.L. c. 40A, § 5.

§ 201-28.4. Definitions.

The following definitions shall apply in the Senior Housing Overlay District, Article 28.

Applicant: The person or legal entity who applies for issuance of a special permit for construction of a Senior Housing Community hereunder. The Applicant shall control the subject property and must: (i) own, or be the beneficial owner of, all the land included in the proposed site; (ii) have written authority from the owner(s) to act; or (iii) hold an option or contract duly executed by the owner(s) and the Applicant giving the latter the right to acquire the land to be included in the site.

Assisted Living Units: Dwelling units for individuals or couples aged 62 and over in need of assistance with activities of daily living. Such dwelling units may include facilities for cooking or eating.

Height: The vertical distance from the average finished grade of the adjacent ground to the top of the structure of the highest roof beams of a flat roof, the deck of a mansard roof, or the mean level of the highest gable or slope of a hip roof.

Independent Dwelling Units: Dwelling units similar in character and use to congregate housing units and providing elderly residents of such units with access to all supportive services provided in congregate housing units. Such dwelling units shall include facilities for cooking or eating.

Senior Housing Community: A self-contained residential community created expressly for residence and use by persons aged 62 years or older that consists of independent living units and assisted living units (including memory care units), or a combination thereof. For such independent living units, ancillary services may be provided to residents such as meals and communal dining, transportation, laundry, recreation, entertainment, exercise, therapy, beautification, automated teller machines and limited banking, and community activities. For such assisted living units, the foregoing services may be provided to residents in addition to the supportive services permitted by M.G.L. c. 19D and the regulations promulgated thereunder. A Senior Housing Community shall be permitted only within the SHOD and only upon the granting of a special permit by the Planning Board.

Wet Areas: All land, other than wetland buffer zones, subject to the provisions of the Massachusetts Wetland Protection Act, MGL c. 131, §§ 40 and 40A, and the Town of Norwell Wetlands Bylaw.

§ 201-28.5. Use Restrictions and Requirements.

A Senior Housing Community, consisting of the uses set forth below, individually or in combination, may be authorized by a special permit issued by the Planning Board pursuant to this Article and in compliance with the standards set forth herein:

- A. Multi-unit residential structure(s) consisting of dwelling units occupied by persons 62 years of age or older and which are designed as apartment style structures that consist of independent living units and assisted living units (including memory care units), or a combination thereof. There may be more than one building on a single lot in a Senior Housing Community, provided that the Planning Board finds that the buildings have a safe separation after consulting with the Fire Chief and a peer review consultant.
- B. Structures and uses accessory to the Senior Housing Community including, but not limited to, meals and communal dining, transportation, laundry, recreation, entertainment, exercise, healthcare, therapy, beautification, automated teller machines and limited banking, and community activities and parking.

§ 201-28.6. Application for special permit.

An application for a special permit for construction of a Senior Housing Community within a SHOD shall be submitted to the Planning Board, accompanied by the filing fee determined in accordance with the Planning Board's duly adopted fee schedule, and shall include the following information and data, and a development plan as described below:

- A. All of the information required for site plan approval pursuant to Zoning Bylaw §201-3.4B.
- B. The name(s) and address(es) of the Applicant(s).
- C. The name(s) and address(es) of all legal and beneficial owners of the property.

- D. Copies of all instruments, options, contracts or encumbrances affecting ownership of the subject property, and an instrument executed by all persons owning property within the subject property consenting to the development of the subject property, as applied for. The certificate of an attorney shall be provided that certifies, based upon a title exam, that all owners have been accurately identified.
- E. Development application for the property.
- F. A proposed development schedule showing the expected start of construction, the rate of construction and development, and the estimated date of completion.
- G. A narrative report prepared by qualified professionals that details the impact of the development on the Town’s capacity to furnish services, including, but not limited to, roads, water, sanitation and drainage.
- H. Information regarding the number and kind of dwelling units and accessory structures proposed, their design, their location, the number of units planned for each use (i.e. independent living, assisted living, and memory care), the type of materials to be used in construction. The architecture of the structures shall be sensitive to the abutting structures and residences.
- I. Areas to be set aside for building structures and parking areas.
- J. A Traffic Study prepared by qualified professionals.
- K. Any other information that the Planning Board may reasonably require in a form acceptable to it to assist in determining whether the Applicant’s proposed development plan meets the objectives of this Article.

§ 201-28.7. Standards.

The following district and general standards shall apply in the Senior Housing Overlay District, Article 28, and shall expressly supersede those standards applicable to the underlying zoning district(s) upon the issuance of a special permit from the Planning Board, including but not limited to the District and General Regulations at Parts 2 and 3 of the Zoning Bylaw (“ZBL”).

- A. Density.** No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, which exceeds one dwelling unit per 2,500 square feet of total land area, inclusive of wet areas.

No Dwelling Unit shall have more than two bedrooms.

The number of bedrooms shall not exceed: 225 bedrooms.

The Planning Board, as the special permit granting authority, shall have the discretion (the right but not the obligation) to grant requested density bonuses as follows:

Item	Density Bonus Range
• Solar Ready Roofs	1-3% Bonus
• Net Zero Project	10-15% Bonus
• 10% affordable units (at 80%AMI)	10-25% Bonus

B. Dimensional Regulations. All dimensions of a Senior Housing Community project shall comply with the dimensional regulations of this subsection

1. **Minimum Lot Area.** The SHOD site shall contain a minimum of ten (10) contiguous acres of land area, inclusive of wet areas. There shall be a minimum of eight (8) acres of upland.
2. **Minimum Lot Frontage.** SHOD sites shall have a minimum frontage of one hundred and fifty (150) feet and at least two (2) means of ingress/egress provided by a public roadway.
3. **Minimum Yard Setbacks.** No Multi-unit residential building in a Senior Housing Community shall be erected or placed within fifty (50) feet of an external lot line. No accessory building in a Senior Housing Community shall be erected or placed within twenty-five (25) feet of a lot line. Parking areas shall not be located within twenty (20) feet of a lot line or twenty-five (25) feet of any lot line abutting an existing single family dwelling.
4. **Minimum Lot Width.** The minimum lot width measured at the required setback line and throughout any primary building shall be 150 feet.
5. **Maximum Height.** No building or structure shall be constructed to exceed three (3) stories or forty (40) feet in height. However, structures or appurtenances erected or constructed on or as part of a building and not used for human occupancy, such as chimneys, heating, ventilating or air conditioning equipment, elevator housings, antennas, skylights, cupolas, spires, screening or other pitched roof structures and the like may exceed the maximum height of 40 feet, provided that no part of a n y s u c h structure or appurtenance results in more than a total of 45 feet of height as measured under the zoning bylaw and provided further that equipment and antennae shall be located so as to be not visible from ground level or as minimally visible as possible. Further, the Planning Board may exempt other ornamental or non-habitable architectural features added for aesthetic purposes, provided that the total height shall not exceed 45 feet.
6. **Maximum Building and Lot Coverage.** In no event shall the maximum coverage of the property by the buildings and structures (Building Coverage) exceed twenty-five percent (25%) of the total land area of the site. In no event shall the total impervious surface areas at the property (Lot Coverage) exceed 50 percent of the land area.

Before any occupancy permit issues, an as-built plan, prepared and certified by a professional land surveyor (PLS), shall be provided to the Building and Planning Departments that certifies, based upon an on the ground survey of existing conditions, post-construction, that the impervious surfaces at the property do not exceed the Maximum Building Coverage and Maximum Lot Coverage requirements.

7. **Landscaping.** Appropriate buffer screening shall be designed to be an effective, dense growth that shall provide an effective year-round screening and installed within yard areas adjoining or facing residential properties, to the extent deemed appropriate by the Planning Board as a part of the special permit approval process.

Where deemed appropriate by the Planning Board, fencing will be required by the Planning Board. All parking areas shall be adequately screened from adjoining residential streets and abutting residential properties, to protect against noise, sound, and odor intrusions upon abutting properties. Such screening shall be of sufficient height, visually effective year-round, either fencing or through appropriate landscaping, at the Planning Board's discretion. If landscaping is used, it shall be designed and maintained so as to provide year-round protection. The Applicant shall file a landscape plan, prepared by a landscape architect, that demonstrates sufficient plantings to provide adequate screening. Upon completion of a Senior Housing Community development, no vegetation in this buffer area may be disturbed, destroyed or removed, except for normal maintenance.

C. Off-Street Parking and Loading.

- 1. Number of Spaces.** There shall be a minimum of (a) 0.75 parking spaces per independent living dwelling unit and (b) 0.50 parking spaces per assisted living dwelling unit. These calculations include necessary staff and visitor parking. The Applicant shall provide information detailing the method of computation of parking spaces. Employee parking shall be designated through signage. All parking shall be located on the SHOD site. The Planning Board may impose greater minimum parking after obtaining peer review of the parking needs.
- 2. Size of Spaces.** A parking space shall not be less than nine feet in width by 18 feet in length together with an aisle of at least 24 feet. Where parallel parking is utilized, parallel spaces shall not be less than eight feet in width and 22 feet in length.
- 3. Parking for persons with disabilities.** Parking for persons with disabilities shall be provided in designated spaces as outlined in the State Building Code and the requirements of the Architectural Access Board, latest edition. Accessible parking spaces serving a particular building, facility or temporary event shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.
- 4. Charging Stations.** There shall be one charging station for electric, hybrid, or similar types of vehicles installed per every fifty parking spaces within the SHOD site. The stations shall be available to residents, visitors and employees of the facility.
- 5. Loading.** The Applicant shall demonstrate that an adequate number of off-street loading spaces/areas are provided for the Senior Housing Community to insure that all loading operations take place off a public way.
- 6. Stormwater Management.** The stormwater management system shall be designed in accordance with the MassDEP's Stormwater Management Guidelines and Regulations, as amended, and Town of Norwell Stormwater Management and Erosion Control Bylaw, Chapter 65, as amended. The Applicant shall provide pre- and post-construction drainage calculations, which

shall be based upon soil testing which as been witnessed by an appropriate Town Official, either the Health Agent or other agent identified by the Planning Board. The Board may require ground water mounding analyses.

- D. Utilities.** All electric, gas, telephone, water distribution lines, and other utilities shall be placed underground.
- E. Lighting.** All lights and other sources of illumination (whether interior or exterior) and all intense light emanating from operations or equipment shall be dark skies complaint and shielded from direct view at normal eye level from residential districts with no light cast upon adjacent properties. Full cutoff light fixtures shall be used. The Applicant shall provide a lighting plan that shall be peer reviewed and approved by the Planning Board.
- F. Signage.** All signs shall conform to the requirements set forth in Section 201-14.6.B.
- G. Accessibility.** The facility shall comply with all state and federal requirements for handicapped access.
- H. Transportation.** The Applicant shall provide shuttle service or assist in providing for transportation medical appointments, offsite programs, as well as local shopping and errands for residents of the Senior Housing Community.
- I. Maintenance.** All roadways, parking areas, walkways, paths, stormwater drainage, septic and other infrastructure shall remain private and shall be privately maintained with respect to upkeep and snow and ice removal.
- J. Emergencies.** The Project shall have an integrated emergency call system(s) to monitor and direct security alarms (including fire alarms, sprinkler alarms, trouble alarms and other security alarms), telephone and other communication systems in order to provide emergency monitoring for residents and employees and the system(s) shall have monitoring protocols and shall be connected to an emergency call center(s), all as directed and required by the Norwell Fire Department. Additionally, each individual Dwelling Unit shall be equipped with an emergency call system that is linked to a central office within the Project which shall be staffed 24 hours a day and shall have individual unit 911 lines that are directly connected to a dispatch center as required by the Norwell Fire Department.
- K. Nuisances.** The Project shall not produce adverse effects on the use or development of the surrounding neighboring area due to noise, traffic, lighting or other nuisances. Any equipment or use that can generate noise, vibration and/or odor shall be screened, filtered and baffled so as to prevent any such adverse impacts to occupants of the Project or other persons.

§ 201-28.8. Review Fees.

The Planning Board may engage, at the expense of the Applicant, professional, technical and/or legal consultants to review an application for a special permit within the SHOD and to evaluate

compliance with the special permit criteria at the Applicant's expense and as provided for under G.L. c 41, §53G.

§ 201-28.9. Grant of special permit.

The Planning Board by supermajority affirmative vote of its members (4/5) may grant a special permit for a Senior Housing Community upon finding that the proposed Senior Housing Community complies with the requirements of this article. The Planning Board shall not grant a special permit unless it determines that all criteria set forth herein are satisfied. The Planning Board may waive any or all of the dimensional requirements, when, in the judgment of the Planning Board, such action is in the public interest and not inconsistent with the provisions of this article. The special permit may be granted with such reasonable conditions, regulations or limitations as the Planning Board may deem necessary to serve the purpose of the bylaw.

§201-28-10. Open Space

The project shall provide open spaces within the development. Where possible, existing trees and vegetation shall be preserved and integrated into the landscape design plan to ensure visual privacy between structures, abutting properties and neighborhoods.

§201-28.11. Expiration of special permit.

Special permits shall lapse in not fewer than three years, as determined by the Planning Board.

§ 201-28.12. Public hearing.

Special permits shall only be issued following a public hearing held in accordance with this bylaw provision and Zoning Bylaw §201-3.3C and G.L.c.40A, §11.

§ 201-28.13. Modification.

No structure created within a SHOD shall be externally enlarged by more than 20 square feet and no use changed or expanded in the ground except upon approval of the Planning Board and subject to the provisions of §§ 201-28.4 through 201-28.10.

§201-28.14. Abandonment/Discontinuance

If a SHC Use is constructed pursuant to a special permit issued hereunder and the authorized use is abandoned or ceases for one year or more, the Special Permit shall be deemed to have been surrendered and shall be a nullity and the use shall not resume without issuance of a new Special Permit unless the owner or operator returns to the special permit granting authority for a greater period of time before the Special Permit is deemed abandoned or discontinued. Once a special permit has been abandoned or discontinued, the subject property shall be used only for a conforming use or use authorized by all necessary zoning relief that has taken final effect.

Or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 39: MBTA District Approval

MBTA ADJACENT COMMUNITY ZONING ARTICLE

To see if Town Meeting will vote to amend Norwell Code Chapter 201 Zoning by adopting the MBTA Adjacent Community Zoning Overlay District (“MBTA District”) and Zoning Bylaw as set forth below:

1. Zoning Map: Chapter 201-6.1.A

By amending Norwell Code Chapter 201 Zoning Chapter 201-6.1A by adding the following new MBTA Adjacent Community Zoning Overlay District (“MBTA District”) to the Zoning Map as set forth below:

(13) MBTA District, which shall consist of the following assessing parcels:

5D-16-001; 5D-16-002; 5D-16-003; 5D-16-004; 5D-16-005; 5D-16-006; 5D-16-009; 11A-17-002; 11C-17-003; 11C-17-004; 11C-17-005; 5D-17-006; 541-17-007; 5D-17-008; 5D-17-009; 5D-17-010; 5D-17-015; 11D-17-025; 11A-17-026; 11A-17-027; 11C-17-035; 625-17-036; 646-17-060; 11B-17-061; 11A-17-062; 11-17-063; 11C-17-065; 11A-17-066; 11-17-068; 11B-17-069; 11A/B-17-083; 11B-17-070; 11B-17-071; 11B-17-072; 11B-17-073-74; 11A-17-078; 676-17-080; 11C-17-082; 11A/B-17-083; 5D-17-084; 11D-17-085; and 11D-17-087.

2. Zoning Article: Chapter 201 – Add Article 28

By amending Norwell Code Chapter 201 Zoning Chapter 201 by adding the following new Article 28 at the end thereof:

ARTICLE 28 MBTA Adjacent Community Overlay District

§201-28.1 Designation of Overlay District.

- A. The MBTA Adjacent Community Overlay District (“MBTA District”) shall include all of the land identified in §201-6.1A. The provisions of this zoning bylaw shall apply to any proposed MBTA District application for a multi-family housing development that complies with the requirements set forth in Article 28.

The explicit dimensional and use requirements set forth herein, to the extent less restrictive than the requirements in the underlying zoning districts, shall apply to property in the MBTA Adjacent Community Overlay District (“MBTA District”);

however, all other requirements in the underlying district shall apply.

§201-28.2 Need, Background and Purpose.

The need, background and purposes of this Article are set forth below:

i. Norwell Housing Need

In 2020, the Town of Norwell’s 2020 Housing Production Plan (HPP) documented that, as of that time, 34% of Norwell’s 3,625 households were spending more than 30% of household income on housing. This means that, based upon Housing and Urban Development (HUD) guidelines, the cost of housing for these households is deemed not affordable. The 2020 HPP also documented that 10% of Norwell’s households spend more than half their income on housing and 10% of Norwell’s households earn less than 80% of Area Median Income (AMI), using HUD guidelines, meaning that 10% of Norwell’s households are eligible for affordable housing.

ii. MGL. c.40A, §3A and State Guideline Requirements

In 2021, the Legislature adopted MGL c.40A, §3A, which requires that: “[a]n MBTA community shall have a zoning ordinance or bylaw that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children.” Under §3A, all MBTA communities are required to create a multi-family zoning district that allows multi-family housing as of right with a minimum gross density of 15 multi-family units per acre. Under MGL c.40A, §1A, the term “gross density” is defined as “a units per acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.”

In August of 2023, the Department of Housing and Community Development (now the Executive Office of Housing and Livable Communities, hereinafter “HLC”) finalized guidelines (“Guidelines”) that provide as follows:

- a. Norwell is an “MBTA Community” that is known as an “MBTA Adjacent Community;”
- b. As an MBTA Adjacent Community, Norwell is required to adopt a multi-family as of right district;

- c. Norwell’s multi-family as of right district must be of a “reasonable size;”
- d. HLC’s Guidelines provide that Norwell’s multi-family district, to be of a reasonable size, shall have a minimum of 50 acres and provide for the potential of a minimum 750 as of right multi-family units.

The Guidelines allow an MBTA Community to adopt zoning that requires administrative site plan approval and that requires that 10% of the multi-family housing units allowed shall be affordable.

The Guidelines expressly prohibit the adoption and imposition of zoning provisions that constitute age restrictions, limits on unit size, limits on number of bedrooms, limits on the number of occupants and standards that are not imposed on other uses (i.e., higher energy standards or third-party certifications not required of other uses).

iii. Purposes

The purposes of this article are to provide for the development of as an of right multi-family housing use in the MBTA District in order: (a) to satisfy Norwell’s need for diverse housing opportunities that promote social and economic diversity and smart growth; and (b) to comply with the requirements of G.L. c.40A, §3A.

§201-28.3. Definitions.

- A. “Adjacent Community” means an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) is not an adjacent small town. Norwell is an MBTA Adjacent Community.
- B. “Affordable unit” means a multi-family housing unit that is subject to a restriction in its chain of title that limits its sale price or rent, or to a restriction that limits occupancy to an individual or household of a specified income, or both. The limits shall be based upon federal Housing and Urban Development (“HUD”) household income guidelines regarding Area Median Income (“AMI”) as follows:
 - Up to 100% of AMI for Community Housing Units that are subsidized by Community Preservation Act funds.
 - Up to 80% AMI for Moderate Affordable Units.
 - Up to 50% AMI for Low Income Affordable units.

Affordable units shall be eligible as local action units for inclusion on HLC’s Subsidized Housing Inventory (“SHI”) and shall satisfy the requirements for inclusion under 760 CMR 56.03(2) or any other regulation or guidance issued by HLC.

- C. “Age-restricted housing” means any housing unit encumbered by a title restriction requiring a minimum age for some or all occupants.
- D. “Area Median Income” means the area median household income guidelines established by HUD.
- E. “As of right” means development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval, but includes development that is subject to administrative site plan review.
- F. “Developable land” means land on which multi-family housing can be permitted and constructed. Developable land consists of: (i) all privately-owned land except lots or portions of lots that meet the definition of excluded land, and (ii) developable public land.
- G. “Developable public land” means any publicly owned land that (i) is used by a local housing authority; (ii) has been identified as a site for housing development in a housing production plan approved by HLC; or (iii) has been designated by the public owner for disposition and redevelopment. Other publicly owned land may qualify as developable public land if HLC determines, at the request of an MBTA community and after consultation with the public owner, that such land is the location of obsolete structures or uses, or otherwise is suitable for conversion to multifamily housing, and will be converted to or made available for multi-family housing within a reasonable period of time.
- H. “ Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- I. “Excluded land” means land areas on which it is not possible or practical to construct multifamily housing. Excluded land is defined by reference to the ownership, use codes, use restrictions, and hydrological characteristics in MassGIS and consists of the following:
 - (i) All publicly owned land, except for lots or portions of lots determined to be developable public land.
 - (ii) All rivers, streams, lakes, ponds, and other surface waterbodies.
 - (iii) All wetland resource areas, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by title 5 of the state environmental code.
 - (iv) Protected open space and recreational land that is legally protected in perpetuity (for example, land owned by a local land trust or subject to a conservation restriction), or that is likely to remain undeveloped due to functional or traditional use (for example, cemeteries).

- (v) All public rights-of-way and private rights-of-way.
 - (vi) Privately-owned land on which development is prohibited to protect private or public water supplies, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas.
 - (vii) Privately-owned land used for educational or institutional uses such as a hospital, prison, electric, water, wastewater or other utility, museum, or private school, college, or university.
- J. "Gross density" means a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.
- I. "Housing suitable for families" means housing comprised of residential dwelling units that are not age-restricted housing, and for which there are no zoning restriction on the number of bedrooms, the size of bedrooms, or the number of occupants.
- J. "Lot" means an area of land with definite boundaries that is used or available for use as the site of a building or buildings.
- K. "MassGIS data" means the comprehensive, statewide database of geospatial information and mapping functions maintained by the Commonwealth's Bureau of Geographic Information, within the Executive Office of Technology Services and Security, including the lot boundaries and use codes provided by municipalities.
- L. "MBTA" means the Massachusetts Bay Transportation Authority.
- M. "MBTA community" means a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.
- N. "Mixed-use development" means development containing a mix of residential uses and nonresidential uses, including, without limitation, commercial, institutional, industrial, or other uses.
- O. "Mixed-use development zoning district" means a zoning district where multiple residential units are allowed as of right if, but only if, combined with non-residential uses, including, without limitation, commercial, institutional, industrial, or other uses.

- P. "Multi-family housing" means a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.
- Q. "Multi-family unit capacity" means an estimate of the total number of multi-family housing units that can be developed as of right within a multi-family zoning district, made in accordance with the requirements of section 5.b below.
- R. "Multi-family zoning district" means a zoning district, including a base district or an overlay district, in which multi-family housing is allowed as of right; provided that the district shall be in a fixed location or locations, and shown on a map that is part of the zoning ordinance or by-law.
- S. "Private rights-of-way" means land area within which private streets, roads and other ways have been laid out and maintained, to the extent such land areas can be reasonably identified by examination of available tax parcel data.
- T. "Publicly owned land" means (i) any land owned by the United States or a federal agency or authority; (ii) any land owned by the Commonwealth of Massachusetts or a state agency or authority; and (iii) any land owned by a municipality or municipal board or authority.
- U. "Public rights-of-way" means land area within which public streets, roads and other ways have been laid out and maintained, to the extent such land areas can be reasonably identified by examination of available tax parcel data.
- V. "Residential dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation that satisfy the requirements of the State Sanitary Code.
- W. "Section 3A" means section 3A of the Zoning Act, MGL. c.40A.
- X. "Sensitive land" means developable land that, due to its soils, slope, hydrology, or other physical characteristics, has significant conservation values that could be impaired, or vulnerabilities that could be exacerbated, by the development of multi-family housing. It also includes locations where multifamily housing would be at increased risk of damage caused by flooding. Sensitive land includes, but is not limited to, wetland buffer zones extending beyond the title 5 setback area; land subject to flooding that is not a wetland resource area; priority habitat for rare or threatened species; DEP-approved wellhead protection areas in which development may be restricted but is not prohibited (Zone II and interim wellhead protection areas); and land areas with prime agricultural soils that are in active agricultural use.

- Y. "Site plan review" means a process established by local ordinance or by-law by which a local board reviews, and potentially imposes conditions on, the appearance and layout of a specific project prior to the issuance of a building permit.
- Z. "Site plan review authority" means the Planning Board.
- AA. "Subsidized Housing Inventory" or SHI means the list of qualified Affordable Housing Units maintained by HLC to measure a community's moderate or low-income housing.
- BB. "Uses Permitted As of Right" means a use allowed without any discretionary zoning permits such as variances and special permits, but administrative site plan review shall be allowed.
- CC. "Zoning Act" means MGL c.40A.

§201-28-4. **Uses Allowed in the MBTA Adjacent Community Overlay District.**

The MBTA District is an overlay district superimposed over the underlying zoning districts as established under the Zoning Map. A non-MBTA Adjacent Community Use shall be governed by the requirements in the underlying zoning districts. The following MBTA District uses are allowed in the MBTA District in accordance with this Article and Section 3A of GL. c.40A:

- A. Principal MBTA District Multi-Family Uses. A principal Multi-family MBTA District use shall mean a use that conforms to the requirements of this Article and that shall be allowed as of right, subject to the requirement that an application for site plan approval first shall be made to and shall be heard and decided by the Planning Board to confirm that the proposed development conforms to the requirements of this Article, including that the development shall provide for 10% of the units to be Affordable Units as required herein and shall conform to the requirements of the Town's General Bylaw Chapter 65 Stormwater Management and Regulations (as promulgated by the Conservation Commission) requirements, which are non-discretionary in nature, and all other applicable but non-discretionary zoning requirements, with the explicit provision that the Accord Park Economic Overlay District site plan and special permit requirements shall not apply and no special permit requirements that are set forth in the Zoning Bylaw shall apply in the MBTA Overlay District to an MBTA-Multi-Family District Use or Accessory Use.
- B. Accessory MBTA Multi-Family District Uses. The following uses shall be considered to be accessory uses that are allowed as of right to support a Multi-family MBTA principal use:

- i. Parking, surface or otherwise, provided it is screened as provided for hereunder; and with solar canopies over the surface parking to be allowed as of right;
 - ii. Dog-park, to serve the Multi-family MBTA use only;
 - iii. Community Space (indoor and/or outdoor), to serve the Multi-family MBTA use only; and
 - iv. Recreational Space (indoor and/or outdoor), to serve the Multi-family MBTA use only.
 - v. Rooftop terrace. A roofless, raised platform on the roof of an MBTA Multi-family building that provides community gathering space, to serve the Multi-family MBTA Use only, such as a deck, terrace, community garden or outdoor amenity; however, no music, amplified or otherwise, shall be allowed.
- C. Mixed Uses. A non-multi-family MBTA use shall be allowed with a Multi-family use but only on the first floor of an MBTA District project. The following non-multi-family MBTA District uses may be combined with and made a part of a Multi-family MBTA use building; however, any non-multi-family use shall be governed by the parking requirements for commercial uses in the underlying district, unless a waiver is granted by the Planning Board:
- i. A coffee shop or diner, with not more than 1,200 sf;
 - ii. A sit-down restaurant, with not more 1,200 sf (no drive-through service);
 - iii. A convenience store, with not more than 1,200 sf;
 - iv. A hair salon, with not more than 1000 sf;
 - v. A nail salon, with not more than 1000 sf.; and
 - vi. A daycare use meeting state requirements.
 - vii. An educational use that satisfies the exemptions provided for under G.L. c.40A, §3 or any educational use that is limited to serving the MBTA Multi-family use at the property;
 - viii. A dance school or physical fitness school; and
 - ix. Any other use allows as of right in the underlying zoning district.

§201-28-5. Site Plan Approval of Multi-Family MBTA Adjacent Community Developments in the MBTA Adjacent Community Overlay District.

Any development that proposes a multi-family MBTA Adjacent Community use shall be allowed as of right, except that it shall undergo administrative site plan approval first with the Planning Board, with no public hearing required, but with all of the site plan requirements of Norwell Zoning By-Law §201-3.4.B (i.e., site plan contents) to apply. The application shall undergo technical and legal peer review at the expense of the Applicant, including to confirm compliance with this Article and to confirm compliance by the Project:

1. with the Town’s Stormwater Bylaw Chapter 65 and Regulations promulgated thereunder by the Conservation Commission (to confirm that the project shall

- not result in flooding and shall not result in impervious surfaces at the property exceeding 50% and with all stormwater runoff properly controlled);and
2. with the requirement that the Affordable Units shall be subject to appropriate permanent affordability restrictions that have been reviewed and approved as to form by the Planning Board, after review by Town Counsel.

The required peer reviews shall be at the applicant's expense.

Site Plan approval shall be granted if all applicable requirements are satisfied and the approval shall have a duration of three years, after which point, the approval shall lapse.

Administrative Site Plan review shall be completed within 90 days unless an extension of time is mutually agreed upon by the applicant and the Planning Board or unless the required material has not been timely provided by the applicant to the Planning Board.

§201-28-6. District Dimensional Requirements and Design Standards.

No Multi-family MBTA Adjacent Community Use shall be allowed unless it satisfies the following requirements:

- A. Access.** Access to the building(s) shall conform to all applicable State Fire Code Requirements; and any driveway shall not exceed 150 feet in length unless there is a secondary means of egress, or unless the Planning Board grants a waiver because the Board's determines that the proposed access is safe and appropriate.
- B. ATVs, RVs and Boats** No boats, all-terrain vehicles, and no recreational vehicles of any kind shall be stored at the property, except in an enclosed garage.
- C. Bikes.** An interior bike rack, sufficient to serve the building's occupants shall be provided inside the building in a convenient location.
- D. Building Coverage.** Building Coverage shall not exceed 25% of the property's lot area.
- E. Building Façade Design** Buildings greater than forty (40) feet in length, measured horizontally, shall incorporate wall plane recesses or projections having a depth not less than four (4) feet and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of façade shall exceed forty (40) horizontal feet. No projection shall extend into a required setback. The design of the façade shall use textures and colors to mitigate massing.
- F. Building** Buildings shall be oriented to the adjacent way, unless a waiver

- Orientation.** is granted during site plan review. All entry ways shall be clearly marked and shall use dementia friendly signage.
- G. Curbing.** Suitable perimeter curbing shall be provided.
- H. Density.** The maximum density of Multi-family units shall be 10 multi-family housing units per acre.
- I. Egress.** No single driveway access shall exceed 150 feet in length unless a second means of access shall be provided, unless waived by the Planning Board in consultation with peer review and the Fire Department. The minimum driveway width shall be 20 feet and the maximum driveway width shall be 24 feet, unless waived by the Planning Board, in consultation with peer review and the Fire Department.
- J. Frontage.** The property shall have a minimum of 80 feet of frontage.
- K. Height.** The height of any structure shall not exceed a maximum of three stories and a maximum of 34 feet, excluding equipment that is located on a roof, provided the equipment is sited so that it is not visible from an adjacent way and with the equipment not adding more than 5 feet in height to the maximum 34 feet of height allowed.
- Height Exception: Renewable Energy Installations.** During site plan review, the Planning Board may waive the height maximum to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
- L. Junk** No junk or debris (including junk vehicles) may be stored at the Property, except in an enclosed garage.
- M. Landscaping.** Effective year-round landscaping (e.g., evergreen vegetation) and/or fencing, at the discretion of the Planning Board, shall be installed at the property perimeter as necessary to provide a buffer and protect the privacy of the occupants and abutters. Shade trees, ornamental trees, shrubs, and other plant materials shall be included in the buffer. The minimum width of the buffer shall be 10 feet. Plantings shall include species that are native or adapted to the region and shall include shade trees. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- N. Lighting.** There shall be sufficient building and parking and recreation area

lighting to be safe for the occupants. All lighting fixtures shall be dark sky compliant and have full light cutoff. There shall be no intrusion of light onto adjacent properties. Motion sensitive lights, with timers, shall be used for recreational spaces. A lighting plan shall be provided during site plan review and the Planning Board may require peer review at the applicant's expense.

- O. Lot Area.** The minimum lot area for a multi-family housing use shall be one acre and there shall be one acre for every 10 multi-family units proposed.
- P. Lot Coverage** Lot Coverage shall not exceed a total of 50% impervious surface of the property's lot area.
- Q. Lot Width.** The minimum lot width shall be 150 feet at all points where a structure is located.
- R. Mail.** An interior mail room/area shall be provided, with the capacity to receive and store packages for residents.
- S. Mech'ls.** Mechanical equipment at ground level shall not be located in any Setback nor in Open Space and shall be screened by a combination of fencing and evergreen plantings. Rooftop mechanical equipment shall be screened and incorporated into the architectural design.
- T. Mixed Uses.** A mixed use building shall have all commercial uses on the first floor only.
- In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - Retail facades shall include small setbacks at street level to incorporate seating, displays and rain cover.
 - Sidewalk width at retail facades shall be a minimum of 10 feet.
 - Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- U. Number of Buildings.** More than one building may be allowed on a lot; however, the maximum number of buildings shall not exceed two buildings per acre and each building shall have a setback from each other

building of a minimum of 20 feet. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with care and attention in terms of entries, fenestration, and materials.

- V. O&M Plan.** The Applicant shall provide an operation and maintenance plan for peer review regarding the project’s infrastructure with respect to snow plowing and deicing, snow removal, and maintenance, repair, and replacement of all infrastructure.
- W. Open Space.** A minimum of 1/3 of the lot area shall be open space. All open space shall be free of buildings, structures, paving, driveways, storage areas, sheds, garages, equipment, or other elements that preclude vegetation, except for recreation area amenities such as benches, walking paths and playground and recreational equipment. The Planning Board may allow a driveway within a side setback but not within Open Space.
- X. Outdoor Equip.** Any outdoor equipment (compressors, generators, transformers, etc.) shall not be placed in any setback area and shall be appropriately noise and vibration baffled to prevent noise and vibrations from disturbing occupants and abutters and shall be visually screen with fencing and/or landscaping.
- Y. Parking.** There shall be a minimum of 2 parking spaces for each unit, with the Planning Board authorized to grant a waiver regarding this requirements at its discretion. Parking areas shall be provided with year-round (e.g., evergreen vegetation) and/or fencing to prevent headlights from disturbing occupants and abutters. Islands with vegetation are encouraged and may be required by the Planning Board. One tree per eight spaces shall be required. Parking area landscaping design shall be peer reviewed by the Planning Board if deemed necessary by the Board and at the applicant’s expense. Safe pedestrian access from the parking areas to the building shall be provided. The design of parking areas shall be in accordance with Zoning Bylaw §201-12.7. Electric vehicle charging stations are encouraged but shall not be required. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.

All parking shall be located to the rear of buildings to the maximum extent possible but may be allowed by the Planning Board along the sides of a building if appropriately screened.

- Z. Parking** During site plan review, the Planning Board may reduce the

Reduction. required parking if the Board determines that the reduced parking proposed would be sufficient to meet the needs of the development. In making such a determination, the authority shall consider complementary uses, transportation demand management (TDM) measures, and shared parking arrangements, vehicle-share arrangements.

AA. Parking Shared. Shared Parking within a Mixed-Use Development may be allowed through a waiver granted by the Planning Board during the Site Plan Review process, provided the applicant can demonstrate to the Planning Board's satisfaction that the shared arrangement will meet parking demands using accepted methodologies.

BB. Pavement Standards. Pavement shall conform to the standards set forth in Zoning Article 12.

CC. Recreation. An MBTA Multi-Family Project with 30 or more units shall provide recreational space for residents. Every project shall include a fenced and gated dog park if dogs are allowed. Each project shall include suitable recreation space for families with children, including a suitably sized, fenced, and gated tot lot with suitable equipment, and each project shall include a garden area for residents.

DD. Repairs. No vehicle repairs shall take place at the property.

EE. Setback. No building, parking or driveway shall be located in a setback (other than across the front yard); however, the Planning Board shall have the discretion to grant a waiver to allow a driveway in a side setback.

FF. Setback Front. The minimum front setback shall be 30 feet.

GG. Setback, Rear The minimum rear setback shall be 10 feet.

HH. Setback, Side The minimum side setback shall be 10 feet.

II. Stormwater Management During site plan review, the project shall provide stormwater calculations for pre- and post-construction and undergo peer review at the applicant's expense and the project shall satisfy the requirements of the Town's General Bylaw Chapter 65 Stormwater Management and Regulations promulgated thereunder by the Conservation Commission. The applicant shall provide an O & M Plan for both construction activities and post-construction

maintenance and reporting requirements to make sure that all stormwater is appropriately controlled on site.

JJ. Trash There shall be suitable trash and recycling storage areas and removal/collection hours shall be set so as to not cause inconvenience to residents and abutters. These areas shall not be located in a front setback and shall not be installed closer than 20 feet to a property line. Dumpsters shall be screened by a combination of fencing and landscaping.

KK. Utility Meters. Utility meters shall be located so as to minimize visibility and shall be integrated into building and site design to minimize the visibility of utility connections.

§201-28-7. Affordable Units. 10% Affordable Units Required.

Each Multi-family MBTA Adjacent Community development shall have 10% affordable housing units, as defined herein, and with an affordable housing restriction to be prepared by the Applicant and submitted to the Planning Board and then reviewed and approved by the Planning Board and Town Counsel and then recorded against the Property by the Applicant before any building permit(s) issue(s) for the project.

§201-28-8. Density Bonuses.

An Applicant for Multi-family MBTA Adjacent Site Plan approval may request the Planning Board to grant one or more density bonuses for the project as set forth herein. The Planning Board may provide one or more density bonuses, above the maximum 10 multi-family housing units per acre allowed as of right, at the Boards’s sole discretion, based upon the following table, with any bonus fractions being rounded down and any affordable housing fraction being rounded up, and with the Planning Board to have the discretion to award multiple bonuses:

Item	Density Bonus Range
• Electric and Hybrid/Plug-In Vehicle Charging Stations, with 2 charging Stations for every 15 units.	1-3% Bonus
• Solar Ready Roofs	1-3% Bonus
• Net Zero Project	10-15% Bonus
• 5% low-income units (up to 50% AMI; meaning half of the 10% Affordable Units required shall be low-income units)	10-20% Bonus
• 10% additional affordable units (at 80%AMI) (i.e., adding another 10% affordable units	10-25% Bonus

- To the minimum 10% required.
- 15% additional affordable units (80% AMI) 25-30% Bonus

or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 40: FEMA Updates

To see if Town Meeting will vote to amend the Norwell Code, Chapter 201. Zoning. Part 4. Special Regulations. Article 18. Floodplain, Watershed and Wetlands Protection District, in order to adopt requirements imposed by FEMA and DCR, as follows:

1. **To delete §201-18-1. Designation of District. A., which provides as follows:**
 - A. Floodplain, Watershed and Wetlands Protection District (hereinafter the "District") shall include all land designated as such and shown and delineated on a set of maps of the Town of Norwell entitled "Town of Norwell, Wetlands Maps," dated April 5, 1974, by Moore Survey & Mapping Corporation, Shrewsbury, Massachusetts, with amendment adopted March 9, 1981, as shown on a plan entitled "Plan of 1981 Amendment to Town of Norwell Wetlands Maps," dated January 5, 1981, by Bradford Saivetz & Associates, Inc., Braintree, Massachusetts. The District includes all special flood hazard areas within the Town of Norwell designated as Zone A and AE on the Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). The map panels of the Plymouth County FIRM that are wholly or partially within the Town of Norwell are panel numbers 25023C0092K, 25023C00941K, 25023C0103K, 25023C0104K, 25023C0108L, 25023C0111K, 25023C0112K, 25023C0113K, 25023C0114K, 25023C0116K, 25023C0117L, 25023C0118K, 25023C0206K and 25023C0207K dated July 6, 2021, and panel number 25023C0119K dated November 4, 2016. The exact boundaries of the district may be defined by the one-hundred-year base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk. In case of a conflict, the more restrictive interpretation shall apply.

and to substitute the following, in order to include updated FIRM information:

- A. Floodplain, Watershed and Wetlands Protection District (hereinafter the "District") shall include all land designated as such and shown and delineated on a set of maps of the Town of Norwell entitled "Town of Norwell, Wetlands Maps," dated April 5, 1974, by Moore Survey & Mapping Corporation, Shrewsbury, Massachusetts, with amendment adopted March 9, 1981, as shown on a plan entitled "Plan of 1981 Amendment to Town of Norwell Wetlands Maps," dated January 5, 1981, by Bradford Saivetz & Associates, Inc., Braintree, Massachusetts. The District includes all special

flood hazard areas within the Town of Norwell designated as Zone A and AE on the Plymouth County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP). The map panels of the Plymouth County FIRM that are wholly or partially within the Town of Norwell are panel numbers 25023C0094K, 25023C0104K, 25023C0108L, 25023C0112K, 25023C0113K, 25023C0114K, 25023C0116K, 25023C0117L, 25023C0118K, 25023C0206K and 25023C0207K dated July 6, 2021, and panel number 25023C0119K dated November 4, 2016, and panels 25023C0092L, 25023C0103L and 25023C0111L dated July 3, 2024. A panel spreadsheet is set forth below:

Community ID	Panel	Suffix	Date
25023C	0092	L	July 3, 2024
25023C	0094	K	July 6, 2021
25023C	0103	L	July 3, 2024
25023C	0104	K	July 6, 2021
25023C	0108	L	July 6, 2021
25023C	0111	L	July 3, 2024
25023C	0112	K	July 6, 2021
25023C	0113	K	July 6, 2021
25023C	0114	K	July 6, 2021
25023C	0116	K	July 6, 2021
25023C	0117	L	July 6, 2021
25023C	0118	K	July 6, 2021
25023C	0119	K	November 4, 2016
25023C	0206	K	July 6, 2021
25023C	0207	K	July 6, 2021

The exact boundaries of the district may be defined by the one-hundred-year base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 3, 2024. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk. In case of a conflict, the more restrictive interpretation shall apply.

2. **To delete §201-18.13. Floodway Encroachment. B, which provides as follows:**
 - B. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

and to substitute therefore the following new provision:

- B. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
3. To amend §201-18.15. Recreational Vehicles by adding the following new Zones that are highlighted in bold font:

In **A**, A1-30, AH, **AO**, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 41: Solar Zoning Bylaw Update

To see if the Town will vote to revise the Norwell Town Code, Division 3, Zoning Bylaw, Chapter 201 Zoning, Part 4 Special Regulations, Article 22, Solar Photovoltaic Overlay District (SPOD) as follows:

1. To amend §201-22.4.G (6) by deleting the following sentence:

The access way to a solar field in a residential district shall be designed to eliminate any view of the Field from an adjacent way.

and substituting the following:

The access way to a solar field in a residential district shall be designed and installed so as to limit the view of the solar field from the adjacent way that provides access, including from an adjacent way that is designated as a Scenic Road under the Town's bylaws, to the extent feasible. This provision shall not be a means to deny use relief, only to regulate how the use is carried out.
2. To amend §201-22.5.E by deleting same and inserting the following:
 - E. Minimum Area RequiredSpecial Permit solar electric installations shall be subject to the same requirements of

§201-9.2 Lot area, §201-9-5, Lot shape, §201-9.3, Lot Frontage and Width that apply to all other uses; however, the special permit granting authority shall have the discretion to waive one or more of these requirements, provided that the special permit granting authority finds, in its discretion, that the applicant has mitigated the visibility of the solar field from nearby ways and nearby residential uses, to the extent feasible as provided for under §201-22.4.G(6).

3. To amend §201-22.6.C. Control of Vegetation (2) by deleting said subsection which provides as follows:

Herbicides or pesticides shall not be used to control vegetation or animals at a Ground-Mounted Solar Electric installation, unless approved by the Norwell Conservation Commission for removal of invasive species.

4. To amend §201-22.6.H(1) by deleting the struck language set forth below:

(1) Prior to approval from the Board of Appeals, the operator shall provide a copy of the project summary, electrical schematic, and site plan to the Fire Chief, and if requested, assist in the development of an emergency response plan, ~~and provide and pay for any requested training.~~

5. To amend §201-22.8.B.Decommissioning by Town by adding the following language **highlighted in bold**:

If the owner or operator of a Ground-Mounted Solar Electric Installation fails to remove the installation as required, the Town may, after full compliance with applicable state and federal requirements, enter the property and physically remove the installation and stabilize the site, at the owner's expense, drawing upon the financial surety provided or the impose the lien allowed **under G.L. c.40, §58, (i.e., to treat the costs incurred and the surety as liens under G.L. c.40, §58).**

and

6. To authorize the Town Clerk to make clerical, editorial, numerical, or other adjustments to the language adopted under this article in order to effectuate its purposes.

or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 42: Personal Wireless Service Facilities (Grove Street)

To see if Town Meeting will vote to amend Norwell Code, Chapter 201. Zoning as follows:

1. To amend Chapter 201-6.1.Division of Town into districts; Zoning Map. B by inserting the following date: May 2024 after the existing May 2020 date therein.
2. To amend Chapter 201-6.2 Description of districts. F by amending the provision to add the language **bolded** below:

F. The Wireless Facility Overlay District. Includes those portions of Business District C described in §201-6.2E(1) and (2) of the Zoning Bylaw. The district shall also include the Norwell High School Property, South Street, as shown on Assessor's Map, Block 53, Lot 35, and described in a deed dated December 29, 1970; Book 3641, Page 499, in the Plymouth County Registry of Deeds **and shall include the following property:**

0	Grove Street. Assessor's Map-6C-13-7	(17.60 Acres);
0	Grove Street. Assessor's Map 6A-13-3	(8.0 Acres);
0	Grove Street. Assessor's Map 5B-13-5	(28.50 Acres);
0	Grove Street, Assessor's Map 6A-14-5	(23.72 Acres);
0	Grove Street, Assessor's Map 6A-14-10	(5.50 Acres);
0	Grove Street, Assessor's Map 6C-14-23	(8.86 Acres);
133	Grove Street. Assessor's Map 6C-13-2	(8.20 Acres);
133A	Grove Street, Assessor's Map 6A-13-4	(22.50 Acres);
133B	Grove Street. Assessor's Map 6C-13-6	(20.30 Acres);
133C	Grove Street, Assessor's Map 5B-13-1	(4.46 Acres);
191	Grove Street, Assessor's Map 6A-14-9	(3.87 Acres).

or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 43: Retreat Lots

Single-Family Retreat Lot Article

To see if Town Meeting will vote to amend Norwell Code, Chapter 201, §201-9 Intensity of Use Regulations by adding a new §201-9.7 Single-Family Retreat Lot provision as follows:

§201-9.7 Single-Family Retreat Lot.

A parcel of land shall be considered to be a conforming, buildable lot for a single-family dwelling use (which shall include allowed accessory uses, including an Accessory Dwelling Unit that complies with the Zoning By-law), even if the parcel does not have the full 80 feet of frontage required under §201-9.3.a, provided that the parcel shall:

- i. Have a minimum of 2 acres of land, with at least one acre of upland;
- ii. Have a minimum of 40 feet of frontage, measured at the street line;
- iii. Have a minimum of 40 feet of lot width, measured at the street line and at all points between the street frontage and the closest portion of the single-family dwelling that faces the street frontage;
- iv. Take its physical access from the street frontage to the single-family dwelling, unless a lawful common driveway is in place; and
- v. Conform to all of the requirements of §201-9, except for the 80-foot frontage

requirement, and all other applicable zoning requirements, including stormwater control requirements. Demonstration of dimensional conformance shall be shown on a plan prepared and stamped by a licensed Professional Land Surveyor and provided to the Building Department before any building permit issues and before an occupancy permit issues.

or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board

Article 44: Dimensional Zoning Bylaw Amendments

Dimensional Zoning Article: Yards and Lot Frontage, Width and Shape

To see if Town Meeting will vote to amend Norwell Code, Zoning, Chapter 201, §201-9 as set forth below:

1. Delete §201.9.4 Required yards. A. Front yard (1), which provides as follows:

§201-9.4 Required yards. A. Front yard.(1) No building and/or structure shall be erected, placed or added to so as to extend within the following required front yards:

	Measured from Front Property Line	Measured from Way Center Line
Residential A	50 feet	75 feet
Residential B	35 feet	60 feet
Business A	15 feet ¹	N/A
Business B-1 to B-8, C-1 to C-3	50 feet	75 feet

¹ Parking areas are prohibited within the front yard setbacks. [5-10-2011 ATM]

and

substitute the following:

§ 201-9.4 Required yards. A. Front yard.(1) No building and/or structure shall be erected, placed or added to so as to extend within the following required front yards:

	Measured from Front Property Line	
Residential A	50 feet	
Residential B	35 feet	
Business A	15 feet ¹	
Business B-1 to B-8, C-1 to C-3	50 feet	

¹ Parking areas are prohibited within the front yard setbacks. [5-10-2011 ATM]

2. Delete §201-9.3 Lot Frontage and Width which provides as follows:

§201-9.3 Lot frontage and width.

A. The minimum frontage measured at the street line shall be 80 feet for lots in all

districts. Street frontage shall be continuous and uninterrupted.

- B. The minimum lot width measured at the required setback line shall be 150 feet in all districts except Business Districts A and B where the minimum shall be 125 feet.
- C. No two points on lot lines shall be less than 80 feet apart, measured in a straight line, except where the shortest distance between such points, measured along the perimeter of the lot, is less than or equal to three times the aforesaid straight line distance.

and

substitute the following:

§201-9.3 Lot frontage, width and shape.

- A. The minimum street frontage shall be 80 feet for all lots in all districts. Street frontage shall be measured at the street line and shall be continuous and uninterrupted.
- B. The minimum lot width shall be 150 feet in all districts, except in Business Districts A and B, where the minimum lot width shall be 125 feet. Lot width shall be measured through all parts of a primary building and shall be measured parallel to street frontage.
- C. The minimum straight line distance between any two points on non-intersecting lot lines shall be 40 feet.
- D. No dwelling may be erected or placed on a lot unless it is located within a circle which has a diameter of at least 150 feet. The circle shall be located within the boundaries of the lot and shall be located entirely on upland.

and

3. Delete §201-9.5 Lot Shape which provides as follows:

§ 201-9.5 Lot shape.

A. No building lot may be created in Residential District A or Residential District B unless:

- (1) The lot has a width of at least 150 feet at the required setback line, which required setback line will be 50 feet measured from the front property line in Residential District A, and 35 feet measured from the front property line in Residential District B; or 75 feet measured from the way center line in Residential District A and 60 feet measured from the way center line in Residential District B;

(2) The lot shall contain at least 5,000 square feet of land between the required setback line and the way; and

(3) The area of the lot between the said required setback line and a line drawn parallel to the said required setback line a distance of 100 feet beyond the required setback line shall be not less than 11,500 square feet.

B. No dwelling may be erected or placed unless within a circle 150 feet in diameter inscribed within the lot lines.

and substitute the following:

§201-9.5 Omitted.

or to take any other action relative thereto.

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 45: Revolving Fund Annual Approval

To see if the Town will vote to set Fiscal Year 2025 total expenditure limitations for the Revolving Funds authorized under the bylaw created by Article 25 of the 2017 Annual Town Meeting in accordance with M.G.L. Chapter 44, Sections 53E ½ as set forth below: or take any other action relative thereto:

Stetson Ford House Revolving Fund	\$25,000
Recycling Revolving Fund	\$90,000
Council on Aging Program Revolving Fund	\$5,000

Requested by the Finance Director

The Advisory Board recommends this Article.

Article 46: Medicaid Reimbursement

To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$8,000 or any other sum of money, for school-based Medicaid services, or take any other action relative thereto.

Requested by the Finance Director

The Advisory Board recommends this Article.

Article 47: Approval of Personnel Bylaw Contract Grades and Steps

To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws, Part 1: Town Government and Administration, Chapter 5, Town Employees, S. 5-11 Compensation Plan, Subsection A, and Appendix A Classification Plan to allow for a 2% Cost of Living increase in line with other benefits received by Town employees, (located at the end of this Warrant), or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 48: Approval of Personnel Bylaw Contract; Establishment of Personnel System

§ 5.1 PURPOSE AND AUTHORIZATION

The purpose of this by-law is to establish fair and equitable personnel policies and to establish a system of personnel administration based on merit principles that ensures a uniform, fair and efficient application of personnel policies. This by-law is adopted pursuant to the authority granted by Article LXXXIX of the Constitution of the Commonwealth, Massachusetts General Law c. 41, §§ 108A and 108C.

§ 5.2 DELEGATION OF RESPONSIBILITIES

The Select Board shall be responsible for the overall adoption of the Personnel By-Law and the personnel system. The Town Administrator, established via Town Charter, shall be authorized and empowered to administer the Personnel By-Law and any related policies at the direction of the ~~Board of Selectmen~~ Select Board.

§ 5.3 APPLICABILITY

All departments and positions shall be subject to the provisions of this by-law, except elected officers, employees of the School Department, and any other employee who is excluded by law or the provisions of a collective bargaining agreement. Notwithstanding anything contained herein to the contrary, the Town Administrator shall not be subject to the provisions of this by-law. Any department head may be exempted from the provisions of this by-law upon the recommendation of the Town Administrator and vote of the Select Board. Any such exemption shall take effect upon the adoption of an employment contract between the Town and the department head. If there is a conflict between this by-law or any plans, policies, rules or regulations promulgated pursuant to this by-law and an approved collective bargaining agreement, the provisions of the collective bargaining agreement shall prevail.

§ 5.4 ELIMINATION OF PERSONNEL BOARD

With this by-law, the Personnel Board shall be eliminated, and the Town Administrator shall be vested with any and all power formerly held by the Personnel Board, as designated by the Select Board.

§ 5.5 PERSONNEL SYSTEM

A personnel system shall be established by the promulgation of policies pursuant to the by-law. The personnel system shall make sure of modern concepts of personnel management and shall include but not be limited to the following elements:

- A. **Method of administration.** A system of administration will be incorporated which

assigns specific responsibilities for all elements of the personnel system, including maintaining personnel records, implementing effective recruitment and selection processes, maintaining the classification and compensation plans, monitoring the application of personnel policies and periodic reviews and evaluation of the personnel system.

B. **Classification plan.** A position classification plan for all employees subject to this bylaw shall be established, based on similarity of duties performed and the responsibilities assumed, so that the same qualifications may be reasonably required for and the same schedule of pay may be equitably applied to all positions in the same class. No employee may be appointed to a position not included in the classification plan.

C. **Compensation plan.** A compensation plan for all positions subject to this bylaw shall consist of a schedule of pay grades, which may include minimum, maximum and intermediate rates for each grade; an official list indicating the assignment of each position to specific pay grades; and vacations, holidays, sick leave, other leave and all other benefits, provided that the payment of such wages and benefits may not exceed the amount appropriated, or otherwise made lawfully available, therefor.

D. **Recruitment and selection policy.** A recruitment, employment, promotion, and transfer policy shall be established to ensure that a reasonable effort is made to attract qualified persons and that selection criteria are job related.

E. **Personnel records.** A centralized personnel recordkeeping system shall be established to maintain essential personnel records.

F. **Equal opportunity.** The Town shall provide equal opportunity in employment without discrimination based upon race, color, religion, national origin, sex or age, or as otherwise prohibited by law.

§ 5.6 ADOPTION AND AMENDMENT OF POLICIES AND PLANS

The Town Administrator, with approval of the Select Board, shall promulgate personnel policies and plans defining the rights, benefits and obligations of employees subject to this by-law. Policies and plans shall be adopted or amended as follows:

A. **Preparation of policies and classification and compensation plans.** The Town Administrator shall prepare policies and plans defining the rights, benefits, and obligations of employees subject to this by-law. Policies and plans shall be adopted or amended as follows:

B. **Recommended policies:** The Select Board may adopt, reject, or return the recommendations for further study to the Town Administrator. The Select Board need only act on proposed policies which the Town Administrator has recommended for adoption. Policies shall become effective upon their filing with the Town Clerk following approval by the Select Board, unless some later date is specified.

§ 5.7 SEVERABILITY

The provisions of this by-law and any policies adopted pursuant to this by-law are severable. If any by-law or policy provision is held invalid, the remaining provisions of the by-law or policy shall not be affected.

§ 5.8 EFFECTIVE DATE

This bylaw to establish a personnel plan and designate the Town Administrator as the sole authority over the administration of personnel policies, is effective July 1, 2024, as voted at the May 6, 2024, Annual Town Meeting. All actions taken prior to the appointment of the Town Administrator by any other Town official or board, with respect to personnel, including the appointment of all officers and employees, shall continue in full force and effect subject to future action by the Town Administrator within the Town Administrator's authority, as defined by the Select Board or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 49: Acceptance of Cowings Cove as a Public Way

The undersigned, together with the consent of all relevant homeowners (Exhibits 1-7) (collectively, the "Petitioners"), hereby petitions the Norwell Select Board, in the Board's capacity as the Norwell Road Commissioners, to lay out the private way, known as Cowings Lane and to be known as Cowings Cove, being the way within the Summer Woods-Cowings Lane Definitive Subdivision and with the metes and bounds of the said way being as set forth on Exhibit 8, as attached hereto, and with the said way to be open to the public for use as a public way under G.L. c.82, Section 21.

The Petitioners submit herewith a draft warrant article for the Select Board to consider. (Exhibit 9.)

The Petitioners, in support of this petition and as required under G.L. c.83, Section 24, herewith submit a grant of easement to the Town of Norwell for acceptance at Town Meeting (Exhibit 10) to allow the Town and its inhabitants to use said way for all the purposes that a way is used as a public way, including the right of the general public to pass and repass, the right of Town agents and employees to enter to make repairs, perform maintenance and plow and deice the roadway.

In further support of this petition, and as required under G.L. c.82, Section 24, the Petitioners submit the enclosed indemnification agreement (Exhibit 11) executed trustees of the Summers Woods Homeowners' Association, u/d/t dated January 24, 2007 and recorded on February 8, 2007 in Book 34092, Page 233 at the Plymouth Registry, pursuant to which the said parties thereto agree to indemnify and hold harmless the Town and its inhabitants from any and all damages that the Town may incur as a result of the lay out and acceptance of said way. In addition, the Petitioners submit herewith the Waiver of Damages Pursuant to G.L. c.79, executed by the parties who own the way and cul-de-sac located within the Summer

Woods-Cowings Lane Subdivision (Exhibit 12).

Requested by the Planning Board and Select Board

The Advisory Board recommends this Article.

Article 50: Citizens Petition - CPA Reconsideration

This year marks twenty-three years since Norwell adopted a 3% surcharge on its residents' real property. There have been numerous changes to the Community Preservation Act (M.G.L. Chapter 44B), over the years in terms of how the money can be spent and the dwindling State match which has gone from its original 100% match to as low as 11%. It is now reasonable to either reaffirm taxpayer support for continuation, modification, or revocation of this tax surcharge. This non-binding ballot question would simply express a broad taxpayer sentiment not otherwise attainable from an annual town meeting, for future consideration by the Board of Selectmen.

To see if the Town will vote to request that the Norwell Board of Selectmen place a non-binding question pursuant to M.G.L. Part 1, Title VIII, C. 53, §18A, on the ballot at the next qualifying Town or State Election providing the Town's registered voters an opportunity to express their preference with respect to the Town's Community Preservation Act, known as 44B of Massachusetts General Laws, as adopted by the Town through Article 28 of the Norwell Annual Town Meeting held on May 15, 2001; said non-binding question to read as follows:

Check One (1)

With respect to Norwell's Community Preservation Act, known as 44B of Massachusetts General Laws, as adopted by the Town through Article 28 of the Norwell Annual Town Meeting held on May 15, 2001, do you favor:

- a) Retaining the 3% real estate tax surcharge as-is?
- b) Reducing the 3% real estate tax surcharge?
- c) Revoking the 3% real estate tax surcharge?

By Citizens Petition

The Advisory Board recommends this Article.

Article 51: Citizens Petition – Wildcat Land Options

To see if the Town will vote to authorize the Select Board (1) to divide or subdivide the two adjacent Town-owned parcels of land located on Wildcat Lane (Block 65, Lots 24 & 25) (Assessor's Parcels: 065-24-24A and 065-25-24A), totaling approximately 5.93 acres (known as the "Wildcat Land"), to create sufficient acreage for the purpose of at least

one, but not more than three legally permissible buildable lots for single family, residential housing construction each with frontage on Wildcat Lane, to be sold at public auction pursuant to Mass. Gen. L. Chapter. 30B to the highest, qualified bidder(s) and the proceeds of which shall be deposited to the Town's General Fund with a minimum per lot price established by the Select Board; 2) transfer, pursuant to Mass. Gen. L. Chapter 40 Section 15A, the remainder of the land to the care, custody, maintenance and control to the Conservation Commission, for open space, conservation, passive recreation and/or historic preservation purposes in perpetuity; (3) to authorize and direct the Select Board to request Town Counsel and Town Planner prepare the appropriate documents for approval of the division of the land to the Planning Board, the recording of the approved plan, the Request for Proposals and/or Invitation for Bids, the public auction and sale of the land; and further, (4) to authorize the Select Board or any other Town officials to take any action or execute and/or deliver any documents necessary to effectuate the purposes of this article, or take any action relative thereto.

By Petition

The Advisory Board voted to recommend this Article 4 to 3.

Article 52: Wildcat Land Transfer to Conservation

To see if the Town will vote to authorize the Select Board to transfer to the Norwell Conservation Commission two adjacent parcels of Town owned land located on Wildcat Lane (Assessor's parcels 065-24-24A and 065-25-24A) totaling 5.93 acres, more or less, for open space, passive recreation and conservation purposes and to enable the Select Board and/or Town Counsel to execute and deliver any documents necessary to effectuate the purposes of the Article, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board voted not to recommend this Article 4 to 3.

APPENDIX A, CLASSIFICATION PLAN – PROPOSED FOR FISCAL ‘25

NON-EXEMPT CLASSIFICATIONS (Hourly Pay)

Grade	Position
1	Library Shelver
2	N/A
3	N/A
4	Clerk Typist
5	Council on Aging Clerk
6	Administrative Assistant Animal Control Officer Council on Aging Van Operator Library Associate Library Custodian
7	N/A

EXEMPT CLASSIFICATIONS (Annual Salary)

Grade	Position
8	Administrative Assistant to Town Administrator/Select Board
9	Assistant to Town Administrator Council on Aging Program Coordinator
10	Adult Services Librarian Children’s Services Librarian Senior Administrative Assistant to Town Administrator/Select Board Technical Services Librarian Young Adult/Technology Librarian
11	Assistant Library Director Council on Aging Outreach Coordinator
12	Executive Assistant to Town Administrator
13	Council on Aging Community Service Coordinator Water Treatment Facilities Manager
14	N/A
15	Assistant Water Superintendent Council on Aging Director Library Director

16

N/A

17

N/A

APPENDIX A, CLASSIFICATION PLAN – PROPOSED FOR FISCAL ‘24

STIPEND POSITIONS

Sealer of Weights and Measures
Veteran’s Service Officer
Town Website Director

SEASONAL POSITIONS

Seasonal Highway & Tree Laborer
Seasonal Recycling Laborer
Seasonal Water Laborer
Seasonal Trails Laborer
Seasonal Trails Supervisor
Recreation Summer Van Driver (SCENE)
Recreation Summer Site Leader (SCENE)
Recreation Summer Site Supervisor (SCENE)
Recreation Summer Clinic Leader
Recreation Summer Clinic Supervisor
Recreation Summer Project Assistant
Recreation Summer Program Specialist
Recreation Summer Program Instructor

FLAT HOURLY POSITIONS

Recreation Program Leader
Recreation Program Supervisor
Substitute Library Custodian
Mail Clerk
Constable
Call Police Clerk (Hourly Rate: 1st, 2nd, or 3rd Shift)
Police Matron
School Crossing Guard
Call Special Police Officer
Call Firefighter, No Certifications
Call Firefighter, Certified EMT-B or FF 1 or 2
Call Firefighter, Certified EMT-B and FF1 or 2
Call Firefighter, Certified EMT-P
Call Firefighter, Certified EMP-P and FF1 or 2
Alternate Building Inspector
Local Inspector
Substitute-COA Van Driver
Substitute Library Associate

TOWN MEETING & ELECTION WORKERS

Town Meeting Worker
Election Teller
Election Clerk
Election Warden

PAID PER PARTICIPANT OR CLASS

Recreation Program Instructor

PAID PER INSPECTION

Alternate Inspector (Electrical, Plumbing & Gas)

INSTRUCTIONS TO ELECTED OFFICIALS

SALE OF THE FISH RIGHTS

You are directed to serve this Warrant by posting a copy thereof attested to by you in writing in each of five public places in the Town at least fourteen days before the time for holding and meeting called for in the Warrant. Herefore, fail not and make due return of the Warrant your doings thereon to the Town Clerk of said Town on or before the 18th day of April, 2024.

Given under our hands at Norwell this 4th day of April in the year of our Lord, 2024.

SELECT BOARD



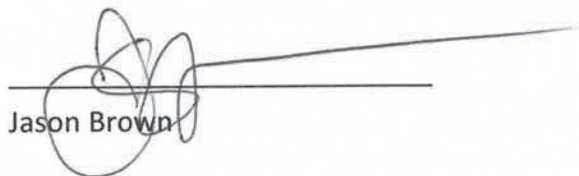
Peter W. Smellie, Chair



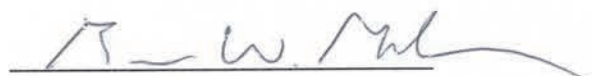
T. Andrew Reardon, Vice Chair



Brian Greenberg, Clerk



Jason Brown



Bruce W. Graham

Constable _____ Date _____

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