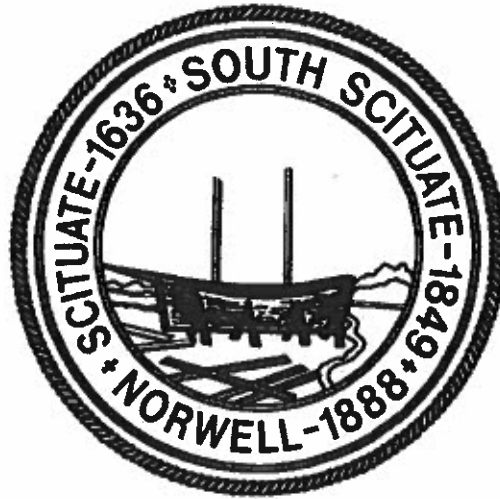


TOWN OF NORWELL



Transcript of Articles in the Warrant for the

SPECIAL TOWN MEETING

And

ANNUAL TOWN MEETING

Report of the Advisory Board

Saturday May 8, 2021

At 10:00 a.m.

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

NORWELL MIDDLE SCHOOL

328 Main Street

TOWN OF NORWELL

WARRANT

Special Town Meeting and Annual Town Meeting

Saturday, May 8, 2021

At 10:00 o'clock in the morning 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 Saturday, the eighth day of May, 2021 at 10:00 a.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 Saturday, May 8, 2021, 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 at 781-659-8072.

**Town of Norwell
Report of the Advisory Board
2021 Special and Annual Town Meeting**

To the Citizens of Norwell:

On Saturday, May 8, 2021, the Town of Norwell will hold a Special Town Meeting followed by its Annual Town Meeting. The brief Special Town Meeting will cover business matters that must be acted upon before the end of this fiscal year, which is June 30, 2021. During the annual Town Meeting, the citizens of Norwell will vote on a budget for Fiscal Year 2022, as well as many other matters of interest to the Town. These matters include proposed new zoning, recommendations for the Carleton Property, capital expenses, Community Preservation spending, and a citizens' petition seeking to direct the Board of Selectmen to place a parcel of land in conservation.

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 at over twenty-five public open meetings. Every proposed article was reviewed by the Advisory Board with a presentation from its proponents in a public meeting. Your elected and appointed officials will also present their recommendations to assist with this process.

The intent of the budget is to provide sufficient funds to continue to provide the current level of services, address capital and infrastructure needs and maintain the Town's fiscal health. The School Department and the Board of Selectmen continue to work with a common purpose to identify efficiencies and methods to better address budgetary challenges.

We would like to thank the residents, employees and volunteers across all Departments, Boards and Committees for their invaluable input. We wish to thank in particular Ellen McKenna for her exceptional support to the Advisory Board. We also wish to formally thank Peter Morin Town Administrator, and Donna Mangan Finance Director, for their professional guidance and dedicated support throughout this entire process.

It is important that your voice is heard and we look forward to seeing you at Town Meeting on May 8, 2021.

Sincerely,

The Norwell Advisory Board

Peter Smellie Jr., Chair
Rick Goulding
Mark Cleveland

Jesse McSweeney, Vice Chair
Robert Perniola
Susan Darnell

Julie Sim, Clerk
Kate Steele
T. Andrew Reardon

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 FY11 is the fiscal year ended June 30, 2011.

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 Special Town Meeting

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7	Community Preservation- Council on Aging Patio	Community Preservation Committee	8
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TOWN OF NORWELL



Commonwealth of Massachusetts

WARRANT FOR SPECIAL TOWN MEETING

Saturday, May 8, 2021

At Ten O'clock in the Morning

At the Norwell Middle School

ARTICLE 1: To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the payment of bills incurred from prior years, or take any other action relative thereto.

Requested by the Finance Director

There were \$849 in unpaid bills from the previous fiscal year. These funds were within appropriation but the bills were presented for payment after the books had been closed. The Advisory Board recommends favorable action.

ARTICLE 2: To see if the Town will vote to raise and appropriate or transfer from available funds or otherwise provide a sum of money to supplement the appropriations for the following accounts: Street Lights 0-424-0201-5210 Electricity; Town Insurance 01-912-0201-5172 Workers Compensation/111F and 01-945-0201-5740 Liability Insurance or take any other action relative thereto.

Requested by the Finance Director

The Advisory Board voted unanimously to recommend this article. The Street Light account requires additional funds because a rebate from National Grid arrived later than anticipated. The Town has adopted the practice of annually supplementing the Workers Compensation account as needed. The Liability

Insurance account requires additional funding due to a rate change after the budget had been approved.

ARTICLE 3: 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 following accounts: Reserve Fund 01-132-0199-5780 Reserve Fund Transfers and School Department 01-3XX School Department, to address COVID related expenses, or take any other action related thereto.

Requested by the Finance Director

The Advisory Board voted unanimously to recommend this article. At the time the warrant went to print, the Town was awaiting disbursement of approximately \$1.2 million in federal CARES Act money from Plymouth County. The County has repeatedly assured the Town that the funds will be received prior to the end of the fiscal year. This article will provide \$375,000 to the Reserve Fund and \$600,000 to the Schools to ensure that expenses will be covered during the fiscal year even if the CARES Act money is delayed.

ARTICLE 4: To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to be added to account 01-233-0201-5690 Regional Dispatch Services, or to take any other action related thereto.

Requested by the Finance Director

The Advisory Board voted unanimously to recommend this article. The assessment for Regional Dispatch Services was not reduced as anticipated, thus requiring supplemental appropriation.

ARTICLE 5: 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 1-420-0211-5532 Snow Removal and Sanding, or take any other action relative thereto.

Requested by the Finance Director

The Advisory Board voted unanimously recommends this article.

ARTICLE 6: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$125,000 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 for recreation, restoration and rehabilitation purposes to complete gravel parking lot for 36 vehicles and an ADA compliant access trail connecting with the existing Wompatuck Trail Network; or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 7: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$68,800 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 for recreation, restoration and rehabilitation purposes to install a fully operational and ADA compliant Outdoor Patio at the Council on Aging; or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 8: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$8,000 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 for recreation purposes, pursuant to M.G.L. Chapter 44B, to design and install two Tennis Training Backboards to be placed on the south fence of the Norwell High School Tennis Courts; or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 9: To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide a sum of money to install infrastructure and equipment necessary to conduct testing to determine the status of the Pine Street Landfill, or take any other action related thereto.

Requested by the Board of Health

The Advisory Board received this article after the warrant went to print and will provide its recommendation at Town Meeting.

ARTICLE 10: To see if the Town will vote to reclassify certain positions contained within the Collective Bargaining Agreement between the Town and Local 888 SEIU or take any other action relative thereto.

The following positions are proposed to be reclassified:

Accounts Payable Administrator Accounting from Grade 7 to Grade 8

Payroll Administrator, treasurer/Collector's from Grade 7 to Grade 8

Registrar's Agent Town Clerk from Grade 5 to Grade 6

Meter Reader/Installer/Clerk water Department from Grade 5 to Grade 6

Requested by the Personnel Board

The Advisory Board unanimously recommends this article. These reclassifications were placed on hold due to the financial uncertainties of the pandemic. They are on the Special Town Meeting warrant so that adjustments may be made during the current fiscal year.

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28	Community Preservation Stetson and Hatch Lots Walking Improvements	Community Preservation Committee	33
29	Community Preservation Donovan Field Parking	Community Preservation Committee	33
30	Community Preservation Woodland Trail Rehabilitation	Community Preservation Committee	34
31	Community Preservation Forest St. to River Street foot Bridge	Community Preservation Committee	34
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TOWN OF NORWELL



Commonwealth of Massachusetts

WARRANT FOR ANNUAL TOWN MEETING

Saturday, May 8, 2021

At Ten O'clock in the Morning
At the Norwell Middle School

ARTICLE 1: To see if the Town will vote to accept the reports of its Officers, Boards, Departments, Committees and Commissions, as printed in the 2019 Annual Report, or take any other action relative thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article. It is a basic procedural vote.

ARTICLE 2: 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.

Requested by the Advisory Board

As Town Administrator, I am pleased to present the Fiscal Year 2022 budget for the Town of Norwell, and wish to thank the Board of Selectmen, the Advisory Board, Finance Director Donna Mangan, all Town Department Heads and elected officials, especially the School Committee and School Superintendent Matt Keegan for their assistance. Their steadfast efforts over countless hours allow Norwell to successfully address the unprecedented challenges posed by the global pandemic.

Article 2 provides each department with funds necessary to continue to provide the current level of services. The proposed budget represents a 3.85% increase over the

prior year. Strict compliance with financial policies, stable state local aid and measures the Town has taken over the past several years to control the growth of the solid waste and health insurance budgets allowed the Town to restore reductions that were made last year. 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. .Most importantly, this budget is funded through the normal state and local revenue sources and does not rely on reserves or non-recurring funds.

The efforts of the Town's workforce, its elected officials and the residents who volunteer to serve in a multitude of functions have positioned Norwell to continue to overcome whatever trials may loom ahead.

Respectfully submitted,
Peter J. Morin
Town Administrator

The Advisory Board reviewed each department budget over several weeks of public meetings. The Advisory Board supports the entire budget as reflected in the FY22 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		FY21 Appropriated	FY22 Requested	FY22 Town Administrator Recommends	FY22 Advisory Board Recommends
113-TOWN MEETING					
1	Total Salaries	\$ 2,082	\$ 1,500	\$ 1,500	\$ 1,500
2	Total Expenses	\$ 8,290	\$ 9,040	\$ 9,040	\$ 9,040
	Total: Town Meeting	\$ 10,372	\$ 10,540	\$ 10,540	\$ 10,540
122-BOARD OF SELECTMEN					
3	Total Salaries	\$ 397,632	\$ 410,249	\$ 410,249	\$ 410,249
4	Total Expenses	\$ 40,800	\$ 39,300	\$ 39,300	\$ 39,300
	Total: Selectmen	\$ 438,432	\$ 449,549	\$ 449,549	\$ 449,549
131-ADVISORY BOARD					
5	Total Expenses	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
	Total: Advisory Board	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
132-RESERVE FUND					
	Reserve Fund	\$ 300,000	\$ 325,000	\$ 325,000	\$ 325,000
6	Total: Reserve Fund	\$ 300,000	\$ 325,000	\$ 325,000	\$ 325,000
135-FINANCE DIRECTOR/TOWN ACCOUNTANT					
7	Total Salaries	\$ 258,757	\$ 264,613	\$ 264,613	\$ 264,613
8	Total Expenses	\$ 45,850	\$ 50,850	\$ 50,850	\$ 50,850
	Total: Finance Director/Town Accountant	\$ 304,607	\$ 315,463	\$ 315,463	\$ 315,463
141-ASSESSORS					
9	Total Salaries	\$ 149,289	\$ 156,429	\$ 156,429	\$ 156,429
10	Total Expenses	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635
	Total: Assessors	\$ 167,924	\$ 175,064	\$ 175,064	\$ 175,064
145-TREASURER/COLLECTOR					
11	Total Salaries	\$ 322,654	\$ 338,233	\$ 338,233	\$ 338,233
12	Total Expenses	\$ 84,853	\$ 104,353	\$ 104,353	\$ 104,353
	Total: Treasurer/Collector	\$ 407,507	\$ 442,586	\$ 442,586	\$ 442,586
151-LEGAL SERVICES					
13	Total Expenses	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
	Total: Legal Services	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
152-PERSONNEL					
14	Total Expenses	\$ 500	\$ 500	\$ 500	\$ 500
	Total: Personnel	\$ 500	\$ 500	\$ 500	\$ 500
155-INFORMATION TECHNOLOGY					
	Total Salaries	\$ 10,000	\$ -	\$ -	\$ -
15	Total Expenses	\$ 81,000	\$ 101,000	\$ 101,000	\$ 101,000
	Total: Information Technology	\$ 91,000	\$ 101,000	\$ 101,000	\$ 101,000

161-TOWN CLERK						
16	Total Salaries	\$	180,498	\$	187,401	\$ 187,401
17	Total Expenses	\$	6,875	\$	6,875	\$ 6,375
	Total: Town Clerk	\$	187,373	\$	194,276	\$ 193,776
162-ELECTIONS						
18	Total Salaries	\$	16,833	\$	6,420	\$ 6,420
19	Total Expenses	\$	12,096	\$	8,725	\$ 8,725
	Total: Elections	\$	28,929	\$	15,145	\$ 15,145
163-REGISTRATION						
20	Total Salaries	\$	450	\$	450	\$ 450
21	Total Expenses	\$	4,800	\$	4,900	\$ 4,900
	Total: Registration	\$	5,250	\$	5,350	\$ 5,350
171-CONSERVATION COMMISSION						
22	Total Salaries	\$	118,183	\$	126,710	\$ 105,246
23	Total Expenses	\$	9,640	\$	60,580	\$ 34,700
	Total: Conservation Commission	\$	127,823	\$	187,290	\$ 139,946
175-PLANNING BOARD						
24	Total Salaries	\$	99,740	\$	107,120	\$ 107,120
25	Total Expenses	\$	6,180	\$	9,680	\$ 7,328
	Total: Planning Board	\$	105,920	\$	116,800	\$ 114,448
176-ZONING/APPEALS BOARD						
26	Total Salaries	\$	20,946	\$	22,530	\$ 22,530
27	Total Expenses	\$	1,647	\$	3,700	\$ 2,500
	Total: Zoning/Appeals Board	\$	22,593	\$	26,230	\$ 25,030
190-COMMISSION ON DISABILITIES						
28	Total Expenses	\$	3,000	\$	3,000	\$ 3,000
	Total: Commission On Disabilities	\$	3,000	\$	3,000	\$ 3,000
191-CUSHING MEMORIAL						
29	Total Salaries	\$	40,638	\$	41,453	\$ 41,453
30	Total Expenses	\$	27,307	\$	27,307	\$ 27,307
	Total: Cushing Memorial	\$	67,945	\$	68,760	\$ 68,760
192-FACILITIES DEPARTMENT						
31	Total Salaries	\$	123,869	\$	128,555	\$ 128,555
32	Total Expenses	\$	92,040	\$	95,490	\$ 87,195
	Total: Facilities Department	\$	215,909	\$	224,045	\$ 215,750
194-COMMUNITY PRESERVATION ADMIN						
33	Total Salaries	\$	7,647	\$	8,035	\$ 8,035

line item to be voted		FY21 Appropriated	FY22 Requested	FY22 Town Administrator Recommends	FY22 Advisory Board Recommends
34	Total Expenses	\$ 59,853	\$ 66,965	\$ 66,965	\$ 66,965
	Total: Community Preservation Admin	\$ 67,500	\$ 75,000	\$ 75,000	\$ 75,000
195-TOWN REPORTS					
35	Total Expenses	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
	Total: Town Reports	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
199-BEAUTIFICATION					
36	Total Expenses	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
	Total: Beautification	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
TOTAL GENERAL GOVERNMENT (net of Community Preservation Fund)		\$ 2,558,084	\$ 2,733,598	\$ 2,673,905	\$ 2,673,905
210-POLICE DEPARTMENT					
37	Total Salaries	\$ 2,847,581	\$ 3,073,373	\$ 3,034,419	\$ 3,034,419
38	Total Expenses	\$ 297,075	\$ 448,900	\$ 412,900	\$ 412,900
	Total: Police Department	\$ 3,144,656	\$ 3,522,273	\$ 3,447,319	\$ 3,447,319
220-FIRE DEPARTMENT					
39	Total Salaries	\$ 2,374,743	\$ 2,424,350	\$ 2,424,350	\$ 2,424,350
40	Total Expenses	\$ 244,400	\$ 228,400	\$ 215,900	\$ 215,900
	Total: Fire Department	\$ 2,619,143	\$ 2,652,750	\$ 2,640,250	\$ 2,640,250
231-AMBULANCE SERVICE					
41	Total Expenses	\$ 104,900	\$ 104,900	\$ 104,900	\$ 104,900
	Total: Ambulance Service	\$ 104,900	\$ 104,900	\$ 104,900	\$ 104,900
232-EMERGENCY MANAGEMENT					
42	Total Salaries	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
43	Total Expenses	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
	Total: Emergency Management	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
233-REGIONAL DISPATCH SERVICES					
44	Regional Dispatch Expense	\$ 528,250	\$ 567,593	\$ 567,593	\$ 567,593
	Total: Regional Dispatch Services	\$ 528,250	\$ 567,593	\$ 567,593	\$ 567,593
241-BUILDING DEPARTMENT					
45	Total Salaries	\$ 185,485	\$ 144,548	\$ 144,548	\$ 144,548
46	Total Expenses	\$ 45,900	\$ 96,012	\$ 96,012	\$ 96,012
	Total: Building Department	\$ 231,385	\$ 240,560	\$ 240,560	\$ 240,560
244-WEIGHTS AND MEASURES					
47	Total Salaries	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
48	Total Expenses	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515
	Total: Weights and Measures	\$ 8,515	\$ 8,515	\$ 8,515	\$ 8,515

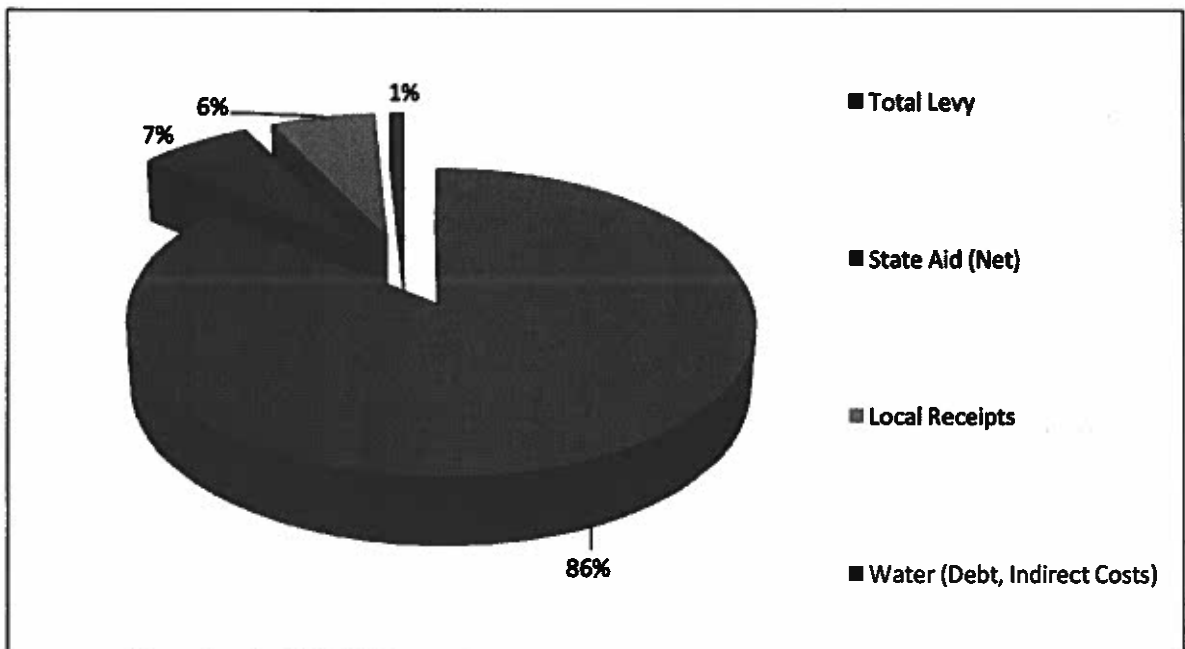
Line Item to be voted		FY21 Appropriated	FY22 Requested	FY22 Town Administrator Recommends	FY22 Advisory Board Recommends
292-ANIMAL CONTROL					
49	Total Intergovernmental Expenses	\$ 18,200	\$ 18,200	\$ 18,200	\$ 18,200
	Total: Animal Control	\$ 18,200	\$ 18,200	\$ 18,200	\$ 18,200
295-HARBORMASTER					
	Total Salaries	\$ -	\$ -	\$ -	\$ -
50	Total Expenses	\$ 7,500	\$ 12,500	\$ 12,500	\$ 12,500
	Total: Harbormaster	\$ 7,500	\$ 12,500	\$ 12,500	\$ 12,500
TOTAL PUBLIC SAFETY		\$ 6,674,549	\$ 7,139,291	\$ 7,051,837	\$ 7,051,837
301-SCHOOL DEPARTMENT					
	School Budget	\$ 28,459,539	\$ 30,087,326	\$ 30,087,326	\$ 30,087,326
51	Total: Norwell School Department	\$ 28,459,539	\$ 30,087,326	\$ 30,087,326	\$ 30,087,326
390-REGIONAL SCHOOLS					
	South Shore Regional Vo-Tech HS	\$ 372,091	\$ 420,095	\$ 420,095	\$ 420,095
52	Total: Regional School Assessment	\$ 372,091	\$ 420,095	\$ 420,095	\$ 420,095
TOTAL EDUCATION		\$ 28,831,630	\$ 30,507,421	\$ 30,507,421	\$ 30,507,421
420-HIGHWAY DEPARTMENT					
53	Total Salaries	\$ 634,357	\$ 670,283	\$ 670,283	\$ 670,283
54	Total Expenses	\$ 290,700	\$ 311,353	\$ 311,353	\$ 311,353
55	Total Snow Removal & Sanding	\$ 259,100	\$ 259,100	\$ 259,100	\$ 259,100
	Total: Highway Department	\$ 1,184,157	\$ 1,240,736	\$ 1,240,736	\$ 1,240,736
421-TREE & GROUNDS DEPARTMENT					
56	Total Salaries	\$ 407,626	\$ 430,134	\$ 430,134	\$ 430,134
57	Total Expenses	\$ 155,400	\$ 162,900	\$ 162,900	\$ 162,900
	Total: Tree & Grounds Department	\$ 563,026	\$ 593,034	\$ 593,034	\$ 593,034
424-STREET LIGHTING					
58	Total: Expenses	\$ 52,500	\$ 52,500	\$ 52,500	\$ 52,500
	Total: Street Lighting	\$ 52,500	\$ 52,500	\$ 52,500	\$ 52,500
450-WATER DEPARTMENT					
59	Total Salaries	\$ 696,420	\$ 725,787	\$ 725,787	\$ 725,787
60	Total Expenses	\$ 745,025	\$ 764,025	\$ 764,025	\$ 764,025
	Total: Water Department	\$ 1,441,445	\$ 1,489,812	\$ 1,489,812	\$ 1,489,812
491-TOWN CEMETERY					
	Total Salaries	\$ -	\$ -	\$ -	\$ -
61	Total Expenses	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
	Total: Town Cemetery	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
TOTAL PUBLIC WORKS (net of Water)		\$ 1,805,183	\$ 1,891,770	\$ 1,891,770	\$ 1,891,770

Line Item to be voted		FY21 Appropriated	FY22 Requested	FY22 Town Administrator Recommends	FY22 Advisory Board Recommends
512-BOARD OF HEALTH					
62	Total Salaries	\$ 120,584	\$ 128,203	\$ 128,203	\$ 128,203
	General Expenses	\$ 42,800	\$ 42,800	\$ 42,800	\$ 42,800
	Solid Waste/Semass Disposal	\$ 1,150,497	\$ 1,178,464	\$ 1,178,464	\$ 1,178,464
63	Total Expenses	\$ 1,193,297	\$ 1,221,264	\$ 1,221,264	\$ 1,221,264
	Total: Board of Health	\$ 1,313,881	\$ 1,349,467	\$ 1,349,467	\$ 1,349,467
541-COUNCIL ON AGING					
64	Total Salaries	\$ 258,773	\$ 285,482	\$ 279,482	\$ 279,482
65	Total Expenses	\$ 28,356	\$ 34,038	\$ 31,638	\$ 31,638
	Total: Council on Aging	\$ 287,129	\$ 319,520	\$ 311,120	\$ 311,120
543-VETERANS SERVICES					
66	Total Salaries	\$ 12,000	\$ 12,000	\$ 15,000	\$ 15,000
67	Total Expenses	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
68	Total Veterans Benefits	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
	Total: Veterans Services	\$ 29,500	\$ 29,500	\$ 32,500	\$ 32,500
TOTAL HEALTH AND HUMAN SERVICES		\$ 1,630,510	\$ 1,698,487	\$ 1,693,087	\$ 1,693,087
610-LIBRARY					
69	Total Salaries	\$ 464,065	\$ 537,583	\$ 534,678	\$ 534,678
70	Total Expenses	\$ 212,850	\$ 228,100	\$ 206,850	\$ 206,850
	Total: Library	\$ 676,915	\$ 765,683	\$ 741,528	\$ 741,528
630-RECREATION DEPARTMENT					
71	Total Salaries	\$ 89,563	\$ 89,495	\$ 89,495	\$ 89,495
72	Total Expenses	\$ 9,500	\$ 15,500	\$ 15,500	\$ 15,500
	Total: Recreation Department	\$ 99,063	\$ 104,995	\$ 104,995	\$ 104,995
691- HISTORICAL COMMISSION					
73	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		\$ 779,978	\$ 874,678	\$ 850,523	\$ 850,523
710-DEBT RETIREMENT					
	Principal - Town	\$ 565,000	\$ 435,000	\$ 435,000	\$ 435,000
	Principal - Water	\$ 155,000	\$ 65,000	\$ 65,000	\$ 65,000
751-INTEREST ON LONG TERM DEBT					
	Interest - Town	\$ 132,823	\$ 115,723	\$ 115,723	\$ 115,723
	Interest - Water	\$ 29,100	\$ 25,800	\$ 25,800	\$ 25,800
752-INTEREST ON SHORT TERM DEBT					
	Interest - Town	\$ -	\$ 78,003	\$ 78,003	\$ 78,003

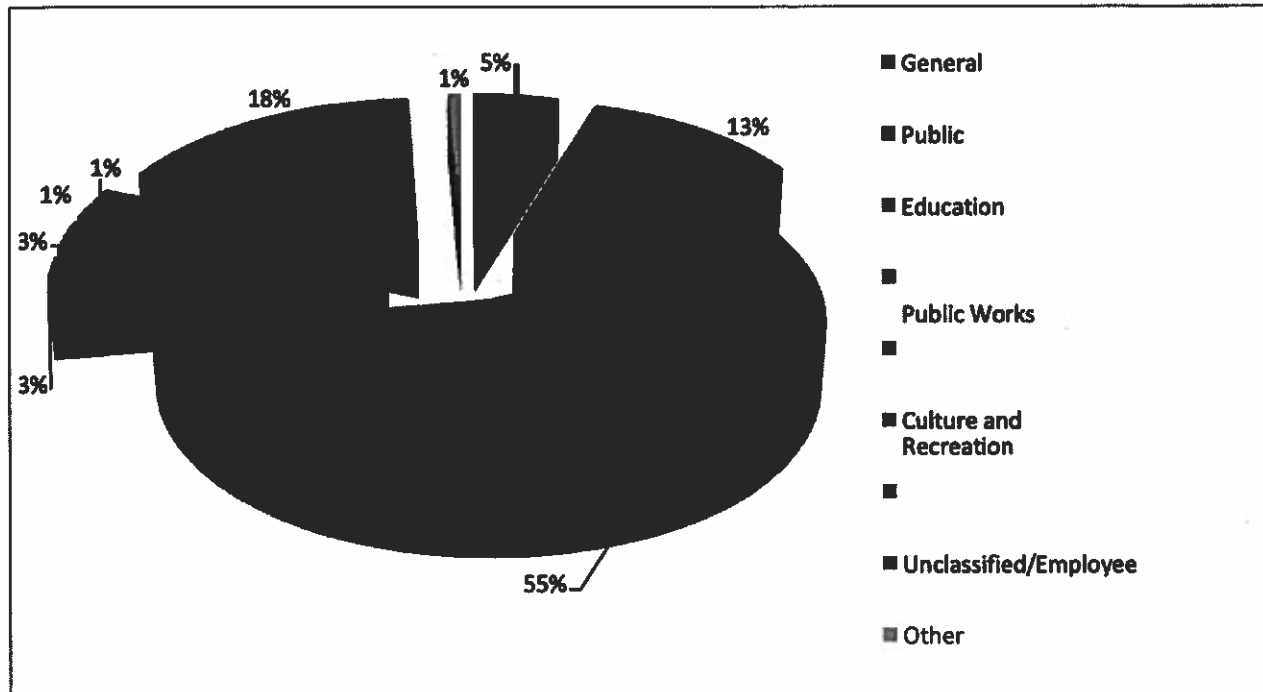
Interest - Water		\$	-	\$	-	\$	-
Line Item to be voted		FY21 Appropriated	FY22 Requested	FY22 Town Administrator Recommends	FY22 Advisory Board Recommends		
74	Total: Under Levy Debt Service	\$ 881,923	\$ 719,526	\$ 719,526	\$ 719,526		
710, 751 - DEBT EXCLUSION							
	Middle School Principal	\$ 865,000	\$ 865,000	\$ 865,000	\$ 865,000		
	Middle School Interest	\$ 108,125	\$ 64,875	\$ 64,875	\$ 64,875		
	Vinal, Cole & High School Principal	\$ 540,000	\$ 530,000	\$ 530,000	\$ 530,000		
	Vinal, Cole & High School Interest	\$ 64,865	\$ 48,665	\$ 48,665	\$ 48,665		
	Police Station Principal	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000		
	Police Station Interest	\$ 113,125	\$ 105,625	\$ 105,625	\$ 105,625		
	Library Principal	\$ 305,000	\$ 305,000	\$ 305,000	\$ 305,000		
	Library Interest	\$ 247,881	\$ 180,625	\$ 180,625	\$ 180,625		
75	Total: Debt Exclusion	\$ 2,493,996	\$ 2,349,790	\$ 2,349,790	\$ 2,349,790		
TOTAL DEBT SERVICE		\$ 3,375,919	\$ 3,069,316	\$ 3,069,316	\$ 3,069,316		
911-PLYMOUTH CTY RETIREMENT FUND							
76	Total: Pension Contributions	\$ 2,816,209	\$ 3,089,469	\$ 3,089,469	\$ 3,089,469		
913-UNEMPLOYMENT COMPENSATION							
77	Total: Unemployment Compensation	\$ 80,000	\$ 50,000	\$ 50,000	\$ 50,000		
914, 915, 916-GROUP INSURANCE							
78	Total: Insurance (Health, Life, Medicare)	\$ 6,476,376	\$ 6,233,000	\$ 6,233,000	\$ 6,233,000		
912, 919, 945-TOWN INSURANCE							
79	Total: (Wrkers Comp, Unclassified, Liability	\$ 438,000	\$ 438,000	\$ 438,000	\$ 438,000		
TOTAL UNCLASSIFIED/EMP BENEFITS		\$ 9,810,585	\$ 9,810,469	\$ 9,810,469	\$ 9,810,469		
990-TRANSFERS							
80	Transfer to OPEB Trust	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000		
81	Transfer to Capital Stabilization Fund	\$ 141,575	\$ 210,672	\$ 210,672	\$ 210,672		
	Total: Transfers Out	\$ 271,575	\$ 340,672	\$ 340,672	\$ 340,672		
TOTAL OTHER FINANCING USES		\$ 271,575	\$ 340,672	\$ 340,672	\$ 340,672		
SUBTOTAL TOWN OPERATING BUDGET		\$ 55,738,013	\$ 58,065,702	\$ 57,889,000	\$ 57,889,000		
	Community Preservation Admin	\$ 67,500	\$ 75,000	\$ 75,000	\$ 75,000		
	Water Department	\$ 1,441,445	\$ 1,489,812	\$ 1,489,812	\$ 1,489,812		
GRAND TOTAL OPERATING BUDGET		\$ 57,246,958	\$ 59,630,514	\$ 59,453,812	\$ 59,453,812		

FY22 BUDGETED REVENUES By Major Category

Levy Limit Prior Year	\$46,571,075	
2.5% Increase	\$1,164,277	
New Growth Estimate	\$250,000	
Total Levy	<u>\$47,985,352</u>	86%
State Aid (Net)	\$3,859,963	7%
Local Receipts	\$3,549,007	6%
Water (Debt, Indirect Costs)	\$467,888	1%
Overlay Surplus	-\$300,000	-1%
Other	\$40,000	0%
Overlay (Use)	<u>\$0</u>	0%
Total Revenue	<u>\$55,602,210</u>	100%



FY22 BUDGETED EXPENDITURES



By Major Category

General Government	\$2,673,905	5%
Public Safety	\$7,051,837	13%
Education	\$30,507,421	55%
Public Works	\$1,891,770	3%
Health and Human Services	\$1,693,087	3%
Culture and Recreation	\$850,523	2%
Debt Service	\$719,526	1%
Unclassified/Employee Benefits	\$9,810,469	18%
Other	\$403,672	1%
Total Expenditures	\$55,602,210	100%

TOWN OF NORWELL FINANCIAL FORECAST FY2022

*debt exclusion - \$2,349,790

TOWN OF NORWELL FINANCIAL FORECAST FY2022

REVENUE

SOURCES:

	FY17 Actual	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Projected	% change
Levy Limit prior year	\$ 38,605,130	\$ 40,086,329	\$ 41,632,142	\$ 43,199,612	\$ 44,672,846	\$ 46,571,075	
Amended Growth	\$ 3,094	\$	\$ 10,038	\$	\$ 96,020	\$	
2.5% Increase	\$ 965,206	\$ 1,002,158	\$ 1,041,055	\$ 1,079,990	\$ 1,119,222	\$ 1,164,277	
Override	\$	\$	\$	\$	\$	\$	
New Growth	\$ 512,899	\$ 543,655	\$ 516,377	\$ 393,244	\$ 682,987	\$ 250,000	
TOTAL LEVY	\$ 40,086,329	\$ 41,632,142	\$ 43,199,612	\$ 44,672,846	\$ 46,571,075	\$ 47,985,352	3.04%
Cherry Sheet/State Aid	\$ 4,700,619	\$ 4,776,075	\$ 4,950,587	\$ 5,265,723	\$ 5,264,510	\$ 5,386,479	2.32%
Local Receipts	\$ 3,668,427	\$ 3,738,000	\$ 3,933,000	\$ 4,036,180	\$ 3,390,180	\$ 3,549,007	4.68%
Water Debt	\$ 294,338	\$ 198,563	\$ 193,825	\$ 188,750	\$ 184,100	\$ 90,800	-50.68%
Water Indirect Costs	\$ 339,583	\$ 302,921	\$ 317,933	\$ 362,379	\$ 376,023	\$ 377,088	0.28%
Overlay Surplus	\$	\$	\$	\$	\$ 200,000	\$	
Sale of Lots Fund	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 25,000	150.00%
Wetlands/Waterways Funds	\$ 16,048	\$ 10,000	\$ 12,500	\$ 16,500	\$ 16,500	\$ 15,000	-9.09%
TOTAL REVENUE	\$ 49,105,344	\$ 50,657,701	\$ 52,617,457	\$ 54,552,378	\$ 56,012,388	\$ 57,428,726	2.53%

USES:

Offsets	\$ 13,172	\$ 13,844	\$ 14,404	\$ 15,224	\$ 15,057	\$ 18,068	20.00%
State and County Charges	\$ 1,229,428	\$ 1,309,913	\$ 1,255,798	\$ 1,364,934	\$ 1,369,642	\$ 1,508,448	10.13%
Overlay	\$ 804,836	\$ 621,600	\$ 713,303	\$ 631,606	\$ 1,361,960	\$ 300,000	
TOTAL USES	\$ 2,047,436	\$ 1,945,357	\$ 1,983,505	\$ 2,011,764	\$ 2,746,659	\$ 1,826,516	-33.50%
NET REVENUE	\$ 47,057,908	\$ 48,712,344	\$ 50,633,952	\$ 52,540,614	\$ 53,265,729	\$ 55,602,210	4.39%
\$ Increase	\$ 2,060,335	\$ 1,654,437	\$ 1,921,608	\$ 1,906,663	\$ 725,115	\$ 1,170,909	
% Increase	4.38%	3.40%	3.80%	3.63%	1.36%	2.11%	

EXPENDITURES:

General Government	\$ 2,215,394	\$ 2,339,747	\$ 2,433,981	\$ 2,523,210	\$ 2,558,084	\$ 2,673,905	4.53%
Public Safety	\$ 5,664,171	\$ 5,903,879	\$ 6,204,845	\$ 6,587,827	\$ 6,674,549	\$ 7,051,837	5.65%
Education	\$ 25,694,019	\$ 26,582,221	\$ 27,528,121	\$ 28,493,894	\$ 28,831,630	\$ 30,507,421	5.81%
Public Works	\$ 1,636,800	\$ 1,704,190	\$ 1,703,575	\$ 1,837,200	\$ 1,805,183	\$ 1,891,770	4.80%
Health and Human Services	\$ 1,414,051	\$ 1,430,710	\$ 1,504,017	\$ 1,588,702	\$ 1,630,510	\$ 1,693,087	3.84%
Culture and Recreation	\$ 680,609	\$ 693,639	\$ 728,361	\$ 753,546	\$ 779,978	\$ 850,523	9.04%
* Debt Service (less exclusion)	\$ 1,216,170	\$ 1,065,417	\$ 1,033,223	\$ 905,123	\$ 881,923	\$ 719,526	-18.41%
Unclassified/Employee Benefit	\$ 8,268,606	\$ 8,807,274	\$ 9,258,309	\$ 9,465,670	\$ 9,810,585	\$ 9,810,469	0.00%
Transfer to OPEB	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000	0.00%
Transfer to Capital Stab Fund	\$	\$	\$ 10,000	\$ 123,025	\$ 141,575	\$ 210,672	48.81%
Articles	\$ 134,000	\$ 55,000	\$ 82,000	\$ 123,000	\$ 3,000	\$ 63,000	
TOTAL EXPENDITURES	\$ 47,053,820	\$ 48,712,077	\$ 50,616,432	\$ 52,531,197	\$ 53,247,017	\$ 55,602,210	4.42%
\$ Increase	\$ 2,064,947	\$ 1,658,257	\$ 1,904,355	\$ 1,914,765	\$ 715,820	\$ 2,355,193	
% Increase	4.39%	3.40%	3.76%	3.65%	1.34%	4.24%	

Excess/Deficit	\$ 4,088	\$ 267	\$ 17,520	\$ 9,417	\$ 18,712	\$ 0	
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*debt exclusion - \$2,349,790

ARTICLE 3: 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.

Requested by the Capital Budget Committee

<i>Project</i>	<i>Amount</i>
<i>Pine St. Fire Repairs</i>	<i>\$30,000</i>
<i>Fire/SSRECC Radio</i>	<i>\$273,000</i>
<i>School Fire Panel</i>	<i>\$60,000</i>
<i>School Kitchen</i>	
<i>Equipment</i>	<i>\$30,000</i>
<i>School NHS</i>	
<i>Bleachers</i>	<i>\$60,000</i>
<i>School Vinal HVAC</i>	<i>\$70,000</i>
<i>School Sparrell</i>	
<i>Doors</i>	<i>\$50,000</i>
<i>School Sparrell Lead</i>	
<i>Paint</i>	<i>\$40,000</i>
<i>School Replace</i>	
<i>Generator</i>	<i>\$50,000</i>
<i>Highway Backhoe</i>	<i>\$98,000</i>
<i>Highway Catch</i>	
<i>Basin Eqpt.</i>	<i>\$157,000</i>
<i>Highway ATV</i>	
<i>Paint/Spray</i>	<i>\$60,000</i>
<i>Highway Tow</i>	
<i>Sweeper</i>	<i>\$32,000</i>
<i>Total</i>	<i>\$1,050,000</i>

The Advisory Board unanimously recommends this article. The \$1,050,000 proposed capital spending addresses needs that were postponed last year as well as those that have been previously identified in the Town's Ten Year Capital Plan.

ARTICLE 4: 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 Board of Selectmen

The Advisory Board unanimously recommends this article. It provides a funding source if collective bargaining agreements are reached during the fiscal year.

ARTICLE 5: 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 Personnel Board

The Advisory Board unanimously recommends this article. It provides a source of funding for salary adjustments for non-union employees during the fiscal year.

ARTICLE 6: To see if the Town will vote to transfer from available funds a sum of money, to be added to the Capital Expenditure 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 Board of Selectmen

The Advisory Board unanimously recommends this article. This continues the Town's practice to add to reserves to address future capital expenses.

ARTICLE 7: 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 M.G.L. Chapter 40 section 5B, or take any other action relative thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article. It adds funds to the Stabilization Fund in accord with the growth of the budget.

ARTICLE 8: To see if the Town will vote to transfer from available funds a sum of money, 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 Board of Selectmen

The Advisory Board unanimously recommends this article. These funds will be added to the meals tax revenues and a budget line that also will be deposited in the Trust.

ARTICLE 9: To see if the Town will vote to raise and appropriate, transfer or otherwise provide a sum of money to repair, replace or otherwise make improvements upon the telephone system in Town Hall, or take any other action related thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article. The telephone system in Town Hall is outdated, fails frequently in inclement weather and requires replacement.

ARTICLE 10: To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws / Part I: Town Government and Administration, **Chapter 4, Appointed Officials, §4-5**, by amending the provisions relating to the appointment of the seven member Capital Budget Committee by deleting the language that is stricken and adding the bolded and underlined language as follows:

§ 4-5 Capital Budget Committee.

A Committee, to be known as the "Capital Budget Committee" shall be established, composed of one member of the Advisory Board, appointed by and from it, ~~one member of the Planning Board, appointed by and from it,~~ and ~~five~~ **six** additional members to be appointed by the Board of Selectmen. The members from the Advisory Board ~~and the Planning Board~~ shall be appointed for **a** one-year terms. Initially, two of the other members shall be appointed for one year, two for two years, and one for three years;

thereafter, each other member shall be appointed for a three-year term. Vacancies shall be filled for unexpired terms by the original appointing authority. The Committee shall annually prepare a Capital Budget Program for use by the Advisory Board, the voters, other Town boards and officials in their deliberations. The Committee shall publish such report or a summary thereof in a suitable manner and deposit the original with the Town Clerk.

or do anything in relation thereto

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article.

ARTICLE 11: To see if the Town will vote to amend the Norwell Town Code, **Chapters 1 to 12, 41 to 45, 61 to 64, 81-82, 301 to 308 (excluding Chapter 201, Zoning)**, by deleting the word "selectmen" each time it appears in said provisions of these Code chapters and inserting the term "select board" in place thereof, and further, deleting the words "board of selectmen", each time it appears, and inserting in place thereof the term "select board", and further, the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof, or do anything in relation thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article. It is one of three articles required to effectuate this change and amends the General Bylaws

ARTICLE 12: To see if the Town will vote to amend the Norwell Town Code, Chapter 201, Zoning, deleting the word "selectmen" each time it appears in said Code and inserting the term "select board" in place thereof, and further, deleting the words "board of selectmen", each time it appears, and inserting in place thereof the term "select board", and further, the Town Clerk be authorized to make clerical, editorial or other adjustments to effectuate the purposes hereof, or do anything in relation thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article. It is the second of three required to effectuate this change and amends the Zoning Bylaws.

ARTICLE 13: To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation in substantially the following form, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition:

Home Rule Petition - Special Legislation Concerning Change Name of Board of Selectmen to "Select Board": An Act Relative to Changing the Name of the Board of Selectmen in the Town of Norwell

Chapter _____ of the acts of 1973, as amended by Chapter ____ of the acts of 2012, is hereby further amended as follows:

SECTION 1. Article 3 of said charter of the town of Norwell is hereby amended by striking out the word "board of selectmen", each time it appears, and inserting in place thereof, in each instance, the following words: "select board."

SECTION 2. Article 4 of said charter of the town of Norwell is hereby amended by striking out the word "selectmen", each time it appears alone, and inserting in place thereof, in each instance, the following words: members of the select board; and further striking out the words "board of selectmen", each time it appears, and inserting in place thereof, in each instance, the following words: select board.

SECTION 3. Article 5 of said charter of the town of Norwell is hereby amended by striking out the word "selectmen", each time it appears alone, and inserting in place thereof, in each instance, the following words: members of the select board; and further striking out the words "board of selectmen", each time it appears, and inserting in place thereof, in each instance, the following words: Select Board.

SECTION 4. This act shall take effect upon its passage.

Or do anything in relation thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article as the third step required to effectuate the change by amending the Town Charter.

ARTICLE 14: To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws / Part I: Town Government and Administration, Chapter 4, Appointed Officials, by deleting from section 4-1 the phrase "Permanent Building Maintenance Committee" and further by deleting in full section 4-11 Permanent Building Maintenance Committee and section 4-12 Permanent Site Committee, leaving sections 4-11 and 4-12 in as place holders in the General Bylaws without any office or committee assigned for a future bylaw amendment to be assigned thereto, or do anything in relation thereto.

Requested by the Board of Selectmen

The Advisory Board unanimously recommends this article. The functions of these committees are now assumed by Town employees or ad hoc committees.

ARTICLE 15: To see if the Town of Norwell will vote to raise and appropriate, transfer or otherwise provide a sum of money for the design, permitting and construction of sidewalks and related improvements under the direction of the Highway Surveyor along a portion of Main Street between Paradise Drive and Central Street, and further that the Town of Norwell, by and through its Board of Selectmen and/or Complete Streets Committee be authorized to apply for and accept any federal or state funds, grants and/or gifts of any kind for this purpose, or take any other action relative thereto.

Requested by the Complete Streets Committee

The Advisory Board unanimously recommends this article in continuance of the Main Street sidewalk project. It is broadly worded to allow work to be commenced to or from the Town Center and to allow acceptance of additional funding should it become available.

ARTICLE 16: To see if the Town will vote to appropriate the sum of \$1,560,000 to be spent under the supervision of the Highway Surveyor, for road repair and resurfacing and related construction and maintenance of Town ways, and for the repair and resurfacing of the Cole Elementary School parking lot and to determine whether this appropriation shall be raised by borrowing or otherwise, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this article. The use of bonding as a funding source for road maintenance is consistent with the Town's Capital Plan. The Town's AAA bond rating and the retirement of debt related to completed projects make this an opportune time to enter the bond market.

ARTICLE 17: To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$250,000, or any other sum, to be expended under the direction of the Highway Surveyor for the purpose of debris removal, design, engineering, temporary facility relocation, construction traffic flow mitigation and/or Highway Yard facility maintenance, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory board unanimously recommends this article.

ARTICLE 18: To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$20,000, or any other sum, to be expended under the direction of the Highway Surveyor for the purpose of complying with the EPA's 2020 MS4 (Municipal Separate Stormwater Sewer System) Stormwater General Permit, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this article.

ARTICLE 19: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow 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 purposes under the provisions of M.G.L. 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 unanimously recommends this article

ARTICLE 20: To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$100,000 or any other sum, to be spent under the direction of the Highway Surveyor for engineering and design, installation, and/or maintenance of drainage in and along town streets and ways, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this article.

ARTICLE 21: To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$25,000, or any other sum, to be expended under the direction of the Highway Surveyor to be expended on signage, equipment and infrastructure related to improving traffic safety as well as related maintenance, or take any other action related thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this article.

ARTICLE 22: To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$30,000, or any other sum, to be spent under the supervision of the Highway Surveyor, for the purchase, manufacture and installation of materials, including but not limited to expenses related to geographic information services mapping and software, to enhance the safety of the Town's public ways, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this article

ARTICLE 23: To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$20,000, or any other sum, to be expended under the direction of the Conservation Commission for the purposes of preserving Jacobs Pond by managing and removing noxious and invasive weeds, or take any other action relative thereto.

Requested by the Conservation Commission

The Advisory Board unanimously recommends this article. This maintenance activity was not performed last year due to the pandemic and as a result it is a more pressing need this year.

ARTICLE 24: To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide the sum of \$61,000, or any other sum, to be expended under the direction of the Conservation Commission for the purposes of demolition and removal of the Stony Brook cottage, or take any other action relative thereto,

Requested by the Conservation Commission

The Advisory Board unanimously recommends this article. It was also approved last year but withdrawn due to the pandemic. The demolition will remedy a hazardous condition and will allow for the enhancement of a conservation area.

ARTICLE 25: To see if the Town will vote to authorize the Board of Selectmen to transfer care, custody and control of a parcel of land situated on Lincoln Street, consisting of approximately 8.3 acres of land in a deed recorded at the Plymouth County Registry of Deeds in Book 50061 Page 282 depicted on a plan dated January 5, 2020 on file with the Town Clerk, from the Board of Selectmen, as deeded, to the Community Housing Trust, for the purpose of creating affordable housing, or take any other action relative thereto.

Requested by the Community Housing Trust

The Advisory Board voted 5-4 against this article. The majority of the Board felt that proposed development did not adequately address neighbors' concerns and that alternative sites should be considered. Board members supporting the article felt that there were ample opportunities for the neighbors' concerns to be addressed through the design and permitting phases and that the proposal was in line with the Town's Housing Production plan to intersperse affordable housing throughout the community.

ARTICLE 26: To see if the Town will vote to authorize and direct the Board of Selectmen to transfer the care, custody, maintenance and control of 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 5.93 acres to the Conservation Commission, to be held for conservation, passive recreation and/or historic preservation purposes in perpetuity, and to authorize and direct the Board of Selectmen to request Town Counsel to prepare the appropriate documents for recording to transfer care to the Commission, in the deed, or take any action relative thereto.

Requested by Petition

The Advisory Board initially voted 5-4 against this article. The majority of the Board felt the unanimous vote of the 2004 Town Meeting to make the parcels available for affordable housing should be followed and the proposal is in line with the Town's plan to distribute affordable housing throughout the community. Board members supporting the article felt that the parcels would be more appropriately devoted to

conservation and the Town should seek alternative sites for affordable housing. In order to ensure fair consideration of the conservation potential for the parcels, the Board voted to reconsider their original vote and invite the Conservation Commission to provide their input. That meeting will occur after the warrant goes to print and the Advisory Board will report their recommendation at Town Meeting.

ARTICLE 27: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$14,000 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 for open space preservation, for the purpose of purchasing Geographic Information Systems (GIS) mapping program and establish efficient land management practices, data analysis, mapping and cataloguing; or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 28: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$8,000 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, for recreation, restoration and rehabilitation purposes, by installing new wood walking platforms/boardwalk within a wetland area and bridge over a stream bed at the Stetson Meadow and Hatch lots; or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 29: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$55,000 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, for recreation, restoration and rehabilitation purposes, to expand and upgrade the Donovan Field Parking Lot adding 2 Veteran spots, 1 Handicap spot and 14 additional parking spots, to promote safe access to trails for pedestrians; or to take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 30: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$26,000 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, for recreation, restoration and rehabilitation purposes, to rehabilitate the Woodland Trails for continued public use; or to take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 31: To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$300,000.00 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, for recreation, restoration and rehabilitation purposes, to complete the wood foot bridge connection from Forest Street over Town owned land to River Street, to promote safe access; or to take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends this article.

ARTICLE 32: To see if the Town will vote to raise and appropriate, or transfer from available funds the sum of \$100,000 or any other sum from Community Preservation Funds, based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for the acquisition, creation, preservation and support of community housing to the Norwell Community Housing Trust; or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board voted 6-3 to recommend the funding of the article at \$100,000; the amount the Community Housing Trust had originally requested.

ARTICLE 33: To see if the Town will vote, pursuant to Massachusetts General Laws, Chapter 44B, to reserve from Community Preservation Fund FY2022 revenues the sum of \$150,000 for the creation, preservation and support of affordable housing; to reserve the sum of \$150,000 from Community Preservation Fund FY2022 revenues for the acquisition, preservation and restoration of historic resources; and to reserve the sum of \$150,000 of money from the Community Preservation Fund FY2022 revenues 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 unanimously recommends this article.

ARTICLE 34: To see if the Town will vote to place a question on the ballot for the next regularly scheduled election, pertaining to the revocation of the Community Preservation Act, Chapter 44B of the Massachusetts General Laws to read as follows:

Shall the Town of Norwell vote to (1) revoke (effective Fiscal Year 2022) Article 28 of the Norwell Annual Town Meeting held on May 15, 2001 and reject sections 3 to 7, inclusive, of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, that established a dedicated funding source to acquire, create and preserve open space, historic resources, land for recreational use and community housing; thereby removing the surcharge of 3 per cent (3%) on the annual real estate tax levy on real property which has been utilized in Norwell, together with matching funds from the Massachusetts Community Preservation Trust Fund, to fund the Community Preservation Act projects – which surcharge excluded (a) the first \$100,000.00 of value of each taxable parcel of residential real property and (b) property owned and occupied by any person who qualifies for low income housing or low or moderate income senior housing – and (2) revoke (effective Fiscal Year 2022) Article 31 of the Norwell Town Meeting held on May 13, 2002 removing the need for the Community Preservation Committee that makes recommendations on the use of the Community Preservation Act funds to Town Meeting, and further to submit for revocation, if approved by the Town Meeting, for acceptance by the voters of the Town of Norwell at the next qualifying Town or State Election or take any other action in relation thereto?

Requested by Petition

The Advisory Board voted unanimously not to recommend this article.

ARTICLE 35: To see if the Town will vote to reduce the amount of the Community Preservation surcharge of real property from three percent (3%) of the annual levy against real property commencing in fiscal year 2022 and place a question on the ballot for the next regularly scheduled town or state election pertaining to the reduction of the

Community Preservation surcharge, previously adopted:

Shall the Town of Norwell vote to amend certain provisions of the Acceptance by the Town of the Community Preservation Act, known as Chapter 44B of Massachusetts General Laws, as adopted by the Town through Article 28 of the Norwell Annual Town Meeting held on May 15, 2001, by reducing the surcharge from three per cent (3%) to one per cent (1%) and further to submit such reduction of surcharge, if approved by the Town Meeting, for acceptance by the voters of the Town of Norwell at the next qualifying Town or State election, or take any action relative thereto.

Requested by Petition

The Advisory Board voted 5-3 to not recommend this article.

ARTICLE 36: To see if the Town will vote to request that the Norwell Board of Selectmen place a non-binding question 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 the 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?

Or take any other action related thereto.

Requested by Petition

The Advisory Board voted unanimously to not recommend this article.

ARTICLE 37: To see if the Town will vote to amend the Norwell Town Code, **Chapter 45 Police Department, Article III**, by adding a new section 45-19 as follows:

§45-19 Ban on the Sale of Alcoholic Beverages in Certain Containers.

The retail sale of alcoholic beverages in containers less than or equal to 100 milliliters is prohibited within the Town of Norwell,

or take any action relative thereto

Requested by the Board of Selectmen

The Advisory Board voted 6-3 not to recommend this article. While acknowledging the merit of reducing alcohol abuse and pollution through the proposed ban, the majority of the Board felt that banning the sale of nips only in Norwell would be ineffective and place Norwell businesses at a disadvantage.

ARTICLE 38: To see if the Town will vote to amend its Zoning Bylaws by adding the following new language:

- (1) §201-1.2 – **Definitions**; and,
- (2) §201-24 – **Village Overlay District**

by making the amendments indicated below. Sections to be removed are indicated by ~~strikethrough~~ and new sections proposed to be included in the bylaw are *italicized and underlined*.

Some sections of the code have been retained but relocated and others have been renumbered. These changes are not indicated, but are incorporated into the language below.

§ 201-1.2 **Definitions** by adding the following:

AFFORDABLE DWELLING UNIT

A DWELLING UNIT the value of which is determined by the Massachusetts Department of Housing and Community Development (DHCD) to be affordable by a low income or moderate income family and thus to be included in DHCD's Subsidized Housing Inventory of low income or moderate income housing DWELLING UNITS for the purposes of compliance with the provisions of Massachusetts General Laws Chapter 40B, §§ 20-23.

QUALIFIED AFFORDABLE HOUSING PURCHASERS

An individual or family with household incomes that do not exceed 80% of the Area Median Income (this shall be referred to as "moderate income") or 50% of the Area Median Income (this shall be referred to as "low income"), with adjustments for household size, as reported by the most recent information from the United States Department of Housing and Urban Development and/or DHCD.

§ 201-24.1 Purpose.

The purpose of the Village Overlay District (VOD) is to:

- A. Provide dwelling units for occupancy by individuals 55 years of age or older; and
- B. Provide for mixed and diverse varieties of housing, including affordable housing;

and

- C. Provide for residential development in a manner that conserves environmental features, woodlands, wet areas, open space, areas of scenic beauty, views and vistas.

§ 201-24.2 Applicability.

The VOD shall be construed as an overlay district. All requirements of the underlying zoning district(s) shall remain in full force and effect, except where the requirements of the VOD are more restrictive or provide for uses or structures not otherwise available in the underlying district; in such cases, the requirements of the VOD may supersede the underlying zoning regulations upon the issuance of a special permit from the Planning Board.

§ 201-24.3 Land included as follows:

The VOD shall include all land ~~designated by a two-thirds vote of Town Meeting as within the district, all pursuant to MGL c. 40A, § 5~~ within Residential District A.

§ 201-24.4 Definitions.

APPLICANT

The person or persons, including a corporation or other legal entity, who apply for issuance of a special permit for construction of a Village Residential Development (VRD) hereunder. The applicant must own, or be the beneficial owner of, all the land included in the proposed VRD, or have authority from the owner(s) to act for him or 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.

BEDROOM

A separate room in a dwelling unit intended for, or which customarily could be used for, sleeping.

BUFFER

An area within a VRD adjacent to its boundaries, streams and ponds, which may not be cleared, cut, developed or otherwise disturbed except as provided herein.

DEVELOPMENT SCHEDULE

A schedule showing the order and timing of construction and the sequence of the improvements to be built or furnished in the VRD site, separated into stages where applicable.

REGULATIONS

The rules and regulations of the Planning Board.

UPLAND

All land not defined as wet areas.

VILLAGE RESIDENTIAL DEVELOPMENT (VRD)

A combination of single-family dwellings and permissible accessory uses authorized by special permit from the Planning Board as set forth herein.

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.

§ 201-24.5 Use restrictions.

A VRD, 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. Attached or detached dwelling units owned and occupied by persons aged 55 and over; provided, however, that one spouse may be under 55.
- B. Structures and uses accessory to the use set forth above, including community buildings serving the residents of the VRD; recreational facilities; underground utilities located on a lot not serving the dwelling units; and roadways.

§ 201-24.6 Application for special permit.

An application for a special permit for construction of a VRD within the VOD shall be submitted to the Planning Board on forms furnished by the Planning Board, accompanied by the filing fee determined in accordance with the Planning Board's rules and regulations, the following information and data, and a development plan as described below:

- A. All of the information required for site plan approval pursuant to § 201-3.4B herein.
- B. The name(s) and address(es) of the applicant and all legal and beneficial owners of the site; copies of all instruments, options, contracts or encumbrances affecting ownership of the development site; and an instrument executed by all persons owning property within the site consenting to the development of the subject property, as applied for.
- C. A proposed development schedule showing the beginning of construction, the rate of construction and development, including stages, if applicable, and the estimated date of completion.
- D. A narrative report prepared by qualified professionals, detailing the impact of the development on the Town's capacity to furnish services, including, but not limited to, roads, water and sanitation.
- E. Information regarding the number and kind of dwelling units and other structures proposed, their design, their location, the number of bedrooms planned, the sale prices and fees anticipated and population projections pertaining thereto.

- F. Areas to be set aside for building structures, parking areas and conservation and recreation easements.
- G. Information pertaining to any organization which the applicant proposes to form where the development is to be a condominium development.
- H. Copies of all proposed deed restrictions to assure resale at affordable prices and the right of first refusal in favor of the Town for dwelling units to be sold at affordable prices, if applicable.
- I. Any and all 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.

§ 201-24.7 Standards as follows:

In order to be eligible for consideration for a special permit to construct a VRD pursuant to this article, a proposed VRD shall meet all of the following standards:

- A. Qualifying area. The VRD site shall be located within the VOD and shall contain at least ~~40~~ 10 contiguous upland acres, including at least ~~one~~ five-sixths (5/6) of an acre of upland for each dwelling unit proposed.
- B. Density bonus. A dwelling unit density bonus of twenty (20) percent shall be permissible for a proposed VRD.
- C. Open space requirement. At least 50% of all upland contained within the VRD site shall be open space, which shall be left in its natural vegetated state.
- D. Buffer. A buffer area of 175 feet shall be provided at the perimeter of the VRD site where it abuts residentially zoned or occupied properties sufficient to substantially limit the visibility of the VRD from outside its perimeter; provided, however, the buffer may be reduced to not less than 50 feet upon a finding by the Planning Board that suitable screening can be provided. No vegetation in this buffer area will be disturbed, destroyed or removed, except for normal maintenance, and provided, however, that structures or buildings may be located within the buffer area upon approval of the Planning Board with the issuance of a special permit. Underground planting may be added.
- E. Roadways and paths. Where intended for dedication and acceptance by the Town of Norwell, the principal roadway(s) serving the site shall be designed to conform to the standards of the Planning Board's Subdivision Regulations and any other standards of the Town of Norwell. Private ways shall be adequate for intended vehicular and pedestrian traffic and shall be maintained by an association of unit owners or by the applicant. Paths for the use of residents shall be attractively designed with proper regard for convenience, separation of vehicular, bicycle and pedestrian traffic, and access to the amenities and facilities on the site and to paths on adjacent sites.

- F. **Parking.** The applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces.
- G. **Surface drainage.** The surface drainage system shall be designed in accordance with the Subdivision Regulations of the Planning Board, the rules and regulations of the Permanent Drainage Study Committee and the DEP's Stormwater Management Policy and Design Guidelines as amended.
- H. **Utilities.** All electric, gas, telephone and water distribution lines shall be placed underground.
- I. **Dwelling unit.** The development of one or more dwelling units on a lot or lots shall be permitted in an application to construct a VRD. Dwelling units may be situated on any common or individual lot consistent with the overall design objectives of the VOD; provided, however, that such dwelling units shall comply with the provisions of the State Sanitary Code, 310 CMR 15.00, any other applicable state regulations and with the rules of the Norwell Board of Health.

§ 201-24.8 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 VOD and to evaluate compliance with the special permit.

§ 201-24.9 Affordable units as follows:

~~The applicant is encouraged to provide dwelling units at prices affordable to persons or families of low or moderate income. Such affordable dwelling units shall be integrated into the overall development so as to prevent the physical segregation of such units and shall otherwise be indistinguishable in all respects, including but not limited to materials, size and design, from comparable market price units.~~

- A. At least ten percent of the DWELLING UNITS shall be priced for QUALIFIED AFFORDABLE HOUSING PURCHASERS. Where this calculation results in a fraction, the value shall be rounded up to the nearest integer value.
- B. The mix of AFFORDABLE DWELLING UNITS and market rate housing built in any one year shall be equivalent to the overall mix for the entire VRD, or as otherwise determined by the Planning Board.
- C. Deed restrictions, acceptable to the Town, and established in accordance with the standards of DHCD shall be placed on the appropriate property to ensure that AFFORDABLE HOUSING UNITS created under this article remain AFFORDABLE HOUSING UNITS in perpetuity, or for as long a period as is allowed by law.
- D. DWELLING UNITS shall be considered as part of a single development if located either on a single parcel or contiguous parcels of land which have been in the same ownership at any time subsequent to the adoption of this zoning amendment.

- E. Inclusion of Affordable Housing Regulations – the Planning Board shall adopt and maintain a set of regulations that contains the necessary policies, procedures, and requirements to implement the provisions of this article.
- F. AFFORDABLE DWELLING UNITS shall be situated within the VRD so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.
- G. AFFORDABLE DWELLING UNITS shall be integrated with the rest of the VRD and shall be compatible in design, appearance, construction, and quality of materials with other units to the extent that such regulation is not inconsistent with Massachusetts General Law Chapter 40A, Section 3. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market rate units.
- H. With the approval of the Planning Board, as an alternative to the requirements of §201-24.9(F), an Applicant may develop, construct or otherwise provide AFFORDABLE DWELLING UNITS equivalent to those required by §201-24.9(A) off-site but within the Town. To the maximum extent practicable, all requirements that apply to on-site AFFORDABLE DWELLING UNITS shall apply to off-site AFFORDABLE DWELLING UNITS. The Planning Board's approval of the location of the off-site units shall be an integral element of the Special Permit review and approval process.
- I. Each AFFORDABLE DWELLING UNIT created in accordance with this article shall be subject to an affordable housing restriction and a regulatory agreement in a form acceptable to the Planning Board. The regulatory agreement shall be consistent with any applicable guidelines issued by DHCD, and shall ensure that AFFORDABLE DWELLING UNITS can be counted toward the Town's Subsidized Housing Inventory. The regulatory agreement shall also address all applicable restrictions in §201-24.9(J) below. The special permit shall not take effect until the restriction, the regulatory agreement, and the special permit have been recorded at the Registry of Deeds, and a copy provided to the Planning Board and the Building Inspector/Zoning Enforcement Officer.
- J. Each AFFORDABLE DWELLING UNIT shall have limitations governing its resale through the use of a regulatory agreement, (§201-24.9(I) above). The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale controls shall be established through a restriction on the property, and shall be in force in perpetuity.
 - (1) Resale price. Sales subsequent to the initial sale to a QUALIFIED AFFORDABLE HOUSING PURCHASER shall include the initial discount rate

between the sale price and the unit's appraised value at the time of resale. This percentage shall be recorded as part of the restriction on the property noted in §201-24.9(I) above.

- (2) Right of first refusal to purchase. The purchaser of an AFFORDABLE DWELLING UNIT developed as a result of this article shall agree to execute a deed rider prepared by the Town, consistent with model riders prepared by DHCD, granting, among other things, the Town's right of first refusal to purchase the property in the event that no subsequent QUALIFIED AFFORDABLE HOUSING PURCHASER offers to purchase the unit.
- (3) The Planning Board shall require, as a condition for special permit under this article, that the Applicant comply with the mandatory set-asides and accompanying restrictions on affordability, including the execution of the deed rider noted in §201-24.9(I) and §201-24.9(J) above. The Building Inspector/Zoning Enforcement Officer shall not issue an occupancy permit for any AFFORDABLE DWELLING UNIT until the deed restriction is recorded.

§ 201-24.10 Grant of special permit.

The Planning Board by affirmative vote of 4/5 of its members present and voting may grant a special permit for a VRD upon finding that the proposed VRD complies with the requirements of this article. The Planning Board shall not grant a special permit unless it determines that all criteria set forth in § 201-3.3B herein are satisfied. 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.

§ 201-24.11 Expiration of special permit.

Special permits shall lapse in accordance with § 201-3.3E herein.

§ 201-24.12 Public hearing.

Special permits shall only be issued following public hearings held in accordance with § 201-3.3C herein.

§ 201-24.13 Modification.

No structure created within the VRD shall be externally enlarged by more than 200 square feet and no use changed or expanded in the ground except upon approval of the Planning Board and subject to the provisions of §§ 201-24.4 through 201-24.12.

Requested by the Board of Selectmen and the Planning Board

The Advisory Board unanimously recommended this article.

ARTICLE 39: To see if the Town will vote to amend Norwell Town Code, Division 3: Zoning Bylaw Part 4 Special Regulations, Article 201-1.2 Definitions and 201-18 Floodplain, Watershed and Wetlands Protection District or take any other action relative thereto. By adding the following new language:

(3) §201-1.2 – **Definitions**; and,

(4) §201-18 – **Floodplain, Watershed and Wetlands Protection District**

by making the amendments indicated below. Sections to be removed are indicated by ~~striketrough~~ and new sections proposed to be included in the bylaw are italicized and underlined.

Some sections of the code have been retained but relocated and others have been renumbered. These changes are not indicated, but are incorporated into the language below.

§ 201-1.2 **Definitions** by adding the following:

DEVELOPMENT

means, for floodplain management purposes, any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP

means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY

The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE

means, for floodplain management purposes, a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The

term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE

means, for floodplain management purposes, the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE

means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior; or,
 - (2) Directly by the Secretary of the Interior in states without approved programs. [US Code of Federal Regulations, Title 44, Part 59]

CONSTRUCTION, NEW

Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

NEW CONSTRUCTION

See "CONSTRUCTION, NEW"

RECREATIONAL VEHICLE

See "VEHICLE, RECREATIONAL"

REGULATORY FLOODWAY

see "FLOODWAY"

SPECIAL FLOOD HAZARD AREA

The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION

The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE

means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION

When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the

entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE

means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VEHICLE, RECREATIONAL

means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION

means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b) (5), (c) (4), (c) (10), (d)(3), (e)(2), (e)(4), or (e) (5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONES, FLOOD

ZONE A as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means an area of special flood hazard without water surface elevations determined

ZONE A1-30 and ZONE AE as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means area of special flood hazard with water surface elevations determined

ZONE AH as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined

ZONE AO as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

ZONE A99 as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

ZONES B, C, AND X as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means areas of minimal or moderate flood hazards or areas of future-conditions flood hazard. (Zone X replaces Zones B and C on new and revised maps.)

ZONE V as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means area of special flood hazards without water surface elevations determined, and with velocity, that is inundated by tidal floods (coastal high hazard area)

ZONE V1-30 and ZONE VE (for new and revised maps) as defined in the US Code of Federal Regulations, Title 44, Part 64.3., means area of special flood hazards, with water surface elevations determined and with velocity, that is inundated by tidal floods (coastal high hazard area)

§ 201-18.1 Designation of district 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 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 25023C0092J, 25023C0092K, 25023C0094J, 25023C0094K, 25023C0103J, 25023C0103K, 25023C0104J, 25023C0104K, 25023C0108L, 25023C0111J, 25023C0111K, 25023C0112J, 25023C0112K, 25023C0113J, 25023C0113K, 25023C0114J, 25023C0114K, 25023C0116J, 25023C0116K, 25023C0118J, 25023C0117L, 25023C0118K, 25023C0206J, 25023C0206K and 25023C0207J, 25023C0207K dated July 17, 2012 July 6, 2021, and panel numbers 25023C0108K, 25023C0117K and 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 November 4, 2016 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. [Amended 5-8-2017 ATM, Art. 30]

- B. ~~Floodplain, Watershed and Wetlands Protection District (the "district")~~ *The District* shall be considered to be superimposed over any other district established by this Zoning Bylaw. All land in the district is subject to the regulations set forth in this article. In unnumbered A Zones of the Flood Insurance Rate Maps, the Building Inspector/Zoning Enforcement Officer shall require the applicant to provide the best available one-hundred-year flood elevation data available from federal, state, local or other source for requiring new structures and substantial improvements to existing structures to meet the elevation and floodproofing standards of the Massachusetts State Building Code.
- C. The floodplain management regulations found in this District shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

§ 201-18.2 **Compliance with state and federal regulations** as follows:

- A. All development in the district *District* including structural and nonstructural activities whether permitted by right or by special permit must be in compliance with the following:
- (1) Section of the Massachusetts State Building Code (780 CMR) which addresses floodplain and coastal high-hazard areas.
 - (2) 310 CMR 10.00, Wetlands Protection, Department of Environmental Protection.
 - (3) 310 CMR 13.00, Inlands Wetlands Restriction, DEP.
 - (4) Title 5, minimum requirements for the subsurface disposal of sanitary sewage, Department of Environmental Protection.
- B. All subdivision proposals and development proposals in the District shall be designed and reviewed to assure that:
- (1) Such proposals minimize flood damage;
 - (2) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and,
 - (3) Adequate drainage is provided to reduce exposure to flood hazards.
- C. All property within the floodplain as delineated on Norwell's Flood Insurance Rate Maps (FIRM) is subject to the provisions of the National Flood Insurance Program (NFIP).

§ 201-18.3 **Purpose** as follows:

The purposes of this article, in addition to the purposes enumerated in § 201-1.1 of the Zoning Bylaw, are:

- A. To ensure public safety through reducing the threats to life and personal injury;
- B. To eliminate new hazards to emergency response officials;
- C. To prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;
- D. To avoid the loss of utility services which if damaged by flooding would disrupt or

shut down the utility network and impact regions of the community beyond the site of flooding;

- E. To eliminate costs associated with the response and cleanup of flooding conditions;
- F. To reduce damage to public and private property resulting from flooding waters;
- G. To provide the lands in the Town subject to seasonal and/or periodic flooding shall not be used for residential or other purposes in such a manner as to endanger the public health, safety and general welfare of inhabitants thereof.
- H. To protect, preserve and maintain the water table and water recharge areas within the Town, so as to preserve the present and potential water supplies for the public health and safety of the inhabitants of the Town of Norwell.
- I. To assure the continuation of the natural flow pattern of the watercourses within the Town in order to provide adequate and safe floodwater storage capacity to protect persons and provide against the hazards of floodwater inundation.

§ 201-18.4 **Administration** as follows:

- A. The Town of Norwell hereby designates the position of Building Inspector/Zoning Enforcement Officer to be the official floodplain administrator for the Town.
- B. Whenever an application is made for a building which the Building Inspector/Zoning Enforcement Officer believes may involve the use of land in the district District, he shall determine, by any means at his disposal, whether the parcel identified in the application lies within the district District.
- C. In order to expedite this determination, the Building Inspector/Zoning Enforcement Officer shall at his request be provided by the applicant a complete topographic plan of the area proposed for use prepared by a registered professional engineer or registered land surveyor showing elevations of the land, contours at one-foot intervals to the same base and scale as that on the Floodplain, Watershed and Wetlands Protection District maps of the Town, and showing all pertinent information including existing brooks, streams, river and areas of ponding, the extent and depth of proposed excavation and/or filling and limits of other proposed construction and/or appurtenant work.
- D. In case of a building permit for an interior improvement to a building or structure, the foregoing overall topographic plan shall not be required. **[Amended 5-6-2019 ATM, Art. 30]**
- E. In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

By adding **§ 201-18.5 Permits required** as follows:

- A. The Town requires a permit for all proposed construction or other development in the District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.
- B. The Town's permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the District. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.

§ 201-18.6 Permitted uses.

The following uses are permitted as a matter of right in the districts subject to the provisions of this Zoning Bylaw applicable to the underlying zoning districts in which said district is located and provided such uses do not permanently and significantly derogate from the purpose of this article:

- A. Proper operation and maintenance of dams and other water control devices for drainage or flood control.
- B. Temporary alteration of water level for emergency or maintenance.
- C. Appropriate governmental use, including water and sewerage works, pumping stations and river and stream clearance.
- D. Conservation of soil and plants and wildlife management.
- E. Outdoor recreation including play areas, nature study, boating, foot, bicycle and horse paths and bridges, fishing and hunting where otherwise legally permitted but excluding buildings and structures therefor. **[Amended 5-6-2019 ATM, Art. 30]**
- F. Uses and interior improvements of buildings or structures lawfully existing prior to adoption of this article or for which a building permit has been issued prior to adoption of this article.
- G. Forestry, grazing, farming, nurseries and truck gardening.
- H. Accessory uses to any of the above permitted uses.

§ 201-18.7 Special permits.

- A. Schedule of special permit uses. Where otherwise legally permitted by the provisions of this Zoning Bylaw applicable to the underlying districts in which the district District is located, and subject to such special conditions and safeguards as the Board of Appeals deems necessary to fulfill the purpose of this article, the

following uses are permitted by special permit granted by the Board of Appeals in accordance with the provisions of Subsection B:

- (1) Foot bridges, plank walks, duck walks and private boat landings.
- (2) Golf courses.
- (3) Temporary storage of materials or equipment.
- (4) Dams, excavation or changes in watercourses to create ponds or pools for swimming, fishing or other recreational or agricultural use, scenic features or for improvements consistent with the purposes of this article.
- (5) Appropriate driveways and roads when alternative means of access are impractical.
- (6) Repair, rebuilding, modification, enlargement or exterior alteration of existing structures, which will be subject to the substantial improvement provisions of the Massachusetts State Building Code.

B. Considerations. In hearing an application for a special permit hereunder, the Board of Appeals shall consider, in addition to any other factors said Board deems pertinent, the following factors:

- (1) Geographic location of proposed structures and security of access thereto during flooding.
- (2) Foundation elevations and security of foundations during flooding.
- (3) Disposal and containment of sewage during flooding.
- (4) In Zone AE, along watercourses within the Town of Norwell that have a regulatory floodway designated on the Plymouth County 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.
- (5) Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or five acres, whichever is the lesser, within unnumbered A Zones in order to assure that:
 - (a) Such proposals minimize flood damage;
 - (b) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
 - (c) Adequate drainage is provided to reduce exposure to flood hazards.
- (6) In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available federal, state, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

C. Criteria for approval. Whenever the Board of Appeals is authorized to issue a special permit for a use under this article, said Board shall assure that such use shall be consistent with the purposes of this article and will:

- (1) Not produce unsuitable development in marshes, bogs and ponds or along watercourses or in areas subject to flooding;
- (2) Protect and preserve the inland marshes, bogs, ponds and watercourses and their adjoining wetlands in order to safeguard the purity of inland and tidal

waters for the propagation and protection of marine life and for recreational purposes;

- (3) Conserve the value of lands and existing buildings;
- (4) Facilitate the adequate protection of provision of a water supply through preservation and maintenance of the groundwater table; and
- (5) Encourage the most appropriate use of the land.

§ 201-18.8 Prohibited uses.

- A. Except as provided in § 201-18.4, no building, wall, dam or other structure shall be created, constructed, altered, enlarged or otherwise created or moved in the district District for any purpose.
- B. No dumping, filling, excavating or transferring of any material which will reduce or impair natural water storage or recharge capacity of any land within the district District or interfere with the natural flow patterns of any watercourse within the district District shall be permitted.

By adding **§ 201-18.9 Variances to building code floodplain standards** as follows:

- A. The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.
- B. The Town shall also issue a letter to the property Owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.
- C. Such notification shall be maintained with the record of all variance actions for the referenced development in the District.

By adding **§ 201-18.10 Variances to local zoning bylaws related to community compliance with the National Flood Insurance Program (NFIP)** as follows:

A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

By adding **§ 201-18.11 Submission of new technical data** as follows:

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town shall, within six (6) months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

- A. FEMA Region I Risk Analyst Branch Chief
99 High Street, 6th Floor
Boston, MA 02110

And copy of notification to:

- B. NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104

§ 201-18.12 Notification of watercourse alteration.

[Amended 5-6-2019 ATM, Art. 30]

The Building Inspector/Zoning Enforcement Officer shall notify, in a riverine situation, the following of any alteration or relocation of a watercourse:

- A. Adjacent communities, especially upstream and downstream.
- B. Bordering states stations (optional).
- C. NFIP State Coordinator.
Massachusetts Department of Conservation and Recreation
251 Causeway Street, 8th Floor Suite 600-700
Boston, MA 02114-2104
- D. NFIP Program Specialist.
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

By adding **§ 201-18.13 Floodway encroachment** as follows:

- A. In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- B. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's/City's FIRM or Flood Boundary & Floodway Map (choose map which delineates floodways for your community) 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.

By adding § 201-18.14 AO and AH zones drainage requirements as follows:

- A. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

By adding § 201-18.15 Recreational vehicles as follows:

- A. In A1-30, AH, 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.

By adding § 201-18.16 Protection of dunes as follows:

- A. Alteration of sand dunes is prohibited when the alteration would increase potential flood damage.

By adding §201-18.17 Disclaimer of liability as follows:

- A. The degree of flood protection required by this Bylaw is considered reasonable, but does not imply total flood protection.

By adding §201-18.18 Severability as follows:

- A. If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

Requested by the Planning Board

The Advisory Board unanimously recommends this article.

ARTICLE 40: To see if the Town will vote to amend Norwell Town Code Divison 3 Zoning Bylaw Section 201 Article 16 Stormwater Management, by deleting § 201-16 from the Zoning Bylaw (Chapter 201) in its entirety or take any other action relative thereto.

Requested by the Planning Board

The Advisory Board unanimously recommends this article. At the 2020 Annual Town Meeting Stormwater Management was relocated to the General Bylaws and placed under the jurisdiction of the Conservation Commission. The deletion of this language from the Zoning Bylaws will remove any ambiguity regarding jurisdiction.

ARTICLE 41: To see if the Town will vote to approve the \$18,960,537 indebtedness authorized by the Regional District School Committee of the South Shore Regional Vocational School District to pay costs of remodeling and making extraordinary repairs of the South Shore Regional Vocational Technical High School, including the payment of all costs incidental and related thereto, as more fully described in the District's 2018 Facilities Master Plan, the District shall not borrow or expend any balance of this amount without the prior approval of the District's member towns in accordance with the provisions of G.L. c. 71 section 16(d), or take any other action relative thereto.

Requested by the South Shore Vocational Regional District School Committee

The Advisory Board will give its recommendation at Town Meeting. Norwell's share of the proposed debt would be proportionate to the number of students who attend SSRVT, and would therefore the Town would be responsible for approximately 3.12% of the total debt.

ARTICLE 42: To see if the Town will vote to appropriate from available funds (Water Department Surplus Revenue) the sum of \$200,000 or any other sum to be expended under the direction of the Board of Water Commissioners for the purpose of conducting water system facilities upgrades and maintenance, including pilot studies of water treatment techniques, or take any action relative thereto.

Requested by the Board of Water Commissioners

The Advisory Board unanimously recommends this article.

ARTICLE 43: To see if the Town will vote to meet its obligations for the compensation schedule under the Town's Personnel Plan, by amending the following positions or take any other action relative thereto

- 1) Position Title Change Library Circulation Assistant to Library Associate, from Grade 5 to Grade 6;

Requested by the Personnel Board

The Advisory Board unanimously recommends this article.

ARTICLE 44: To see if the Town will vote to approve the updates and modifications recommended by the Personnel Board for Fiscal Year 2022 to the Classification Plan as described in the schedules entitled Non-Exempt classifications, Exempt Classifications, Stipend Positions, Seasonal Positions, Flat hourly Positions, Paid Participants per Class, Paid Per Inspection, included in Appendix A to this Warrant, or take any other action related thereto.

Requested by the Personnel Board

The Advisory Board voted unanimously to recommend this article.

ARTICLE 45: To see if the Town will vote to approve the updates and modifications recommended by the Personnel Board to §§11, 13 and 13C of the Personnel Bylaws, or take any other action related thereto.

The proposed modifications are:

Section 11, Compensation Plan, Part G) Sunday Pay for Library Duty

An employee who works a minimum of four (4) hours on a Sunday, in addition to his/her regularly scheduled 27.5 hours work week, shall be eligible to receive a stipend for the work shift. The stipend will be based on the employee's current step at Grade 10 or Grade 11. The stipend will not be affected by any Cost of Living Adjustments. The position of Library Director is not eligible to receive Sunday Pay for Library duty.

Step	FY'21 Stipend (Per Diem)	FY'22 Proposed Stipend
1	\$140.00	\$173.00
2	\$147.00	\$182.00
3	\$154.00	\$191.00
4	\$161.00	\$199.00
5	\$168.00	\$208.00
6	\$176.00	\$217.00

Section 13, Benefits, Part A) Vacation

The modification under this section would be to allow a Department head to request a modification of the vacation schedule for a new hire, subject to the Town Administrator's approval.

Full-time employees shall be entitled to a paid vacation in accordance with the following schedule:

Upon completion of six (6) months of service the probationary	1 week
From one (1) year to four (4) years of service	2 weeks/year*
From five (5) years to nine (9) years of service	3 weeks/year
Upon completion of ten (10) years of service	4 weeks/year
Upon completion of twenty (20) years of service	5 weeks/year

Part-time employees working at least twenty (20) hours per week are entitled to vacation according to the above schedule, with their vacation pay pro-rated to their weekly schedule. Temporary employees and seasonal employees working fewer than twenty (20) hours per week, are not entitled to vacation pay.

The Town Administrator shall have the authority to modify the vacation schedule, if warranted, for a new hire. Any change in the schedule will be stated in the employee's initial offer of employment.

Section 13, Part C) Sick Time

The modification under this section would allow employees to use up to 10 days of accumulated sick leave for family illness (currently may use 5 days).

Employees shall be allowed to use up to ~~five (5)~~ **ten (10)** days of accumulated sick leave for an illness in their family. The Town may require certification of an illness from a medical provider.

Requested by the Personnel Board

The Advisory Board unanimously recommended this article.

ARTICLE 46: To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$3,000, or any other sum, for school-based Medicaid services, or take any other action relative thereto.

Requested by the Finance Director

The Advisory Board unanimously recommends this article.

ARTICLE 47: To see if the Town will vote to set Fiscal Year 2022 total expenditure limitations for the Revolving Funds authorized under the bylaw created by Article 25 of the 2017 Annual Town Meeting in accordance with Massachusetts General Laws Chapter 44, Section 53E1/2 as follows, or take any other action relative thereto:

Stetson Ford House Revolving Fund	\$25,000
Recycling Revolving Fund	\$80,000
Council on Aging Program Revolving Fund	\$ 5,000

Requested by the Finance Director

The Advisory Board unanimously recommends this article.

**APPENDIX A, CLASSIFICATION PLAN – PROPOSED FOR FISCAL '22
NON-EXEMPT CLASSIFICATIONS (Hourly Pay)**

Grade	Position
1	Shelver
2	N/A
3	N/A
4	Clerk Typist
5	Council on Aging Clerk Library Circulation Assistant
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/Board of Selectmen
9	Assistant to Town Administrator Council on Aging Program Coordinator
10	Adult Services Librarian Children's Services Librarian Technical Services Librarian Young Adult/Technology Librarian
11	Assistant Library Director Council on Aging Outreach Coordinator
12	Executive Assistant to Town Administrator
13	Assistant Town Administrator Water Treatment Facilities Manager
14	N/A
15	Council on Aging Director Library Director
16	N/A
17	Water Superintendent

APPENDIX A, CLASSIFICATION PLAN – PROPOSED FOR FISCAL '21

STIPEND POSITIONS

Sealer of Weights and Measures
Veteran's Service Officer

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
Mail Clerk
Election Teller
Town Meeting Worker
Election Clerk
Election Warden
Constable
Call Police Clerk
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 Circulation Assistant Associate

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 _____ day of May, 2021.

Given under our hands at Norwell this _____ day of May in the year of our Lord, 2021.

BOARD OF SELECTMEN
Norwell, Massachusetts

Ellen Allen, Chairman

Jason Brown Vice-Chairman

Joseph Rull, Clerk

Alison Demong

Bruce Graham

Constable _____ Date _____

Office of the Board of Selectmen

Town of Norwell

Norwell, MA 02061

**STANDARD MAIL
U.S. POSTAGE PAID
Norwell, MA 02061
Permit No. 5**

POSTAL CUSTOMER

AND/OR RESIDENT BOX HOLDER

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