

**PLANNING BOARD REPORT AND RECOMMENDATIONS
DIMENSIONAL ZONING ARTICLE
ANNUAL TOWN MEETING ARTICLE 44**

TOWN OF NORWELL
TOWN CLERK
2024 MAY -2 AM 8:17

RECEIVED


Article 44 would amend the Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to revise the dimensional requirements for how to measure a front yard, how to measure lot width and to require that all building circles shall be located entirely on upland.

On March 6, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 44 and closed the public hearing on March 6, 2024.

On May 1, 2024, following the close of the public hearing and based upon the comments received during the public hearing process, the Planning Board voted 4 to 0 to recommend to Town Meeting that it approve Article 44.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Mark Cleveland
Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website

TOWN OF NORWELL
TOWN CLERK
2024 MAY -2 AM 8:17
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PLANNING BOARD REPORT AND RECOMMENDATIONS
RETREAT LOT ARTICLE
ANNUAL TOWN MEETING ARTICLE 43

Article 43 would amend the Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to allow an as of right single-family use on a lot with a minimum of 40 feet of frontage and two acres of land in addition to the current requirement that an as of right single-family use is allowed with on land with a minimum of 80 feet of frontage and one acre of land.

On March 6, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 43 and closed the public hearing on March 6, 2024.

On May 1, 2024, following the close of the public hearing and based upon the comments received during the public hearing process, the Planning Board voted 4 to 0 to recommend to Town Meeting that it approve Article 43.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Mark Cleveland
Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website

**PLANNING BOARD REPORT AND RECOMMENDATIONS
WIRELESS OVERLAY DISTRICT ARTICLE
ANNUAL TOWN MEETING ARTICLE 42**

TOWN OF NORWELL
TOWN CLERK
2024 MAY -2 AM 8:17

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Article 42 would amend the Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to amend the Town's Wireless Overlay District Zoning Bylaw to add additional land to the District.

On February 15, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 42 and continued the public hearing on February 21, 2024; and closed the public hearing on February 21, 2024.

On May 1, 2024, following the close of the public hearing and based upon the comments received during the public hearing process the Planning Board voted 4 to 0 to recommend to Town Meeting that it approve Article 42.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Mark Cleveland
Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website

**PLANNING BOARD REPORT AND RECOMMENDATIONS
SOLAR DISTRICT ARTICLE
ANNUAL TOWN MEETING ARTICLE 41**

TOWN OF NORWELL
TOWN CLERK

2024 MAY -2 AM 8:17

RECEIVED

Article 41 would amend the Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to amend the Town's Solar District Zoning Bylaw to address comments made by the Attorney General when the Attorney General approved the Zoning Bylaw in 2023.

On February 15, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 41 and continued the public hearing on February 21, 2024; and closed the public hearing on February 21, 2024.

On May 1, 2024, following the close of the public hearing and based upon the comments received during the public hearing process and from the Attorney General's Office, the Planning Board voted 4 to 0 to recommend to Town Meeting that it approve Article 41.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Mark Cleveland
Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website

PLANNING BOARD REPORT AND RECOMMENDATIONS
FEMA ARTICLE
ANNUAL TOWN MEETING ARTICLE 40

TOWN OF NORWELL
TOWN CLERK

MAY -2 AM 8:17

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Article 40 would amend the Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to update the Town's Floodplain, Watershed and Wetlands Protection District Zoning Bylaw in order to adopt new requirements imposed by the Federal Emergency Management Agency (FEMA) and the Commonwealth of Massachusetts Department of Conservation and Recreation (DCR), to update references to floodplain maps and studies prepared by FEMA and administered by DCR.

On February 15, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 40 and continued the public hearing on February 21, 2024 and closed the public hearing on February 21, 2024.

On May 1, 2024, following the close of the public hearing and based upon all of the comments received during the public hearing process and upon the pre-approval of the amendments provided by DCR, the Planning Board voted 4-0 to recommend to Town Meeting that it approve Article 40.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair

Brendan Sullivan, Vice Chair

Mark Cleveland

Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website

**PLANNING BOARD REPORT AND RECOMMENDATIONS
MBTA DISTRICT
ANNUAL TOWN MEETING ARTICLE 39**

TOWN OF NORWELL
TOWN CLERK

2024 MAY -2 AM 8:17

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Article 39 would amend Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to create an MBTA District and an MBTA District Zoning Bylaw as required by state law under MGL c.40A, §3A and by the Guidelines published by the Executive Office of Housing and Livable Communities ("HLC"), through August of 2023.

On February 15, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 39 and continued the public hearing on February 21, 2024, March 6, 2024, March 27, 2024, April 3, 2024, and May 1, 2024; and closed the public hearing on May 1, 2024.

On February 21, 2024, the Planning Board voted, 5-0, to determine that the proposed MBTA District as configured is in an "eligible location" as defined under MGL c.40A, §3A.

On May 1, 2024, following the close of the public hearing and based upon all of the comments received during the public hearing process, including the pre-approval technical comments provided by the Attorney General's Office (received on March 25, 2024) and provided by HLC (received on April 12, 2024), the Planning Board voted 4 to 0 to recommend to Town Meeting that it approve Article 39.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Mark Cleveland
Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website

**PLANNING BOARD REPORT AND RECOMMENDATIONS
SENIOR HOUSING OVERLAY DISTRICT
ANNUAL TOWN MEETING ARTICLE 38**

TOWN OF NORWELL
TOWN CLERK
2024 MAY -2 AM 8:17

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Article 38 would amend the Norwell Zoning Bylaw (Town Code Chapter 201 Zoning, Section 201) to create a Senior Housing Overlay District.

On February 15, 2024, the Planning Board opened a duly posted and advertised public hearing regarding Article 38 and continued the public hearing to February 21, 2024; and closed the public hearing on February 21, 2024.

On May 1, 2024, following the close of the public hearing and based upon all of the comments received during the public hearing process, the Planning Board voted 4 to 0 to recommend to Town Meeting that it approve Article 38.

Respectfully submitted,

Norwell Planning Board



Brian Greenberg, Chair
Brendan Sullivan, Vice Chair
Mark Cleveland
Michael Tobin

cc: Town Clerk
Town Moderator
Planning Board Website