

Town of Norwell
ZONING BYLAW REVIEW COMMITTEE
Meeting Minutes of March 3, 2016

TOWN OF NORWELL
TOWN CLERK

2016 MAR 24 AM 10:35

MEETING DATE: Thursday, March 3, 2016
TIME SCHEDULED: 7:00 P.M.
LOCATION: Planning Office
MEMBERS PRESENT: Sally I. Turner, Chair (at large)
Lois S. Barbour, Vice-Chair (ZBA)
Spencer A. Joseph, Clerk (at large)
John Litchfield, Board of Health
Robert Woodill, Conservation Commission
MEMBERS ABSENT: Jason Brown, Board of Selectmen
Patrick G. Campbell, Planning Board
TOWN EMPLOYEES PRESENT: Chris DiIorio, Town Planner
TOWN EMPLOYEES ABSENT: Peter Morin, Town Administrator
Tim FitzGerald, Inspector of Buildings

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The meeting was called to order at 7:11 P.M. by Chair Turner.

AGENDA: Upon a motion duly made and seconded, members present **VOTED** to approve the agenda, as written, after a short discussion relating to the Action Item handout.

MINUTES: Upon a motion duly made and seconded, members present **VOTED** to approve the minutes for the meeting of 1/27/16, with reading of the minutes waived.

TEN-CITIZEN PETITIONS: Chair Turner reported a number of ten-citizen petitions for NZBL changes have been received. She indicated these include changes relating to billboard and political signs, as well as "open" flags that indicate a business is open to customers. The Planning Board must hold public hearings at which members present agreed the NZBL Review Committee should be represented.

OBSOLETE OR REVISION NEEDED: Member Litchfield reported on a number of action items, stating Board of Health members and Water Commissioners rely on State and Federal Regulations and believe Town regulations could be obsolete or unenforceable, specifically the following:

1. Aquifer Protection District
2. Hazardous Waste requirements
3. Subdivision Regulations relating to stormwater now covered under DEP Phase 2
4. Mapped wetlands not specifically defined and lines may have changed since last revision
5. General earth removal requirements (not NZBL but in Town's general bylaw) are covered by Bureau of Mines regulations with EPA involvement, if hazardous wastes are a concern
6. In-ground tanks regulated by EPA (document cited 1994 EPA 510-B-94-002 may note be latest version); Fire Department generally oversees in-ground storage tanks

GENERAL CODE REVIEW AND MEMBER CONCERNS: Discussion by members that the General Code review is to provide recommendations relating to obsolete sections or areas that require updating or that have been superseded. Some areas of concern include:

7. NZBL Section 4200, includes Salt Marsh, Flood Plain
8. Watershed and Wetlands (Town's General Bylaws) – Conservation Commission should review but not NZBL Review Committee purpose

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9. For clarification and to avoid outdated references to Federal, State, and/or local regulations, wording should state "as amended or revised"; local regulations could reference those approved and "filed with the Norwell Town Clerk"
10. Zoning Districts: Remove Zone C-3 (across from Silver Brook); review Business B (Route 53/ Washington Street)
11. Definitions should be consolidated in a common section
12. Discuss signs with General Bylaw Review committee, once established and active
13. Special treatment of Conservation Land markings—allow for V signs that can easily be seen on street, way, trails, or pathways from both directions
14. Common engineering standards should be adopted by all local regulatory agencies in order to avoid conflicts wherever possible
15. Town documents to be reviewed by General Code should be specified for conference call
16. General Code document hyperlinks: To what resources do any intended links connect or reference?
17. OSRD should not allow meandering development but require open space to be contiguous

Additions to Action Item List:

18. Town Administrator to request each Town board, commission, and department provide an official list of documents to be included in the General Code review.
19. Town Planner to obtain copy of signed General Code contract for members
20. Chair to check-in with Pat Anderson on scheduling of General Code conference call

ADJOURNMENT: Upon a motion duly made and seconded, members present **VOTED** to adjourn at 8:41 P.M.

NEXT SCHEDULED REGULAR MEETING: The regularly scheduled meeting on 3/17/16 has been canceled and rescheduled to Wednesday, 2/23/16, in order for members to attend the Planning Board's meeting on zoning articles put forward by ten-citizen petitions.

These minutes have been approved with reading of the minutes waived by unanimous vote of the Norwell Zoning Bylaw Review Committee at a public meeting duly noticed and held on _____, in accordance with the Massachusetts Open Meeting Law.

Signed: _____

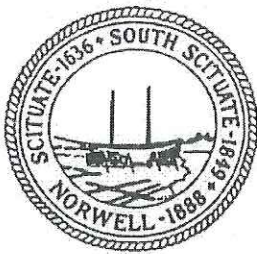
As Clerk

Date: 3/23/16

Copy filed with: Office of Town Clerk

*Copies to: Town Administrator/Board of Selectmen
 Conservation Agent/Conservation Commission
 Town Planner/Planning Board
 Board of Health
 Board of Appeals
 Inspector of Buildings*

Post to Committee's Webpage



PLANNING BOARD
TOWN OF NORWELL

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**Norwell Planning Board Meeting Minutes
February 11, 2016**

The meeting was called to order at approximately 6:00 p.m. Present were Board Members Ken Cadman, Darryl Mayers and Patrick Campbell. Brad Washburn and Jamie Crystal-Lowry were absent. The meeting was held in the Planning Office.

Agenda

Member Cadman moved that the Board approve the agenda. The motion was approved by a vote of 5-0.

Bills

Chessia Consulting	Forest Ridge	Invoice 1501	\$1,168.97
	Bay Path Lane	Invoice 1500	\$3,718.83
Mass Pavement Reclamation		Invoice 4	\$74,575.00

Member Mayers moved that the Board approve payment of the bills. The motion was approved by a vote of 5-0.

Minutes

12/2/15: Member Campbell moved to approve the minutes. The motion was approved 3-0. (Member Crystal-Lowry and Member Mayers recused themselves).

12/16/15: Member Cadman moved to approve the minutes. The motion was approved 3-0. (Member Washburn and Member Mayers recused themselves).

1/13/16: Member Mayers moved to approve the minutes. The motion was approved 5-0.

Site Plan Review: 9 Cordwainer – Mass Medi-Spa – Medical Marijuana Grow and Dispensary

Member Campbell moved that the Board approve the Planning Board report recommending approval of the proposal as conditioned. The motion was approved by a vote of 5-0.

Planning Board Annual Report

Member Mayers moved to approve the draft annual report. The motion was approved 5-0.

2016 MAR 24 AM 10:35

Bay Path Lane Surety

Applicant, Mike Verrochi, appeared before the Board to ask that a lot he owns on the previously existing Bay Path Lane be used to cover the surety in exchange for release of the covenant on the new lots. The Board was not receptive to the idea for several reasons. The Planning Board cannot own property and if a demand was necessary it is unclear how the property would be secured. Also, there are clear laws regarding municipal sale of property and where those funds go from the sale of land. In addition, there could be issues with the ability to develop the lot whereas this lot is not in the recently approved subdivision. The Board would potentially accept a lot within the subdivision in place of the 50% contingency amount, but would require a bond or cash for the surety amount.

**ANR 163 Grove Street
ANR Grove / Bowker**

Member Mayers moved that the Board accept the ANR plans for review. The motion was approved 5-0.

ADJOURNMENT

At 8:30 p.m., Member Mayers moved that the Board adjourn. The motion was approved by a vote of 5-0.

I certify that the above minutes were reviewed and approved by the majority vote by the Planning Board on March 23 2016.