



Office of Planning Board &  
Town Planner

**TOWN OF NORWELL**  
Norwell Town Offices, Room 112  
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## **Norwell Planning Board Meeting Minutes February 7, 2024**

The meeting was called to order at 6:00 PM with Chair Brian Greenberg presiding and Board Members Mark Cleveland, Tripp Woodland and Brendan Sullivan were present and Member Michael Tobin participated via zoom until 6:33 pm. Also present was Director of Planning and Community Development Ilana Quirk. The meeting was held in the Planning Office, Town Hall Room 112, and by remote conferencing by Member Tobin.

### **CALL TO ORDER/AGENDA**

*Motion by Member Sullivan to approve the agenda as submitted. Seconded by Member Cleveland and unanimously voted by roll call: Woodland aye, Cleveland aye, Tobin aye, Sullivan aye, Greenberg aye.*

### **CITIZEN COMMENTARY**

None

### **2024 ANNUAL TOWN MEETING ARTICLES**

Review, discussion, and potential votes on language for the following potential zoning articles:\*

#### **Dimensional Article**

Board reviewed further revisions to the article made after the January 31 meeting.

#### **Lot Frontage and Width - 201-9.3.D**

The provision requires any structures to be erected to fit inside a 150 ft diameter circle that fits entirely inside the lot and is comprised entirely of upland. The Board agreed, after brief discussion, to retain the upland requirement as Planner Quirk suggested this would help the article to pass.

#### **Retreat Lot Article**

Planner Quirk has broken out the previously proposed Section 201-9.3.E into a separate warrant article and section, "201-9.7 - Single Family Retreat Lots."

Member Sullivan asked whether there would be any other permissible uses or structures on such lots. Planner Quirk wrote the article to be limited to single-family residential use but suggested the Board consider whether it wants to add language to clearly allow accessory dwelling units (ADUs) or not. Chair Greenberg stated that ADUs should be permissible given the larger required lot size and distance from the street. All agreed to limit permissible structures on a retreat lot to single-family homes and ADUs; Planner Quirk will add a reference to ADUs in the language.

The Board also agreed to the following changes to the draft article:

- **Subsection iii:** Changing “front of the single-family dwelling” to “closest point of the SF dwelling to the street”;
- **Subsection iv:** Adding “unless there is a shared driveway” to the end of the subsection in order to avoid multiple adjacent curb cuts;
- **Subsection v:** Change “Demonstration of conformance” to “Demonstration of dimensional conformance” to allow for site plans prepared by a Professional Land Surveyor.

*Motion by Chair Greenberg to separate the dimensional and retreat lot provisions discussed into two articles, sponsor the articles as revised, and authorize Planner Quirk to send them to the Select Board for referral votes. Seconded by Member Sullivan and approved 4-0-0 by roll call: Woodland aye, Cleveland aye, Sullivan aye, Greenberg aye. (Tobin Absent.)*

### **MISCELLANEOUS**

#### **Public Hearings**

Public hearings for the FEMA, MBTA Adjacent Community District, Senior Living, and Cell Tower overlay district articles are set for February 15.

### **NEXT MEETINGS**

February 15, 2024 – Norwell Town Library, 7 PM

### **ADJOURNMENT**

*There being no further business, a motion was made by Chair Greenberg to adjourn at 6:53 PM. Seconded by Member Woodland and unanimously voted.*

I certify that the above minutes were reviewed and approved by a majority vote of the Planning Board on 2-26, 2024.



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