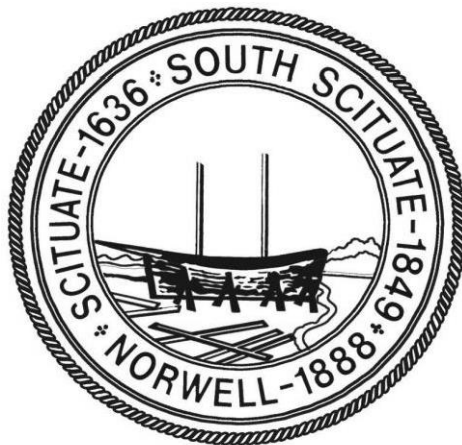


TOWN OF NORWELL

WARRANT



Transcript of Articles in the Warrant for the
SPECIAL TOWN MEETING
THURSDAY, DECEMBER 12, 2024
7:00 P.M.

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

NORWELL MIDDLE SCHOOL
Henry E. Goldman Gymnasium
328 Main Street

TOWN OF NORWELL

WARRANT

Special Town Meeting

Thursday, December 12, 2024

At 7:00 o'clock in the evening at Norwell Middle School

Plymouth, ss.

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

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Norwell, who being qualified to vote in elections and Town affairs, to meet at the Norwell Middle School, 328 Main Street, in said Norwell, on Thursday, the twelfth day of December, 2024 at 7:00p.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 Thursday, December 12, 2024, to meet in Adjourned Sessions at such time and place as the meeting shall determine.

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

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

To the Citizens of Norwell:

On Thursday December 12, 2024, the Town of Norwell will hold a Special Town Meeting. During the Special Town Meeting, the citizens of Norwell will re-consider voting to approve a zoning article to create a Multi-Family district as an MBTA Adjacent Community (as listed under M.G.L. CH.161A, s.1), as required under M.G.L. Ch. 40A, s.3A; approval of amendments to the South Shore Vocational Technical School regional agreement; authorizing the Select Board to award contracts in excess of three years for a Wireless Cell Tower on Grove Steet (land lease) and renewal of a Solid Waste Removal contract with Reworld/SEMASS (formerly Coventa); and authorization to appropriate Community Preservation Funds for a vault in the new town hall and a records management system; both for the preservation and protection of the Town's vital and permanent records which are historic resources. Your attendance is needed to ensure your voice is heard on these important decisions that impact the services and infrastructure of the Town. The Advisory Board's role is to represent all residents as it evaluates and makes recommendations on each article contained in this Warrant. Your elected and appointed officials will also present their recommendations to assist with this process. The Advisory Board recommendations were made following hearings with the Town Administrator and Town departments and careful consideration of all materials provided. We would like to thank the employees and volunteers across all Departments, Boards and Committees for their many efforts. We look forward to seeing you at Town Meeting on December 12, 2024.

Sincerely,

The Norwell Advisory Board,

John McGrath, Chair

Bob Perniola, Vice Chair

Brian D'Souza, Clerk

Matthew Hanson

Robert Howard

John La Cara

Ed Maguire

Trevor Wahlbrink

TOWN BUDGET

Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Terms associated with Proposition 2½:

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

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

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

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

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

Index of Articles for the 2024 Special Town Meeting

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TOWN OF NORWELL



Commonwealth of Massachusetts

WARRANT FOR SPECIAL TOWN MEETING

Thursday, December 12, 2024
At Seven O'Clock in the Evening

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

Article 1: MBTA ADJACENT COMMUNITY ZONING ARTICLE

To see if the Town will vote to amend Norwell Town Code, Division 3, Zoning Bylaw, Chapter 201 Zoning by adopting the MBTA Adjacent Community Zoning Overlay District ("MBTA District") and Zoning Bylaw by the changes set forth below:

1. Zoning Map: Chapter 201-6.1.A

By amending Chapter 201 Zoning, Part 2 District Regulations, Article 6 Establishment of Districts, Chapter 201-6.1A by adding the following new subsection (13) MBTA Adjacent Community Zoning Overlay District ("MBTA District") to the Zoning Map as set forth below and as shown on a map presented at Town Meeting:

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

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

2. Zoning Article: Chapter 201 – Add Article 28

By amending Chapter 201 Zoning, Part 4 Special Regulations, by adding the following new Article 28, MBTA Adjacent Community Overlay District, at the end thereof:

ARTICLE 28 MBTA Adjacent Community Overlay District

§201-28.1 Designation of Overlay District.

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

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

§201-28.2 Need, Background and Purpose.

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

i. Norwell Housing Need

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

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

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

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

- a. Norwell is an “MBTA Community” that is known as an “MBTA Adjacent Community;”
- b. As an MBTA Adjacent Community, Norwell is required to adopt a multi-family as of right district;
- c. Norwell’s multi-family as of right district must be of a “reasonable size;”
- d. HLC’s Guidelines provide that Norwell’s multi-family district, to be of a reasonable size, shall have a minimum of 50 acres and provide for the potential of a minimum 750 as of right multi-family units.

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

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

iii. Purposes

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

§201-28.3. Definitions.

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

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

- C. "Age-restricted housing" means any housing unit encumbered by a title restriction requiring a minimum age for some or all occupants.

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

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

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

wellhead protection areas in which development may be restricted but is not prohibited (Zone II and interim wellhead protection areas); and land areas with prime agricultural soils that are in active agricultural use.

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

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

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

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

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

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

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

1. the Town’s Stormwater Bylaw Chapter 65 and the Regulations promulgated thereunder by the Conservation Commission (to confirm that the project shall not result in flooding and shall not result in impervious surfaces at the property exceeding 50% and with all stormwater runoff properly controlled);and
2. the requirement that the Affordable Units shall be subject to appropriate permanent affordability restrictions that have been reviewed and approved as to form by the Planning Board, after review as to form by Town Counsel.

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

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

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

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

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

- A. Access** Access to the building(s) shall conform to all applicable State Fire Code Requirements; and any driveway shall not exceed 150 feet in length unless there is a secondary means of egress, or unless the Planning Board grants a waiver because the Board’s determines that the proposed access is safe and appropriate.
- B. ATVs, RVs and Boats** No boats, all-terrain vehicles, and no recreational vehicles of any kind shall be stored at the property, except in an enclosed garage.

- C. Bikes** An interior bike rack, sufficient to serve the building's occupants shall be provided inside the building in a convenient location.
- D. Building Coverage** Building Coverage shall not exceed 25% of the property's lot area.
- E. Building Facade Design** Buildings greater than forty (40) feet in length, measured horizontally, shall incorporate wall plane recesses or projections having a depth not less than four (4) feet and extending at least twenty percent (20%) of the length of the façade. No uninterrupted length of façade shall exceed forty (40) horizontal feet. No projection shall extend into a required setback. The design of the façade shall use textures and colors to mitigate massing.
- F. Building Orientation** Buildings shall be oriented to the adjacent way, unless a waiver is granted during site plan review. All entry ways shall be clearly marked and shall use dementia friendly signage.
- G. Curbing** Suitable perimeter curbing shall be provided.
- H. Density** The maximum density of multi-family units shall be 10 multi-family housing units per acre.
- I. Egress** No single driveway access shall exceed 150 feet in length unless a second means of access shall be provided, unless waived by the Planning Board in consultation with peer review and the Fire Department. The minimum driveway width shall be 20 feet and the maximum driveway width shall be 24 feet, unless waived by the Planning Board, in consultation with peer review and the Fire Department.
- J. Frontage** The property shall have a minimum of 80 feet of frontage.
- K. Height** The height of any structure shall not exceed a maximum of three stories and a maximum of 34 feet, excluding equipment that is located on a roof, provided the equipment is sited so that it is not visible from an adjacent way and with the equipment not adding more than 5 feet in height to the maximum 34 feet of height allowed.

Height Exception: Renewable Energy Installations. During site plan review, the Planning Board may waive the height maximum to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site.

The installations shall not provide additional habitable space within the development.

- L. Junk** No junk or debris (including junk vehicles) may be stored at the Property, except in an enclosed garage.
- M. Landscaping** Effective year-round landscaping (e.g., evergreen vegetation) and/or fencing, at the discretion of the Planning Board, shall be installed at the property perimeter as necessary to provide a buffer and protect the privacy of the occupants and abutters. Shade trees, ornamental trees, shrubs, and other plant materials shall be included in the buffer. The minimum width of the buffer shall be 10 feet. Plantings shall include species that are native or adapted to the region and shall include shade trees. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- N. Lighting** There shall be sufficient building and parking and recreation area lighting to be safe for the occupants. All lighting fixtures shall be dark sky compliant and have full light cutoff. There shall be no intrusion of light onto adjacent properties. Motion sensitive lights, with timers, shall be used for recreational spaces. A lighting plan shall be provided during site plan review and the Planning Board may require peer review at the applicant's expense.
- O. Lot Area** The minimum lot area shall be one acre for every 10 multi-family units proposed.
- P. Lot Coverage** Lot Coverage shall not exceed a total of 50% impervious surface of the property's lot area.
- Q. Lot Width** The minimum lot width shall be 150 feet at all points where a structure is located.
- R. Mail** An interior mail room/area shall be provided, with the capacity to receive and store packages for residents.
- S. Mechanicals** Mechanical equipment at ground level shall not be located in any Setback nor in Open Space and shall be screened by a combination of fencing and evergreen plantings. Rooftop mechanical equipment shall be screened and incorporated into the architectural design.

- T. Mixed Uses** A mixed use building shall have all commercial uses on the first floor only.
- In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - Retail facades shall include small setbacks at street level to incorporate seating, displays and rain cover.
 - Sidewalk width at retail facades shall be a minimum of 10 feet.
 - Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- U. Number of Buildings** More than one building may be allowed on a lot; however, the maximum number of buildings shall not exceed two buildings per acre and each building shall have a setback from each other building of a minimum of 20 feet. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with care and attention in terms of entries, fenestration, and materials.
- V. O&M Plan** The Applicant shall provide an operation and maintenance plan for peer review regarding the project's infrastructure with respect to snow plowing and deicing, snow removal, and maintenance, repair, and replacement of all infrastructure.
- W. Open Space** A minimum of 1/3 of the lot area shall be open space. All open space shall be free of buildings, structures, paving, driveways, storage areas, sheds, garages, equipment, or other elements that preclude vegetation, except for recreation area amenities such as benches, walking paths and playground and recreational equipment. The Planning Board may allow a driveway within a side setback but not within Open Space.
- X. Outdoor Equip** Any outdoor equipment (compressors, generators, transformers, etc.) shall not be placed in any setback area and shall be appropriately noise and vibration baffled to prevent noise and vibrations from disturbing occupants and abutters and shall be visually screen with fencing and/or landscaping.

Y. Parking There shall be a minimum of 2 parking spaces for each unit, with the Planning Board authorized to grant a waiver regarding this requirements at its discretion. Parking areas shall be provided with year-round (e.g., evergreen vegetation) and/or fencing to prevent headlights from disturbing occupants and abutters. Islands with vegetation are encouraged and may be required by the Planning Board. One tree per eight spaces shall be required. Parking area landscaping design shall be peer reviewed by the Planning Board if deemed necessary by the Board and at the applicant's expense. Safe pedestrian access from the parking areas to the building shall be provided. The design of parking areas shall be in accordance with Zoning Bylaw §201-12.7. Electric vehicle charging stations are encouraged but shall not be required. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.

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

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

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

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

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

- DD. Repairs** No vehicle repairs shall take place at the property.
- EE. Setback** No building, parking or driveway shall be located in a setback (other than across the front yard); however, the Planning Board shall have the discretion to grant a waiver to allow a driveway in a side setback.
- FF. Setback Front** The minimum front setback shall be 30 feet.
- GG. Setback Rear** The minimum rear setback shall be 10 feet.
- HH. Setback Side** The minimum side setback shall be 10 feet.
- II. Stormwater Management** During site plan review, the project shall provide stormwater calculations for pre- and post-construction and undergo peer review at the applicant's expense and the project shall satisfy the requirements of the Town's General Bylaw Chapter 65 Stormwater Management and Regulations promulgated thereunder by the Conservation Commission. The applicant shall provide an O & M Plan for both construction activities and post-construction maintenance and reporting requirements to make sure that all stormwater is appropriately controlled on site.
- JJ. Trash** There shall be suitable trash and recycling storage areas and removal/collection hours shall be set so as to not cause inconvenience to residents and abutters. These areas shall not be located in a front setback and shall not be installed closer than 20 feet to a property line. Dumpsters shall be screened by a combination of fencing and landscaping.
- KK. Utility Meters** Utility meters shall be located so as to minimize visibility and shall be integrated into building and site design to minimize the visibility of utility connections.

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

Each Multi-family MBTA Adjacent Community development shall have 10% affordable housing units, as defined herein, and with an affordable housing restriction (“AHR”) to be prepared by the Applicant and submitted to the Planning Board and then reviewed and approved by the Planning Board and Town Counsel and then recorded against the Property by the Applicant before any building permit(s) issue(s) for the project. The 10% affordable units shall be Moderate Affordable Housing Units, as defined herein; however, an applicant, at its election, may choose to satisfy the 10% affordability requirement with any other form of Affordable Housing Units as defined herein, provided units are SHI eligible.

§201-28-8. Density Bonuses.

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

Item	Density Bonus Range
• Electric and Hybrid/Plug-In Vehicle Charging Stations, with 2 charging Stations for every 15 units.	1-3% Bonus
• Solar Ready Roofs	1-3% Bonus
• Net Zero Project	10-15% Bonus
• 5% low-income units (up to 50% AMI; meaning half of the 10% Affordable Units required shall be low-income units)	10-20% Bonus
• 10% additional affordable units (at 80%AMI) (i.e., adding another 10% affordable units to the minimum 10% required.	10-25% Bonus
• 15% additional affordable units (80% AMI)	25-30% Bonus

or to take any other action relative thereto;

Requested by the Planning Board

The Advisory Board recommends this Article.

Article 2: South Shore Vocational Technical High School Agreement Amendment

To see if the Town will vote to approve the amended South Shore Regional Vocational School District Regional Agreement which is on file with the Town Clerk’s office or take any other action relative thereto.

Requested by the South Shore Regional Vocational School Committee

The Advisory Board recommends this Article.

Article 3: Wireless Cell Tower Grove Street

To see if the Town will vote to authorize the Select Board to sign, award, and negotiate lease contracts in excess of three years but not more than twenty years, in accordance with the Town of Norwell General Bylaws, Part 1, Ch.6, s.7, for the following:

Land Lease on Grove Street: Construction of wireless communications tower and related appurtenances on town owned land under the control of the Water Department. Monopole. (Area designated by Water Department and in accordance with Zoning Bylaw).

or take any other action relative thereto;

Requested by the Select Board

The Advisory Board recommends this Article.

Article 4: SEMASS Solid Waste Removal Contract

To see if the Town will vote to authorize the Select Board to sign, award, and negotiate lease contracts in excess of three years but not more than twenty years, in accordance with the Town of Norwell General Bylaws, Part 1, Ch.6, s.7, for the following:

Contract Renewal: Solid Waste Removal: SEMASS Contract renewal, up to 10-year contract.

or take any other action relative thereto;

Requested by the Select Board

The Advisory Board recommends this Article.

Article 5: New Town Hall Vault

To see if the Town will vote to raise and appropriate or transfer from reserve funds the sum of \$460,350 or any other sum of money from the Community Preservation Fund, for historic preservation purposes, based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for the purpose of constructing a Vault in the new Town Hall as required under M.G.L. Ch.66, s.11, to preserve and protect historic resources, or take any other action relative thereto.

Requested by the Community Preservation Committee, Select Board, and Town Administrator

The Advisory Board recommends this Article.

Article 6: Records Management System

To see if the Town will vote to raise and appropriate or transfer from reserve funds the sum of \$200,000 or any other sum of money from the Community Preservation Fund, for historic preservation purposes based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for the purpose of preserving and protecting the Towns permanent records which are historic resources, or take any other action relative thereto.

Requested by the Community Preservation Committee, Select Board, and Town Administrator

The Advisory Board recommends this Article.

SELECT BOARD

Jason Brown, Chair

T. Andrew Reardon, Vice Chair

Brian Greenberg, Clerk

Bruce W. Graham

Peter W. Smellie

Constable _____ Date _____

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