



Town of Norwell
Commonwealth of Massachusetts

WARRANT FOR ANNUAL TOWN MEETING

Monday, May 8, 2023

At 7:30 O'clock in the Evening

At the Norwell Middle School, Henry E. Goldman Gymnasium, Main Street

ARTICLE 39: To see if the Town will vote to amend Norwell Town Code, Division 3: Zoning Bylaw, Part 2, District Regulations, Article 9 Intensity of Use Regulations by adding a new §201-9.7 Retreat Lots set forth below, and further, that the Town Clerk be authorized to make clerical, editorial, numerical or other adjustments to effectuate the purposes hereof, or take any other action relative thereto.

§201-9.7. Retreat Lots.

§201-9.7.1 Purpose.

The purpose of this provision shall be to allow the as of right use of a large amount of backland for a single-family residential dwelling provided the land satisfies the minimum criteria set forth below for construction and use of one single-family dwelling unit even though the land does not have the full frontage normally required under the Zoning Bylaw.

§201-9.7.2 Criteria

- a. The land shall be located in the Residence A District or the Residence B District.
- b. The land shall have a minimum of two acres, exclusive of any of the land that will be used for access (the "Access Area").
- c. The land shall have a minimum of one acre of upland, exclusive of the Access Area.
- d. The land shall have a minimum of 40 feet of frontage (which provides physical access and is not blocked by water, a wetland, topography that prevents passage or a physical barrier such as DOT or Town guardrail).
- e. The Access Area shall mean the area between the private or public way that provides frontage and point at which the lot widens to 150 feet or more and which also shall provide physical access to the building portion of the lot and shall not be blocked as described above.
- f. The Access Area shall have a minimum of 40 feet of width until reaching the point where the property widens to a minimum of 150 feet or more.
- g. The paved width of the traveled portion of the Access Way shall be a minimum of 12 feet.
- h. Not more than one single-family dwelling shall be allowed on a retreat lot; however, an Accessory Dwelling Unit may be added if it satisfies the criteria of the Zoning Bylaw.
- i. No retreat lot shall abut the Access Area of any other Retreat Lot, unless a common driveway is approved.

Requested by the Planning Board.

The Advisory Board unanimously recommends this article.