



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 43: To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Chapter 201, Part 2 District Regulations, Article 8 District Regulations, by amending Section 201-8.1.D(f) Accessory Dwelling Units (ADU) as follows:

1. By renumbering the current Section 201-8.1.D(f) as Section 201-8.1.E and re-lettering the internal sections accordingly and renumbering the subsequent Sections accordingly.
2. By amending Subsection 201-8.1(former D, now E).b, by inserting after the words "per lot" the following: "(which shall have a minimum of one-acre of upland)".
3. By amending Section 201-8.1.(formerly D, now E)[2] by adding after the words "as of right" in the second sentence the following: ", subject to administrative site plan review as set forth below,"
4. By amending Section 201-8.1(formerly D, now E)[2](h) by.
Deleting the current (h), which provides as set forth below:
 - h. A Detached ADU shall be designed so that, to the maximum extent practical, the appearance of the property on which it is to be located remains that of a single-family residential property and shall satisfy all applicable setbacks and shall not be located in front of the principal dwelling and any addition or new construction shall be consistent in design with the principal single-family dwelling, considering the following: architectural details, roof design, building spacing and orientation, door and window location and building materials;

and substituting the following (h):
 - h. A Detached ADU shall be designed so that, to the maximum extent practical, the appearance of the property on which it is to be located remains that of a single-family residential property and shall satisfy all applicable setbacks, with the Detached ADU to be subject to administrative site plan review by Planning Board before a building permit issues. The Planning Board shall review whether the Detached ADU shall be consistent in design with the principal single-family dwelling and shall consider the following elements: architectural details, roof design, building spacing and orientation, door and window location and building materials.
5. 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.

Requested by the Planning Board

The Advisory Board unanimously recommends this article.