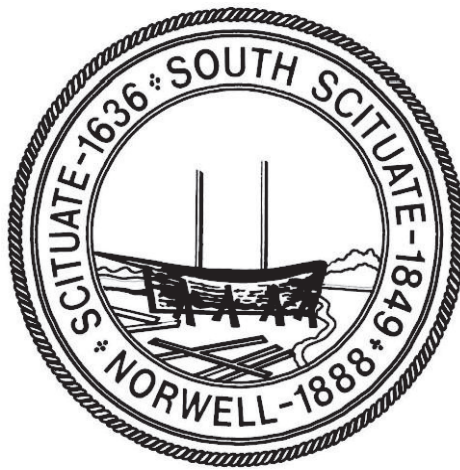


TOWN OF NORWELL

WARRANT



Transcript of Articles in the Warrant for the
SPECIAL and ANNUAL TOWN MEETING
MONDAY, MAY 4, 2026
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

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TOWN OF NORWELL

WARRANT

Special Town Meeting and Annual Town Meeting

Monday, May 4, 2026

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 Monday, the fourth day of May, 2026 at 7:00p.m.; then and there to act upon the enclosed Articles, to wit:

In case all Articles of the foregoing Warrant shall not be acted upon at the Meeting called for on Monday, May 4, 2026, 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.

**Town of Norwell:
Report of the Advisory Board
2026 Special and Annual Town Meeting**

To the Citizens of Norwell:

On Monday, May 4, 2026, the Town of Norwell will hold a Special Town Meeting followed by its Annual Town Meeting. The Special Town Meeting will cover business matters that must be acted upon before the end of this fiscal year, which is June 30, 2026. During the annual Town Meeting, the citizens of Norwell will vote on a budget for Fiscal Year 2027, as well as many other matters of interest to the Town. We encourage Town residents to review the Warrant.

Voters attending Town Meeting responsibly discuss, debate, and determine Norwell’s budget for the upcoming year. The Advisory Board’s role is to advise residents of its recommendations on each Article contained in this Warrant. These recommendations have been determined following several months of evaluation and careful consideration of all the materials provided by Town Departments, Boards, and Committees. Every proposed article was reviewed by the Advisory Board with a presentation from its proponents in a public meeting.

The intent of the budget is to provide appropriate funds to support ongoing operations, address capital and infrastructure needs, and maintain the Town’s fiscal health. All departments, boards, and committees continue to work with a common purpose to identify efficiencies and methods to better address budgetary challenges while delivering services to the residents of the Town of Norwell.

We would like to thank the residents, employees, and volunteers across all Departments, Boards, and Committees for their invaluable input. In particular, we extend our gratitude to Ellen McKenna for her exceptional support to the Advisory Board. We also wish to formally thank Christine McCarthy, Finance Director, for her professional guidance and dedicated support throughout this entire process. We extend special thanks to Darleen Sullivan, Town Administrator, who is retiring after many years of outstanding service to the Town of Norwell. Her leadership, expertise, and unwavering commitment have been instrumental in guiding the Town through countless challenges and successes, and we are deeply grateful for her many contributions.

It is important that your voice is heard. We look forward to seeing you at Town Meeting on May 4, 2026.

Sincerely,

The Norwell Advisory Board

John LaCara, Chair

Patricia Grueter

Bob Howard

Bob Perniola, Vice Chair

Matthew Hanson

Ann Mulligan

Stephen Bright

Lucas Hamory

Matthew Weinmann

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 FY25 is the fiscal year ended June 30, 2025.

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.

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TOWN OF NORWELL



Commonwealth of Massachusetts

WARRANT FOR SPECIAL TOWN MEETING

Monday, May 4, 2026

At 7:00 O'clock in the Evening

Norwell Middle School, 328 Main Street

Henry E. Goldman Gymnasium

Article 1: Unpaid Bills from Prior Fiscal Years

To see if the Town will vote to appropriate the sum of \$37,652.12 to pay the following unpaid bills from prior fiscal years which may be legally unenforceable due to the insufficiency of an appropriation and, to meet said appropriation, transfer the sum of \$37,652.12 from Free Cash or take any other action relative thereto.

Select Board-UBEO Business Services \$81.32
Invoice dated 5/22/25, received after close of FY25

Fire – Mileage reimbursement for Firefighters to the Fire Academy \$2500.28
Milage from April -June 2025 could not be reimbursed as these FY25 expenses were received after the close of FY25

Schools – Vinal School – Eversource Gas \$35,070.52
The Vinal School had a faulty gas meter last winter. Eversource was not able to take accurate readings on gas usage. Multiple attempts were made, with no response, to get corrected bills from Eversource before year end of FY25. Corrected bills were recently received.

Requested by the Town Accountant/Finance Director

The Advisory Board unanimously recommends this Article.

Article 2: Rescind Remaining Authorized Unissued Debt for \$850,000

To see if the Town will vote to rescind its action taken under Article 4 of the Annual Town Meeting held on May 5, 2022, which action authorized the borrowing of \$850,000 to pay costs of purchasing a new fire truck; or take any other action relative thereto.

Explanation: The fire truck was purchased with federal ARPA funds instead of borrowing.

Requested by the Town Accountant/Finance Director

The Advisory Board unanimously recommends this Article.

Article 3: Request Authorization to use PFAS Settlement Funds for the Previously Approved Water Treatment Facility Design & Engineering (Article 4, ATM May 5, 2025)

To see if the Town will vote to appropriate PFAS settlement funds to pay the costs of engineering, design, and/or a feasibility study for a new water treatment facility; or take any other action relative thereto.

Explanation: ATM Article 4, May 5, 2025 approved an appropriation of \$1,500,000 to pay for the costs of engineering, design and/or feasibility study for a new water treatment facility. The language in the motion was not specific enough to list FPAS settlement funds as a funding source. This Article clarifies the request to use FPAS settlement funds for this project. Per Bul-2025-4 these funds cannot be used without appropriation.

Requested by the Town Accountant/Finance Director

The Advisory Board unanimously recommends this Article.

Article 4: Use of Overlay Surplus to Fund Town Share Payroll Costs of Senior Work Program

To see if the Town will vote to appropriate the sum of \$1,704.47 for Town share of payroll costs for the FY26 Senior Work Program; or take any other action relative thereto.

Explanation: The Senior Work Program is funded annually through the Overlay account. Per MGL Chapter 59, section 5K approved at the May 5, 2025 Special Town Meeting, the Town costs related to the Senior Work Program can be also funded with overlay funds. These funds must be approved as Overlay Surplus first and then appropriated at Town

Meeting in order to be used.

Requested by the Town Accountant/Finance Director

The Advisory Board unanimously recommends this Article.

Article 5: Snow and Ice Deficit

To see if the Town will vote to raise and appropriate or transfer from available funds or otherwise provide a sum of money to be added to line item 01-420-0211-5532, Snow and Ice Removal and Sanding, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this Article.

Article 6: Maintenance of Artificial Turf Fields

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$25,000 for the purpose of maintenance of the artificial turf fields at the Clipper Community Complex or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this Article.

Article 7: Community Housing Trust (AH)

To see if the Town will vote to raise and appropriate or transfer from available affordable housing reserve funds the sum of \$625,000 or any other sum of money from the Community Preservation fund, based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, and transfer said sum to the Norwell Community Housing Trust, for the acquisition, creation, preservation and support of affordable housing, or take any other action relative thereto.

Requested by the Community Preservation Committee and the Community Housing Trust

The Advisory Board unanimously recommends this Article.

Article 8: Electrical Rehab – Town Common Project (OS/REC)

To see if the Town will vote to raise and appropriate or transfer from available reserve funds the sum of \$50,000 or any other sum of money from the Community Preservation Fund for the purpose of open space and recreation based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for electrical rehabilitation to the Town Common, or take any other action relative thereto.

Requested by the Community Preservation Committee and the Highway Surveyor
The Advisory Board unanimously recommends this Article.

Article 9: East Boardwalk Restoration Capital Improvement, Phase III (OS/REC)

To see if the Town will vote to raise and appropriate or transfer from undesignated Community Preservation funds the sum of \$475,000 or any other sum of money, for the purpose of open space and recreation, based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for rehabilitation of the East Boardwalk, or take any other action relative thereto.

Requested by the Community Preservation Committee and the Highway Surveyor
The Advisory Board unanimously recommends this Article.

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Town of Norwell



Commonwealth of Massachusetts

WARRANT FOR ANNUAL TOWN MEETING

Monday, May 4, 2026

At 7:00 O'clock in the Evening

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

Article 1: Acceptance of Town Reports

To see if the Town will vote to accept the reports of its Officers, Boards, Department, Committees and Commissions, as printed in the 2025 Annual Report, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board unanimously recommends this Article. This is a basic procedural vote.

Article 2: Operating Budget

To see if the Town will vote to raise and appropriate, or appropriate from available funds, sums of money to defray the charges, expenses and salary obligations of the Town, including debt and interest, and out of state travel for the ensuing year, to provide for a Reserve Fund and to fix salaries and compensation for all Elected Officers of the Town in accordance with the following schedule, which is incorporated by reference herein (see Article 2, FY27 Operating Budget on the following pages), or take any other action relative thereto.

Requested by the Advisory Board

To the Residents of Norwell:

As Town Administrator, I respectfully submit the Fiscal Year 2027 Operating Budget for your consideration. This budget represents a balanced and fiscally responsible plan, with an overall increase of approximately 2.75 percent over the Fiscal Year 2026 budget. It has been developed through a collaborative and thoughtful process involving the Select Board, Advisory Board, Finance Director, School Leadership, Department Heads, and Staff. Together, we have worked to maintain the high level of services that residents expect, while navigating the financial realities that continue to face municipalities across the Commonwealth.

The Fiscal Year 2027 budget is balanced without the use of reserves or other one-time funding sources for ongoing operations. Importantly, the Town is not seeking an operational override this fiscal year. This has been achieved despite the continued impact of reductions implemented in Fiscal Year 2026, following last year's Town Meeting and budget decisions. Those reductions required difficult choices, including staffing and service adjustments, and while some departments continue to experience strain, our employees have remained steadfast in their commitment to serving the community with professionalism and care.

Like many communities, Norwell continues to face structural financial challenges. The cost of providing services is increasing at a rate that exceeds the Town's primary revenue source under Proposition 2½. Areas such as health insurance, pension obligations, trash and recycling, energy, and mandated educational services continue to exert pressure on the operating budget. Over the past year, the Town has taken deliberate steps to manage, stabilize, and mitigate these costs responsibly. The Select Board compared health insurance plan options, and is in the process of working with collective bargaining units to implement health insurance plan design changes; the Town secured more favorable energy rates through a multi-year supplier agreement for all accounts; pursued a longer-term, 5-year, contract for curbside trash and recycling services at lower than market rates to provide greater fiscal stability (Article 16), and is proposing amendments to the trash and recycling revolving fund to allow for staffing on Saturdays at the recycling yard (Article 15). In addition, all Town union contracts have been successfully negotiated effective July 1, 2025, reflecting a careful balance between supporting our workforce and maintaining fiscal discipline.

Norwell remains a primarily residential community. We continue to explore opportunities to strengthen our commercial base in a thoughtful and measured way. Efforts to support local businesses, evaluate zoning opportunities, and encourage appropriate economic development remain ongoing, with the goal of sustaining the Town's financial health while preserving the character that defines our community.

The Town continues to plan proactively for the future. We remain on track to fully fund our Plymouth County Unfunded Pension Liabilities by 2031, and we have developed a multi-year financial forecast that identifies structural deficits through approximately Fiscal Year 2032. While this year's budget is balanced, it is important to be clear that these long-term projections will require continued attention and, ultimately, community decision-making. Based on current forecasts, the Town anticipates the need for an operational override in Fiscal Year 2028. That decision will be approached with transparency, data, and ongoing dialogue with residents. The Select Board worked closely with the Town Administrator to develop a five-year strategic plan

to extend the operating budget relief from a future override and reduce the need for further overrides from FY2027 to FY2032. This plan requires prefunding the Towns OPEB Trust Fund in FY2027 and FY2028 (*year of override*) and utilizing the Trust Fund for three years to pay retiree health insurance premiums within the operating budget. As structured, this plan will not negatively impact the Towns OPEB liability as prefunding results in a NET zero negative impact.

At the same time, the Town has continued to make meaningful progress on key initiatives. The successful transition to the new Town Hall at 93 Longwater Circle has provided a modern and accessible space to better serve residents. The establishment of the 345 Main Street Reuse Committee reflects a commitment to thoughtful planning for the future of the former Town Hall site. These efforts, along with continued adherence to strong financial policies, position Norwell well for the years ahead.

The strength of this budget, and of this community, lies in its people. I would like to express my deepest gratitude to the Town's employees, who work diligently each day—often quietly and without public recognition—to ensure that services are delivered and the Town continues to function at a high level. I am especially grateful to the dedicated staff within the Office of the Select Board / Town Administration; Ellen McKenna and Sarah Collins, whose professionalism, loyalty, and steady commitment have been invaluable through times of both progress and challenge. I also extend my sincere appreciation to the members of the Select Board, past and present, for their trust, support, and tireless service to this community, as well as to the many volunteers, board and committee members who give so generously of their time.

As the Town moves forward, I would also like to extend a warm welcome and my full support to the incoming Town Administrator, Chad Lovett. I am confident that Norwell will continue to be well served in the years ahead.

On a personal note, it has been the honor of a lifetime to serve the Town of Norwell for the past thirteen years, and most especially for the past three years as your Town Administrator. I am profoundly thankful for the trust you have placed in me, for the relationships I have built, and for the opportunity to work alongside such an exceptional group of individuals. Norwell is a community defined not only by its history and character, but by the kindness, dedication, and spirit of its people. I will always carry that with me.

I kindly request your support for Article 2.

Respectfully submitted,

Darleen L. Sullivan
Town Administrator

Requested by the Advisory Board

The Advisory Board voted 5-2 in favor of this article. The Advisory Board reviewed each department budget over several weeks of public meetings and supports the entire budget as reflected in the FY27 Advisory Board recommends column. We believe the recommended budget is fair and balanced and adequately addresses the needs of the community within

the limits of the financial resources available. Those who voted in opposition cited insufficient time and data to review the school department budget and concerns with staffing and salary increases in light of projected fiscal deficits.

Article 2 FY2027 Operating Budget

Line item to be voted	FY26 Appropriated	FY27 Requested	FY27 Town Administrator Recommends	FY27 Advisory Board Recommends
113-TOWN MEETING				
1 Total Salaries	\$ 900	\$ 900	\$ 900	\$ 900
2 Total Expenses	\$ 9,500	\$ 16,000	\$ 10,000	\$ 10,000
Total: Town Meeting	\$ 10,400	\$ 16,900	\$ 10,900	\$ 10,900
122-SELECTMEN				
3 Total Salaries	\$ 450,007	\$ 440,559	\$ 440,559	\$ 440,559
4 Total Expenses	\$ 52,180	\$ 71,820	\$ 71,820	\$ 71,820
Total: Selectmen	\$ 502,187	\$ 512,379	\$ 512,379	\$ 512,379
131-ADVISORY BOARD				
5 Total Expenses	\$ 2,100	\$ 2,200	\$ 2,200	\$ 2,200
Total: Advisory Board	\$ 2,100	\$ 2,200	\$ 2,200	\$ 2,200
132-RESERVE FUND				
Reserve Fund	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
6 Total: Reserve Fund	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
135-FINANCE DIRECTOR/TOWN ACCOUNTANT				
7 Total Salaries	\$ 300,773	\$ 288,610	\$ 288,610	\$ 288,610
8 Total Expenses	\$ 85,256	\$ 89,223	\$ 89,223	\$ 89,223
Total: Finance Director/Town Accountant	\$ 386,029	\$ 377,833	\$ 377,833	\$ 377,833
141-ASSESSORS				
9 Total Salaries	\$ 199,939	\$ 229,078	\$ 204,998	\$ 204,998
10 Total Expenses	\$ 61,800	\$ 62,000	\$ 61,200	\$ 61,200
Total: Assessors	\$ 261,739	\$ 291,078	\$ 266,198	\$ 266,198
145-TREASURER/COLLECTOR				
11 Total Salaries	\$ 384,750	\$ 395,366	\$ 395,366	\$ 395,366
12 Total Expenses	\$ 115,225	\$ 125,600	\$ 125,450	\$ 125,450
Total: Treasurer/Collector	\$ 499,975	\$ 520,966	\$ 520,816	\$ 520,816
151-LEGAL SERVICES				
13 Total Expenses	\$ 80,700	\$ 85,000	\$ 85,000	\$ 85,000
Total: Legal Services	\$ 80,700	\$ 85,000	\$ 85,000	\$ 85,000
152-PERSONNEL				
14 Total Expenses	\$ -	\$ -	\$ -	\$ -
Total: Personnel	\$ -	\$ -	\$ -	\$ -
155-INFORMATION TECHNOLOGY				
15 Total Salaries	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
16 Total Expenses	\$ 244,450	\$ 255,478	\$ 255,478	\$ 255,478
Total: Information Technology	\$ 249,450	\$ 260,478	\$ 260,478	\$ 260,478
161-TOWN CLERK				
17 Total Salaries	\$ 180,560	\$ 180,356	\$ 180,356	\$ 180,356
18 Total Expenses	\$ 7,600	\$ 9,200	\$ 9,200	\$ 9,200
Total: Town Clerk	\$ 188,160	\$ 189,556	\$ 189,556	\$ 189,556

Line item to be voted	FY26 Appropriated	FY27 Requested	FY27 Town Administrator Recommends	FY27 Advisory Board Recommends
162-ELECTIONS				
19 Total Salaries	\$ 22,319	\$ 15,000	\$ 15,000	\$ 15,000
20 Total Expenses	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Total: Elections	\$ 42,319	\$ 35,000	\$ 35,000	\$ 35,000
163-REGISTRATION				
21 Total Salaries	\$ 450	\$ 450	\$ 450	\$ 450
22 Total Expenses	\$ 5,000	\$ 5,400	\$ 5,400	\$ 5,400
Total: Registration	\$ 5,450	\$ 5,850	\$ 5,850	\$ 5,850
171-CONSERVATION COMMISSION				
23 Total Salaries	\$ 129,763	\$ 143,120	\$ 143,120	\$ 143,120
24 Total Expenses	\$ 24,850	\$ 27,450	\$ 26,800	\$ 26,800
Total: Conservation Commission	\$ 154,613	\$ 170,570	\$ 169,920	\$ 169,920
175-PLANNING BOARD				
25 Total Salaries	\$ 155,433	\$ 126,473	\$ 126,473	\$ 126,473
26 Total Expenses	\$ 8,000	\$ 7,900	\$ 7,400	\$ 7,400
Total: Planning Board	\$ 163,433	\$ 134,373	\$ 133,873	\$ 133,873
176-ZONING/APEALS BOARD				
27 Total Salaries	\$ 25,240	\$ 22,397	\$ 22,397	\$ 22,397
28 Total Expenses	\$ 1,500	\$ 1,500	\$ 1,200	\$ 1,200
Total: Zoning/Appeals Board	\$ 26,740	\$ 23,897	\$ 23,597	\$ 23,597
190-COMMISSION ON DISABILITIES				
29 Total Expenses	\$ 1,800	\$ 2,000	\$ 2,000	\$ 2,000
Total: Commission On Disabilities	\$ 1,800	\$ 2,000	\$ 2,000	\$ 2,000
191-CUSHING MEMORIAL				
30 Total Salaries	\$ 48,142	\$ 50,765	\$ 50,765	\$ 50,765
31 Total Expenses	\$ 26,400	\$ 26,400	\$ 26,400	\$ 26,400
Total: Cushing Memorial	\$ 74,542	\$ 77,165	\$ 77,165	\$ 77,165
192-FACILITIES DEPARTMENT				
32 Total Salaries	\$ 163,747	\$ 153,358	\$ 152,858	\$ 152,858
33 Total Expenses	\$ 266,800	\$ 264,980	\$ 263,550	\$ 263,550
Total: Facilities Department	\$ 430,547	\$ 418,338	\$ 416,408	\$ 416,408
193-P.B.M.C.				
34 Total Expenses	\$ -	\$ -	\$ -	\$ -
Total: P.B.M.C.	\$ -	\$ -	\$ -	\$ -
194-COMMUNITY PRESERVATION ADMIN				
35 Total Salaries	\$ 10,144	\$ 10,555	\$ 10,555	\$ 10,555
36 Total Expenses	\$ 69,856	\$ 69,445	\$ 69,445	\$ 69,445
Total: Community Preservation Admin	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
195-TOWN REPORTS				
37 Total Expenses	\$ 7,400	\$ 13,000	\$ 13,000	\$ 13,000
Total: Town Reports	\$ 7,400	\$ 13,000	\$ 13,000	\$ 13,000

Line item to be voted	FY26 Appropriated	FY27 Requested	FY27 Town Administrator Recommends	FY27 Advisory Board Recommends
199-BEAUTIFICATION				
38 Total Expenses	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
Total: Beautification	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
TOTAL GENERAL GOVERNMENT (net of Community Preservation Fund)	\$ 3,441,082	\$ 3,490,083	\$ 3,455,673	\$ 3,455,673
210-POLICE DEPARTMENT				
39 Total Salaries	\$ 3,713,638	\$ 3,782,866	\$ 3,778,866	\$ 3,778,866
40 Total Expenses	\$ 367,500	\$ 322,800	\$ 306,200	\$ 306,200
Total: Police Department	\$ 4,081,138	\$ 4,105,666	\$ 4,085,066	\$ 4,085,066
220-FIRE DEPARTMENT				
41 Total Salaries	\$ 3,063,752	\$ 3,347,514	\$ 3,292,018	\$ 3,292,018
42 Total Expenses	\$ 244,900	\$ 265,540	\$ 265,540	\$ 265,540
Total: Fire Department	\$ 3,308,652	\$ 3,613,054	\$ 3,557,558	\$ 3,557,558
231-AMBULANCE SERVICE				
43 Total Expenses	\$ 119,500	\$ 135,500	\$ 136,000	\$ 136,000
Total: Ambulance Service	\$ 119,500	\$ 135,500	\$ 136,000	\$ 136,000
232-EMERGENCY MANAGEMENT				
44 Total Salaries	\$ 6,000	\$ 7,000	\$ 7,000	\$ 7,000
45 Total Expenses	\$ 11,998	\$ 12,000	\$ 12,000	\$ 12,000
Total: Emergency Management	\$ 17,998	\$ 19,000	\$ 19,000	\$ 19,000
233-REGIONAL DISPATCH SERVICES				
46 Regional Dispatch Expense	\$ 542,882	\$ 573,017	\$ 573,017	\$ 573,017
Total: Regional Dispatch Services	\$ 542,882	\$ 573,017	\$ 573,017	\$ 573,017
241-BUILDING DEPARTMENT				
47 Total Salaries	\$ 169,906	\$ 196,464	\$ 196,464	\$ 196,464
48 Total Expenses	\$ 89,150	\$ 88,850	\$ 85,850	\$ 85,850
Total: Building Department	\$ 259,056	\$ 285,314	\$ 282,314	\$ 282,314
244-WEIGHTS AND MEASURES				
49 Total Salaries	\$ 7,000	\$ 7,140	\$ 7,140	\$ 7,140
50 Total Expenses	\$ 500	\$ 500	\$ 500	\$ 500
Total: Weights and Measures	\$ 7,500	\$ 7,640	\$ 7,640	\$ 7,640
292-ANIMAL CONTROL				
51 Total Intergovernmental Salaries	\$ -	\$ -	\$ -	\$ -
52 Total Intergovernmental Expenses	\$ -	\$ -	\$ -	\$ -
Total: Animal Control	\$ -	\$ -	\$ -	\$ -
295-HARBORMASTER				
Total Salaries	\$ -	\$ -	\$ -	\$ -
53 Total Intergovernmental Expenses	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Total: Harbormaster	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
TOTAL PUBLIC SAFETY	\$ 8,346,726	\$ 8,749,191	\$ 8,670,595	\$ 8,670,595

Line item to be voted	FY26 Appropriated	FY27 Requested	FY27 Town Administrator Recommends	FY27 Advisory Board Recommends
301-SCHOOL DEPARTMENT				
School Budget	\$ 33,398,062	\$ 34,733,984	\$ 34,733,984	\$ 34,733,984
54 Total: Norwell School Department	\$ 33,398,062	\$ 34,733,984	\$ 34,733,984	\$ 34,733,984
390/391-REGIONAL SCHOOLS				
South Shore Regional School	\$ 479,548	\$ 457,650	\$ 457,650	\$ 457,650
Norfolk County Agri HS	\$ 89,241	\$ 92,364	\$ 92,364	\$ 92,364
55 Total: Regional School Assessment	\$ 568,789	\$ 550,014	\$ 550,014	\$ 550,014
TOTAL EDUCATION	\$ 33,966,851	\$ 35,283,998	\$ 35,283,998	\$ 35,283,998
420-HIGHWAY DEPARTMENT				
56 Total Salaries	\$ 808,089	\$ 799,194	\$ 808,194	\$ 808,194
General Expenses	\$ 366,140	\$ 391,000	\$ 376,300	\$ 376,300
Solid Waste/Semass Disposal	\$ 1,667,298	\$ 1,825,426	\$ 1,825,426	\$ 1,825,426
57 Total Expenses	\$ 2,033,438	\$ 2,216,426	\$ 2,201,726	\$ 2,201,726
58 Total Snow Removal & Sanding	\$ 273,800	\$ 273,800	\$ 273,800	\$ 273,800
Total: Highway Department	\$ 3,115,327	\$ 3,289,420	\$ 3,283,720	\$ 3,283,720
421-TREE & GROUNDS DEPARTMENT				
59 Total Salaries	\$ 404,130	\$ 484,597	\$ 479,717	\$ 479,717
60 Total Expenses	\$ 124,860	\$ 128,980	\$ 124,280	\$ 124,280
Total: Tree & Grounds Department	\$ 528,990	\$ 613,577	\$ 603,997	\$ 603,997
424-STREET LIGHTING				
Total: Expenses	\$ 60,000	\$ 70,000	\$ 70,000	\$ 70,000
61 Total: Street Lighting	\$ 60,000	\$ 70,000	\$ 70,000	\$ 70,000
450-WATER DEPARTMENT				
62 Total Salaries	\$ 779,815	\$ 826,069	\$ 764,181	\$ 764,181
63 Total Expenses	\$ 1,094,150	\$ 1,161,300	\$ 1,161,300	\$ 1,161,300
Total: Water Department	\$ 1,873,965	\$ 1,987,369	\$ 1,925,481	\$ 1,925,481
491-TOWN CEMETERY				
64 Total Salaries	\$ -	\$ -	\$ -	\$ -
65 Total Expenses	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Total: Town Cemetery	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
TOTAL PUBLIC WORKS (net of Water)	\$ 3,709,316	\$ 3,977,997	\$ 3,962,717	\$ 3,962,717
512-BOARD OF HEALTH				
66 Total Salaries	\$ 150,819	\$ 159,295	\$ 159,295	\$ 159,295
General Expenses	\$ 31,500	\$ 33,800	\$ 31,600	\$ 31,600
Solid Waste/Semass Disposal	\$ -	\$ -	\$ -	\$ -
Recycling	\$ -	\$ -	\$ -	\$ -
67 Total Expenses	\$ 31,500	\$ 33,800	\$ 31,600	\$ 31,600
Total: Board of Health	\$ 182,319	\$ 193,095	\$ 190,895	\$ 190,895

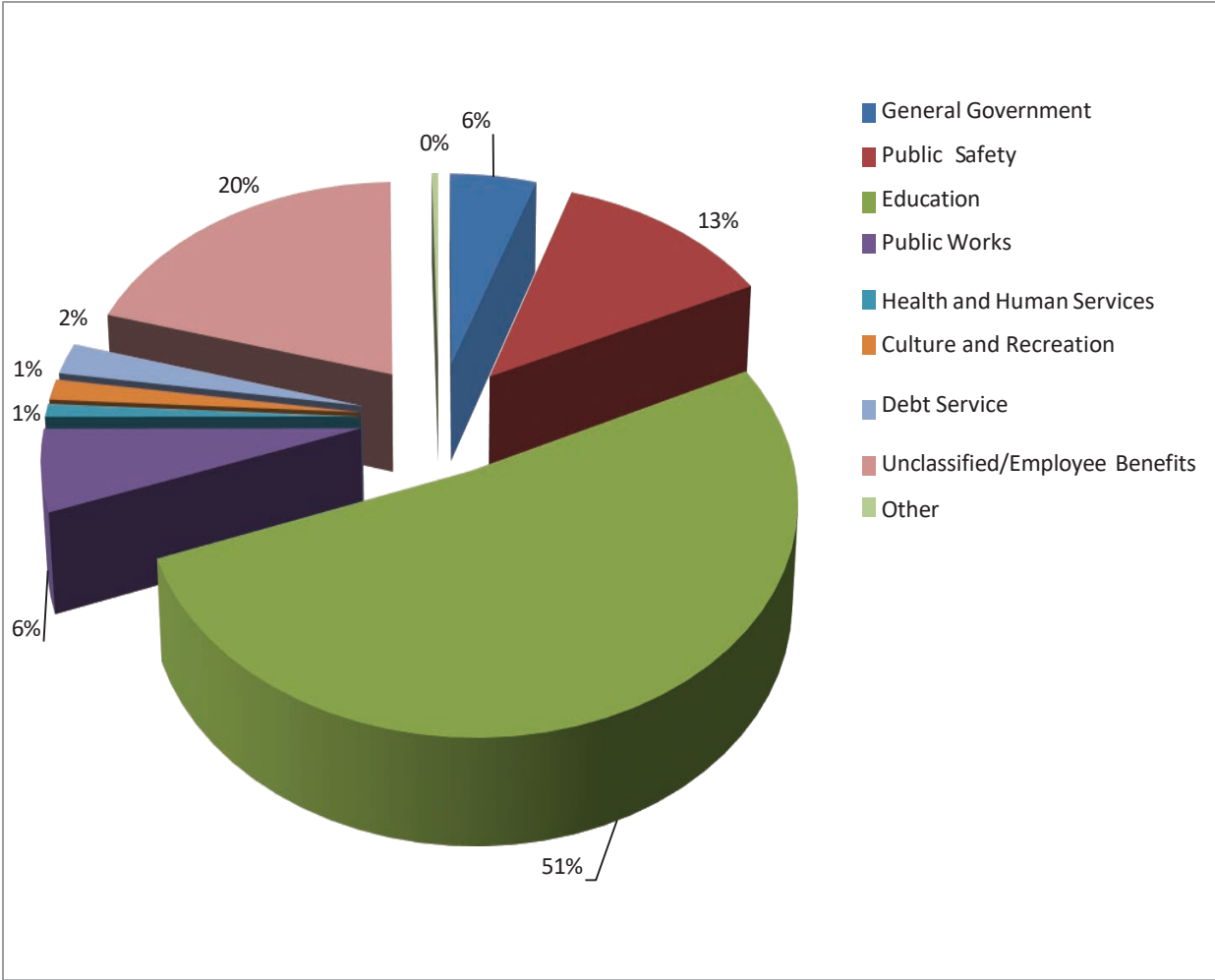
Line item to be voted	FY26 Appropriated	FY27 Requested	FY27 Town Administrator Recommends	FY27 Advisory Board Recommends
541-COUNCIL ON AGING				
68	Total Salaries	\$ 339,000	\$ 368,154	\$ 368,154
69	Total Expenses	\$ 42,496	\$ 44,595	\$ 44,350
	Total: Council on Aging	\$ 381,496	\$ 412,749	\$ 412,504
543-VETERANS SERVICES				
70	Total Salaries	\$ 18,500	\$ 18,870	\$ 18,870
71	Total Expenses	\$ 3,000	\$ 3,000	\$ 3,000
72	Total Veterans Benefits	\$ 19,000	\$ 19,000	\$ 19,000
	Total: Veterans Services	\$ 40,500	\$ 40,870	\$ 40,870
	TOTAL HEALTH AND HUMAN SERVICES	\$ 604,315	\$ 646,714	\$ 644,269
610-LIBRARY				
73	Total Salaries	\$ 589,548	\$ 638,895	\$ 638,895
74	Total Expenses	\$ 237,875	\$ 298,910	\$ 253,575
	Total: Library	\$ 827,423	\$ 937,805	\$ 892,470
630-RECREATION DEPARTMENT				
75	Total Salaries	\$ 99,674	\$ 105,747	\$ 105,747
76	Total Expenses	\$ 14,000	\$ 14,000	\$ 14,000
	Total: Recreation Department	\$ 113,674	\$ 119,747	\$ 119,747
691- HISTORICAL COMMISSION				
77	Total Expenses	\$ 3,710	\$ 4,000	\$ 3,500
	Total: Historical Commission	\$ 3,710	\$ 4,000	\$ 3,500
	TOTAL CULTURE AND RECREATION	\$ 944,807	\$ 1,061,552	\$ 1,015,717
710-DEBT RETIREMENT				
	Principal - Town	\$ 895,000	\$ 890,000	\$ 890,000
	Principal - Water	\$ 164,215	\$ 164,241	\$ 164,241
751-INTEREST ON LONG TERM DEBT				
	Interest - Town	\$ 411,063	\$ 373,875	\$ 373,875
	Interest - Water	\$ 18,150	\$ 16,200	\$ 16,200
752-INTEREST ON SHORT TERM DEBT				
	Interest - Town	\$ 12,200	\$ 97,428	\$ 97,428
	Interest - Water	\$ -	\$ -	\$ -
78	Total: Under Levy Debt Service	\$ 1,500,628	\$ 1,541,744	\$ 1,541,744
710, 751 - DEBT EXCLUSION				
	Middle School Principal			
	Middle School Interest			
	Vinal, Cole & High School Principal	\$ -	\$ -	\$ -
	Vinal, Cole & High School Interest	\$ -	\$ -	\$ -
	Police Station Principal	\$ 250,000	\$ 250,000	\$ 250,000
	Police Station Interest	\$ 75,625	\$ 67,500	\$ 67,500

Line item to be voted	FY26 Appropriated	FY27 Requested	FY27 Town Administrator Recommends	FY27 Advisory Board Recommends
Library Principal	\$ 395,000	\$ 395,000	\$ 395,000	\$ 395,000
Library Interest	\$ 165,390	\$ 145,640	\$ 145,640	\$ 145,640
79 Total: Debt Exclusion	\$ 886,015	\$ 858,140	\$ 858,140	\$ 858,140
TOTAL DEBT SERVICE	\$ 2,386,643	\$ 2,399,883	\$ 2,399,883	\$ 2,399,883
911-PLYMOUTH CTY RETIREMENT FUND				
80 Total: Pension Contributions	\$ 4,682,709	\$ 5,037,519	\$ 5,037,519	\$ 5,037,519
913-UNEMPLOYMENT COMPENSATION				
81 Total: Unemployment Compensation	\$ 600,000	\$ 100,000	\$ 45,000	\$ 45,000
914, 915, 916-GROUP INSURANCE				
82 Total: Insurance (Health, Life, Medicare)	\$ 7,957,353	\$ 7,941,520	\$ 7,941,520	\$ 7,941,520
912, 919, 945-TOWN INSURANCE				
83 Total: (Wrkers Comp, Unclassified, Liability)	\$ 614,947	\$ 667,505	\$ 667,505	\$ 667,505
TOTAL UNCLASSIFIED/EMP BENEFITS	\$ 13,855,009	\$ 13,746,544	\$ 13,691,544	\$ 13,691,544
990-TRANSFERS				
84 Transfer to OPEB Trust		\$ 130,000	\$ 130,000	\$ 130,000
85 Transfer to Capital Stabilization Fund				
86 Transfer to Special Ed Stabilization				
Total: Transfers Out	\$ -	\$ 130,000	\$ 130,000	\$ 130,000
TOTAL OTHER FINANCING USES	\$ -	\$ 130,000	\$ 130,000	\$ 130,000
SUBTOTAL TOWN OPERATING BUDGET	\$ 67,254,749	\$ 69,485,963	\$ 69,254,397	\$ 69,254,397
Community Preservation Admin	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Water Department	\$ 1,873,965	\$ 1,987,369	\$ 1,925,481	\$ 1,925,481
GRAND TOTAL OPERATING BUDGET	\$ 69,208,714	\$ 71,553,332	\$ 71,259,877	\$ 71,259,877

FY27 BUDGETED EXPENDITURES

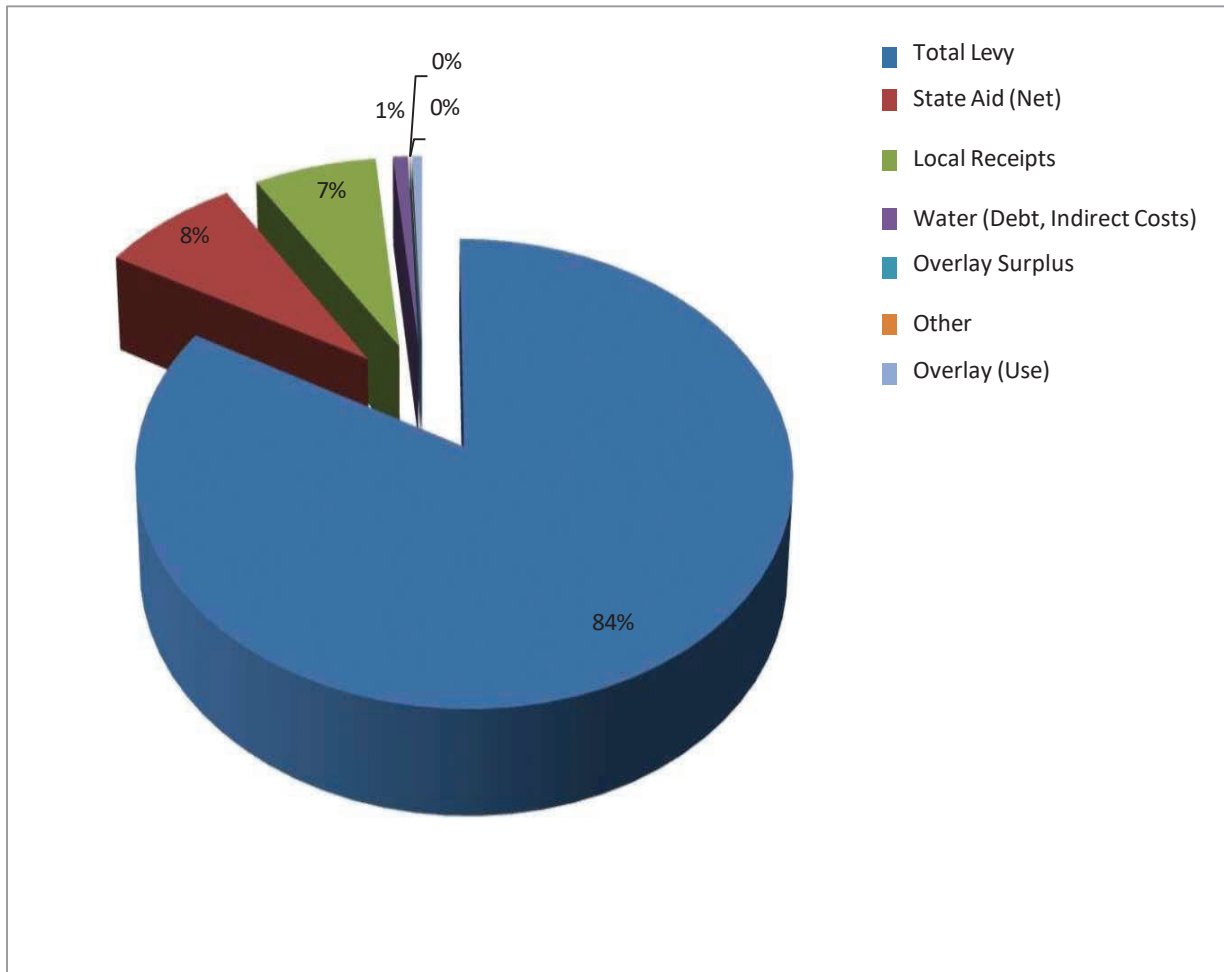
By Major Category

General Government	\$3,455,673	5%
Public Safety	8,670,595	13%
Education	35,283,998	51%
Public Works	3,962,717	6%
Health & Human Services	644,269	1%
Culture & Recreation	1,015,717	2%
Debt Service	1,541,744	2%
Unclassified/Employee Benefits	13,691,544	20%
Other	<u>255,000</u>	<u>0%</u>
Total Expenditures	\$68,521,257	100%



FY27 BUDGETED REVENUES By Major Category

Levy Limit Prior Year	\$56,202,932	
2.5% Increase	1,405,073	
New Growth Estimate	<u>250,000</u>	
Total Levy	57,858,005	84%
State Aid (Net)	5,534,164	8%
Local Receipts	4,893,593	7%
Water (Debt, Indirect Costs)	602,495	1%
Overlay Surplus	0	0%
Other	25,000	0%
Overlay (Use)	<u>(400,000)</u>	<u>0%</u>
Total Revenue	\$68,513,257	100%



Article 2: Town of Norwell Financial Forecast FY2027

TOWN OF NORWELL FINANCIAL FORECAST FY2027

	FY22	FY23	FY24	FY25	FY26	FY27	% change
	Actual	Actual	Actual	Actual	Actual	Projected	
REVENUE SOURCES:							
Levy Limit prior year	\$ 46,571,075	\$ 48,350,778	\$ 50,155,015	\$ 52,480,253	\$ 54,140,378	\$ 56,202,932	
Amended Growth	\$ (29,110)	\$ (30)	\$ (2,691)	\$ (5,907)	\$ 160,389	\$ 1,405,073	
2.5% Increase	\$ 1,163,549	\$ 1,208,769	\$ 1,253,808	\$ 1,311,859	\$ 1,357,519	\$ 1,405,073	
Override	\$ 645,264	\$ 595,498	\$ 1,074,121	\$ 354,173	\$ 544,646	\$ 250,000	
NEW GROWTH	\$ 48,350,778	\$ 50,155,015	\$ 52,480,253	\$ 54,140,378	\$ 56,202,932	\$ 57,858,005	2.94%
Cherry Sheet/State Aid	\$ 5,452,900	\$ 6,154,321	\$ 6,399,632	\$ 6,715,606	\$ 7,003,948	\$ 7,204,814	2.87%
Local Receipts	\$ 3,578,382	\$ 3,659,000	\$ 4,248,955	\$ 4,707,000	\$ 4,537,000	\$ 4,893,593	7.86%
Water Debt	\$ 90,800	\$ 88,850	\$ 236,900	\$ 79,950	\$ 182,365	\$ 180,441	-1.06%
Water Indirect Costs	\$ 377,088	\$ 361,865	\$ 457,150	\$ 462,065	\$ 463,931	\$ 422,054	-9.03%
Overlay Surplus	\$ 25,000	\$ 25,000	\$ 25,000	\$ 425,000	\$ 500,000	\$ 500,000	-100.00%
Sale of Lots Fund	\$ 15,000	\$ 15,000	\$ 15,000	\$ 12,500	\$ 15,000	\$ 25,000	0.00%
Wetlands/Waterways Funds	\$ 57,889,948	\$ 60,459,051	\$ 63,862,890	\$ 66,567,499	\$ 68,930,176	\$ 70,583,907	2.40%
TOTAL REVENUE							
Offsets	\$ 21,919	\$ 24,431	\$ 28,497	\$ 31,850	\$ 32,222	\$ 33,189	3.00%
Cherry Sheet/State & County Charges	\$ 1,585,395	\$ 1,520,049	\$ 1,461,608	\$ 1,642,498	\$ 1,582,129	\$ 1,637,461	3.50%
Overlay	\$ 658,807	\$ 707,750	\$ 532,503	\$ 605,824	\$ 626,515	\$ 400,000	-36.15%
TOTAL USES	2,266,121	2,252,230	2,022,608	2,280,172	2,240,866	2,070,650	-7.60%
NET REVENUE	\$ 55,623,827	\$ 58,206,821	\$ 61,840,282	\$ 64,287,327	\$ 66,689,310	\$ 68,513,257	2.73%
\$ Increase	\$ 2,326,193	\$ 2,582,994	\$ 3,633,461	\$ 2,447,045	\$ 2,401,983	\$ 1,823,947	2.73%
% Increase	4.36%	4.64%	6.24%	3.96%	3.74%	2.73%	
FIXED COSTS**:				\$ 16,080,426	\$ 18,462,606	\$ 18,639,745	0.96%
EXPENDITURES:							
General Government	\$ 2,673,905	\$ 2,920,154	\$ 3,197,138	\$ 3,163,497	\$ 3,091,083	\$ 3,105,673	0.47%
Public Safety	\$ 7,051,837	\$ 7,217,117	\$ 7,956,083	\$ 7,801,295	\$ 7,803,844	\$ 8,097,578	3.76%
Education	\$ 30,507,421	\$ 31,749,147	\$ 32,738,750	\$ 33,373,062	\$ 33,398,062	\$ 34,733,984	4.00%
Public Works	\$ 1,891,770	\$ 1,890,616	\$ 2,055,947	\$ 2,119,632	\$ 2,042,018	\$ 2,137,291	4.67%
Health and Human Services	\$ 1,693,087	\$ 1,770,455	\$ 1,851,552	\$ 612,667	\$ 604,315	\$ 644,269	6.61%
Culture and Recreation	\$ 850,523	\$ 938,321	\$ 964,497	\$ 1,031,431	\$ 944,807	\$ 1,015,717	7.51%
Debt Service (less exclusion)	\$ 719,526	\$ 1,253,362	\$ 1,741,254	\$ -	\$ -	\$ 22,000	0.00%
Unclassified/Employee Benefits	\$ 9,810,469	\$ 10,217,635	\$ 10,900,316	\$ (31,506)	\$ 22,000	\$ 22,000	0.00%
Transfer to OPEB	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ -	-
Transfer to Capital Stab Fund	\$ 210,672	\$ -	\$ -	\$ -	\$ -	\$ 117,000	-62.26%
Articles	\$ 63,000	\$ 117,000	\$ 48,000	\$ 100,000	\$ 310,000	\$ 117,000	-62.26%
TOTAL EXPENDITURES	\$ 55,602,210	\$ 58,203,807	\$ 61,453,537	\$ 64,250,504	\$ 66,678,735	\$ 68,513,257	2.75%
\$ Increase	\$ 2,355,193	\$ 2,601,597	\$ 3,249,730	\$ 2,796,967	\$ 2,428,231	\$ 1,834,522	2.75%
% Increase	4.42%	4.68%	5.58%	4.55%	3.78%	2.75%	

**Fixed costs include: Reserve Fund_Insurances_Town Bonds_Regional Schools_SSREC_Waste Removal_PC Retirement
Workers Comp_Unemployment_Health & Life Insurances-Fed Taxes_Debt

Article 3: Reappropriate Unspent Article Funds

To see if the Town will vote to reappropriate the remaining unspent balances in the capital accounts originally appropriated in Article 3 of the May 5, 2025, Annual Town Meeting as follows:

- \$665,000 01-301-1238-6192-NMS PARKING LOT REPAIRS
- \$90,000 01-220-1238-6189-FIRE DEPUTY CHIEF VEHICLE

and to appropriate the sum of \$755,000 for the purpose of funding FY2027 Annual Town Meeting capital and article requests or take any other action relative thereto.

Requested by the Finance Director

The Advisory Board unanimously recommends the Article.

Article 4: Capital Budget

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sums recommended, or any other sum or sums, for Capital Outlay as set forth in the following schedule and determine whether such sums will be provided by taxation or by transfer or by a combination of the foregoing, or take any other action relative thereto.

Requested by the Capital Budget Committee

<u>Department</u>	<u>Capital Request</u>	<u>Department Amount Requested</u>	<u>Capital Budget Amount Recommended 3/16/2026</u>	<u>CBC Vote</u>	<u>Funding Source</u>
Highway	Drainage	\$ 300,000.00	\$ 300,000.00	Yes: 6-0	Repurposed Article Funds
	Road Resurfacing	\$ 350,000.00	\$ 350,000.00	Yes: 6-0	Capital Stabilization
	Street Sweeper (Replace 1996 model)	\$ 350,000.00	\$ 350,000.00	Yes: 6-0	Overlay Surplus
Tree & Grounds	Small Dump Truck (F550)-Replaces Truck #21 (2017 model)	\$ 120,000.00	\$ 120,000.00	Yes: 6-0	Overlay Surplus
Fire	Replace 2020 Deputy Chief Vehicle	\$ 71,541.00	\$	No: 0-6	Free Cash
	Replace Fire HQ Windows & Doors	\$ 101,380.00	\$ 101,380.00	Yes: 6-0	Repurposed Article Funds

Police	Replace 2019 K9 Police Cruiser Chevy Tahoe #339	\$ 95,662.11	\$ 95,662.11	Yes: 6-0	Overlay Surplus
	Replace 2021 Supervisor Police Cruiser #330-Chevy Tahoe	\$ 90,532.11	\$ 90,532.11	Yes: 6-0	Overlay Surplus
Library	Technology (Network Server/Computers/iPad)	\$ 45,000.00	\$ 45,000.00	Yes: 6-0	Repurposed Article Funds
	Exterior Re-Staining/Wood Treatment	\$ 49,450.00	\$ 49,450.00	Yes: 6-0	Free Cash & Repurposed Article Funds
COA	Replacement for 2015 Dodge Minivan	\$ 46,445.00	\$ 46,445.00	Yes: 6-0	Repurposed Article Funds
School	Study to Repair Drainage/Sidewalk and Parking Lot @ NMS	\$ 136,600.00	\$ 136,600.00	Yes: 6-0	Repurposed Article Funds
	HVAC Controls Upgrade-Finish Project	\$ 40,000.00	\$ 40,000.00	Yes: 6-0	Free Cash
School & Town	School and Town Facilities Assessment for Capital Planning	\$ 64,008.00	\$ 64,008.00	Yes: 6-0	Free Cash
Water	Meter Reader Vehicle to replace 2015 Equinox	\$ 35,254.00	\$	No: 0-6	Water Retained Earnings
		\$1,895,872.22	\$1,789,077.22		

Capital Budget Commentary:

Fire: Deputy Chief Vehicle, Given the vehicle’s relatively low mileage and manageable maintenance needs, the Committee believes replacement can reasonably be deferred one year despite its emergency use.

Water: Meter Reader Vehicle: Given the vehicle’s low usage (only ~4x/year + occasional home sales) and manageable maintenance needs this year, the Committee believes replacement is not mandatory this year. The committee will also assess the size of the fleet versus staffing levels to determine whether replacement is required.

The Advisory Board supported the recommendations of the Capital Budget Committee as presented

Article 5: Union, Personnel Plan and Contract Salary Obligations

To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum of money to meet obligations for union and personal contracts, said sum to be apportioned by the Finance Director to the applicable line items in Article 2, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board unanimously recommends the Article.

Article 6: Transfer to Stabilization Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Stabilization Fund, as established in accordance with the provisions of M.G.L. Chapter 40 section 5B, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 7: Transfer to Capital Stabilization Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Capital Stabilization Fund, as established in accordance with the provisions of M.G.L. Chapter 40, section 5B, take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 8: Transfer to OPEB Trust Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Town's Other Post-Employment Benefits (OPEB) Trust Fund to offset the cost of retired employee health insurance or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 9: Transfer to SPED Stabilization Fund

To see if the Town will vote to transfer from available funds a sum of money to be added to the Town's SPED Stabilization Trust Fund to offset the cost of student special education or take any other action relative thereto.

Requested by the Select Board

The Advisory Board recommends this Article.

Article 10: Accept Chapter 90

To see if the Town will vote to raise and appropriate \$716,444 in anticipation of full (100%) reimbursement by the Commonwealth of Massachusetts of Chapter 90, Acts of 2008, one apportionment for State and Highway under the provision of the General Laws Chapter 90, Section 34, Clause 2(A), work on highways, to be expended under the direction of the Highway Surveyor, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this Article.

Article 11: MS4 Stormwater Compliance

To see if the Town will vote to raise and appropriate a sum of money, or transfer from available funds, the sum of \$10,000 or any other sum, to be expended under the direction of the Highway Surveyor for the purpose of complying with the EPA's MS4 (Municipal Separate Stormwater Sewer System) Stormwater Compliance General Permit, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this Article.

Article 12: Traffic Calming Measures

To see if the Town will vote to raise and appropriate, transfer from available fund or otherwise provide the sum of \$20,000 or any other sum, to be expended on townwide safety infrastructure related to improving traffic safety and traffic calming measures signage as well as related installation, replacement and maintenance, of missing public and private roadway

signs under the jurisdiction of the Highway Surveyor, or take any other action relative thereto.

Requested by the Highway Surveyor, Police and Fire Departments

The Advisory Board unanimously recommends this Article.

Article 13: Highway Yard Remediation

To see if the Town will vote to will raise and appropriate, transfer from available fund or otherwise provide \$100,000 or any other sum, to be expended under the direction of the Highway Surveyor for the purpose of unsuitable debris removal, materials, engineering, stormwater, and highway facility yard rehabilitation, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this Article.

Article 14: Emergency Tree Removal

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$150,000, or any other sum, for emergency tree removal in Town roadway right of ways or other public lands deemed necessary by the Tree Warden to be expended under the direction of the Highway Surveyor, or take any other action relative thereto.

Requested by the Highway Surveyor

The Advisory Board unanimously recommends this Article.

Article 15: Recycling Revolving Fund

To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws, Article II, Departmental Revolving Funds, adopted under the bylaw created by Article 25 of the 2017 Annual Town Meeting, by amending Attachment 1 Table of Revolving Funds to delete the existing Recycling Revolving Fund and add a new revolving fund to be known as the Recycling Revolving Fund with the Highway Surveyor being authorized to spend, its revenue source being recyclable fees/trash fees, use of the fund being for the support of the recycling center, the disposition of fund balances to provide for balances in excess of \$50,000 to revert to the general fund, and; further, insert the new *italicized and underlined* language set forth in the proposed Attachment

1 Table of Revolving Funds; and further, authorize and/or reauthorize revolving funds shown in the table below for use by certain town departments, boards and committees under Massachusetts General Laws Chapter 44, § 53E½, for the fiscal year beginning July 1, 2026; or take any other action relative thereto.

Attachment 1: Table of Revolving Funds

Revolving Fund	Authorized To Spend	Revenue Source	Use of Fund	Disposition of Fund Balance	Spending Restrictions
Stetson Ford House	Historical Commission	Rental charged for property use	Property maintenance	Balance in excess of \$5,000 to revert to the General Fund	Fund may not be spent for salaries
Recycling	Board of Health	Bag fees and Recycling Fees	Maintenance & Improvements, at the Recycling Center and PAYT program purchases	Balance in excess of \$10,000 to revert to the General Fund	Fund may not be spent for salaries
<u>Recycling</u>	<u>Highway Surveyor</u>	<u>PAYT Bag Fees, Recycling/Disposal/Yard Fees</u>	<u>Maintenance, improvements and staffing at the Recycling Center and PAYT program purchases</u>	<u>Balance in excess of \$50,000 revert to the General Fund</u>	
Council on Aging Programs	Council on Aging	Program fees	Senior Center costs for trips and life-long learning programs	Balance available for expenditure	Fund may not be spent for salaries

Requested by the Finance Director

The Advisory Board recommends this article.

Article 16: Trash and Recycling Service Contracts

To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws, Part 1, Town Government and Administration, Chapter 6 Contracts by

amending Section 6-7 to add a new sentence to the existing language as follows:

Notwithstanding the foregoing, the Select Board shall be permitted to sign, award and negotiate contracts for curbside trash and recycling services for terms of up to and including five years without Town Meeting approval, subject to appropriation; or take any other action relative thereto.

Requested by the Select Board

The Advisory Board unanimously recommends this Article.

Article 17: Amend South Shore Regional Vocational School District Agreement

To see if the Town will vote to approve the amended South Shore Regional Vocational School District Regional Agreement as set forth in Addendum 1 to the May 4, 2026 Annual Town Meeting Warrant, or take any other action relative thereto.

Requested by Select Board

The Advisory Board recommends this article.

Explanation:

This article seeks to amend the existing regional agreement to allow for the town of Pembroke to join the district, effective July 1, 2027. This article follows the same process as Marshfield's admission into the South Shore Regional Vocational School District in Spring 2023. The highlights of Pembroke's admission terms and conditions include: Pembroke would pay a share of the debt costs for the new school building project and would also share in the operating costs for the district. Pembroke would have access to 10 ninth grade seats in the 27-28 school year and then be apportioned seats based on 8th grade population size thereafter. Pembroke would also contribute a proportional share of the district's stabilization account and pay additional operating costs in its first four years in the district. This process would become official after a minimum of 6 out of 9 district communities approved the article at respective town meetings, and the Commissioner of Elementary and Secondary Education approves the agreement.

Article 18: Acceptance of Bay Path Lane Extension as a Public Way

To see if the Town will vote to accept Bay Path Lane Extension as a public way, and/or any appurtenant easements thereto (exclusive of drainage infrastructure outside of the layout

of the way, as laid out and generally shown on a plan entitled "Street Acceptance Plan of Land in Norwell Massachusetts, "Street Acceptance Plan, Bay Path Lane Extension, Norwell, Massachusetts" dated January 25, 2024 (the "Street Acceptance Plan") on file with the Town Clerk; being the road and way located within at the northerly end of Bay Path Lane and shown on the Definitive Subdivision Plan entitled "Open Space Residential Definitive Subdivision Plan Bay Path Lane Extension Norwell, Massachusetts," dated September 17, 2014, prepared by Merrill Associates, Inc. and recorded with the Plymouth County Registry of Deeds on April 9, 2015 as plan no. 122 of 2015 in Plan Book 59 at Page 550; and further, to see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of said roads, and any appurtenant drainage, utility or other easements related to said roads and/or to accept grants thereof; and further to authorize the Select Board and other applicable Town of Norwell Boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article; or to take any other action relative thereto.

Requested by Select Board

The Advisory Board recommends this article.

Article 19: Acceptance of Mass General Law Chapter 138 section 12D

To see if the Town vote to accept the provisions of Mass. Gen. L. c. 138 sec. 12D allowing a licensee authorized to sell only wines and malt beverages for on-premises consumption to trade in said license for a license to sell all alcoholic beverages for on-site consumption provided further that said all alcoholic beverages license shall not be transferrable but subject to all other provisions of Mass. Gen. L. c. 138, that the licensee shall pay a reasonable fee for the license and be subject to such other and further rules as may be determined by the Select Board on said traded in license, or take any other action relative thereto.

Requested by Select Board

The Advisory Board voted 3 to 4 not to recommend the full liquor article. The vote in the negative was driven by concerns over impact on existing full license holders, future enforcement and subsequent impact on the integrity of the town. This is a significant departure from how full liquor licenses have historically been obtained. The minority in favor views it as a practical pathway for current beer-and-wine restaurants to offer a full range of alcoholic beverages, thereby expanding consumer choice and supporting local businesses without adding any new licenses to the town's quota.

Article 20: School Mapping for Emergency Response

To see if the Town will vote to raise and appropriate, or transfer from available funds or otherwise provide the sum of \$20,000 or any other sum to be spent on mapping the school buildings for the purpose of emergency response planning, or take any other action relative thereto.

Requested by the School Committee

The Advisory Board recommends this Article.

Article 21: School Technology

To see if the Town will vote to raise and appropriate, or transfer from available funds or otherwise provide the sum of \$150,000 or any other sum to be spent on school technology for the purpose of iPads and Laptops for students and teachers, or take any other action relative thereto.

Requested by the School Committee

The Advisory Board recommends this Article.

Article 22: Adopt Local Veterans Exemption

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 59, Section 5, Clause 22J, as added by the “Honoring Every Requirement of Our Servicemembers Act” (HERO Act), thereby authorizing additional property tax exemptions for qualifying veterans, surviving spouses, and parents, as provided under said clauses, or take any other action relative thereto.

Requested by Veterans’ Agent/Select Board

The Advisory Board recommends this Article.

Article 23: Bylaw Amendment Regulating Cryptocurrency Automated Teller Machines

To see if the Town will vote to amend the Norwell Town Code, Division 2: General Bylaws, Part III, Health and Public Safety, Chapter 45, Police Department, Article IV, Cryptocurrency Automated Teller Machines (ATMs), as follows:

§45-19 Cryptocurrency Automated Teller Machines (ATMs),

A. Purpose and Intent

The Town of Norwell, acting upon reports of the Norwell Police Department, finds that unregulated cryptocurrency Automated Teller Machines (ATMs) pose risks to consumers, including financial fraud, money laundering, and lack of recourse for users. The town further finds that the current absence of sufficient federal and state consumer protections and regulatory oversight for such devices necessitates a municipal prohibition to safeguard residents and preserve public safety.

B. Definitions

For the purposes of this ordinance, the following terms shall have the meanings indicated:

(a) Cryptocurrency: A digital or virtual currency that uses cryptography for security and operates independently of a central bank, including but not limited to Bitcoin, Bitcoin Cash, Dash, LiteCoin, Ripple, ZCash, Ethereum, and similar blockchain-based tokens.

(b) Cryptocurrency Automated Teller Machine (Cryptocurrency ATM): Any self-service kiosk, machine,

or device installed in a publicly accessible location that enables users to buy, sell, exchange, or transfer cryptocurrency through the machine using cash, debit card, credit card, or other means of payment.

C. Prohibition

No person, business, or entity shall install, operate, maintain, or allow the installation or operation of a Cryptocurrency ATM within the geographic boundaries of the Town of Norwell.

D. Enforcement and Penalties

This ordinance shall be enforced by the Norwell Police Department, the Building Department, or any other authorized agent of the Town of Norwell.

Any person or entity found to be in violation of this ordinance shall be subject to a fine of \$300 per day per device, enforceable under non-criminal disposition pursuant to M.G.L. c. 40, § 21D.

Each day during which a violation continues shall constitute a separate offense.

E. Severability

If any provision of this ordinance is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by the Police Department and Select Board

The Advisory Board recommends this Article.

Article 24: CPC Reserves Appropriation

To see if the Town will vote, pursuant to Mass. Gen. L. Chapter 44B, to reserve from Community Preservation Fund FY2027 revenues the sum of \$160,000.00 for the creation, preservation and support of affordable housing; to reserve the sum of \$160,000.00 for the acquisition, preservation and restoration of historic resources; and to reserve the sum of \$160,000 for the acquisition, creation, and preservation of open space, or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board recommends this article.

Article 25: Firefighter Cemetery Markers (Historical)

To see if the Town will vote to raise and appropriate or transfer from available historic reserve funds the sum of \$26,500 or any other sum of money from the Community Preservation Fund, for historic purposes based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for the purpose of honoring past firefighters by way of purchasing 200 Bronze Firefighter Markers, or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends the Article.

Article 26: First Parish Cemetery Gravestone Restoration Project Phase IV (Historical)

To see if the Town will vote to raise and appropriate or transfer from available historic reserve funds the sum of \$16,915 or any other sum of money from the Community Preservation Fund, for historic purposes based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for the purpose of rehabilitation of certain

cemetery gravestones in accordance with the First Parish Cemetery Gravestone Restoration Project, Phase 5, or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends the Article.

Article 27: Fogg Forest Feasibility Study

To see if the Town will vote to raise and appropriate or transfer from undesignated Community Preservation funds the sum of \$15,000. or any other sum of money from the Community Preservation Fund for open space and recreation purposes based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, by completing a feasibility study at Fogg Forest or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends the Article.

Article 28: Clipper Community Complex Bathrooms (OS/Rec)

To see if the Town will vote to raise and appropriate or transfer from undesignated Community Preservation funds the sum of \$1,461,458. or any other sum of money, for open space and recreation purposes based on the recommendation of the Community Preservation Committee pursuant to M.G.L. Chapter 44B, for the purpose installing fully operational ADA compliant permanent restrooms at the Clipper Community Complex, or take any other action relative thereto.

Requested by the Community Preservation Committee

The Advisory Board unanimously recommends the Article.

Article 29: Amendment to Zoning Bylaws – Amended and New Definitions

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Part I, Administration and Procedure, Article 1, Purpose, Authority and Definitions, §201-1.2 Definitions, by amending the existing definitions of (1) Height, (2) Structure, Small, Detached Accessory, (3) Setback, Front, Side and Rear in §201-1.2, and adding new definitions of (1) Ridge, (2) Finished Grade, (3) Grade Plane, (4) Story and (5) Permitted Projections to §201-1.2 in appropriate alphabetical order, which said amendments/deletions are shown in strikethrough font and the amendments/additions are shown in bold-underlined font, as follows:

HEIGHT

The vertical distance above the average grade adjoining the building or surrounding the structure to the ridgeline of the building

The distance measured vertically between the Grade Plane and the highest point of the roof for flat roofs, to the deck line for mansard roofs, and to the average height between eaves and ridge for gable, hip, and gambrel roofs.

STRUCTURE, SMALL, DETACHED ACCESSORY

A structure that is not attached to a primary structure and that has 64 or fewer square feet of ground coverage and has a height of less than seven feet and that is used or to be solely as a storage shed or a playhouse or a similar use; however, such a structure shall be subject to a setback requirement of only a minimum of five feet from any adjacent **side or rear** boundary line.

SETBACK, FRONT, SIDE and REAR

The minimum horizontal distance from a street line or lot line, as the case may be, to any part of a building or structure, excluding ~~overhang three feet or under~~ **permitted projections, horizontal** bulkheads or fences.

RIDGE HEIGHT

The distance measured vertically between the Grade Plane and the highest point of the roof, except chimneys, elevators, poles, spires, tanks, towers and other projections not used for human occupancy that extend above the building by less than ten feet.

FINISHED GRADE

The topography of a site at the completion of construction.

GRADE PLANE

A reference plane representing the average of the Finished Grade intersecting the building at all exterior walls. Where the finished grade slopes away from the exterior walls, the reference plane for such side of the building shall be established by using, instead of the measurement at the building perimeter, the average of all points of grade change located five feet from the building or along the lot line, whichever is closer.

STORY

That portion of a Building included between the upper surface of a floor and the upper surface of the floor or roof next above having its finished floor surface entirely above Finished Grade, except that a Basement shall be considered as a Story where the finished surface of the floor above the Basement is:

1. **More than six feet above Grade Plane; or**
 2. **More than six feet above the Finished Grade measured at points located five feet from the building or at the nearest lot line, whichever is closer, for more than 50% of the total building perimeter; or**
 3. **More than 12 feet above the Finished Grade where it intersects the perimeter wall at any point.**
-

PERMITTED PROJECTIONS

- A. **Construction elements that extend beyond the building wall surface no more than three feet, including but not limited to projecting eaves, chimneys, bay windows (that do not provide additional floor area), and belt courses, and are no closer to the property line than six feet.**
- B. **Unenclosed entry porches which do not project more than six feet beyond the line of the foundation wall, do not exceed thirty square feet in area, and are no closer to the property line than six feet.**
- C. **Landings which do not project more than four feet beyond the line of the foundation wall, and stairs which do not project more than an additional four feet from the landing.**

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by Planning Board

The Advisory Board unanimously recommends the Article.

Article 30: Amendments to Zoning Bylaws - Changes to Intensity of Use Regulations

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Part II District Regulations, Article 9 Intensity of Use Regulations, §201-9.2 Lot Area, §201-9.3 Lot frontage, width and shape, §201-9.4 Required yards, §201-9.6 Height restrictions, which said amendments/deletions are shown in strikethrough font and the amendments/additions are shown in bold-underlined font, as follows:

- (1) Amend Norwell ZBL Section 201-9.2(C), by deleting it in its entirety and replacing it with the following:

Stormwater management system. No part or portion of any lot which contains **(1)** any element of a stormwater management system, as defined under § 201-1.2 of this Zoning Bylaw, **which serves more than one lot, or (2) an open-air stormwater best management practice (BMP)** shall be used toward calculating the minimum lot area required under Subsection A. **This exclusion shall not apply to underground stormwater infrastructure or minor drainage features, including but not limited to pipes, culverts, catch basins, swales not used as a stormwater BMP, gutters, or similar components.**

This subsection shall not apply to any of the following:
[5-13-2002 ATM; amended 5-14-2007 ATM, Art. 17]

- (1) A building lot lawfully laid out by plan or deed and duly recorded prior to the adoption of the Town's Zoning Bylaw;
 - (2) A building lot for single- or two-family residential use that is eligible for protection from zoning changes that increase lot area requirements under MGL c. 40A, § 6, on the effective date of this subsection, provided that the lot complied with all applicable lot area requirements at the time of its creation;
 - (3) A building lot that is shown on a plan that was duly endorsed as "Approval Not Required" under MGL c. 41, §§ 81L and 81P, prior to the effective date of this subsection, in which case the predecessor requirements of this subsection shall apply; or
 - (4) A building lot shown on a definitive subdivision plan duly endorsed by the Planning Board with the words "Approved under the Subdivision Control Law," or words of similar import, pursuant to MGL c. 41, § 81U, prior to the effective date of this subsection and in which case the applicable predecessor requirements of this subsection shall apply.
- (2) Strike Section 201-9.3(D) and insert in its place the following:
~~No dwelling may be erected or placed on a lot unless it is located within a circle which has a diameter of at least 150 feet. The circle shall be located within the boundaries of the lot and shall be located entirely on upland.~~
- No dwelling shall be placed on a lot unless a circle which has a diameter of 150 feet can be located within the boundaries of the lot**
-
- 3) Amend section 201-9.4(B)(1) by adding the words "**side or rear**" after "...five feet from any adjacent" so that the last clause reads "shall be required to maintain a minimum setback of five feet from any adjacent **side or rear** boundary line."

Furthermore, in the Residential Districts A and B, any small detached accessory structure, as defined under § 201-1.2, shall be required to maintain a minimum setback of five feet from any adjacent side or rear boundary line.

- (4) Strike Section 201-9.6, Height restrictions, and replace it with the following:

201-9.6 Height Restrictions

- A. ~~No building and/or structure shall be erected or altered to exceed 2 1/2 stories in height, or 34 feet, in any residential district and Business Districts A and B or three stories, or 40 feet, in Business District C, nor shall any dwelling unit in a business district exceed 2 1/2 stories, or 34 feet, in height. Chimneys, elevators, poles, spires, tanks, towers and other projections not used for human occupancy may extend above the building and/or structure height limits by a maximum of 10 feet.~~
- B. ~~Poles, tanks, towers and other projections not attached to a building and/or structure shall not exceed the maximum allowed building and/or structure height unless approved by a special permit.~~

Replacement:

- A. **No building and/or structure in any residential district and Business Districts A and B shall be erected or altered to exceed:**
- a. **2 ½ stories**
 - b. **35 feet in height**
 - c. **40 feet in ridge height**
- B. **No building and/or structure in Business District C shall be erected or altered to exceed:**
- a. **3 stories**
 - b. **40 feet in height**
 - c. **45 feet in ridge height**
- C. **Poles, tanks, towers, and other projections not attached to a building and/or structure shall not exceed the maximum allowed building and/or structure height unless approved by a special permit.**

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by Planning Board

The Advisory Board recommends this Article.

Article 31: Amendment to Zoning Bylaws – Use Changes in Business District C

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Part 2 District

Regulations, Article 8 District Use Regulations, §201-8.4 Business District C as follows:

(1) by deleting uses allowed by Special Permit in §201-8.4.A.(1) to A.(5), renumbering said uses starting with “Restaurants or other places serving food ...” as A.(1), and adding the words “other motorized vehicles or” after the word “and” and before the words “similar equipment in the new §201-8.4.A.(3) (salesrooms for automobiles, ...);

(2) by deleting §201-8.4.B Permitted Uses in its entirety and replacing it with a new §201-8.4.(B) as follows:

B. Permitted uses.

- (1) **Educational or religious uses exempt from zoning prohibition by MGL c. 40A, § 3.**
- (2) **Agricultural, horticultural and floricultural uses.**
- (3) **Offices, including business, professional, administrative, executive, corporate, medical, scientific, technical, financial, and similar office uses, including corporate headquarters, technology firms, research and development offices, and other uses primarily engaged in office-based administrative work.**
- (4) **Research and development laboratories, including scientific, medical, engineering, environmental, or technology facilities, and including incidental assembly, fabrication, prototyping, or test manufacturing conducted entirely within an enclosed building.**
- (5) **Light manufacturing uses, including the manufacturing, fabrication, assembly, processing, or production of materials, goods, or equipment, provided such uses do not create nuisance conditions detectable at the property line. Such uses include, but are not limited to:**
 - (a) Precision machining and advanced manufacturing, including CNC machining, additive manufacturing (3D printing), robotics-assisted or automated manufacturing systems, and similar production processes;**
 - (b) The manufacture, fabrication, assembly, or production of electronics, instruments, medical devices, aerospace or defense components, robotics, technology equipment, precision components, or similar products;**
 - (c) Artisan or craft manufacturing, including small-scale production or fabrication of goods, such as woodworking, metalworking, ceramics, textiles, food production, and similar uses, and including accessory retail or showroom sales.**
 - (d) Packaging, finishing, labeling, or treatment of products or materials;**

(e) Printing, publishing, and related graphic production uses, including commercial printing, digital printing, and binding;

(f) Repair, refurbishment, and assembly of non-automotive machinery, equipment, or manufactured products; and

(g) Other similar light manufacturing uses conducted entirely within an enclosed building.

- (6) Salesrooms, showrooms, and supply facilities for building materials, contractor supplies, medical supplies, industrial supplies, equipment, or similar goods, including accessory storage and distribution functions conducted within an enclosed building.**
- (7) Warehousing, logistics, storage, and distribution facilities, conducted within an enclosed building, excluding large-scale regional freight terminals, fleet trucking terminals, or similar high-intensity distribution facilities.**

(3) by adding a new §201-8.4.C Change in principal use and site plan review requirement, as follows:

C. Change in principal use and site plan review requirement.

(1) A shift from one principal use category to another principal use category within Business District C shall require Site Plan Review by the Zoning Board of Appeals. Site Plan Review shall also be required where a change within the same principal use category, results in a material increase in required parking, defined as a material change of ten percent (10%) or more in the number of required parking spaces, or a material change in traffic generation, wastewater flow or septic system demand, loading or delivery activity, or other site impacts, as determined by the Building Commissioner.

(2) A change in tenancy or occupancy that does not constitute a shift in principal use category and does not result in a material increase in site impacts shall not, by itself, require Site Plan Review.

(4) by deleting Table 1 – Use Regulations in §201-27.3 of Article 27 Accord Pond Park Economic Development District in its entirety and replacing it with a new Table as follows:

Table 1 - Use Regulations

Land Use Regulation	Pond Street Subdistrict	Accord Park Loop Subdistrict	Cordwainer Drive Subdistrict
By right	<ul style="list-style-type: none"> • Hotel (internal corridor access to rooms only) • Office • Restaurants • Retail • Indoor theater • Cafeterias for employees, parking areas or garages for use of employees, customers, or visitors, and other normal accessory uses • Educational, religious, agricultural, horticultural and floricultural uses exempt from zoning prohibition by MGL c. 40A, § 3 	<ul style="list-style-type: none"> • Commercial • Office <u>uses as defined in §201-8.4B(3)</u> • <u>Research and development laboratories and light manufacturing uses as defined in §201-8.4B(4) and (5)</u> Light industrial including assembly, research and development • Medical, nursing and assisted living care facilities • Adult education and workforce development training facilities • Cafeterias for employees, parking areas or garages for use of employees, customers, or visitors, and other normal accessory uses • Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards 	<ul style="list-style-type: none"> Commercial Office <u>uses as defined in §201-8.4B(3)</u> <u>Research and development laboratories and light manufacturing uses as defined in §201-8.4B(4) and (5)</u> Light industrial including assembly, research and development Medical, nursing and assisted living care facilities Adult education and workforce development training facilities Cafeterias for employees, parking areas or garages for use of employees, customers, or visitors, and other normal accessory uses. Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards <u>Salesrooms,</u>

		<ul style="list-style-type: none"> • <u>• Salesrooms, showrooms, and supply facilities for building materials, contractor supplies, medical supplies, industrial supplies, equipment, or similar goods as defined in §201-8.4B(6)</u> • <u>• Warehousing, logistics, storage, and distribution facilities as defined in §201-8.4B(7)</u> • Educational, religious, agricultural, horticultural and floricultural uses exempt from zoning prohibition by MGL c. 40A, § 3 	<ul style="list-style-type: none"> • <u>showrooms, and supply facilities for building materials, contractor supplies, medical supplies, industrial supplies, equipment, or similar goods as defined in §201-8.4B(6)</u> • <u>Warehousing, logistics, storage, and distribution facilities as defined in §201-8.4B(7)</u> • Educational, religious, agricultural, horticultural and floricultural uses exempt from zoning prohibition by MGL c. 40A, § 3
Special permit	<ul style="list-style-type: none"> • Residential • Medical marijuana treatment center or similar facility 	<ul style="list-style-type: none"> • Medical marijuana treatment center or similar facility • <u>Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards</u> • Transportation /logistics • Retail 	<ul style="list-style-type: none"> • Medical marijuana treatment center or similar facility • <u>Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards</u> • Transportation /logistics

and further, that the Town Clerk be authorized to make such formatting and other non-

substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by Planning Board

The Advisory Board recommends this Article.

Article 32: Amendments to Zoning Bylaws – Changes to Certain Bylaw Provisions

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Part 3, General Regulations, Article 14 Signs, §201-14.6 Permitted signs by type and district, as follows:

(1) By deleting §201-14.06 Permitted signs by type and district, §201-14.6.(A) Business District A and §201-14.6.(B) Business Districts B and C, in their entirety and replacing it with a new §201-14.6.(A) Business District A and §201-14.6.(B) Business Districts B and C as follows:

B. Business District A.

(1) **Freestanding**

(a) One freestanding sign per lot not to exceed 24 square feet which shall identify the business or businesses located on the lot.

(b) The portion of the sign identifying the name and address of the site shall be excluded from the total area calculation, but shall not exceed 25% of said total area calculation. The sign may also dedicate a portion identifying tenant space as for sale or rent, or available vacancy. This portion of the sign shall be excluded from the total area calculation, but shall not exceed 20% of said total area calculation.

(c) Where more than one business establishment is located on a lot, the freestanding sign shall serve as a coordinated directory that clearly identifies each tenant within a single unified and cohesive sign structure. In such cases where there are multiple businesses within a single lot, separate freestanding signs for individual business establishments shall not be permitted. For lots or buildings containing multiple tenants, an anchor tenant, if present, may be allocated more prominent placement on the freestanding sign than that provided for other tenants.

(2) **Awning: One awning sign per business establishment, not to exceed 1/2 square foot per linear foot of storefront or building upon which the awning is attached, or ten square feet, whichever is less, with letter height not to exceed 14 inches.**

(3) **Directory: One directory sign per shared public entrance to a building occupied by more than one business establishment, not to exceed one square foot per business**

establishment occupying the building, or six square feet, whichever is less.

- (4) Hanging: One hanging sign per business establishment, not to exceed eight square feet, with letter height not to exceed 14 inches, and shall not project more than 4 feet from the building
- (5) Wall: One wall sign per business establishment not to exceed 10% of the area of the wall or façade upon which the sign is located, or 16 square feet, whichever is less. Any such sign shall be flat against the wall of the building.
- (6) Window: Window signs either painted on or attached to the inside of a window, provided such signs do not cover more than 25% of the window glass. Signs placed in a window to advertise sales or promotions may cover no more than 20% of the window glass but may not be posted for longer than 30 days. No window signs shall be illuminated or lighted.
- (7) Accessory: Accessory signs or devices of similar intent that advertise the property or any part thereof as for sale or rent, or available vacancy, shall be incorporated into the allotted signage area for the property or part thereof as advertised as for sale or rent, or available vacancy.

C. Business Districts B. and C.

- (1) Awning: One awning sign per business establishment, not to exceed 1/2 square foot per linear foot of storefront or building upon which the awning is attached, or twelve square feet, whichever is less, with letter height not to exceed 14 inches.
- (2) Directory: One directory sign per shared public entrance to a building occupied by more than one business establishment, not to exceed one square foot per business establishment occupying the building, or six square feet, whichever is less.
- (3) Freestanding:
 - (a) One freestanding sign per lot not to exceed 50 square feet which shall identify the business or businesses located on the lot.
 - (b) The portion of the sign identifying the name and address of the site shall be excluded from the total area calculation, but shall not exceed 25% of said total area calculation. The sign may also dedicate a portion of space identifying tenant space as for sale or rent or available vacancy. This portion of the sign shall be excluded from the total area calculation, but shall not exceed 20% of said total area calculation.
 - (c) Where more than one business establishment is located on a lot, the freestanding sign shall serve as a coordinated directory that clearly identifies each tenant within a single unified and cohesive sign structure. In such cases where there are multiple businesses within a single lot, separate freestanding signs for individual business establishments shall not be permitted. For lots or buildings containing multiple

tenants, an anchor tenant, if present, may be allocated more prominent placement on the freestanding sign than that provided for other tenants.

(4) One freestanding directional sign per lot at the location of the curb cut, not to exceed four square feet and six feet in height.

(5) Wall: One wall sign per business establishment not to exceed 10% of the area of the wall or facade upon which the sign is to be located. Any such sign shall be flat against the wall of the building.

(6) Window: Window signs either painted on or attached to the inside of a window, provided such signs do not cover more than 25% of the window glass.

Signs placed in a window to advertise sales or promotions may cover no more than 50% of the window glass and may not be posted for longer than 30 days. No window signs shall be illuminated or lighted.

(7) Accessory: Accessory signs or devices of similar intent that advertise the property or any part thereof as for sale or rent, or available vacancy, shall be incorporated into the allotted signage area for the property or part thereof as advertised as for sale or rent, or available vacancy.

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by Planning Board

The Advisory Board recommends this Article.

Article 33: Amendment to Zoning Bylaws – Changes to Common Driveway Provision

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, Part 2 District Regulations, Article 8 District Use Regulations, §201-8.1, Residential districts, §201-8.1.G Common driveways, as follows:

- (1) By deleting §201-8.1.G Common driveways in its entirety and replacing it with a new §201-8-1.G Shared driveways and Common driveways, as follows:

H. Shared driveways and Common driveways.

- (1) **Purpose. To minimize curb cuts onto public ways or ways approved by the Planning Board and minimize paved surface area, while maintaining safe access to residential lots for year-round residential traffic and emergency vehicle access.**

- (2) **Definitions.**

SHARED DRIVEWAY – A shared driveway shall mean a driveway that is designed to serve exactly two residential lots and for which approval has been granted by the Building Inspector/Zoning Enforcement Officer and Fire Chief.

COMMON DRIVEWAY – A common driveway shall mean a driveway that is designed to serve three to five residential lots and for which one of the permits provided for below has been issued and taken final effect.

PRIVATE WAY – A private way shall mean any way that is not a common driveway or a public way.

PUBLIC WAY – A public way shall mean a way duly accepted by Town Meeting pursuant to MGL c. 82.

(3) Types of permits.

- (a) Shared driveway permit: A shared driveway may be approved by the Building Inspector/Zoning Enforcement Officer as of right, provided that the Building Inspector/Zoning Enforcement Officer is satisfied that all of the following requirements are met:**

[1] The shared driveway shall serve exactly two residential lots;

[2] Written approval has been obtained from the Fire Chief (or designee) confirming adequate emergency vehicle access, including but not limited to sight distances, grades, and site-specific needs for turnaround or passing areas if deemed necessary by the Fire Chief;

[3] A filing fee as established by the Select Board was duly paid with the application.

- (b) Building permit common driveway: up to 300 feet in length. The Building Inspector/Zoning Enforcement Officer may issue a common driveway building permit to allow a common driveway, as of right, provided that the Building Inspector/Zoning Enforcement Officer is satisfied that all of the requirements set forth below are satisfied:**

[1] The common portion of the driveway shall not exceed 300 feet in length;

[2] The common driveway shall not serve more than three residential lots;

[3] Written approval has been obtained from the Fire Chief (or designee) confirming adequate emergency vehicle access, including but not limited to

sight distances, grades, and site-specific needs for turnaround or passing areas if deemed necessary by the Fire Chief;

[4] The common driveway application and plan shall conform to all of the applicable requirements set forth below under Subsection G(4), Standards and criteria, Subsection G(4)(a) to (k); and,

[5] A filing fee as established by the Select Board was duly paid with the application.

(c) Special permit common driveway: A common driveway special permit may be issued by the Planning Board to allow a common driveway of between 300 feet to 600 feet and serve three to five residential lots, provided that the Planning Board is satisfied that all of the requirements set forth below are satisfied:

[1] The common portion of the driveway shall not exceed 600 feet in length;

[2] The common driveway shall not serve more than five residential lots;

[3] Written approval has been obtained from the Fire Chief (or designee) confirming adequate emergency vehicle access, including but not limited to sight distances, grades, and site-specific needs for turnaround or passing areas if deemed necessary by the Fire Chief;

[4] The common driveway application and plan shall conform to all of the applicable requirements set forth below under Subsection G(4), Standards and criteria; and,

[5] A fee as established by the Select Board was duly paid with the application, plus the applicant(s) shall pay for the cost of legal notices and mailings and shall pay for the cost of technical engineering and legal review of the plan, easements, and drainage calculations by the Planning Board's consultants.

[6] In granting a special permit for a common driveway, the Planning Board shall make the following findings with respect to the proposed common driveway:

(a) Provides safe and adequate access for all users, including emergency vehicles, taking into consideration driveway length, width, grades, sight distance, and the adequacy of turnaround and passing areas;

(b) Will not create unsafe traffic conditions or undue congestion on the adjacent public way or way approved by the Planning Board, or nearby intersections;

(c) Is consistent with the character of the surrounding neighborhood and will not result in a pattern of development that is incompatible with the intent of the zoning district;

(d) Does not facilitate a level of development that would result in a density or pattern of development inconsistent with the frontage, area, and use regulations of this Bylaw;

(e) Will not result in adverse drainage impacts, increased runoff onto abutting properties, or undue harm to natural resources;

(f) Minimizes disturbance to natural features, including slopes, vegetation, ledge, and wetlands, and limits visual impacts from the public way to the extent practicable; and

(g) Reduces the number of curb cuts onto public ways, reduces impervious surface area, and minimizes environmental impacts relative to alternative access configurations.

(4) Standards and criteria for common driveways

(a) The applicant(s) for a common driveway shall execute an application form supplied by the Building Inspector/Zoning Enforcement Officer or the Planning Board, as appropriate.

(b) The application form shall be signed by all of the owners of record for all of the residential lots to be served by the proposed common driveway.

(c) All paved surfaces of the common driveway shall be set back a minimum of 25 feet from any adjoining property line not served by the driveway.

(a) The common driveway shall be located a minimum of 50 feet from any existing driveway or public or private way (except for an existing driveway that is to be eliminated and revegetated).

(b) The common driveway shall access over the legal frontage of at least one of the lots to be served by the driveway. The common driveway shall access from the way common to each of the lots that it serves. The common portion of the common driveway shall not be used to calculate lot area for any of the lots served by it.

(c) The lots to be served by the common driveway shall each use the common driveway as the sole means of access.

(d) The common portion of the common driveway shall satisfy all of the following requirements:

[1] It shall intersect with a public way or way approved by the Planning Board.

[2] It shall have corner radii of 25 feet at the point of intersection with the public way or way approved by the Planning Board.

[3] The location and design of the common driveway shall provide adequate sight distance, including stopping and intersection sight distance, as certified by the designing engineer, using the most recent standards published by the American Association of State Highway and Transportation Officials.

[4] It shall have a minimum grade of 1% and a maximum grade of 10%.

[5] It shall have a minimum paved width of 16 feet for three lots and a maximum paved width of 18 feet for four to five lots.

[6] It shall be constructed with an initial minimum six-inch gravel borrow base course, with M.030.1 Type B gravel and 95% compaction; that shall be followed by a minimum six-inch processed gravel base course, MI.03.1, 95% compaction; and shall be topped by two courses of Massachusetts Department of Transportation (DOT) Type 2-1 bituminous concrete, which shall have a total minimum thickness of three inches and have a 1/4 inch per foot crown.

[7] It shall have a two-foot-wide gravel shoulder on each side, consisting of the same twelve-inch gravel base as the driveway.

[8] The two-foot-wide shoulders shall be free of any aboveground structures, buildings and other obstructions, including, but not limited to, trees, shrubs, plantings and utility poles. If vegetated, then the shoulders shall be mowed a minimum of three times per growing season.

[9] A common driveway shall have permanent signage, which shall satisfy all of the requirements of the Highway Surveyor as to size, materials and siting, at the intersection of the common driveway with the public way or way approved by the Planning Board, and the signage shall state the numbers of the houses that

are served by the common driveway. In addition, the common driveway shall be provided with signage at each point where it branches off to an individual driveway. The signage shall list the individual addresses of all of the properties served by the individual driveway, together with an arrow indicating the direction of the individual driveway.

[10] The common driveway shall be provided with an easement area of sufficient size to allow for adequate snow storage to serve the common portion of the driveway. This easement area shall be clearly marked and kept free of obstructions during snow season and shall be constructed with a six-inch gravel base, which may be loamed and seeded, provided that the area shall be mowed at least three times per growing season. The required size of the easement area shall be determined by the Building Inspector/Zoning Enforcement Officer under Subsection G(3)(a) and by the Planning Board under Subsection G(3)(b).

[11] The common driveway and all necessary appurtenances, including utilities, shoulders, signage, turnouts, turnarounds and snow storage areas, shall be clearly delineated on the engineered plan and shall be within the easements to be conveyed between and among the owners of the lots that are to be served by the common driveway.

(e) The applicant(s) shall provide an engineered plan, together with the application, that shall satisfy all of the following criteria and contain all of the following information:

[1] The plan shall be based upon a ground survey.

[2] The plan shall be signed and stamped by a registered land surveyor and a registered professional engineer

[3] The plan shall include a North point.

[4] The plan shall include a title block that lists the names and addresses of all owners of record of the residential lots to be served by the common driveway and the name, address and telephone number of the registered land surveyor and engineer.

[5] The Assessing Map reference for the residential lots to be served by the common driveway, if available.

[6] Existing and proposed boundary lines, dimensions and areas of the residential lots to be served by the common driveway, with all bounds keyed into the Massachusetts grid system and at least two boundary points coordinated with

the Massachusetts grid system shown on the plan, with at least one of the boundary points corresponding to a physical permanent monument placed on the ground.

- [7] Existing lines of streets, ways, driveways and easements on the subject property, with labels as to whether the ways are private or public and the purpose of the easements.
- [8] The zoning classification for the property and the location of any zoning district boundary that may lie within the locus.
- [9] The plan shall show the proposed location of the common driveway, the proposed locations of the private driveways off of the common driveway and the locations of the respective dwellings and all accessory structures that are to be afforded access via the common driveway.
- [10] The plan shall provide cross-section detail that shows the required gravel and paving specification.
- [11] The plan shall show the location of and provide details for the required signage.
- [12] The plan shall show the location, size and type of mailboxes, if any, that shall be used to serve the residential lots and they shall be sited together on the left-hand side of the common driveway, upon entering from the adjacent way, to avoid interfering with turns into the driveway and shall in all respects conform to the requirements of the United States Postal Department, which shall control in the event of a conflict with the bylaw.
- [13] The plan shall show the location of any pole, wall, fence, significant tree or obstruction.
- [14] The plan shall show the location of any existing structure or building located on the residential lots to be served and the side, rear and front yard setback dimensions, including building envelopes, for each.
- [15] The plan shall include a certification by the registered land surveyor that all structures and buildings conform to applicable zoning requirements.
- [16] The plan shall show the location of any structure, or building, including driveways, walls, and poles within 100 feet on each side of the layout of the common driveway, at the point at which it intersects with the public way.

[17] The plan shall include a certification by the designing engineer that the location of the common driveway provides for adequate sight and stopping distances, using the most recent standards published by the American Association of State Highway and Transportation Officials.

(f) The applicant(s) also shall provide the following documentation, together with the application:

[1] Proper draft easements shall be delivered with the application which provide a permanent right of access to, from and over the common driveway for all of the owners of the residential lots to be served by the common driveway. All owners of record and mortgagees of record shall assent to each such easement and the easements shall be recorded before certificate of occupancy issues.

[2] A homeowners' association trust draft document shall be delivered with the application that provides for:

[3]

[a] Mandatory membership by all owners of the residential lots to be served by the common driveway;

[b] Operation and maintenance of the common portion of the common driveway, including snow and ice removal, regular and extraordinary maintenance and repairs, and maintenance and replacement of signage and maintenance of the shoulders and sight distances;

[c] Jointly and several liability for all owners for the cost of the required maintenance and repairs; and,

[d] A mechanism for dispute resolution.

[3] A restrictive covenant, running in favor of the Town of Norwell, shall be recorded against all lots to be served by the common driveway, providing that:

[a] Access to and use of the common driveway shall be limited to the specific residential lots shown on the plan;

[b] The common driveway shall not be offered for acceptance as a public way;

[c] Further division prohibited (the lots served by the common driveway shall not be further divided so as to create any additional building lots or result in any

increase in the number of lots served by the common driveway, unless otherwise approved by the Planning Board).

(g) No building permit for a dwelling to be served by a common driveway shall issue until:

[1] The required common driveway plan has been approved by the Building Inspector/Zoning Enforcement Officer and, in the case of a special permit driveway, until after the Planning Board has approved the plan and until after the applicable appeal period has expired without an appeal having been taken or, in the case of an appeal, until after the appeal has been terminated in the applicant's favor;

[2] The required easements have been properly executed by all owners and mortgagees of record and then duly recorded and that evidence of recording has been provided to the Building Inspector/Zoning Enforcement Officer and, in the case of a special permit driveway, to the Planning Board; and,

[3] The required homeowners' association trust document, duly executed by the necessary parties, including all owners and mortgagees of record, has been duly recorded and evidence of recording has been provided to the Building Inspector/Zoning Enforcement Officer and, in the case of a special permit driveway, to the Planning Board. The required proof that the necessary parties have executed the document shall include a letter from a licensed attorney, indicating the attorney has researched the title for the affected land and that identifies and certifies the identity of all owners and mortgagees of record for the affected land that is to be served by the common driveway and that is to be burdened by the requirements set forth under the homeowners' association trust document and further certifies that all of said owners and mortgagees of record have duly assented to the homeowners' association trust document.

[4] Adequate surety shall be posted by the applicant(s) to guarantee completion of the common portion of the driveway, for any driveway for which the common portion exceeds 300 feet.

(h) No certificate of occupancy for any dwelling to be served by the common driveway shall issue until the common driveway has been fully constructed in accordance with the engineered plan to the satisfaction of the Planning Board or Building Inspector/Zoning Enforcement Officer as applicable.

(i) Drainage calculations required for a driveway that exceeds 300 feet. No plan for a driveway that has a common length that exceeds 300 feet shall be approved, unless engineered drainage calculations are provided to the Planning Board and unless the Planning Board is satisfied that the plan, based upon peer review, provides sufficient drainage control measures that will result in no increase in runoff onto property other

than onto one of the lots to be served by the common driveway. The required surety shall ensure that the drainage plan be installed.

- (j) No plan for a driveway, which has a common length that exceeds 300 feet, shall be approved, unless the Planning Board determines that the plan provides for adequate storage areas for snow.
- (k) No plan for a driveway that has a common length that exceeds 300 feet shall be approved, unless the Planning Board, after consulting with the Fire Chief or designee, determines that sufficient turn-out areas are provided to allow an oversized pickup truck to pull off the driveway and allow an emergency vehicle to pass. Such turn-out areas shall be paved and shall be kept clear of vegetation, snow, parked vehicles and other obstructions at all times and shall have signage approved by the Highway Surveyor that indicates: "No Parking" and "This area shall be kept free of snow, vehicles and all obstructions."
- (l) No plan for a common driveway that has a common length that exceeds 300 feet shall be approved unless the Planning Board, after consulting with the Fire Department, determines that a sufficient turnaround area is provided at the end of the common driveway to allow emergency vehicles to turn around. The turnaround shall be an integral part of the common driveway and constructed and paved accordingly.
- (m) Prior to issuance of a building permit, the Planning Board shall require that adequate surety be posted to guarantee satisfactory completion of the common driveway, if the common portion of the driveway exceeds 300 feet.
- (n) The common driveway shall have signage that sets forth the street numbers of the dwellings served, which numbers shall be reflective and not less than six inches in height, with a street sign placed at the entrance of the common driveway with the public way or way approved by the Planning Board, as well as at the separation of each individual driveway off the common driveway. All of the dwellings served shall use the same public way as its legal address and conform to all 911 requirements. The signage shall be designed and erected in accordance with the requirements of the Town of Norwell.

(5) Procedures.

- (a) An application for a common driveway permit under Subsection G(3)(a) shall be filed with the Building Inspector/Zoning Enforcement Officer, together with 10 copies of the application and the proposed plan and the required filing fee, as established by the Select Board. A copy of the application and the plan shall be distributed to the Board of Health, Conservation Commission, Fire Chief, Highway Surveyor, Planning Board, Police Chief, and Water Department. The Building Inspector/Zoning Enforcement Officer shall act on the application within 30 days of determining that the application is complete.

The Building Inspector/Zoning Enforcement Officer shall notify the applicants, in writing, if he determines that the application is not complete.

- (b) An application for a common driveway special permit under Subsection G(3)(b) shall be filed with the Planning Board together with 12 copies of the application and the proposed plan, the required filing fee and the required review fee established by the Select Board. A copy of the application shall be distributed to the Board of Health, Building Inspector/Zoning Enforcement Officer, Conservation Commission, Fire Chief, Highway Surveyor, Police Chief, and Water Department. The Planning Board shall notice and hold a public hearing and render its decision in accordance with the requirements set forth under MGL c. 40A, §§ 9 and 11. The Planning Board shall notify the applicants in writing if the application is incomplete and, if the application is determined to still be incomplete 30 days after it is filed, it shall be denied without prejudice.

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or take any other action relative thereto.

Requested by Planning Board

The Advisory Board will make its recommendation at Town Meeting.

Article 34: Amendment to Zoning Bylaws Update to ADU Provisions

To see if the Town will vote to amend the Norwell Town Code, Division 3: Zoning Bylaw, as follows:

- (1) By deleting the definition of Accessory Dwelling Unit (ADU) in §201-1.2 Definitions and replacing it with the following new definition of Accessory Dwelling Unit as follows:

ACCESSORY DWELLING UNIT (ADU). A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (a) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building Code for safe egress; (b) is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller; and (c) is subject to the additional restrictions lawfully imposed herein by the Town, including, but not limited to, prohibitions regarding Short-term Rentals as defined in section 1 of chapter 64G and dimensional

requirements set forth herein.

- (2) By deleting the definition of Dwelling Unit in §201-1.2 Definitions and replacing it with the following new definition of Dwelling Unit as follows:

DWELLING UNIT. A single housing unit that provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

- (3) By deleting the definition of Floor Area, Gross in §201-1.2 Definitions and replacing it with the following new definition of Floor Area, Gross as follows:

FLOOR AREA, GROSS. The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple principal dwellings on a Lot, the gross floor area of the largest principal Dwelling shall be used for determining the maximum size of a Accessory Dwelling Unit (ADU).

- (4) By deleting the definition of Lot in §201-1.2 Definitions and replacing it with the following new definition of Lot, as follows:

LOT. An area of land with definite boundaries, as established by a metes and bounds description set forth in a recorded deed or by boundary lines shown on a recorded surveyed plan, that is used or available to be used for a building or structure. The area of a lot shall not include any part of a way, public or private, which adjoins the Lot. For an ADU only, a Lot may be nonconforming as provided for herein

- (5) By adding to §201-1.2 the following new definitions in appropriate alphabetical order:

ADU PRINCIPAL DWELLING. A structure, regardless of whether it conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, and that contains at least one Dwelling Unit and is (or will be) located on the same Lot as a Protected Use ADU. However, the ADU Principal Dwelling shall have sufficient frontage for a single-family use.

BUILDING CODE. The Massachusetts State Building Code, 780 CMR.

DESIGN STANDARDS. The clear, measurable and objective provisions of set forth in the Norwell Code, which are made applicable to the exterior design of, and use of materials for an ADU.

FIRE CODE. The Massachusetts State Fire Code, 527 CMR 1.00.

MODULAR DWELLING UNIT. A pre-designed Dwelling Unit assembled and equipped with internal plumbing, electrical or similar systems prior to movement to the site where such Dwelling Unit is affixed to a foundation and connected to external utilities; or any portable structure with walls, a floor, and a roof room, designed or used as a Dwelling Unit, transportable in one or more sections and affixed to a foundation and connected to external utilities.

PRINCIPAL DWELLING. A structure, regardless of whether it conforms to Zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is located on the same Lot as a Protected Use ADU.

PROTECTED USE ADU. (Protected ADU). An attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District and no other Accessory Dwelling Unit is located said lot that is a Protected Use ADU. An ADU that is nonconforming to zoning shall still qualify as Protected Use ADU if it otherwise meets this definition; provided however, any new Protected ADU shall not increase any existing zoning nonconformity and any new Protected Detached ADU that is proposed shall conform to the same dimensional requirements, including frontage, setback, bulk and height requirements that apply to all single-family residential structures, unless proper zoning relief is obtained from the ZBA.

SINGLE-FAMILY RESIDENTIAL DWELLING. A residential structure on a Lot containing not more than one Dwelling Unit.

- (5) By deleting §201-8.1 Residential Districts E. Accessory dwelling units, in its entirety and replacing it with the following:

§201-8.1 RESIDENTIAL DISTRICTS.

D. **PROTECTED ACCESSORY DWELLING UNITS.**

- (1) Purposes. A Protected ADU unit shall be allowed as of right on a Lot as required under MGL c.40A, §3 (St. 2024, c.150, §8) and as set forth below, for the following purposes.
- (a) To encourage housing options for persons of all income levels and all ages;
 - (b) To allow a single-family homeowner(s) the opportunity to derive rental income to allow the homeowner the financial ability to stay in place;
 - (c) To allow a single-family homeowner(s) the opportunity to accommodate other family members in a Protected ADU; and
 - (d) To encourage the availability of moderately priced year-round rental units and promote greater housing diversity in the Town and to promote greater availability of affordable housing for young adults and senior citizens.
- (2) Applicability. A maximum of one Protected ADU per Lot shall be allowed as of right, which shall mean that the development of a Protected ADU may proceed without the need for a special permit, variance, waiver or any other discretionary zoning approval, provided the requirements set forth below are satisfied.
- (3) **Protected Interior and Detached ADU Requirements:**
- (A) Interior Protected ADU. An Interior Protected ADU shall be allowed as of right on a Lot, if it is located entirely within an ADU Principal Dwelling and provided it satisfies all of the following minimum criteria:
- 1. It shall have and shall maintain a separate entrance from the entrance for the ADU Principal Dwelling, either by entry directly from the exterior or through an entry hall or corridor that leads to the outside that is shared with the ADU Principal Dwelling and that is sufficient to meet the requirements of the state building code for separate and safe egress;
 - 2. It shall not be larger in floor area than 1/2 of the Gross Floor Area of the ADU Principal Dwelling or 900 square feet, whichever is smaller;
 - 3. It shall not be used as a Short-Term Rental, and a restrictive covenant shall be recorded against the Lot to that effect before any occupancy permit issues for a Protected ADU, and the covenant shall run to the Town and be enforceable by the Town through injunctive relief and with the Lot

owner(s) required to pay the Town's reasonable legal fees and costs for successful enforcement of any violation of the restrictive covenant;

4. Unless located within 0.5 miles of a Transit Station as defined as defined under Mass. Gen. L. c. 40A §3 or 760 CMR 71.02 and exempted from having one dedicated parking space on the same Lot, it shall have at least one dedicated parking space on the same Lot and shall use the same driveway that is used for the ADU Principal Dwelling and there also shall be at least two parking spaces for the ADU Principal Dwelling;
5. The Lot owner(s), via the Board of Health, before any building or occupancy permit issues, first shall document to the Building Official/Zoning Officer that sewage disposal for the Lot will satisfactorily provide for the proposed ADU in accordance with the provisions of Title 5 and with Board of Health regulations, which may be more restrictive than Title 5 but only if they also apply to all single-family residential uses in the Zoning District in which the Protected ADU is located; and,
6. No commercial use, except for a single permitted home occupation, shall be allowed on a Lot on which there is an Interior Protected ADU.

(B) Detached Protected ADU. A Detached Protected ADU shall be allowed as of right on a Lot, provided that it satisfies all of the following criteria:

1. It shall not be larger in floor area than 1/2 the Gross Floor Area of the ADU Principal Dwelling or 900 square feet, whichever is smaller. If the Detached Protected ADU is part of a larger accessory structure, the Lot owner(s) shall designate which distinct portion of the structure's larger floor space will be used as a Protected Detached ADU.
2. It shall not be used as a Short-Term Rental, and a restrictive covenant shall be recorded against the Lot to that effect before any occupancy permit issues for the ADU, and the covenant shall run to the Town and be enforceable by the Town through injunctive relief and with the Lot owner(s) required to pay the Town's reasonable legal fees and costs for successful enforcement of any violation of the restrictive covenant;

3. It shall have at least one dedicated parking space on the Lot and shall use the same driveway that is used for the ADU Principal Dwelling and there shall be at least two parking spaces for the ADU Principal Dwelling;
 4. The Lot owner(s) who proposes a Detached Protected ADU shall, via the Board of Health, first document to the Building Official/Zoning Officer, before any building or occupancy permit issues, that sewage disposal for the Lot shall be satisfactorily provided for in accordance with both the provisions of Title 5 and with Board of Health regulations, which may be more restrictive than Title 5 but only if they also apply to all single-family residential uses in the Zoning District in which the Protected ADU is located.
 5. No new structure for a Detached Protected ADU shall be allowed to be sited unless it satisfies all frontage, setback, bulk and height requirements applicable to a principal dwelling or accessory structure in the zoning district in which the Lot is located or obtains the necessary relief from the ZBA to allow a new nonconforming structure.
 6. A Detached Protected ADU may be a Modular Dwelling Unit; and
 7. No commercial use, except for a single permitted home occupation in the ADU Principal Dwelling, shall be allowed on a Lot on which there is a Detached Protected ADU.
- (4) Address Assignment. All Protected ADUs shall be assigned an address consistent with the most recent Address Standard published by MassGIS and ADU addresses, when assigned, shall be reported by the Assessor to Mass GIS and the Executive Office of Housing and Livable Communities after assignment.
- (5) Severability. If any portion of the zoning adopted pursuant to this article is determined to be invalid, that determination shall not invalidate any remaining portion.

and further, that the Town Clerk be authorized to make such formatting and other non-substantive changes needed to incorporate said amendments into the Norwell Zoning Bylaw, or to take any other action relative thereto.

Requested by Planning Board

The Advisory Board recommends this Article.

Article 35: Master Plan Appropriation

To see if the Town will vote to appropriate the sum of Thirty Thousand Dollars (\$30,000), for the purpose of providing the local share toward the cost of preparing a new Comprehensive Master Plan for the Town of Norwell pursuant to Massachusetts General Laws Chapter 41, Section 81D, by engaging a qualified consultant to manage and execute the project and demonstrating local commitment in connection with an application to the Commonwealth's Community One Stop for Growth grant program to help cover the estimated total cost of \$125,000 to \$150,000; and to meet said appropriation, transfer the sum of Thirty Thousand Dollars (\$30,000) from Free Cash, or take any other action relative thereto.

Requested by Planning Board and Highway Surveyor

The Advisory Board recommends this Article.

Article 36: Amend General Bylaws - Planning Board Mission Statement

To see if Town Meeting will vote to amend the Norwell Town Code Division 2 General Bylaws Part I Town Government and Administration. Chapter 3. Elected Officials. §3-7 Planning Board. B, by deleting §3-7.B in its entirety, as follows:

- B. It shall be the duty of the Board to consider and advise upon municipal improvements in regard to which advice of the Board, at any time, may be asked by any official or officials of the Town. The Board may, upon its own initiative, make to any official or officials of the Town such recommendations in regard to municipal improvements as the Board may from time to time think proper or expedient.

or to take any other action relative thereto.

Requested by Planning Board

The Advisory Board recommends this Article.

Article 37: Medicaid Reimbursement

To see if the Town will vote to raise and appropriate or transfer from available funds, the sum of \$8,000, or any other sum, for school-based Medicaid services, or take any other action relative thereto.

Requested by the Finance Director

The Advisory Board unanimously recommends the Article.

Article 38: Revolving Fund Annual Approval

To see if the Town will vote to set Fiscal Year 2027 total expenditure limitations for the Revolving Funds authorized under the bylaw created by Article 25 of the 2017 Annual Town Meeting in accordance with Massachusetts General Laws Chapter 44, Section 53E1/2 as follows, or take any other action relative thereto:

Stetson Ford House Revolving Fund	\$25,000
Recycling Yard Revolving Fund	\$110,000
Council on Aging Program Revolving Fund	\$3,000

Requested by the Finance Director

The Advisory Board unanimously recommends the Article.

50 or hereafter enacted, or as may be specified in any other applicable general or special law.
51 In the event that provisions conflict with any MGL, the MGL shall prevail.

52

53 **(F) Quorum**

54 Unless otherwise specified by law, the quorum for the transaction of business shall be a
55 majority of the Committee, but a number less than the majority may adjourn.

56

57 **SECTION II – LOCATION OF REGIONAL DISTRICT SCHOOL**

58

59 The District School (South Shore Regional Vocational Technical High School) shall be located in
60 the Town of Hanover, or any other member town, provided, however, that the Committee may
61 establish and locate satellite facilities in any member town.

62

63 **SECTION III – TYPE OF REGIONAL DISTRICT SCHOOL**

64

65 The District School shall be a Vocational High School consisting of grades nine through twelve (9
66 – 12), inclusive. The Committee is hereby authorized to establish and maintain such kinds of
67 education as may be provided by towns under provisions of MGL Chapter 74 and acts amendatory
68 thereof, in addition thereto or dependent thereon. The Committee may also provide self-funding
69 programs beyond the secondary level, either alone or in cooperation with other institutions in
70 accordance with the provisions of MGL Chapter 74, Section 37A, as amended.

71

72 **SECTION IV – BUDGET**

73

74 **(A) Budget**

75 The Committee shall annually determine the District’s budget consistent with the timelines,
76 terms and requirements of MGL Chapter 71, Section 16B, as amended, and other pertinent
77 provisions of law and consistent with regulations promulgated by the Department of
78 Elementary and Secondary Education (hereinafter sometimes known as “DESE”).

79

80 **(B) Public Budget Hearing and Budget Approval**

81 After conducting a public hearing consistent with MGL Chapter 71, Section 38N, as
82 amended, the Committee by a minimum two-thirds (2/3) vote of all its members, shall
83 annually approve an operating budget for the next fiscal year to maintain and operate the
84 District during the next fiscal year. After deducting the amount of aid the District is to
85 receive, the balance shall be apportioned among the several member towns in accordance
86 with Section V.

87

88 The budget will be itemized in such detail as the Committee may deem advisable. Such
89 budget shall be adopted not later than forty-five (45) days prior to the earliest date on which
90 the business session of the annual town meeting of any member town is to be held, but in
91 no event later than March 31, provided that said budget need not be adopted earlier than
92 February 1. The amounts so apportioned for each member town shall be certified by the
93 District treasurer to the treasurers of the member towns within thirty (30) days from the
94 date on which the annual operating budget is adopted by the Committee. The Annual
95 Budget, as adopted by a minimum two-thirds (2/3) vote of the Committee’s membership,
96 shall then require the approval of two-thirds (2/3) of the local appropriating authorities of
97 the member towns. If the Annual Budget is not so approved, the Annual Budget shall be
98 established in accordance with the procedures in MGL Chapter 71, Section 16B.

Commented [TH4]: Line 68: Hyphen added

99

100 **SECTION V – APPORTIONMENT AND PAYMENT OF COSTS INCURRED BY THE**
101 **DISTRICT**

102

103 **(A) Classification of Costs**

104 For the purpose of apportioning assessments by the District to the member towns, costs
105 shall be divided into **four (4)** categories: operating costs, capital costs, debt, and
106 transportation costs. The Committee shall determine the amount necessary to meet the
107 annual operating, capital, debt, and transportation costs and shall allocate such amount
108 among the member towns.

109

110 **(B) Operating Costs**

111 (1) Operating costs shall include all costs not included in capital, debt, and transportation
112 costs as defined in Sections V (C), (D), and (E), but shall include interest on temporary
113 notes issued by the District in anticipation of revenue.

114

115 (2) Apportionment of Operating Costs

116

117 a. The total operating costs assessed to each member town will consist of:

- 118 1. its Minimum Local Contribution,
- 119 2. its share of any additional Net School Spending (NSS) costs as defined in
120 MGL Chapter 70, as amended, referred to in this section as its “Above
121 Minimum Contribution”, and
- 122 3. its share of any non-NSS costs.

123

124 b. The aggregate Above Minimum Contribution is arrived at by subtracting from
125 the Net School Spending Operating Budget the following: MGL Chapter 70 aid,
126 the Minimum Required Combined Local Contributions of all member towns, and
127 other general revenue sources to the District.

128

129 This formula is illustrated below:

130

131 *Net School Spending Operating Costs (which excludes capital, debt and*
132 *transportation)*

133

- 134 - *Chapter 70 aid (as calculated by DESE)*
- 135 - *Minimum Required Combined Local Contributions of all member towns (as*
136 *calculated by DESE)*
- 137 - *Other general revenue sources to the District*
- 138 = *Total Above Minimum Contribution for all member towns*

139

140 c. Each member town’s proportionate share of the aggregate Above
141 Minimum Contribution and non-NSS operating costs shall be determined based
142 on the number of pupils in grades nine through twelve (9 – 12), inclusive, residing
143 in each member town and receiving education in the South Shore Regional
144 Vocational School District at such town's expense, as reported to the Department
145 of Elementary and Secondary Education (DESE) in the District’s previous
146 October 1st Student Information Management System (SIMS) enrollment
147 submission.

148
149 (C) **Capital Costs**
150 (1) Capital costs shall include all expenses described in DESE’s Chart of Accounts in the
151 7000-function code.

152
153 (2) Apportionment of Capital Costs
154 Capital costs will be apportioned for the ensuing fiscal year as follows:
155 Each member town’s share of the capital costs shall be determined by computing the ratio
156 which the sum of its October 1st SIMS enrollments of the three fiscal years immediately
157 preceding the year in which the Committee votes to include capital cost in the budget bears
158 to the sum of the October 1st SIMS enrollments of all the member towns of the same three
159 fiscal years. For the purpose of this clause, pupil enrollments shall be defined as the number
160 of pupils in grades nine through twelve (9 – 12), inclusive, residing in each member town
161 and receiving education in the District at such town’s expense.

162
163 (D) **Debt**
164 (1) Debt shall include the payment of principal of and interest on bonds, notes or other
165 obligations of the District to finance such debt.

166
167 (2) For the purpose of this section, pupil enrollments used to calculate a member town’s
168 debt share shall be defined as the number of pupils in grades nine through twelve (9 – 12),
169 inclusive, residing in each member town and receiving education in the District at such
170 town’s expense. Notwithstanding any previous regional agreement language on debt, all
171 member towns’ debt shares will follow the provisions of V.D.3 and V.D.4 below. The
172 Town of Marshfield, as a new member effective July 1, 2024, will have its enrollment
173 included in V.D.(3) and V.D.(4) calculations starting with debt share apportionments for
174 the FY33 budget and beyond. Marshfield’s debt share formula for FY25-FY32 is outlined
175 in section V.G. V.D.(5).b.1-2 below. The Town of Pembroke, as a new member effective
176 July 1, 2027 (FY28), will have its enrollment included in V.D.(3) and V.D.(4) calculations
177 starting with debt share apportionments for the FY37 budget and beyond. Pembroke’s debt
178 share formula for FY28-FY36 is outlined in section V.H. below.

Commented [TH5]: Line 175-178: Adds a new sentence (similar to the preceding Marshfield sentence) to reflect Pembroke’s admission date.

179
180 (3) For the first fiscal year that debt is assessed to member towns, the debt share formula
181 shall be as follows: Each member town’s share of the debt incurred, including the payment
182 of principal of and interest on bonds, notes or other obligations of the District to finance
183 such debt, shall be determined by computing the ratio which the sum of its October 1st
184 SIMS enrollments in the District on October 1 of the three fiscal years immediately
185 preceding the year in which the member towns vote to authorize the incurring of the debt
186 bears to the sum of the October 1st SIMS enrollments of all the member towns in the District
187 on October 1 of the same three fiscal years.

Commented [TH6]: Lines 183-184: Subject/verb agreement correction

188 *Creating a V.D.(3) scenario for illustration purposes only: If debt were approved in FY25,*
189 *and if debt were assessed for the first time in FY26, the enrollments used for the first fiscal*
190 *year of debt assessments (FY26) would be drawn from the 3 fiscal years preceding the*
191 *approval (FY25), which would be October 1st enrollments from FY24 (10.1.23), FY23*
192 *(10.1.22), and FY22 (10.1.21).*

193

<i>FY debt share to be determined</i>	<i>Preceding FY when School Committee certifies budget</i>	<i>Using enrollments from FYs preceding the budget certification</i>
<i>FY26 (first year of debt)</i>	<i>FY25</i>	<i>FY24:(10.1.23) FY23:(10.1.22) FY22:(10.1.21)</i>

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(4) For the second fiscal year through the final fiscal year that debt is assessed to member towns, the debt share formula shall adjust annually as follows: Each member town’s share of the debt incurred, including the payment of principal of and interest on bonds, notes or other obligations of the District to finance such debt, shall be determined by computing the ratio which the sum of its October 1st SIMS enrollments in the District on October 1 of the four fiscal years immediately preceding the year in which the Committee votes to include debt cost in the budget bears to the sum of the October 1st SIMS enrollments of all the member towns in the District on October 1 of the same four fiscal years.

Commented [TH7]: Line 199: Subject/verb agreement correction

Creating a V.D.(4) scenario for illustration purposes only: In this scenario, the district assesses debt shares for 30 years, from FY26 through FY55. The first year of debt shares were based on a “three year look back” (see V.D.(3) and scenario above), and the second year of debt shares and beyond are based on a “four year rolling average”.

<i>FY debt share to be determined</i>	<i>Preceding FY when School Committee certifies budget</i>	<i>Using enrollments from FYs preceding the budget certification</i>
<i>FY27 (second year of debt)</i>	<i>FY26</i>	<i>FY25:(10.1.24) FY24:(10.1.23) FY23:(10.1.22) FY22:(10.1.21)</i>
<i>FY28 (third year of debt)</i>	<i>FY27</i>	<i>FY26:(10.1.25) FY25:(10.1.24) FY24:(10.1.23) FY23 (10.1.22)</i>
<i>...The ‘four year rolling average’, which started in FY27 (the second year of debt share), would continue to adjust annually through FY55, with the oldest enrollment rolling off and the most recent enrollment rolling into the calculation...</i>		
<i>FY55 (thirtieth and final year of debt)</i>	<i>FY54</i>	<i>FY53:(10.1.52) FY52:(10.1.51) FY51:(10.1.50) FY50 (10.1.49)</i>

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(E) Transportation

School transportation shall be provided by the District and each member town's share shall be apportioned in the same manner as operating costs. The aggregate transportation cost shall be decreased by anticipated regional transportation reimbursement prior to apportioning the costs to the member towns. Each member town’s proportionate share of pupil transportation shall be determined based on the number of pupils in grades nine

215 through twelve (9 – 12), inclusive, residing in each member town and receiving education
216 in the District at such town's expense, as reported to DESE in the District's previous
217 October 1st SIMS enrollment submission.

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219 **(F) Times of Payment of Apportioned Costs**

220 (1) The Total Assessment to a member town will include its share of the Operating,
221 Transportation, Capital and Debt costs.

222

223 (2) Each member town shall pay to the District in each year its proportionate share, certified
224 as provided in subsection V (B), (C), (D) and (E) of the operating, capital, debt, and
225 transportation costs. The annual share of each member town shall be paid in equal
226 installments not later than the first days of August, December, April and June of each fiscal
227 year.

228

229 **(G) ~~(S)~~ Town of Marshfield Transition into the District**

230

231 **a. 1.** Marshfield is contributing a **17.95 %** share of **\$2,184,851**, which represents the
232 anticipated balance in the South Shore Regional Vocational School District stabilization
233 fund as of July 1, 2022. The total amount of Marshfield's share will be **\$392,181**.
234 Marshfield will make annual payments over **10 (ten) years**, starting no later than June
235 30th of the first fiscal year of their admission to the district (FY25). The annual payment
236 amount will be **\$39,218.10**. Accelerated payments will be permitted at the discretion of
237 the town of Marshfield.

238

239 **b. 2. Debt:** Notwithstanding any previous regional agreement language on debt, the
240 following applies to Marshfield's admission into the district:

241

242 **1-a.** In its first fiscal year of membership (FY25) Marshfield will not be assessed
243 any debt service.

244

245 **2-b.** If there is new or existing authorized debt to be paid during Marshfield's
246 second through eighth fiscal years of membership (FY26-FY32) its debt share
247 will adjust with each fiscal year based on its school enrollment as of the most
248 recent October 1st report, divided by the total in-district school enrollment that
249 year. The resulting annual debt assessment for FY26-FY32 will be used to offset,
250 in proportion, the other member towns' debt assessments that were calculated as
251 per the formula in Sections V.D.(3) and V.D.(4) above. For purposes of this
252 section and the illustration below, the eight member towns receiving FY26-FY32
253 offsets from Marshfield are Abington, Cohasset, Hanover, Hanson, Norwell,
254 Rockland, Scituate and Whitman.

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256 *Creating a V.G. V.D.(5) scenario for illustration purposes only: Showing how*
257 *Marshfield's debt shares and subsequent member town offsets are calculated for*
258 *FY26-FY32. prior to FY33. For brevity we are illustrating the process with only 3*
259 *of the 8 aforementioned district towns (referred to as Towns A, B, C) plus*
260 *Marshfield, but the formula would apply to offsets calculated for Abington,*
261 *Cohasset, Hanover, Hanson, Norwell, Rockland, Scituate and Whitman.*
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Commented [TH8]: Lines 229, 231, 239, 242, 245, 293: Re-lettered as section G, and then numbering is realigned from lower case letters to numbers. This subsection was formerly V.D.(5).

Commented [TH9]: Lines 251-254: No substantive change here. Language added to avoid any confusion on "which member towns are we talking about?" given the recent admission of Marshfield and planned admission of Pembroke.

Commented [TH10]: Lines 257-261: Similar edits here to clarify the 8 towns that were members prior to Marshfield joining.

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- Hypothetical: Pretend that the total debt assessment to be apportioned for FY28 is \$1,000,000.
- Step 1: Calculating Marshfield's debt share:
 - Marshfield's most recent October 1st SIMS enrollment shows that they represent 4% of the total district enrollment (The October 2026 report (falling within FY27) is used for FY28 calculations).
 - Therefore, Marshfield's debt share for that year is 4% of \$1,000,000, or \$40,000.
 - \$40,000 will be used to reduce the debt shares of other member towns, represented by Town A, Town B, and Town C below.
- Step 2: Calculating Town A, B and C's debt shares:
 - Using the formula in V.D.(4), pretend that the following debt shares were calculated without Marshfield's enrollment factored in as of yet:
 - Town A's debt share is 16%, or \$160,000
 - Town B's debt share is 7%, or \$70,000
 - Town C's debt share is 19%, or \$190,000
- As a result of Marshfield's \$40,000 debt assessment, Towns A, B, and C's reductions are recalculated:
 - Town A's assessment is reduced by 16% of \$40,000, or \$6,400; Town A's new debt assessment equals \$153,600
 - Town B's assessment is reduced by 7% of \$40,000, or \$2,400; Town B's new debt assessment equals \$67,600.
 - Town C's assessment is reduced by 19% of \$40,000, or \$7,600; Town C's new debt assessment equals \$182,400.

3.c. If there is any new or existing authorized debt to be paid during Marshfield's ninth fiscal year of membership (FY33) and beyond, its debt share shall follow the regional agreement language in Section V.D.(4) which is the same "four fiscal year rolling average" process for all district towns.

H. Town of Pembroke Transition into the District

1. Date of Admission: Pembroke's admission to the school district will commence on July 1, 2027 (FY28). For this amended agreement to be in effect, it would have been preceded by (a) a voter approved and town certified Proposition 2 ½ debt exclusion in the town of Pembroke prior to June 30, 2026; (b) a voter approved and town certified Proposition 2 ½ operational override vote in the town of Pembroke prior to June 30, 2026; and (c) approval of the amended regional agreement by December 31, 2026 in accordance with the provisions of Section VIII of this agreement.

2. Stabilization Fund Share: Pembroke will contribute a 10.17% share of \$3,258,972 which represents the balance in the South Shore Regional Vocational School District stabilization fund as of July 1, 2025. The total amount of Pembroke's share will be **\$331,437**. Pembroke will make annual payments over five years, starting no later than

Commented [TH11]: Lines 268-270: Added to illustrate that the most recent October 1 report is the one used to calculate annual assessments. October 2026, which falls in FY27, is the report used for FY28 calculations.

Commented [TH12]: Line 305: The preconditions need to be met by December 31, 2026 or the process would need to start over.

Commented [TH13]: Line 308: 10.17% represents Pembroke's share of enrollment for grades 4-8 when compared to the cumulative enrollments of all other member towns. This was a similar metric used to calculate Marshfield's initial shares.

June 30th of the first fiscal year of their admission to the district (FY28). The annual payment amount will be \$66,287.49. Accelerated payments will be permitted at the discretion of the town of Pembroke.

3. Debt: Notwithstanding any previous regional agreement language on debt, the following applies to Pembroke’s admission into the district:

a. In its first fiscal year of membership (FY28) Pembroke will be assessed a share of the total debt in FY26, FY27 and FY28. The monies will be used to offset, in proportion, the other member towns’ debt assessments that were calculated as per the formula in Sections V.D.(3) for FY26 and V.D.(4) for FY27 and FY28. For purposes of this section, the eight member towns receiving proportional offsets are Abington, Cohasset, Hanover, Hanson, Norwell, Rockland, Scituate and Whitman.

Commented [TH14]: Lines 322-325: While not listed here, Marshfield will start receiving offsets after its “on ramp” phase is over, starting in FY33. This is addressed in the next section #2.

Pembroke’s FY28 debt service assessment will be 10.17% of the cumulative debt assessment for FY26, FY27 and FY28. This will be paid as part of the FY28 annual assessment as per the relevant provisions of this agreement.

b. If there is new or existing authorized debt to be paid during Pembroke’s second through eighth fiscal years of membership (FY29-FY36) its debt share will adjust with each fiscal year based on its school enrollment as of the most recent October 1st report, divided by the total in-district school enrollment that year. The resulting annual debt assessment for (FY29-FY36) will be used to offset, in proportion, the other member towns’ debt assessments that were calculated as per the formula in Sections V.D.(3) and/or V.D.(4) above. For purposes of this section and the illustration below, the eight member towns receiving (FY29-FY36) offsets are Abington, Cohasset, Hanover, Hanson, Norwell, Rockland, Scituate and Whitman. From FY33-FY36, Marshfield will also receive a proportional offset in the same manner as the aforementioned eight district member towns.

Commented [TH15]: Lines 340-342: Marshfield is referenced here because they will have completed their “pay as you go” on ramp through FY32 (their 8th year of membership). Therefore, they are treated like the other 8 towns for the remaining years that Pembroke is on its “pay as you go” on ramp.

Creating a V.H. scenario for illustration purposes only: Showing how Pembroke’s debt shares and offsets are calculated from (FY29-FY36). For brevity we are illustrating the process with only 3 of the 8 aforementioned district towns (referred to as Towns A, B, C) plus Pembroke. From FY33-FY36, Marshfield will also receive a proportional offset in the same manner as the aforementioned eight district member towns.

- Hypothetical: Pretend that the total debt assessment to be apportioned for FY30 is \$1,000,000.
- Step 1: Calculating Pembroke’s debt share:
 - Pembroke’s most recent October 1st SIMS enrollment shows that they represent 4% of the total district enrollment (The October 2028 report (falling within FY29) is used for FY30 calculations).
 - Therefore, Pembroke’s debt share for that year is 4% of \$1,000,000, or \$40,000.

Commented [TH16]: Lines 356-357: Added in draft for similar clarification on scenario in the Marshfield section above

- 360 o \$40,000 will be used to reduce the debt shares of other member
 361 towns, represented by Town A, Town B, and Town C below.
 362
 363 • Step 2: Calculating Town A, B and C's debt shares:
 364 o Using the formula in V.D.(4), pretend that the following debt
 365 shares were calculated initially:
 366 ▪ Town A's debt share is 16%, or \$160,000
 367 ▪ Town B's debt share is 7%, or \$70,000
 368 ▪ Town C's debt share is 19%, or \$190,000
 369
 370 • As a result of Pembroke's \$40,000 debt assessment, Towns A, B, and C's
 371 reductions are recalculated:
 372 o Town A's assessment is reduced by 16% of \$40,000, or \$6,400;
 373 Town A's new debt assessment equals \$153,600
 374 o Town B's assessment is reduced by 7% of \$40,000, or \$2,400;
 375 Town B's new debt assessment equals \$67,600.
 376 o Town C's assessment is reduced by 19% of \$40,000, or \$7,600;
 377 Town C's new debt assessment equals \$182,400.
 378
 379 c. If there is any new or existing authorized debt to be paid during Pembroke's ninth
 380 fiscal year of membership (FY37) and beyond, its debt share shall follow the regional
 381 agreement language in Section V.D.(4) which is the same "four fiscal year rolling
 382 average" process for all district towns.
 383

384 **4. Supplemental Operating, Capital and Transportation Assessment** In addition to
 385 the assessment calculations in Section V of this agreement, from FY28-FY32 Pembroke
 386 will be assessed additional amounts below. These amounts are based on an estimated
 387 number of students enrolled in a given school year who are not yet accounted for in
 388 annual October 1 SIMS reporting.

- 389 a. For FY28, the supplemental assessment will be \$175,000 (Based on 10 students
 390 at a rate of \$17,500 per student);
 391 b. For FY29, the supplemental assessment will be Pembroke's FY29 Operating
 392 (V.B.), Capital (V.C.) and Transportation (V.E.) costs, divided by Pembroke's
 393 October 1, 2027 SIMS enrollment, multiplied by 20 students.
 394 c. For FY30, the supplemental assessment will be Pembroke's FY30 Operating
 395 (V.B.), Capital (V.C.) and Transportation (V.E.) costs, divided by Pembroke's
 396 October 1, 2028 SIMS enrollment, multiplied by 20 students.
 397 d. For FY31, the supplemental assessment will be Pembroke's FY31 Operating
 398 (V.B.), Capital (V.C.) and Transportation (V.E.) costs, divided by Pembroke's
 399 October 1, 2029 SIMS enrollment, multiplied by 20 students.
 400 e. For FY32, the supplemental assessment will be Pembroke's FY32 Operating
 401 (V.B.), Capital (V.C.) and Transportation (V.E.) costs, divided by Pembroke's
 402 October 1, 2030 SIMS enrollment, multiplied by 10 students.

Commented [TH17]: Lines 384-414: This supplemental assessment is for costs associated with the actual number of students in a given school year that is estimated to exceed the enrollment that the state uses for foundation budget calculations.

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Illustration: Creating a hypothetical scenario for calculating the FY32 supplemental assessment:

For the FY32 budget, Pembroke’s total Operating, Capital and Transportation assessment is \$1,260,000. There were 70 students in the district based on the October 1, 2030 (FY31) SIMS report.

\$1,260,000 divided by 70 students = \$18,000 per pupil

For FY32, the supplemental assessment would be \$18,000 per pupil x 20 students, or \$360,000.

5. Initial Seat Apportionment: Notwithstanding any admissions policy in effect, for the 2027-2028 school year only, Pembroke’s initial seat apportionment for rising Grade 9 admissions will be ten (10) seats. All other aspects of the district admissions policy would apply to Pembroke as a member town.

(E) Transportation

School transportation shall be provided by the District and each member town's share shall be apportioned in the same manner as operating costs. The aggregate transportation cost shall be decreased by anticipated regional transportation reimbursement prior to apportioning the costs to the member towns. Each member town’s proportionate share of pupil transportation shall be determined based on the number of pupils in grades nine through twelve (9 – 12), inclusive, residing in each member town and receiving education in the District at such town's expense, as reported to DESE in the District’s previous October 1st SIMS enrollment submission.

(F) Times of Payment of Apportioned Costs

(1) The Total Assessment to a member town will include its share of the Operating, Transportation, Capital and Debt costs.

(2) Each member town shall pay to the District in each year its proportionate share, certified as provided in subsection V (B), (C), (D) and (E) of the operating, capital, debt, and transportation costs. The annual share of each member town shall be paid in equal installments not later than the first days of August, December, April and June of each fiscal year.

SECTION VI – INCURRING OF DEBT

Not later than seven days after the date on which the Committee authorizes the incurring of debt, other than temporary debt in anticipation of revenue to be received from member towns, written notice of the date of said authorization, the sum authorized, and the general purpose or purposes for authorizing such debt shall be given to the Select Board in each member town.

The Committee may vote to incur debt consistent with the terms and conditions of MGL Chapter 71, Section 16 (d) paragraph 1, Chapter 71, Section 16 (d) paragraph 2, or Chapter 71, Section 16 (n), as amended.

448 At the time of taking action to incur debt, and except for the incurring of temporary debt in
449 anticipation of revenue, the Committee, by a simple majority vote, shall use Chapter 71, Section
450 16 (d) paragraph 1 as amended. The Committee, by a two-thirds (2/3) vote of all its members
451 may choose instead to use Chapter 71, Section 16 (n) as amended, or Chapter 71, Section 16 (d)
452 paragraph 2 as amended.

453
454 **SECTION VII – AMENDMENTS**
455

456 **(A) Limitations**

457 This Agreement may be amended from time to time in the manner hereinafter provided,
458 but no such amendment shall be made which shall substantially impair the rights of the
459 holders of any bonds, notes or other obligations of the District then outstanding, or the
460 rights of the District to procure the means for payment thereof, provided that nothing in
461 this section shall prevent the admission of a new town or towns to the District and the
462 reapportionment accordingly of debt of the District represented by bonds or notes of the
463 District then outstanding and of interest thereon.

464
465 **(B) Procedure**

466 Any proposal for amendment, except a proposal for amendment providing for the
467 withdrawal of a member town (which shall be acted upon as provided in Section IX), may
468 be initiated by a minimum vote of two-thirds (2/3) members of the Committee or by a
469 separate petition from at least two-thirds (2/3) of the member towns. Such petitions shall
470 be signed by at least one hundred (100) registered voters from each of these two-thirds
471 (2/3) member towns. In the case of a proposal for amendment by petition, the said petition
472 shall also contain, at the end thereof, a certification by the clerk of each member town
473 voting as to the number of signatures in the petition which appear to be the names of
474 registered voters (according to the most recent voting list) from that town; and the said
475 petition shall be presented to the secretary of the Committee. In either case, the secretary
476 of the Committee shall mail or deliver a notice in writing to the Select Board of each of the
477 member towns that a proposal to amend this Agreement has been made and shall enclose
478 a copy of such amendment (without the signatures in the case of a proposal by petition).
479 The Select Board of each member town shall include in the warrant for the next annual
480 town meeting, or a special town meeting called for the purpose, an article stating the
481 amendment. Such amendment shall take effect upon its acceptance by a minimum of two-
482 thirds (2/3) of the member towns, acceptance by each member town to be by a majority
483 vote at a town meeting as aforesaid. All amendments must be approved by the
484 Commissioner of Elementary and Secondary Education (hereinafter sometimes referred to
485 as the “Commissioner”). An amendment involving a change in the way that the operating
486 and/or capital costs are assessed may not take effect until the July 1 after a minimum of
487 two-thirds (2/3) of the member towns and the Commissioner have approved acceptance by
488 the previous December 31.

489
490 **SECTION VIII – ADMISSION PROCESS FOR NEW MEMBER TOWNS TO THE**
491 **DISTRICT**
492

493 **(A)** By an amendment of this Agreement adopted under and in accordance with Section VII
494 above, any other town may be admitted to the District upon adoption as therein provided
495 of such amendment and upon acceptance at a special or annual town meeting by a majority
496 vote by the town seeking admission of the Agreement as so amended, acceptance by a

497 minimum of two-thirds (2/3) of the member towns, each by majority vote, and also upon
498 compliance with such provisions of law and regulations [for example, Code of
499 Massachusetts Regulations; that is, 603 CMR 41.05 (6)] as may be applicable and such
500 terms as may be set forth in such an amendment.

501
502 (B) The Committee, prior to the admittance of a new member town, will have the option
503 establishing the amount of any additional buy-in costs to that new member town to be
504 included in the District. These additional costs will be clearly articulated to the Regional
505 Planning Committee of the potential new member town and will be made clear to voters
506 prior to that new member town's vote on admission to the District.

507
508 (C) A new member town may be admitted to the District as of July 1 of any fiscal year,
509 provided that all requisite approvals for such admission, including the Commissioner's
510 approval, shall be obtained no later than the preceding December 31.

511
512 **SECTION IX – WITHDRAWAL PROCESS OF MEMBER TOWNS FROM THE**
513 **DISTRICT**

514
515 (A) **Vote Expressing Desire to Withdraw**
516 Any member town seeking to withdraw from the District shall, by majority vote at an
517 annual or special town meeting, request the Committee to formulate an amendment to this
518 Agreement setting forth the terms by which such town may withdraw from the District. No
519 withdrawal will take effect on other than July 1 of a given year. The vote stated in the
520 preceding sentence, as well as the notification to the District consistent with paragraph B
521 below, must all occur no less than two (2) years prior to the desired date of withdrawal.

522
523 (B) **Notice**
524 The clerk of the town seeking to withdraw shall, within seven (7) days of the vote, notify
525 the Committee chair as well as the District's superintendent in writing that such town has
526 voted to request the Committee to formulate an amendment to the Agreement (enclosing
527 a certified copy of such vote).

528
529 Thereupon, the Committee shall formulate an amendment to the Agreement setting forth
530 such terms of withdrawal as it deems advisable, subject to the limitation contained in
531 Section VII(A). The Committee shall establish a subcommittee to formulate an amendment
532 and invite the Select Board from the requesting member town to designate representatives
533 to said subcommittee.

534
535 The secretary of the Committee shall mail or deliver a notice in writing to the Select Board
536 of each member town that the Committee has formulated an amendment to the Agreement
537 reflecting the withdrawal of a member town (enclosing a copy of such amendment). The
538 Select Board of each member town shall include in the warrant for the next annual or a
539 special town meeting called for the purpose an article stating the amendment.

540
541 (C) **Obligations of Withdrawing Member Towns**
542 In addition to other terms and requirements which the Committee shall include in the
543 amendment, the member town seeking to withdraw will be responsible for the following:
544 (1) payment of all operating costs for which it is liable as a member of the District; (2)
545 continuing payments beyond the time of withdrawal to the District for the member

595 [Insert Typed Name] [Insert title] Signature Date

596

597 ~~Town of Marshfield~~

598 [Insert Typed Name] [Insert title] Signature Date

599

600 ~~Town of Norwell~~

601 [Insert Typed Name] [Insert title] Signature Date

602 ~~Town of Rockland~~

603 [Insert Typed Name] [Insert title] Signature Date

604

605 ~~Town of Seitate~~

606 [Insert Typed Name] [Insert title] Signature Date

607

608 ~~Town of Whitman~~

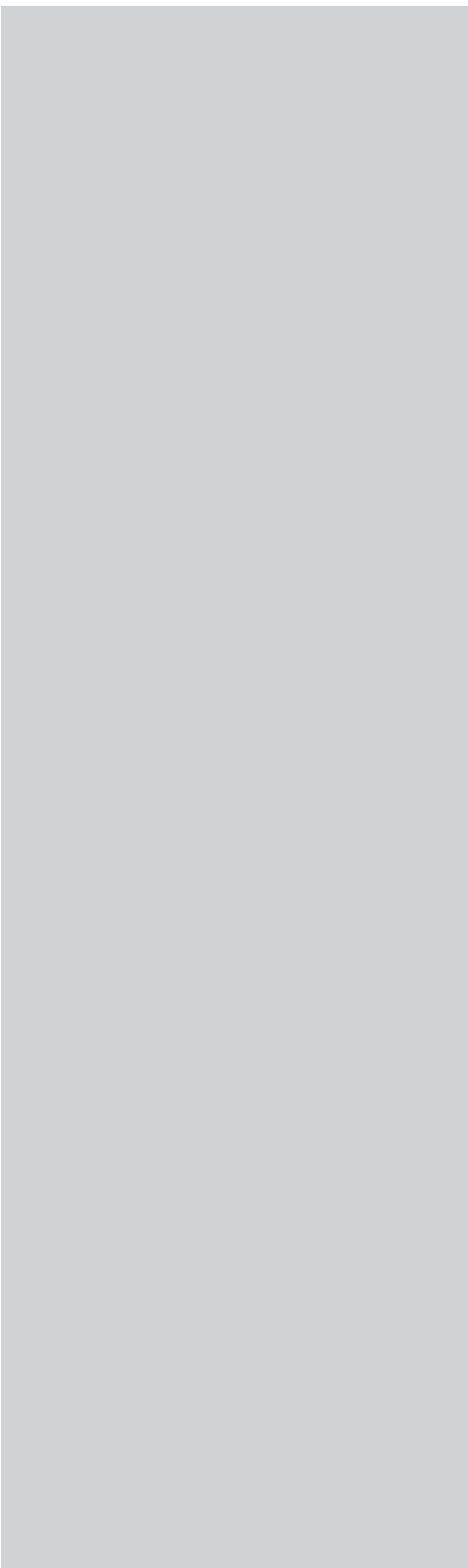
609 [Insert Typed Name] [Insert title] Signature Date

610

611 Approved by Department of Elementary and Secondary Education Commissioner

612 [Insert Typed Name] Signature Date

613



INSTRUCTIONS TO ELECTED OFFICIALS

SALE OF THE FISH RIGHTS

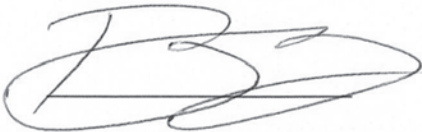
You are directed to serve this Warrant by posting a copy thereof attested to by you in writing in each of five public places in the Town at least fourteen days before the time for holding and meeting called for in the Warrant. Herefore, fail not and make due return of the Warrant your doings thereon to the Town Clerk of said Town on or before the 18th day of April, 2026.

Given under our hands at Norwell this 6th day of April in the year of our Lord, 2026.

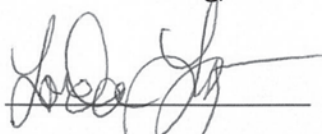
SELECT BOARD



Peter W. Smellie, Chair



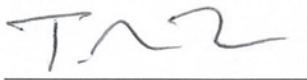
Brian Greenberg, Vice Chair



Lorenda Layne, Clerk



John McGrath



Andrew Reardon

Constable _____ Date _____

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Intentionally left blank

Intentionally left blank

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Town of Norwell
Norwell, MA 02061**

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