



*Office of the Town Clerk*

# TOWN OF NORWELL

Norwell Town Offices  
93 Longwater Circle  
Norwell, Massachusetts 02061  
Phone: (781) 659-8072  
[www.townofnorwell.net](http://www.townofnorwell.net)

The following is a “True Copy Attest” of the “doings” of Article 31 of the Annual Town Meeting, which was convened on Monday, May 4, 2026, at 7:00pm at the Norwell Middle School and was dissolved at 10:29pm on the same date:

## **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"> <li>• Hotel (internal corridor access to rooms only)</li> <li>• Office</li> <li>• Restaurants</li> <li>• Retail</li> <li>• Indoor theater</li> <li>• Cafeterias for employees, parking areas or garages for use of employees, customers, or visitors, and other normal accessory uses</li> <li>• Educational, religious, agricultural,</li> </ul> | <ul style="list-style-type: none"> <li>• <del>Commercial</del></li> <li>• Office <u>uses as defined in §201-8.4B(3)</u></li> <li>• <u>Research and development laboratories and light manufacturing uses as defined in §201-8.4B(4) and (5)</u> <del>Light industrial including assembly, research and development</del></li> <li>• Medical, nursing and assisted living care facilities</li> <li>• Adult education</li> </ul> | <ul style="list-style-type: none"> <li>• <del>Commercial</del></li> <li>• Office <u>uses as defined in §201-8.4B(3)</u></li> <li>• <u>Research and development laboratories and light manufacturing uses as defined in §201-8.4B(4) and (5)</u> <del>Light industrial including assembly, research and development</del></li> <li>• Medical, nursing and assisted living care facilities</li> <li>• Adult education and workforce</li> </ul> |

|  |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>horticultural and floricultural uses exempt from zoning prohibition by MGL c. 40A, § 3</p> | <p>and workforce development training facilities</p> <ul style="list-style-type: none"> <li>• Cafeterias for employees, parking areas or garages for use of employees, customers, or visitors, and other normal accessory uses</li> <li>• <del>Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards</del></li> <li>• <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></li> <li>• <u>Warehousing, logistics, storage, and distribution facilities as defined in §201-8.4B(7)</u></li> <li>• Educational, religious, agricultural, horticultural and floricultural uses exempt from zoning prohibition by MGL c. 40A, § 3</li> </ul> | <p>development training facilities</p> <p>Cafeterias for employees, parking areas or garages for use of employees, customers, or visitors, and other normal accessory uses.</p> <p><del>Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards</del></p> <p><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></p> <p>• <u>Warehousing, logistics, storage, and distribution facilities as defined in §201-8.4B(7)</u></p> <p>Educational, religious, agricultural, horticultural and floricultural uses exempt from zoning prohibition by MGL c. 40A, § 3</p> |
|--|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special permit | <ul style="list-style-type: none"> <li>• Residential</li> <li>• Medical marijuana treatment center or similar facility</li> </ul> | <ul style="list-style-type: none"> <li>• Medical marijuana treatment center or similar facility</li> <li>• <u>Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards</u></li> <li>• <del>Transportation /logistics</del></li> <li>• Retail</li> </ul> | <ul style="list-style-type: none"> <li>• Medical marijuana treatment center or similar facility</li> <li>• <u>Salesrooms for automobiles, bicycles, boats, farm implements and similar equipment, but not automobile junkyards</u></li> <li>• <del>Transportation /logistics</del></li> </ul> |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 Planning Board

**The Advisory Board recommended this Article.**

**MOTION:** A motion was made by Nick Giaquinto, Director of Planning & Community Development, and seconded, that the Town vote to approve the amendment to the Norwell Town Code, Division 3: Zoning Bylaw as set forth in Article 31 of the May 4, 2026 Annual Town Meeting Warrant.

TWO-THIRDS (2/3rds) MAJORITY REQUIRED

**ACTION:** On Article 31 of the Annual Town Meeting, the motion passed by a unanimous voice vote. Declared by the Moderator. May 4, 2026 at 9:51pm.

A True Copy Attest,

Dannielle C. Shepherd  
Town Clerk