

Welcome to Norwell Hosts!



Community Forum Agenda: 7-9 PM

Introduction: Ellen Allen, Norwell Board of Selectmen

Presentation: Josh Eichen, MAPC

Topics Overview: Town Officials, Champions, and MAPC Staff

Open House: Visit whichever station(s) you like

Open House Stations Overview

Housing, Water, Public Safety

Learn how the development will impact Norwell's housing supply, water, and public safety!

Municipal Finance, Schools, and Area Subdistricts

Learn how the development will impact Norwell's schools and finances and see a subdistrict overview of the proposed zoning and its impacts.

Zoning Proposal

Learn about the specifics of the zoning proposal and get a refresher about what zoning can and can't do.

Traffic and Regional Impacts

Learn about the details of CTPS's recently completed Traffic Study and hear about other regional impacts that can be expected in the future.

Exit Survey and Get Involved!

Let us know whether we effectively explained the zoning changes and their impacts and sign up to become a Champion yourself!

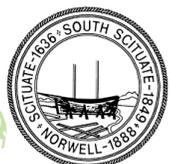
Project website

www.mapc.org/norwellzoning

Contact

Josh Eichen, jeichen@mapc.org

Norwell is also working on a Master Plan! Take the survey here: mapc.ma/norwellsurvey



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How did we get here?

At the first Norwell Hosts forum on September 24th we asked attendees what types of urban design elements they preferred in each of the different subdivision. These elements were then incorporated in to the zoning proposal. The most popular elements included pocket plazas with landscaping between buildings in all areas, outdoor enclosed seating and planters and traditional storefront facades with lighting in business and mixed-use districts, classic-styled office buildings, and industrial buildings with windows.

Residents were also asked to provide input on the zoning's purpose and intent statement, with specific reference to traffic, housing, environment, municipal finances, jobs and businesses, and urban design. Here's some of what we heard:

- Traffic is really bad! Attendees strongly supported using the zoning to mitigate traffic impacts through infrastructure enhancements and reducing personal vehicle trips. MAPC enlisted CTPS to help better understand the traffic problems.
- There is an appetite for more affordable housing, particularly to mitigate 40B development. Providing Norwell residents the opportunity to downsize and stay in town was also cited as important.
- Protecting Norwell's water supply is really important, and the zoning should ensuring that any development does not negatively impact the surrounding environment.

At the second Norwell Hosts workshop on November 19th MAPC presented attendees with initial zoning proposals for each of the subdistricts and then broke in to small group workshops to discuss the ins and outs of each. Based on that feedback, participants generally agreed with the vision MAPC presented but had questions about the traffic, wastewater, and financial impacts of the development.

Queen Anne's Plaza

The most common pieces of feedback about the vision for QAP are that it is a suitable place for housing and additional commercial development but that the traffic is extremely bad and should be addressed however possible through the zoning and development.

Pond Street

Similarly, traffic is a major concern for Pond Street and that the zoning should help protect the area's environment and the town's water and wastewater. Participants felt that an upmarket Hotel would be well suited to the area, particularly based on the potential revenue generation, but that housing would not.

Accord Inner Loop/Cordwainer Drive

Participants were supportive of increased height in the growth district of this area, especially because of its distance from High Street. Like pond street, the area is a good place for additional commercial development, but traffic is a major issue. Many participants wanted the zoning, when possible, to mitigate the environmental impacts of the development and maximize the financial benefit to the Town.