COMMONWEALTH OF MASSACHUSETTS
SPECIAL TOWN MEETING WARRANT

TOWN OF NORWOOD

Norfolk, ss.

To either of the constables in the Town of Norwood in said County, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Norwood, qualified as the law requires to vote in Town affairs, to meet in the Auditorium of the Norwood High School on 245 Nichols Street in said Town on Thursday, November 8, 2018, 7:35 o'clock in the afternoon to meet and act at said time and place on the following Articles:

ARTICLE 1. AN ACT EXEMPTING CERTAIN UNIFORMED POSITIONS IN THE FIRE DEPARTMENT OF THE TOWN OF NORWOOD FROM THE CIVIL SERVICE LAW
To see if the Town will vote to authorize the Board of Selectmen to file Special Legislation with the General Court under the Home Rule Amendment to the Massachusetts Constitution or take any other action thereon, said Special Legislation to read as follows; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments thereto before enactment by the General Court, which amendments shall be within the public purposes of said petition:

AN ACT EXEMPTING CERTAIN UNIFORMED POSITIONS IN THE FIRE DEPARTMENT OF THE TOWN OF NORWOOD FROM THE CIVIL SERVICE LAW

SECTION 1. Notwithstanding any general or special law to the contrary, the uniformed classification of Deputy Fire Chief in the Fire Department of the Town of Norwood shall be exempt from chapter 31 of the General Laws.

SECTION 2. This act shall not impair the civil service status of an incumbent holding the classification of Deputy Fire Chief described in section 1 on the effective date of this Act.

SECTION 3. This act shall take effect upon its passage.

ARTICLE 2. AN ACT AUTHORIZING THE TOWN OF NORWOOD TO CONTINUE THE EMPLOYMENT OF POLICE CHIEF WILLIAM G. BROOKS, III.

To see if the Town will vote to authorize the Board of Selectmen to file Special Legislation with the General Court under the Home Rule Amendment to the Massachusetts Constitution or take any other action thereon, said Special Legislation to read as follows; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments thereto before enactment by the General Court, which amendments shall be within the public purposes of said petition:
AN ACT AUTHORIZING THE TOWN OF NORWOOD TO CONTINUE THE EMPLOYMENT OF
POLICE CHIEF WILLIAM G. BROOKS, III.

SECTION 1. Notwithstanding any general or special law to the contrary, William G. Brooks, III,
Chief of Police of the Town of Norwood, may continue to serve in that position until reaching age 70,
the date of his retirement, or the date he is relieved of his duties by the General Manager of the Town
of Norwood at his discretion, whichever occurs first; provided, however, that he is mentally and
physically capable of performing the duties of his office. The General Manager may, at the Town’s
own expense, require that William G. Brooks, III be examined annually by a physician designated by
the General Manager, to determine such physical and mental capability to perform the duties of his office.

No further deductions shall be made from the regular compensation of William G. Brooks, III pursuant
to chapter 32 of the General Laws for service subsequent to his reaching age 65; and upon retirement
for superannuation, he shall receive a superannuation retirement allowance equal to the allowance that
he would have been entitled had he retired upon reaching age 65.

SECTION 2. This act shall take effect upon its passage.

ARTICLE 3. To see if the Town will vote the sum of $70,000.00 to correct the narrowing of
Plimpton Avenue done on the recent repaving and return the street to its original width and berm design
prior to August 3, 2018 or take any other action in this matter.

(On petition of Kevin Pentowski)

ARTICLE 4. To see if the Town will vote to amend the Norwood Zoning Bylaw section 11
Definitions, by inserting the following four new defined terms, and by inserting the new definitions in
the correct alphabetic order in section 11.

Research and Development Facilities Renewable and Alternative Energy:
Research and development facilities for renewable and alternative energy are those uses primarily for
research, development and / or testing of innovative information, concepts, methods, processes,
materials or products. This can include the design, development, and testing of biological, chemical,
electric, magnetic, mechanical, and / or optical components in advance of product manufacturing. The
accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery
and devices integral to research or testing may be associated with these uses.

Manufacturing Facilities Renewable and Alternative Energy:
Manufacturing facilities for renewable and alternative energy are those used primarily for heavy or
light industry or the manufacturing or assembly of a product including processing, blending,
fabrication, assembly, treatment and packaging.

Renewable Energy
- Solar – photovoltaic (PV) and thermal
- Wind
- Biomass power conversion or thermal technologies, including R&D related to, or the manufacturing
  of, wood pellets
- Ultra low emissions high efficiency wood pellet boilers and furnaces
- Low impact hydro-electric and kinetic
- Geothermal
- Landfill gas
- Fuel cells that use Renewable Energy
- Advanced biofuels

**Alternative Energy**
- Combined heat and power
- Electric and hydrogen powered vehicles and associated technologies, including advanced batteries and recharging stations.

Amend the Zoning Bylaw, section 3.0 Use Regulations; subsection I. Manufacturing, Processing and Related Uses, by inserting new use categories numbers 7 & 8, and a column for Planned Mix Use Development. (as shown below in red text)

<table>
<thead>
<tr>
<th>Manufacturing, Processing and Related Uses</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
<th>LB</th>
<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Research &amp; development facilities for alternative and renewable energy facilities</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>8. Manufacturing facilities for alternative and renewable energy facilities</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>

Or take any other action in the matter.

**ARTICLE 5.** To see if the Town will vote to transfer all or a portion of the Town-owned property shown on the Assessors’ Plans as Lot 1A on Map 14, Street 9 containing 27.00 acres of land more or less from the Board of Selectmen for general municipal purposes to the Board of Selectmen for the purpose of sale of said property, and further, to authorize the Board of Selectmen to sell all or a portion of said property for such consideration and upon such terms as the Board of Selectmen deem appropriate; or take any other action in the matter.

**ARTICLE 6.** To see if the Town will vote to amend the Norwood Zoning Bylaw in the following manner: Amend Section 2.2 Overlay Districts by inserting the new Forbes Hill Planned Mixed Use Overlay District (FHPMUD) at the end of the list of Overlay Districts (as shown on attached map).

Amend the Zoning Bylaw in the following manner. In Section 9.0 Special Regulations, insert a new section 9.8 Forbes Hill Planned Mixed Use Overlay District (FHPMUD).

**Section 9.8 Forbes Hill Planned Mixed Use Overlay District**

9.8.1 Purpose
The Forbes Hill Planned Mixed Use Overlay District (FHPMUD) is established to allow for a mix of commercial and residential development that is designed to incorporate Low Impact Development
(LID) design principals. The FHPMUD enhances the development opportunities of the district beyond those currently allowed in the underlying Limited Manufacturing zone; by promoting a mix of residential and commercial uses within the same district, people will be able to live and work in the same area. The FHPMUD is intended to provide the regulatory framework for the types of uses that the Town prefers to see developed such as the development of life science Bio-Technology, medical uses and / or a planned residential community. The additional allowed uses are intended to meet the demands of market forces and promote investment in the overlay district. The FHPMUD will create an attractive mixed use, sustainable development, compatible with existing uses in the area. In addition, the FHPMUD will promote the following public benefits.

- Preserve the natural wooded gateway to the town along Upland Road.
- Embrace smart growth principles to enhance economic development opportunities and create new employment opportunities.
- Provide the broadest range of compatible commercial and residential uses and encourage the development of an under-developed property.
- The FHPMUD will protect current allowed uses, allow for a wide variety of mixed uses, including new housing opportunities.
- Allow market-driven growth at a location that can accommodate additional activity.
- Minimize traffic impacts of development.
- Promote architectural designs that are compatible with the existing buildings in town.
- Expand the Town’s tax base.

9.8.2 Establishment of FHPMUD District Boundaries
The FHPMUD is an overlay district of land area as shown on the Assessors’ Plans as Lot 1A on Map 14, Street 9, and having a land area of approximately 26.87 acres, as shown on the accompanying map entitled FHPMUD District Boundaries.

9.8.3 Uses
In addition to the uses allowed within the LM Zoning District, the following additional uses are allowed By-Right:
- Residential single family;
- Residential two family;
- Residential multifamily;
- Age restricted housing for people age 55 and older, caregivers and disabled individuals;
- Life sciences, biotech research, development and manufacturing;
- Research and development facilities for alternative and renewable energy facilities;
- Manufacturing facilities for alternative and renewable energy facilities.

Additional Uses allowed by Special Permit from the Planning Board:
- Hospital, clinic, medical treatment facility, nursing and convalescent facilities;
- Health club;
- Commercial recreation indoors and outdoors;
- Restaurants including outside dinning service to persons standing or sitting;
- Hotel.

9.8.4 Relationship to Existing Zoning and Other Regulations
The FHMUD is established as an overlay district. Where the FHMUD authorizes uses not allowed in the underlying LM Zoning district or establishes different standards from those set forth in the
Zoning Bylaw, the provisions of the FHPMUD shall control, provided however in the absence of an application under this Bylaw, the schedule of uses in the underlying district shall remain unchanged.

9.8.5 Pre-Application Meeting
Prior to submitting an application to the Building Inspector for projects under the FHPMUD Zoning District, applicants shall contact the Director of Community Planning & Economic Development and request a Pre-Application meeting with relevant Town Officials and Boards. The purpose of the meeting is to present project concept and discuss zoning, public safety, traffic, wetland issues, drainage, infrastructure, etc. as applicable, in order to facilitate project development and coordinate the permitting processes.

9.8.6 Administration
The Planning Board is designated as the Special Permit Granting Authority for all uses in the FHPMUD, in accordance with the provisions of section 10.4 Special Permits. The Planning Board shall also serve as Site Plan Approval Board, in accordance with the provisions of section 10.5 Site Plan Approval.

The Planning Board may adopt Rules & Regulations for the administration of the FHPMUD, including but not limited to design guidelines that support the intent of the FHPMUD.

9.8.7 Site Design
All development within the FHPMUD shall incorporate sustainable, low impact development (LID) design principals such as: grouping or clustering of buildings, preservation of open space and existing natural vegetation, limiting cut & fill, use of rain gardens and energy efficient building designs that integrates structures into the existing hillside.

9.8.8 Density
The maximum number of dwelling units shall not exceed 175 total dwellings; 25 units per acre maximum.

9.8.9 Intensity and Dimensional Regulations
All development within the FHPMUD shall comply with section 4.0 Dimensional Requirements. The intensity and dimensional standards in the underlying Limited Manufacturing Zone shall apply within the FHPMUD. The Planning Board may, by Special Permit, waive or vary from any of the intensity & dimensional standards; if it makes a finding that it serves the public’s best interests and will not be detrimental to the neighborhood.

9.8.10 Buffer Strips
A 150' natural vegetated buffer strip shall be maintained along Rte. 1A. The specific requirements for the buffer strip shall comply with section 6.3 Buffers.
A natural, undeveloped buffer of 125’ shall be provided from the property line on the south side of Investor’s Way.

A single access point may pass through the buffer strip on Upland Rd. to access developed portions of the property.

9.8.11 Parking
Development in the FHPMUD shall comply with the parking requirements in section 6.1 Parking. The Planning Board may, by Special Permit, authorize a deviation from any parking or loading
requirement set forth in Section 6.1, provided that such relief shall not be detrimental to the
neighborhood. Parking structures are allowed by Special Permit within the FHPMUD.

9.8.12 Signs – All signs within the FHPMUD shall comply with the requirements of section 6.2 Signs.

9.8.13 Principal Uses – Within the FHPMUD more than one principal use is allowed.

9.8.14 Accessory Uses – Accessory uses in support of a principal use shall not exceed 20% of the net floor
area of the principal use.

Amend the Zoning Bylaw in the following manner. In Section 3.1.5 (A) Table of Use Regulations A.
Residential Uses – insert a new subsection #7 to be called “Planned Mixed Use Development (PMUD)”.
Insert a new column for the PMUD. (as shown in red text)

<table>
<thead>
<tr>
<th>6. Assisted Living Residence 2</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
<th>LB</th>
<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Planned Mixed Use Development</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>PB</td>
<td>Y</td>
</tr>
</tbody>
</table>

Residential single family, two family, multifamily, age restricted dwelling units

Amend the Zoning Bylaw in the following manner. In Section 3.1.5 Table of Use Regulations B.
Institutional Uses, insert a new column for the PMUD. (as shown in red text)

<table>
<thead>
<tr>
<th>B. Institutional Uses</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
<th>LB</th>
<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital, nursing, rest or convalescent home, other institution not for correctional purposes</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>PB</td>
</tr>
</tbody>
</table>

Amend the Norwood Zoning Bylaw in the following manner. In Section 3.1.5 Table of Use Regulations (D)
Retail Uses and Places of Assembly, insert a new column for the PMUD. (as shown in red text)

<table>
<thead>
<tr>
<th>D. Retail Uses and Places of Assembly</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
<th>LB</th>
<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Restaurant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>------</td>
</tr>
<tr>
<td>With drive in, drive-through, or similar service subject to Section 7.3</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NB</td>
<td>N</td>
<td>N</td>
<td>PB</td>
<td>PB</td>
<td>PB</td>
<td>PB</td>
<td>PB</td>
</tr>
<tr>
<td>With service to persons standing or sitting outside the building</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y3</td>
<td>Y3</td>
<td>BA</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>BA</td>
</tr>
<tr>
<td>With both the above</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>PB</td>
</tr>
<tr>
<td>With neither the above</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>BA</td>
<td>N</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
</tr>
<tr>
<td>6. Commercial Recreation, indoors &amp; Outdoors</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>BA</td>
<td>N</td>
<td>BA</td>
<td>PB</td>
</tr>
<tr>
<td>10. Hotel or Motel</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
<td>N</td>
<td>PB</td>
<td>BA</td>
<td>Y</td>
<td>PB</td>
</tr>
</tbody>
</table>
Amend the Zoning Bylaw in the following manner. In Section 3.1.5 Table of Use Regulations F. Service Establishments, insert a new column for the PMUD. (as shown in red text)

<table>
<thead>
<tr>
<th>F. Service Establishments</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
<th>LB</th>
<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Fitness Center</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y8</td>
<td>N</td>
<td>BA</td>
<td>BA</td>
<td>BA</td>
<td>PB</td>
</tr>
</tbody>
</table>

Amend the Zoning Bylaw in the following manner. In Section 3.1.5 Table of Use Regulations G. Wholesale Business & Storage, insert a new column for the PMUD. (as shown in red text)

<table>
<thead>
<tr>
<th>G. Wholesale Business &amp; Storage</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
<th>LB</th>
<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Open Lot Storage</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

Amend the Zoning Bylaw, section 3.0 Use Regulations; subsection I. Manufacturing, Processing and Related Uses, by inserting a new column for the PMUD. (as shown below in red text)

<table>
<thead>
<tr>
<th>I. Manufacturing, Processing and Related Uses</th>
<th>S</th>
<th>S1</th>
<th>S2</th>
<th>G</th>
<th>A</th>
<th>GB</th>
<th>CB</th>
<th>HB</th>
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<th>O</th>
<th>LM</th>
<th>LMA</th>
<th>M</th>
<th>PMUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Manufacturing: Asphalt, cement, bituminous concrete</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>7. Commercial Enterprise: rock crushing &amp; processing, cement &amp; concrete crushing</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

Or take any other action on the matter.

ARTICLE 7. To see what sum of money the Town will vote to transfer and appropriate from surplus revenue or other available funds for payment of unpaid bills, compensation and other obligations from prior fiscal periods, or take any other action in the matter.
Any individual with a disability who needs accommodations related to accessibility/communications or other aspects of participation in Town Meeting or other related programs should contact:

Tony Mazzucco
General Manager
Town of Norwood
566 Washington St.
Norwood, MA  02062
(781-762-1240)

David Hern, Jr.
Town Meeting Moderator
Town of Norwood
566 Washington St.
Norwood, MA  02062
(781-762-1240)

THE TOWN OF NORWOOD DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY.

And you are directed to serve this warrant by posting attested copies thereof in ten public places in this Town fourteen days at least before the time and day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Selectmen on or before the day and time of said meeting.

Given under our hands at Norwood this ninth day of October, 2018.

Thomas F. Maloney, Chairman

William J. Plasko

Helen Abdallah Donohue

Paul A. Bishop

Allan D. Howard
Selectmen of Norwood