

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 at 245 Nichols Street in said town on Thursday, March 21, 2024, at six-thirty o'clock in the evening. In the event that all business is not completed on March 21, said Meeting may be adjourned until a following Monday or Thursday, as determined by Town Meeting; and at such time act on the following articles, namely:

ARTICLE 1.

To see if the Town will vote to amend the Zoning Bylaw Section 3, **Use Regulations**, subsection F. **Service Establishments (9) Commercial Kennels** by prohibiting Commercial Kennels in the Single (S), Single Residence (S1), and Single Residence (S2) Zoning Districts, and requiring a Special Permit from the Board of Appeals for Commercial Kennels in the Manufacturing (M) District, and requiring a Special Permit from the Board of Appeals for Personal Kennels in the Single Residence (S), Single Residence (S1), Single Residence (S2), General Residence (G), General Business (GB), Business District-Central (CB), Boston Providence Highway (BPH) and Limited Business (LB) Districts. This amendment will change the regulatory requirements for a Commercial Kennel from requiring a Special Permit from the Board of Appeals to prohibiting the use in the three residential districts and by adding a new provision allowing by Special Permit from the Board of Appeals a Personal Kennel in three residential districts and the four business districts, as shown in red below.

F. Service Establishments	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	PMUD
1. Personal or consumer service	N	N	N	N	N	Y	Y	Y	Y ⁸	N	BA	BA	BA	BA
2. Mortuary, undertaking or funeral establishment	N	N	N	BA	BA	Y	BA	Y ¹²	BA	N	N	N	BA	N
3. Medical or dental laboratory; clinic	N	N	N	N	N	BA	BA	Y ¹²	BA	Y	Y	Y	Y	Y
4. Shop of a cabinetmaker, sign painter, job printer or upholsterer	N	N	N	N	N	Y	Y	Y ¹²	BA ⁷	N	N	N	Y	N
5. Printing or publishing establishment	N	N	N	N	N	Y ⁶	Y ⁶	Y ¹²	N	N	Y	Y	Y	Y
6. Power laundry; dry cleaning plant or dyeing works; carpet or rug cleaning plant	N	N	N	N	N	Y ⁶	Y ⁶	Y ^{6, 12}	N	N	BA	BA	Y	BA
7. Private school conducted for profit, including business or trade school, dancing or music school	N	N	N	N	N	Y	Y	Y ¹²	N	N	Y	Y	Y	Y
8. Body Art Establishment	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
9a. Commercial boarding/training kennel, commercial breeding kennel, animal or veterinary hospital	N	N	N	N	N	BA	BA	PB ¹²	N	N	N	N	BA	N
9b. Personal Kennel	BA	BA	BA	BA	N	BA	BA	BA	BA	N	N	N	N	N
10. Fitness Center	N	N	N	N	N	Y	Y	Y	Y ⁸	N	BA	BA	BA	PB
11. Medical Marijuana Treatment Center – Allowed by Special Permit from the ZBA within the Medical Marijuana Overlay District. See Section 7.5	N	N	N	N	N	N	N	BA ¹²	N	N	N	N	N	N

Or take any other action in the matter.

ARTICLE 2. To see if the Town will vote to amend the Zoning Bylaw Section 11 **Definitions** by inserting the following new definitions in the appropriate alphabetical order.

Commercial Boarding or Training Kennel: An establishment used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided, however, that "commercial boarding or training kennel" shall not include an animal shelter or animal control facility, a pet shop licensed under section 39A of chapter 129, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.

Commercial Breeder Kennel: An establishment, other than a personal kennel, engaged in the business of breeding animals for sale or exchange to wholesalers, brokers or pet shops in return for consideration.

Personal Kennel: A pack or collection of more than 3 dogs, 3 months old or older, owned or kept under single ownership, for private personal use; provided, however, that breeding of personally owned dogs may take place for the purpose of improving, exhibiting or showing the breed or for use in legal sporting activity or for other personal reasons; provided further, that selling, trading, bartering or distributing such breeding from a personal kennel shall be to other breeders or individuals by private sale only and not to wholesalers, brokers or pet shops; provided further, that a personal kennel shall not sell, trade, barter or distribute a dog not bred from its personally-owned dog; and provided further, that dogs temporarily housed at a personal kennel, in conjunction with an animal shelter or rescue registered with the department, may be sold, traded, bartered or distributed if the transfer is not for profit.

Or take any other action in the matter.

ARTICLE 3. To see if the Town will vote to amend the Zoning Bylaw Section 1.5.2, **Hearing**, by establishing procedures for public notice by the Planning Board to affected parties. This amendment would change the language of Section 1.5.2 as outlined in red below.

Section 1.5.2 Hearing. The Board of Selectmen shall submit proposed zoning amendments to the Planning Board within 14 days of receiving them. A public hearing shall be held by the Planning Board within 65 days after the proposed change is submitted to such Board. **The Planning Board shall hold a public hearing for its own proposed zoning amendments. All public hearings by the Planning Board on proposed zoning amendments shall occur prior to Town Meeting.** Notice of such hearings shall be mailed, postage prepaid, by the Planning Board to nonresident property owners who file an annual request not later than January 1, prepaying an annual fee of twenty five (\$25.00) dollars. The Planning Board shall mail notice to owners of affected property **and their direct** abutters, whether residents or not, in cases where that entails notice to not more than **two hundred (200) parties; such mailing distribution list shall be certified by the Town Assessor. Hearing notices shall be advertised twice in a newspaper of local circulation and posted on the Town website. Further, notice shall be emailed to all Town**

Meeting members representing the district where affected property is located; such email distribution list shall be certified by the Town Clerk. Hearing notices shall be designed to enable lay readers to clearly understand the matter to be considered. The Town Meeting shall not act upon any zoning amendment until the same has been reported on by the Planning Board as herein provided or until 21 days has elapsed after the Planning Board hearing without submission of such report.

Or take any other action in the matter.

ARTICLE 4. To see if the Town will vote to amend the Norwood Zoning Bylaw as follows:

Changes are depicted below in red.

Insert a new Zoning Overlay District the “MBTA Communities Multi-family Overlay District” (MCMOD) in Section 2.2:

SECTION 2.0 DISTRICTS

2.1 ESTABLISHMENT. For the purposes of these Bylaws, the Town of Norwood is hereby divided into the following classes of districts.

RESIDENTIAL DISTRICTS

Single Residence	S
Single Residence - 1	S1
Single Residence - 2	S2
General Residence	G
Multifamily	A

BUSINESS DISTRICTS

General Business	GB
Business Districts - Central	CB
Boston Providence Highway District	BPH
Limited Business	LB

INDUSTRIAL DISTRICTS

Office-Research	O
Limited Manufacturing	LM
Limited Manufacturing A	LMA
Manufacturing	M
Life Sciences Development District	LSDD

2.2 OVERLAY DISTRICTS. In addition, the following overlay districts are also hereby established in Section 9.0:

Flood Plain Overlay District	FPOD
Water Resource Protection Overlay District	WRPOD
Wireless Communications Services Overlay District	WCSOD
Mixed Use Overlay District	MUOD
Saint George Avenue Smart Growth Overlay District.	SGASGOD
Medical Marijuana Overlay District	MMOD
Medical Services Overlay District	MSOD
Norwood Space Center Mixed Use Overlay District	NSC-MUOD
MBTA Communities Multi-family Overlay District	MCMOD

To insert a new column in Section 3.1.5 [Table of Use Regulations] for the MCMOD:
 3.1.5 Table of Use Regulations

USE	District															
	Residential						Business						Office & Industrial			
	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
A. Residential Uses																
1. Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	N
2. Two-family dwelling	N	N	N	Y	Y	Y	Y	N	Y	N	N	N	N	N	PB	N
3. Two family dwelling by conversion ¹	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
4. Multifamily dwelling	N	N	N	N	BA	BA	BA	PB ^{12,13}	BA	N	N	N	N	N	PB	Y
5. Dwelling units in combination with stores or other permitted commercial purposes:																
One or two family dwelling units	N	N	N	N	N	Y	Y	PB ^{12,13}	Y	N	N	N	N	N	N	N
Three or more	N	N	N	N	N	BA	BA	PB ^{12,13}	N	N	N	N	N	N	PB	Y

B. Institutional Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Religious or educational use exempted from prohibition by G.L. Chapter 40A, Section 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Library or museum open to the public or connected with an allowed institutional use and not conducted as a gainful business	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Child care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Hospital, nursing, rest or convalescent home, other institution not for correctional purposes	BA	BA	BA	BA	BA	BA	BA	PB ¹²	BA	N	N	N	N	PB	PB	N

C. Open Land or Extensive Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Agricultural use:																
Extensive	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Intensive	BA	BA	BA	N	N	N	N	N	N	N	BA	BA	Y	PB	Y	Y
Farm stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Extension of an existing cemetery	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N
3. Reservation, wildlife preserve or other conservation area of a nonprofit organization or membership club	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
4. Commercial recreation, outdoors	N	N	N	N	N	BA	BA	Y	N	N	N	N	N	N	N	N
5. Commercial golf course with a minimum area of thirty acres and all golf course activities to be restricted to daylight hours	N	N	N	BA	BA	BA	N	PB ¹²	N	N	Y	Y	N	N	N	N

D. Retail Uses and Places of Assembly	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSD	NSC-MUOD	MCMOD
1. Motor vehicle, boat, motorcycle, trailer, truck or farm implement sales or auctions:																
Wholly within a closed building	N	N	N	N	N	Y	Y	Y	N	N	BA	BA	BA	N	N	N
With open-lot sales or storage	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	N	N
2. Other open lot sales area	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	PB ¹⁵	N
3. Showroom for building supplies (including plumbing, heating and ventilating equipment)	N	N	N	N	N	Y	Y	Y	N	N	N	N	BA	N	PB	Y
4. Other retail stores																
Enterprises under 25,000 net square feet floor area	N	N	N	N	N	Y	Y	Y	Y	N	BA	BA	BA	Y	PB ¹⁵	Y
Larger enterprises	N	N	N	N	N	Y	Y	PB	N	N	PB	PB	PB	PB	PB ¹⁵	Y
5. Restaurant:																
With drive in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	N	PB	N	N	PB	PB	PB	PB	PB	PB
With service to persons standing or sitting outside the building	N	N	N	N	N	Y ³	Y ³	PB	N	N	N	N	BA	Y	PB ¹⁵	Y
With both the above	N	N	N	N	N	N	N	PB	N	N	N	N	N	PB	N	PB
With neither the above	N	N	N	N	N	Y	Y	Y	BA	N	BA	BA	BA	Y	Y	Y
6. Commercial recreation, indoors & outdoors	N	N	N	N	N	Y	Y	Y	N	N	BA	N	BA	PB	PB ¹⁵	Y
7. Adult uses as provided by Section 7.1	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N	N
8. Drugstore	N	N	N	N	N	Y	Y	Y	Y	N	BA	BA	BA	Y	PB	Y
With drive-in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	N	PB	N	N	PB	PB	PB	PB	PB	PB
9. Hotel or motel, rooming house, boarding house or lodging house	N	N	N	N	N	Y	Y	PB	N	N	PB	BA	Y	PB	PB	N

E. Office Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Business or agency office, bank or other monetary institution	N	N	N	N	N	Y	Y	Y	Y	Y	BA	BA	BA	Y	Y	Y
With drive-in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	PB	PB	PB	PB	PB	PB	PB	PB	N	PB
2. Office for administrative, executive or professional purposes	N	N	N	N	N	Y	Y	Y ¹²	Y	Y	Y	Y	Y	Y	Y	Y
3. Place of business of a building tradesman or caterer	N	N	N	N	N	Y ⁶	Y ⁶	Y ⁶ Y ⁶ 12	BA ⁹	N	N	N	Y	N	Y	Y
4. Cable Television Studio	N	N	N	N	N	N	N	Y ¹²	N	N	BA	BA	BA	PB	PB	N
5. Flex Space	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	N	Y	N	N

F. Service Establishments	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Personal or consumer service	N	N	N	N	N	Y	Y	Y	Y ⁸	N	BA	BA	BA	PB	Y	Y
2. Mortuary, undertaking or funeral establishment	N	N	N	BA	BA	Y	BA	Y ¹²	BA	N	N	N	BA	N	N	N
3. Medical or dental laboratory; clinic	N	N	N	N	N	BA	BA	Y ¹²	BA	Y	Y	Y	Y	Y	PB	Y
4. Shop of a cabinetmaker, sign painter, job printer or upholsterer	N	N	N	N	N	Y	Y	Y ¹²	BA ⁷	N	N	N	Y	N	Y	Y
5. Printing or publishing establishment	N	N	N	N	N	Y ⁶	Y ⁶	Y ¹²	N	N	Y	Y	Y	N	PB	Y
6. Power laundry; dry cleaning plant or dyeing works; carpet or rug cleaning plant	N	N	N	N	N	Y ⁶	Y ⁶	Y ^{6, 12}	N	N	BA	BA	Y	N	N	N
7. Private school conducted for profit, including business or trade school, dancing or music school	N	N	N	N	N	Y	Y	Y ¹²	N	N	Y	Y	Y	Y	Y	Y
8. Body Art Establishment	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
9. Commercial kennel, animal or veterinary hospital	BA ⁴	BA ⁴	BA ⁴	N	N	BA	BA	PB ¹²	N	N	N	N	N	N	N	N

G. Wholesale Business & Storage	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Wholesale showroom, with storage limited to floor samples only	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N
2. Storage warehouse or distribution plant:																
a. Less than 25,000 gallons of toxic or hazardous materials	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N
b. More than 25,000 gallons of toxic or hazardous materials	N	N	N	N	N	N	N	N	N	N	BA	BA	BA	PB	N	N
c. Other material or equipment	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	Y	Y	Y	N
3. Open lot storage	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	PB	PB
a. Open lot storage of motor vehicles	N	N	N	N	N	N	N	PB ¹⁴	N	N	N	N	N	N	N	N

H. Vehicular Service and Transportation Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSD	NSC-MUOD	MCMOD
1. Parking facility:																
Commercial	N	N	N	N	N	Y	Y	PB ¹²	BA	N	Y	Y	Y	Y	N	N
Community or group facility solely for the parking of noncommercial motor vehicles of residents of nearby buildings	N	N	N	BA	BA	Y	Y	PB ¹²	BA	N	Y	Y	Y	Y	PB	Y
2. Motor vehicle service:																
Motor vehicle service station	N	N	N	N	N	BA	BA	PB	BA	N	N	N	BA	N	N	N
Washing and cleaning of motor vehicles	N	N	N	N	N	N	N	PB	N	N	N	N	BA	N	N	N
Auto repair facility, with all major repairs conducted wholly within a building	N	N	N	N	N	BA	BA	PB	BA	N	N	N	BA	N	N	N
Motorcycle, truck, trailer, or farm implement repair	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	N	N
3. Bus or railroad passenger station	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	N	N
4. Taxi office or stand	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N

	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC- MUOD	MCMOD
I. Manufacturing, Processing and Related Uses																
1. Laboratory engaged in research, experimental or testing activities	N	N	N	N	N	N	N	Y ¹²	N	Y	Y	Y	Y	Y	PB	N
2. Food processing, bottling or packaging	N	N	N	N	N	N	N	PB ¹²	N	N	BA	BA	BA	PB	PB ¹⁵	PB
3. Light manufacturing ¹¹	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	Y	Y	Y	PB
4. Manufacturing	N	N	N	N	N	N	N	Y ¹²	N	N	N	N	Y	Y	Y	N
5. Earth removal (see Section 7.2)	BA	BA	BA	BA	BA	BA	BA	PB ¹²	BA	BA	BA	BA	BA	N	N	N
6. Manufacturing: Asphalt, cement, bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7. Commercial Enterprise: rock crushing & processing, cement & concrete crushing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Research & development facilities for alternative and renewable energy facilities	N	N	N	N	N	N	N	Y ¹²	N	N	Y	N	Y	Y	PB	N

J. Accessory Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Home occupation (see Section 3.3.1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Licensed family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Farm stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Room and board for not more than two persons not members of the household (whether regular or transient)	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
6. Light manufacturing (see Section 3.4.3)	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	PB
7. Dwelling for caretaker, watchman	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	BA	N	Y	Y
8. Transient accommodations for business visitors to the premises	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
9. Repair (conducted wholly within a building) and service for vehicles used in conjunction with the principal use of the premises	N	N	N	N	N	BA	BA	BA	BA	Y	Y	Y	Y	PB	N	N

K. Accessory Parking:	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Automobiles, recreational vehicles, passenger vans (See Section 3.4.5)	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	Y	Y
2. Pickup trucks, not more than 6250 pounds gross vehicle weight	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	Y	Y
3. One other vehicle which neither exceeds 12,000 pounds gross vehicle weight, nor which exceeds 21 feet in length	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	PB	N
4. Larger or additional commercial vehicles	N	N	N	N	N	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	PB	N
5. Accessory trailer (see Section 3.4.5)	Y	Y	Y	Y	Y	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	PB	N

To insert a new row in Section 4.1.1 [Table of Dimensional Requirements] for the MCMOD:

TABLE OF DIMENSIONAL REQUIREMENTS

District	Min. Lot Area	Min. Lot Frontage	Max. Lot Cover	Min. Open Space	Max. Floor Area Ratio	Required Lot Width Through Building or Structure	Min. Front Setback	Min. Side Yard	Min. Rear Yard	Max. Building Height
S2	15,000 sf	125 ft	25%	25%	No limit	125 ft	30 ft	20 ft ⁴	35 ft ¹⁰	30 ft
S1	12,500 sf	100 ft	25%	25%	No limit	100 ft	30 ft	15 ft ⁵	30 ft ¹⁰	30 ft
S	10,000 sf	90 ft	25%	25%	No limit	90 ft	20 ft	15 ft ⁵	30 ft ¹⁰	30 ft
G	10,000 sf ¹	90 ft	35%	25%	No limit	90 ft	20 ft	15 ft ⁶	30 ft ¹⁰	30 ft
A	10,000 sf ²	90 ft	35%	25%	No limit	90 ft	20 ft	15 ft ⁶	30 ft ¹⁰	30 ft
CB	5,000 sf ²	20 ft	80%	0%	No limit	20 ft	0 ft ¹¹	0 ft ⁷	10 ft	40 ft
BPH	10,000 sf ^{2,3}	100 ft ³	80%	20%	No limit	50 ft	20 ft ¹⁶	20 ft ¹⁷	30 ft ¹⁸	60 ft ¹⁵
NSC MUOD	10,000 sf	50 ft	80%	10%	No limit	50 ft	20 ft	30 ft	30 ft	60 ft
LB	10,000 sf ²	20 ft	80%	10%	0.5	20 ft	0 ft ⁸	0 ft ⁷	10 ft ¹⁰	30 ft
GB	10,000 sf ²	20 ft	80%	10%	0.5	20 ft	0 ft ⁸	0 ft ⁷	10 ft ¹⁰	30 ft
O	3 acres ³	250 ft ³	20%	40%	0.5	250 ft	100 ft	25 ft ⁸	25 ft ⁸	30 ft
LM	3 acres ³	250 ft ³	50%	25%	0.67	250 ft	50 ft ¹²	25 ft ⁸	25 ft ⁸	60 ft
LMA	3 acres ³	250 ft ³	50%	25%	0.67	250 ft	50 ft ¹²	25 ft ⁸	25 ft ⁸	60 ft
M	10,000 sf	50 ft ³	70%	10%	0.67	50 ft	0 ft ¹³	10 ft ⁹	10 ft ⁹	40 ft ¹⁵
LSDD	3 acres ³	250 ft ³	70%	25%	No Limit	250 ft	50 ft ¹⁹	25 ft ¹⁹	25 ft ¹⁹	80 ft ²⁰
MSOD		See Section 9.9			No limit			See Section 9.9		
MCMOD		See Section 9.5			No limit			See Section 9.5		

To insert a new Section 9.5: MBTA Communities Multi-family Overlay District as written below:

9.5 MBTA Communities Multi-family Overlay District

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multifamily housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and types to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of public transit to promote general public health, reduce the number of motor vehicles on the roadways, support economic development, and meet community based environmental goals such as reducing greenhouse gases and improving air quality;
3. Increase the municipal tax base through private investment in new residential and mixed-use developments;
4. Support vibrant neighborhoods by encouraging the highest and best uses of land near transit stations, promoting an active public space with access to housing, jobs, gathering spaces, recreational opportunities, goods and services.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 78 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

1. Applicability of MCMOD. An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section 9.5.
2. Underlying Zoning. The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 9.5 are governed by the requirements of the underlying zoning district(s).
3. Sub-districts. The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map and established by this Section 9.5:
 - a. Windsor Gardens Sub-District

- b. Norwood Central Sub-District
- c. Norwood Depot Sub-District

C. Definitions.

For purposes of this Section 9.5, the following definitions shall apply.

1. Affordable unit. A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. Affordable housing. Housing that includes Affordable Units as defined by this Section 9.5.
3. Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit pursuant to this Section 9.5.
4. Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of Norwood, Massachusetts as defined by the U.S. Department of Housing and Urban Development (HUD).
5. As of right. Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval subject to Section 9.5.
6. Compliance Guidelines. Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time by EOHLIC.
7. EOHLIC. The Massachusetts Executive Office of Housing and Livable Communities, or any successor agency.
8. Development standards. Provisions of Section 9.5.G [General Development Standards] made applicable to projects within the MCMOD.
9. Lot. A single continuous parcel of land held in identical ownership throughout, and defined by metes, bounds or boundary lines in a recorded deed or on a recorded plan.
10. Lot coverage. The percentage of lot area covered by structures. Lot coverage does not include surface parking.
11. MBTA. Massachusetts Bay Transportation Authority.
12. Mixed-use development. Development containing a mix of residential uses and non residential uses, including commercial, institutional, industrial, or other uses.

13. Multi-family housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

14. Multi-family zoning district. A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.

15. Open space. Lot area not covered by any structure other than a swimming pool, or by paving other than that limited to recreational use.

16. Parking, structured. A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

17. Parking, surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.

18. Residential dwelling unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

19. Section 3A. Section 3A of the Zoning Act.

20. Site plan review authority. The Norwood Planning Board shall serve as Site Plan Review Authority for development under Section 9.5.

21. Special permit granting authority. The Norwood Planning Board shall serve as Special Permit Granting Authority for the issuance of special permits for development under Section 9.5.

22. Sub-district. An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards and established pursuant to Section 9.5(B)(3).

23. Subsidized Housing Inventory (SHI). A list of qualified Affordable Housing Units maintained by EOHLIC used to measure a community's stock of low-or moderate income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

24. Transit station. An MBTA subway station, commuter rail station, or ferry terminal.

a. Commuter rail station. Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.

- b. Ferry terminal. The location where passengers embark and disembark from regular, year-round MBTA ferry service.
- c. Subway station. Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

D. Permitted Uses

1. Uses Permitted As of Right. The following uses are permitted as of right within the MCMOD.

- a. Multi-family housing.
- b. Mixed-use development. As of right uses in a mixed-use development are as follows:

Ground Floor

- Religious or educational uses
- Library or museum
- Childcare
- Municipal Services
- Agricultural uses
- Restaurant without a drive-through and with services to persons standing or sitting outside the building;
- Showroom for building supplies;
- Other retail;
- Commercial recreation indoors;
- Drugstore without a drive-through;
- All office uses without a drive-through;
- Personal services;
- Medical or dental laboratory or clinic;
- Shop of a cabinetmaker, sign painter, job printer or upholsterer;
- Printing or publishing establishment;
- Private school conducted for profit;
- Fitness center;

Any Floor

- Residential (required component).

2. Uses Permitted by Special Permit. The following uses and accessory uses require a Special Permit from the Planning Board:

- a. Light Industrial/Manufacturing. In the MCMOD, light industrial/manufacturing is allowed as a use in a mixed-use development subject to Special Permit granted by the Planning Board and provided that such manufacturing does not occupy more than 25% of the floor area on the premises. Denial of a Special Permit for

Light Industrial/Manufacturing use is not to be considered a denial of the multi-family residential component of a mixed use development.

b. Food processing, bottling or packaging provided that such use does not occupy more than 25% of the floor area on the premises. Denial of a Special Permit for food processing use is not to be considered a denial of the multi-family residential component of a mixed use development.

c. Drive-through lane for restaurant, pharmacy, or office of a monetary institution uses (Norwood Central and Norwood Depot subdistricts only)

d. Open lot display or storage of goods, products materials or equipment occupying less than 25% of area covered by buildings on the premises

e. Essential services

3. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section D.1.

a. Parking of automobiles, recreational vehicles, passenger vans, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use. Subject to Section 3.4.5.

b. Parking of pickup trucks, not more than 6250 pounds gross vehicle weight

c. Home occupation, subject to requirements of Section 3.3.1

d. Licensed family home day care

e. Farm stand

f. Dwelling for caretaker, watchman

g. Retail sale of products manufactured or stored as the principal use

h. Accessory uses supporting Life Sciences uses and education, including but not limited to employee fitness centers, relaxation areas, personal services, classrooms, training facilities, etc.

E. Dimensional Standards

1. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	Windsor Gardens Subdistrict	Norwood Central Subdistrict	Norwood Depot Subdistrict
Minimum Lot Area	10,000 SF	10,000 SF	5,000 SF
Minimum Lot Frontage	50 ft.	100 ft.	20 ft.
Maximum Lot Coverage	80%	80%	80%
Minimum Open Space	20%	10%	10%
Maximum Floor Area Ratio	No limit	No limit	No limit
Required Lot Width through Building or Structure	50 ft.	100 ft.	20 ft.
Minimum Front Setback	20 ft.	20 ft.	5 ft.
Minimum Side Yard Setback	20 ft.	20 ft.	5 ft.
Minimum Rear Yard Setback	20 ft.	15 ft.	10 ft.
Maximum Building Height (ft)	33 ft.	33 / 44 at 40' from street ROW	44 ft.
Maximum Building Height (stories)	3	3 / 4 at 40' from street ROW	4

2. Multi-Building Lots. In the MCMOD, lots may have more than one principal building.

3. Exceptions. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, renewable energy installations or other utility and/or ornamental features of buildings, which do not constitute habitable space.

4. Waivers. Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Planning Board may issue a Special Permit to waive requirements of this Section 9.5.E [Dimensional Standards] in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

F. Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

1. Number of parking spaces. The following minimum and maximum numbers of off-street parking spaces shall be provided by use, either in surface parking or within garages or other structures:

Use	Minimum/Maximum Spaces		
	Windsor Gardens Subdistrict	Norwood Central Subdistrict	Norwood Depot Subdistrict

Multi-family residential	1.5 spaces per residential dwelling unit	1.1 spaces per residential dwelling unit	1.1 spaces per residential dwelling unit
Mixed-Use (for the Non-residential / Commercial component)	Subject to Schedule of Minimum Requirements in Section 6.1.3		

2. Number of bicycle parking spaces. The following minimum numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces		
	Windsor Gardens Subdistrict	Norwood Central Subdistrict	Norwood Depot Subdistrict
Multi-family residential	1 space per residential dwelling unit up to 20 units plus 1 space per 10 dwelling units for each unit exceeding 20		
Mixed-Use (for the Non-residential / Commercial component)	1 space per 10 vehicle parking spaces required for commercial use		

3. Bicycle storage. For a multi-family development of 20 units or more, or a mixed-use development of 20,000 square feet or more, bicycle parking spaces shall be integrated into the structure of the building(s) to provide secure indoor storage.

4. Waivers. The Planning Board may, via Site Plan Review and in its sole discretion, consider and authorize waivers from any off-street parking requirements set forth in this Section 9.5.F provided that the project includes one or some combination of the following:

- a. On-street parking offset. Required parking spaces may be offset by publicly available on-street parking spaces along the building lot frontage on the same side of the street.
- b. Shared off-street parking for mixed-use. In mixed-use buildings, shared parking may be proposed where the combination of uses results in a distribution of peak demand times. Planning Board reserves the right to require a formal parking evaluation in its review.
- c. Car-sharing program. Required parking spaces may be offset by an active car-sharing program available to residents and/or employees; and where cars for the car-share program are available on the site or within a 700-foot walking distance of the site (with accommodations available for handicap accessibility).

d. Municipal lots. In mixed-use buildings, required commercial parking spaces may be offset by publicly available parking spaces in a municipal lot located within a 700 foot walking distance of the site.

e. Assignment of parking spaces. To allow for the greatest utilization of available parking spaces, parking requirements may be offset by a policy establishing unassigned residential parking spaces.

G. General Development Standards

1. Applicability. Unless otherwise specified in this Section 9.5, all development under the MCMOD must comply with the General Regulations of Section 6.0.

2. Site Design

a. Connections. Sidewalks shall provide a direct connection among building entrances, public sidewalks, bicycle storage and parking.

b. Vehicular access. Where possible, curb cuts shall be minimized and shared driveways encouraged. Circulation must be accessible to emergency vehicles.

c. Plantings. Planting schedules shall be limited to species that are native to the region. Plants on the Massachusetts Prohibited Plant List, as the same may be amended, shall be prohibited.

d. Mechanicals and dumpsters. If located on the exterior of the building at ground level, mechanical equipment and dumpsters (and/or other trash and recycling collection points) shall be screened by a combination of fencing and plantings and located in the rear and/or side yards out of view from the public right of way.

e. Outdoor Space. Multi-family housing shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All vegetated outdoor space shall count towards the project's minimum Open Space requirement.

f. Parking. Location of surface or structured parking is not permitted within the setback between the building and any lot line adjacent to the public right-of-way.

g. Stormwater management. Development must demonstrate compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, Norwood Stormwater Bylaw, and the Norwood MS4 Permit

3. Building Design

- a. Multiple Buildings (Uses). In a mixed-use development, uses may be mixed within the buildings or in separate buildings except that non-residential uses shall be located only on the ground floor.
- b. Multiple buildings (Façades). All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- c. Pedestrian Entry. The building(s) adjacent to the public street shall have pedestrian entries facing the public street and oriented toward streetscape amenities, such as bicycle racks, crosswalks, public green space, etc.
- d. Visual Compatibility. Building types (triplexes, quadruplexes, walk-up garden units, mixed-use with ground floor retail, rowhomes, etc.) should be compatible with their neighborhood context via building siting, design, choice of materials and finishes, and massing.
- e. Large buildings. Developments of more than 100 units should include such articulation measures as changes of plane, varied rooflines, materials and façades, and/or the appearance of varied building types.

4. Parking Design

- a. Surface Parking. Surface parking shall be located to the rear or side of the principal building. Location of surface parking is not permitted within the setback between the building and any lot line adjacent to the public right-of-way.
- b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
- c. Parking structures. Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot. Architectural design features such as non-reflective windows, variegated materials (stamped concrete, brick, etc.), landscaping and screening and decorative façade openings are strongly encouraged.

5. Waivers. Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this Section 9.5.G [General Development Standards] in the interests of design flexibility and overall project quality, and subject to a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

6. Bonuses. In exchange for certain improvements to benefit the public interest as detailed in Section 9.5.G.6, proposed developments may qualify by Special Permit for

one additional story of building height (or an additional 11 feet of building height) above the requirements set forth in Section 9.5.E [Dimensional Standards]. Setback requirements for building height as detailed in Section 9.5.E shall remain in effect. The Planning Board shall serve as Special Permit Granting Authority. Proposed developments are eligible for only one (1) bonus. If density exceeds applicable maximum allowable density requirements as a result of bonus building height, the Special Permit shall serve to allow the increased density. Failure to grant a Special Permit for any bonus shall not be construed as a means to deny the multifamily residential use.

a. Affordable Housing Density Bonus. One additional story of building height may be granted by Special Permit in exchange for a development that designates at least an additional 5% of total units as Affordable Units to households making not more than 50% AMI, resulting in 25% affordability for the overall development.

b. Stormwater Management and Heat Island Impact Bonus. One additional story of height may be granted by Special Permit in exchange for a development that both (a) fully meets new development standards for stormwater in the Massachusetts Stormwater Handbook and Norwood Conservation Commission stormwater regulations and (b) includes one of the following additional components:

- i. Install a vegetated or green roof over 50% of the roof area.
- ii. Use diffuse, highly reflective materials on 75% of the roof area.
- iii. Provide solar PV and/or solar thermal on a minimum of 50% of the roof area.
- iv. Provide 100% highly reflective concrete topping.
- v. Provide 40% open space

c. Structured Parking Bonus. One additional story of building height may be granted by Special Permit for developments that relocate surface parking to 1) an underground garage structure or 2) podium parking on the first floor of a residential structure; provided that surface parking square footage is replaced 1:1 with open space.

H. Affordability

1. Purpose.

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide a full range of housing choices for households of all incomes, ages, sizes and abilities;

c. Increase production of affordable housing to meet existing and anticipated housing needs;

d. Work to overcome economic segregation allowing Norwood to be a community in which low and moderate-income households have the opportunity to advance economically.

2. **Applicability.** This requirement is applicable to all residential and mixed-use developments with eight (8) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section.

3. **Affordability requirements.** All Affordable Units available and limited to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLIC's Subsidized Housing Inventory.

4. **Provision of Affordable Housing.** In Applicable Projects with 8-15 units, not less than ten (10%) percent of housing units constructed pursuant to this Section 9.5 shall be Affordable Units. In Applicable Projects with 16 or more units, not less than twenty (20 %) percent of housing units constructed pursuant to this Section 9.5 shall be Affordable Units. For purposes of calculating the number of Affordable Units required within a development project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

5. **Development Standards.** Affordable Units shall be:

a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;

b. Dispersed throughout the development;

c. Located such that all units within the development have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;

d. Located such that the Affordable Units have equal avoidance of any potential nuisances as market-rate units within the development;

e. Distributed proportionately among unit sizes of all other units in the development;

f. Distributed proportionately with all other units of the development across each phase of a phased development.

g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

6. Special Permit. As detailed and subject to the requirements of Section 9.5.G.6, a development that designates at least an additional 5% of total units as affordable to households making not more than 50% AMI may be eligible by Special Permit for an additional story (or 11 feet) of building height.

I. Site Plan Review

1. Applicability. As detailed in Section 10.5 [Site Plan Review], proposed development under the MCMOD is subject to Site Plan Review by the Planning Board. All requirements of Section 10.5 shall apply.

2. As of right. Site Plan Review for proposed development under the MCMOD shall be construed as an as of right review and approval process as required by EOHLC Compliance Guidelines for 3A. Site Plan Review shall not unreasonably condition nor delay proposed development under the MCMOD.

Or take any other action in the matter.

ARTICLE 6. To see if the Town will vote to amend the Zoning to allow accessory dwelling units as a special residential use. Proposed changes are depicted below in red.

To see if the Town will vote to amend the Zoning Bylaw Section 3.1.5.J.2 [Accessory Uses] to add Accessory Dwelling Unit – Y in all districts.

To see if the Town will vote to amend the Zoning Bylaw to add a new Section 8.2 as follows:

Section 8 – Special Residential Regulations

Section 8.2 – Accessory Dwelling Units

8.2.1 Purpose and Intent: The intent of permitting accessory dwelling units (ADUs) is to provide for ADUs that are incidental and accessory to a single or two family residence. ADUs are intended to increase the local supply of housing types that meet the needs of populations across income levels, ages, accessibility needs, and stages of life. ADUs created in accordance with these regulations will allow homeowners to utilize their properties to meet household needs in a safe and flexible manner. The regulations set forth in this section intend to protect the residential quality of existing zoning districts and integrate modest increases in residential density in such a manner as to preserve neighborhood character.

8.2.2 Definitions:

1. **Accessory Dwelling Unit:** An Accessory Dwelling Unit (ADU) is a self-contained, independent housing unit incorporated into a parcel utilized as a single-family or two-family dwelling. ADUs are clearly incidental to the existing primary residence(s) and comply with each of the criteria set forth in this Section 8.2.
2. **Building, Attached:** A building adjacent to an existing building, or to another building being constructed at the same time, in such a manner as to be structurally united therewith by a median wall or walls of not less than twelve feet common length, provided that there is no direct communication between the two buildings except for possible utilities.
3. **Dwelling, Single-Family:** A building designed or used exclusively as a residence and including only one dwelling unit.
4. **Dwelling, Two-Family:** A building designed or used exclusively as a residence and including only two dwelling units.
5. **Dwelling Unit:** A building or portion of a building intended as living quarters for a single household, having a single set of kitchen facilities (a stove plus either or both a refrigerator and sink) not shared with any other unit.

6. Primary Residence: A building in which is conducted the principal use of the lot on which it is located. For residentially zoned lots, such a building would be a dwelling unit.

8.2.3 Procedural Requirements:

1. Review procedure: Accessory Dwelling Units constructed according to the provisions of this Bylaw Section 8.2 are permissible by right. Upon the request of the Applicant, the Zoning Board of Appeals as Special Permit Granting Authority may waive dimensional requirements of this Section, upon a finding of consistency of such variation with the overall purpose and objectives of Section 8.2.

8.2.3.4 Use and Dimensional Regulations:

1. The Building Commissioner may issue a Building Permit authorizing the by right installation and use of an accessory dwelling unit within an existing or new single or two family dwelling only when the following conditions are met:

- a. The unit will be a complete, separate housekeeping unit containing both kitchen and bath.
- b. Only one accessory dwelling unit may be created within a single or two family residence or parcel.
- c. The unit must be attached to the existing residential structure. No accessory dwelling unit is to be permitted in a detached accessory structure.
- d. The unit shall have two means of egress. One must be located directly to the exterior of the structure and/or to shared communal space with the primary dwelling unit. Only one egress point may occur through or within the primary dwelling unit provided the egress is fully available at all times (ie unlocked).
- e. Any new separate outside entrance serving an accessory dwelling unit shall be located on the side or in the rear of the building and sufficient to meet the requirements of the state building code for safe egress.
- f. The accessory dwelling unit shall not be larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.
- g. Once an accessory dwelling unit has been constructed, the accessory dwelling unit shall never be enlarged beyond the maximum size set forth in Section 8.2.3.4.
- h. The construction of any accessory dwelling unit must be in conformity with the State Building Code, Title V of the State Sanitary Code and other local bylaws/ordinances and regulations.

i. One off-street parking space shall be available for use by the occupant(s) of the ADU. This may result in the necessary addition of one (1) off-street parking space if total parking required by the bylaw exceeds existing conditions. Parcels located within one half mile to a public transit station and/or a municipal parking lot are exempt from this requirement.

j. Any parking space added as part of creation of an ADU shall be constructed of pervious material.

k. Adequate provision shall be made for the disposal of sewage, waste and drainage to be generated by the occupancy of the Accessory Apartment, in accordance with the requirements of the Board of Health.

2. In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility, the Building Commissioner may allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons.

3. No restrictions may be set forth via Special Permit or other municipal order restricting occupancy of the primary dwelling unit(s) or accessory dwelling unit to owners, related persons, or any other conditions of tenancy.

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:

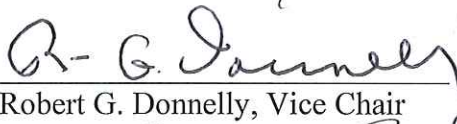
Tony Mazzucco
General Manager
Town of Norwood
566 Washington Street
Norwood, MA 02062

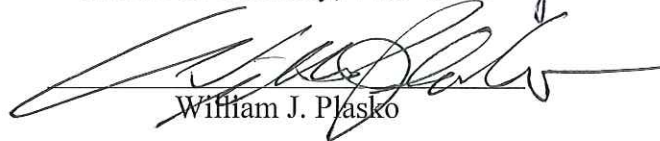
The Town of Norwood does not discriminate on the basis of disability.

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 13th day of February, A.D. 2024.


Matthew E. Lane, Chairman


Robert G. Donnelly, Vice Chair


William J. Plasko

Amanda R. Grow

Michael Saad

SELECTMEN OF NORWOOD