



Town of Norfolk
B-1 Zoning District Working Committee
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April 28, 2020

Dear Residents of Norfolk,

The B-1 District, as referenced by the Norfolk Town Zoning by-laws, is commonly referred to as “Town Center”. The B-1 Zoning District Working Committee (“Committee”) was created to review the existing Town Center zoning by-laws and recommend potential changes to these by-laws. The Committee seeks to address areas where our existing zoning by-laws are too restrictive to invite responsible development in the Town Center, as well as recommendations that can position Norfolk to manage the population growth forecast for the coming decade and beyond. These efforts aim to address resident and property owner concerns, that despite the strong regional economy, our Town Center has not seen the same amenities as other downtowns in the region.

In September 2018 the Norfolk Town Planner, Richard McCarthy, applied for, and the Town was awarded, a MassHousing Technical Assistance Grant to facilitate the review of potential zoning changes for the Town Center (B-1 District) and to create design guidelines. The Town Planner engaged the Metropolitan Area Planning Council (MAPC) and principal planner Josh Fiala, certified planner and licensed architect, to undertake this review.

The MAPC started working with the Committee in February of 2019. In January of 2020, the MAPC summarized their process and recommendations for the Town of Norfolk in their report, ***Norfolk Town Center: B-1 District Town Center Zoning Study - Final Report***. This report may or may not represent the recommendations of the Committee. The Committee is currently working to make recommendations to the Planning Board for consideration at the Fall 2020 Town Meeting.

The B-1 Zoning District Working Committee would like to thank Mr. Fiala and the MAPC for their guidance and support as well as for the effort to prepare this report. We would also like to invite all of you, the Town residents, to read the report, attend the Committee meetings and be active participants in the future of our Town.

We look forward to hearing from you and thank you for your support,

Sincerely,

Erin Hunt, Chairperson on behalf of the B-1 Zoning District Working Committee