

North River Commission

Representing the Towns of – Hanover, Hanson, Marshfield, Norwell, Pembroke & Scituate
PO Box 760, Hanover, MA 02339

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Minutes August 25, 2022 - Meeting #576

Present: Hanover, Daniel Jones (M), Hanson Jennifer Heine (M), Hanson, Donna Frehill (A), Marshfield, Maryanne Leonard (M), Norwell, Robert Molla (A), Pembroke, Bill Boulter (M), Pembroke, Gino Fellini (A), Scituate, Adria Gallagher (A)
Not Attending: Marshfield, Mike Dimeo (A), Norwell, Tim Simpson (M), Scituate, Joseph Norton (M)

7:00 - Call to Order

7:00 - Special Permit - 98 Meadowbrook Road, Norwell - Souza

Steve Ivas of Ivas Environmental appeared for the applicant. He was asked at the last meeting to supplement the application with information that demonstrated how much of an increase in the visual impact that the addition would have as seen from the river. Mr. Ivas began by indicating that the applicants would have a dock project application in the future in addition to the current project. Mr. Ivas presented an architect's river view elevation drawing that showed the location of proposed addition as it would appear when constructed and the entirety of the existing structure. The existing structure has a visual impact of 3,144 S.F and the proposed addition adds an area of 359 S.F., an increase of 10% to the visual impact. Mr. Jones commented favorably on the architect's drawing in its ability to demonstrate what the Commission was looking for. Ms. Leonard asked if Mr. Ivas had the information that Mr. Fellini had asked for at the last hearing, namely the height of the finished addition. Mr. Ivas had misunderstood the previous request and will provide the information asked for. Mr. Molla commented that he thought we had determined a height at the last meeting. GW added that the issue had been discussed and that a rough calculation had been made based on other annotations on the plan. The Commission determined that the height was less than the 35' required and probably less than 30' but that a drawing demonstrating this information was required. Mr. Ivas will submit an additional drawing with this information included. No abutters were present to comment on the application. A motion was made and seconded that the Commission issue a Special Permit for the Application, contingent upon the receipt of the requested supplemental information demonstrating the height of the structure. The motion was carried unanimously. A drawing showing a height of 29'-6" for the proposed garage addition was provided to the Commission on August 29, 2022.

Plans/Documents referenced: Engineering: "Site Plan, 98 Meadowbrook Road, Norwell, MA 02061, Prepared for Monique A. Souza, Dated: 5/9/22, Scale: As Shown, Cavanaro Consulting, Brendan P. Sullivan, P.L.S."; Architectural: "Additions & Alterations to the: Souza Residence, 98 Meadow Brook Road, Norwell, MA 02061, Dated: 10/12/2020, Scale: 1/8"=1'-0", Jason E. Beal, A.I.A, Architect."; "Additions & Alterations to the: Souza Residence, 98 Meadow Brook Road, Norwell, MA 02061, Existing & Proposed Elevation Views from the North River, Dated: 8/16/2022, Scale: 3/32"=1'-0", Jason E. Beal, A.I.A, Architect."; "Additions & Alterations to the: Souza Residence, 98 Meadow Brook Road, Norwell, MA 02061, Existing & Proposed Elevation Views from the North River, Dated: 8/29/2022, Scale: 3/32"=1'-0", Jason E. Beal, A.I.A, Architect."; Photos dated May 24, 2022.

7:15 - Request for Determination - 0 Edmund Road, Marshfield, Assessors Lot D20-01-34 - Gillespie

James Garfield of Morse Engineering Co., Inc. appeared for the applicant. Mr. Garfield distributed photographs of the existing dock to the Commission members, which Mr. Garfield described as in

disrepair and a safety hazard. He described the displayed plan, pointing out the lot's location on the river, the property lines, the Natural Bank of the river and the 100' setback to the Natural Bank. The applicant is proposing a new dock on the site to replace the existing dock. The proposed pier portion of the dock is 334' in length and 4' wide. An end platform portion of the pier is 22' wide x 20' long. The proposed gangway is 3' wide x 35' long and the proposed float is 20' long x 10' wide. Mr. Garfield noted the float was 84' from the navigable channel of the river and would not pose a hazard to navigation. He stated the dock was designed in accordance with Marshfield Conservation Commission regulations and Department of Environmental Protection guidelines. The project currently has approval from the Marshfield Zoning Board of Appeals and is pending with the Conservation Commission. Once permitting is complete with the town the applicant will apply for a Chapter 91 license with the state and an Army Corp of Engineers permit. Ms. Leonard asked how much the proposed dock varies from the existing dock. Mr. Garfield indicated the proposed platform portion of the pier is a different configuration to the existing platform but is smaller in square footage. The pier is longer as it extends further onshore than the existing pier. GW reminded the Commission that the existing dock has never been permitted with the Commission of the Town. Mr. Molla stated that the existing dock has been there a very long time. Mr. Jones inquired whether the dock was there prior to the creation of the Protective Act and Mr. Molla replied that it had, for a considerable amount of time. Ms. Leonard noted that the float was larger than the Commission likes to see. Mr. Molla noted that it was still smaller than some of the commercial floats in the area. Mr. Garfield is confident that the proposed float is smaller than an abutting float. There was some discussion of which abutting dock Mr. Garfield was referring to, whether it was a community dock or a private dock. Mr. Molla asked what the height of the dock was over the marsh. Mr. Garfield indicated that from the bottom of the stringers to the marsh was 5 ft. Mr. Jones asked GW to review the sizes of the floats of abutting and nearby docks. Sizes of some of those floats are, 8' x 14', 10' x 12', 8' x 15', 8' x 12', 10' x 14', 8' x 16'. There are several community floats in the area that were permitted at larger sizes and at least one unpermitted float that was larger than what the applicant proposes. Ms. Leonard reiterated that the Commission would prefer something a little smaller than what is being proposed. GW suggested that the Commission might want to hear what revisions the town requires before making a final decision. Mr. Boulter asked what size boat the applicant intends to dock there. Mr. Garfield is not sure. Mr. Garfield asked if the Commission had a recommendation on float size. Mr. Jones suggested 8' x 16'. Mr. Garfield asked if the Commission could approve the application pending a smaller float size. GW reminded the applicant and the Commission that the Commission's approvals provide that any revisions subsequent to an approval render the approval void and a new Determination application had to be undertaken. Mr. Fellini asked for clarification about the 5' separation to the marsh and whether the spacing between the pier decking planks had any effect on the required separation. Mr. Garfield replied that the proposed project was designed in accordance with the regulations of record. Ms. Leonard asked if the Commission had any requirements regarding deck plank spacing. It does not. A motion was made and seconded to continue the hearing to a later date. The motion was carried unanimously.

Plans/Documents referenced: "Proposed Dock Plan 0 Edmund Road (Assessor's Parcel: D20-01-34), Marshfield, Massachusetts, Dated: 4/5/22, Last Revision Dated: 7/26/22, Scale: As Noted, Morse Engineering Co., Inc., Gregory J. Morse, P.E."

7:30 - New Business

1. Minutes approved for July 28, 2022 meeting.
2. Administrators Report - Administrator Gary Wolcott (GW) reported on...
 - 102 River Road, Hanover - RFD Approval letter sent to applicant.
 - 77 Kings Landing, Norwell - Certificate of Compliance for Special Permit 1-19 recorded at Registry of Deeds. A copy of the Certificate and the recording information was sent to the applicant.

- Upon request of executive director, a copy of the current North River Commission resident database was forwarded to North and South River Watershed Association.
 - Marshfield Conservation Commission invited North River Commission members to participate in a site visit at 0 Edmund Road, Marshfield (Assessors Lot D20-01-34) for a proposed dock project.
 - A proposed budget for fiscal year 2023 was prepared and submitted to NSRWA for their administration contract with the Commonwealth.
 - An expenditure report for the fiscal year 2022 North River Commission budget was prepared and provided to NSRWA for submission to the Commonwealth as part of their administration contract.
 - An Independent Contractor Agreement between NSRWA, as the administrative agent of the Commonwealth, and the North River Commission administrator was executed.
 - A resident along the river reported that "Slow down, no wake" buoys east of the Route 3 bridge were submerged and posed a navigational hazard. Mr. Molla reports that the cause is seaweed that wraps itself around the rope or chain and drags the buoy down. He suggests that the action of the seaweed is subject to the tides and that often times, after a couple cycles of the tides the seaweed will loosen and release the buoy.
 - Real Estate transactions in the Corridor - None.
 - Site Visits - Water Street, Pembroke - A resident graciously allowed the North River Commission to operate its drone from the property to investigate debris in the marsh between Old Landing Road and Water Street.
 - Recent municipal filings of Corridor properties - Projects previously reviewed, currently under review or expected to come under review by the North River Commission.
Hanover, 102 River Road, ZBA for pool project, Marshfield, 76 Carolyn Circle, Conservation Commission for dock project, 0 Edmund Road, ZBA for Dock Project, Norwell, 98 Meadowbrook Road, Conservation Commission for garage addition.
3. **Debris in Marsh** - GW reviewed efforts made to determine what debris was in the marsh between Old Landing Road and Water Street, Pembroke, how it might have arrived there and how it might be removed. GW and Mr. Boulter were able to operate the drone from a property on Water Street and take some photographs of the debris. The photographs were displayed and discussed by the Commission. The structure appears to be either a makeshift crossing of a ditch/creek in the marsh or discarded remains of a gangway or dock project washed up by the tide. Upon review of Google Earth historical photos, the structure seems to have been in place since late 2018, early 2019. The structure straddles the property line of two Old Landing Road properties. Mr. Boulter volunteered to contact the residents of Old Landing Road to see if they have additional information that might be helpful to the Commission.
4. **Boat Patrol** - The Commission reviewed the Boat Patrol details that the Commission contracted for with the Marshfield Harbormaster. Commission members who live on the river or spent time on the river relayed times they had seen the patrol in action. The Commission reviewed the manner in which information about the patrols is provided to the Commission. The Memorandum of Understanding was reviewed as it pertains to reports. Efforts will be made to ensure that regular reports will be provided to the Commission. Ms. Leonard will communicate with Town of Marshfield about the patrol logs or reports.
5. **Elect Vice-Chair** - The Commission asked if there was interest among the members for the position of Vice-Chair. Mr. Molla expressed an interest in the position. Mr. Molla was nominated and seconded for the position of Vice-Chair. By unanimous vote Mr. Molla was elected as Vice-Chair.

6. **Union Street Bridge Rope** - Mr. Boulter noted that someone has been hanging a rope off the Union Street bridge and that it is hazardous to boaters passing beneath the bridge. He has cut it down when he has encountered it but someone keeps re-hanging it. He asks that, in our dealings with Marshfield Harbormaster regarding the boat patrol logs, we report this occurrence to them for their disposition of the matter.

Meeting adjourned 8:20 pm

Gary Wolcott, Administrator