

North River Commission

MA Dept of Conservation & Recreation – Hanover, Hanson, Marshfield, Norwell, Pembroke & Scituate
188 Broadway, PO Box 760, Hanover, MA 02339 Office Hours 9am – 1pm, Tuesday & Thursday,
Phone: 781-659-7411 Website: www.northrivercommission.net Email: northrivercom@gmail.com

Minutes July 23, 2020 - Meeting #549

(Meeting conducted via Zoom Video Conferencing)

Present: Hanover, Dan Jones (M), Hanover, Marshfield, Chris Head (M), Marshfield, Maryanne Leonard (A), Pembroke, Bill Boulter (M), Pembroke, Gino Fellini (A), Norwell, Robert Molla (A), Scituate, Joseph Norton(M)
Not Attending: John O'Leary (A), Hanson, Jennifer Heine (M), Norwell, Tim Simpson (M), Scituate, Adria Gallagher (A)

7:00 - Call to Order

1. Minutes approved for June 25, 2020 meeting.
2. Administrators Report - Administrator Gary Wolcott(GW) reported on and the Commission discussed...
 - a. Correspondence-Communication-Review ongoing budget communications, correspondence with current applicants with NRC and attempts to start dialog with various properties in NRC Corridor regarding reported violations, Chapter 91 Approval for 1327 Union Street, Marshfield, revised dock plan for 3 Cove Creek Lane, Marshfield,
 - b. Welcome Letters Sent-70 Littles Lane, Marshfield
 - c. Ongoing Municipal Filings.
 - d. Field Visit 44 Upper Ferry Lane, Norwell.

7:15 - Request for Determination - 49 Collier Road, Scituate - Paul Mirabito, Ross Engineering & Ken Harrington, Architect, 209 Design - Representatives - Mr. Mirabito presented a revised plan for a proposed raze/rebuild of the existing dwelling on site. The configuration of the deck stairs has been revised so that two sets of stairs will be constructed along the sides of the deck, both in front of, and behind the deck as it is viewed from the river. This will reduce the visual impact of the structure. The Commission questioned the square footage calculation of the visual impact and asked the architect if he could rework the calculation so that it included both the existing deck to be removed and the proposed deck in its revised configuration. The architect, Mr. Harrington was able to complete this calculation during the course of the meeting and reported an 18% increase in the visual impact. A motion was made and seconded and it was unanimously determined that the project as submitted and described was an "Allowed Use" under the North River Protective Act. The Architect will forward his revised calculations and silhouette overlay to the office prior to release of the Determination.

Plans referenced: "North River Commission Determination of Applicability Plan for 49 Collier Road in Scituate, Mass., Scale: 1"=10', Dated: May 20, 2020, Last Revision dated June 22, 2020, Ross Engineering Company Inc, Paul Joseph Mirabito, Registered Land Surveyor"; "River Facing Profile, Brown Residence, 49 Collier Road, Scituate, MA 02066, Scale: ¼"=1'-0", Dated: May 19, 2020, Last Revision dated July 24, 2020, 209 Design, Ken Harrington, Architect

7:30 - Special Permit - 84 Bartlett's Island Way, Marshfield - Lou & Jane Seoane - Homeowners, Greg Morse, P.E., Morse Engineering - Representative - Mr. Morse presented a plan to add a 14' x 18' first floor addition to the existing dwelling at 84 Bartlett's Island Way. Mr. Morse described the proposed project in relation to the existing conditions of the lot and the resource areas that were on or near site. The administrator, as requested at the informal discussion of this matter, introduced material from the existing file for this location regarding the prevailing view from the river. It had been determined in a 2004 matter before the Commission that the prevailing view for this site was from the east. That being so, the Commission determined that the proposed addition, being one floor and below the existing roofline and contained entirely within the existing prevailing view created no addition to the visual impact of the structure.

A motion was made and seconded and it was unanimously decided that a Special Permit shall issue for this project.

Plan referenced: "Proposed Addition, 84 Bartlett's Island Way, (Assessors Parcel F19-02-24), Marshfield, Massachusetts, Scale: 1"=20', Dated: 7/6/2020, Morse Engineering Co. Inc., Gregory J. Morse, P.E."; "

7:45 - Request for Determination - 44 Upper Ferry Lane, Norwell - Alex Hernan - Homeowner - Mr. Hernan presented a project for proposed vista pruning on his property. Mr. Hernan explained that over the years the vegetation on his property has grown up considerably and was now impeding his view of the river. He presented his filing on this matter with the Norwell Conservation Commission and their approval of the project. Members of the Commission who visited the site prior to the hearing noted the existence of a considerable amount of invasive vegetative species. Considering the fact that the proposed pruning involved an easement over an abutter's property, the Commission reminded the applicant that the North River Protective Act did not confer any property rights upon him that his and his abutter's deed did not already convey and that his ability to access that part of the property was solely determined by the legal rights enumerated in those deeds. A motion was made and seconded and it was unanimously determined that the vista pruning as presented was an Allowed Use.

Plan/Material referenced: Property Plan abstract with Section of Easement A, sketch of proposed area of vista pruning and annotated photographs of existing vegetation with proposed height sketched onto photographs, Request for Determination of Applicability filing with Norwell Conservation Commission.

Meeting adjourned 9:00 pm

Gary Wolcott, Administrator