

North River Commission

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

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Minutes July 28, 2022 - Meeting #575

Present: Hanover, Daniel Jones (M), Hanson, Donna Frehill (A), Marshfield, Maryanne Leonard (M), Norwell, Robert Molla (A), Pembroke, Gino Fellini (A)

Not Attending: Hanson Jennifer Heine (M), Marshfield, Mike Dimeo (A), Norwell, Tim Simpson (M), Pembroke, Bill Boulter (M), Scituate, Joseph Norton (M), Scituate, Adria Gallagher (A)

7:00 - Call to Order

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

Steve Ivas of Ivas Environmental presented the project for the applicant. Mr. Ivas described an addition of one garage bay to an existing house and two balcony decks over existing porches. The garage bay will be added adjacent to an existing two bay garage. There will be storage space added above the existing and added garage bays. Ms. Leonard asked if the existing garage is two stories. It is not. It is a single story two bay garage. Mr. Ivas indicated that the project was in the North River Corridor and the proposed garage addition is roughly 200 ft. from the river. He detailed the location of the Natural Bank and setback locations on the plan and described the existing conditions on site. Mr. Jones asked for clarification on the nature of the garage addition. It was given. Mr. Jones also believes that some additional information should be added to the plan, namely the existing pool area, wall, fence and pool house. He believes that in order for the Commission to review and accurately determine what percentage increase in visual impact that the addition has the entire mass of the existing structure should be shown. The Commission discussed how this information could be added to the plans that had been submitted. The architect's rear elevation drawing comes closest to showing the required information and would be a good starting point for adding the additional information. The Commission also reviewed the existing pool area to determine if it had been constructed prior to the Protective Order's enactment and if it was a pre-existing structure. Town records indicate the pool was built in 1965, some thirteen years prior to the Order. Mr. Fellini asked for the height of the garage addition. Mr. Ivas is not positive. The information was not provided on the architect's plan but by comparing it roughly to other annotated dimensions Mr. Ivas estimates 24 feet. Mr. Ivas will arrange for the information to be included in a revised plan. A motion was made to continue the hearing to the next agenda. The motion was seconded and by a unanimous vote the motion carried.

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."; Photos dated May 24, 2022.

7:15 - Request for Determination - 102 River Road, Hanover - Callanan

The applicant, Nancy Callanan appeared to present a project for the construction of a gravel driveway and inground pool. Ms. Callanan distributed pictures of existing conditions on the site. She described the locations of the proposed driveway and inground pool. She indicated on the plan where the Natural Bank of the river was and the 100' setback line in relation to the proposed activities. She described existing features of the location that were considered in choosing the location of the pool, including the existing

house, sheds, septic structures and existing vegetation. Mr. Jones asked for information about the area that is proposed around the pool area and whether a particular line indicated a fence. Ms. Callanan indicated that they planned a pervious paver patio. Ms. Frehill asked what type of fence was proposed. Ms. Callanan will use whatever type of fence the approving agencies require. Mr. Jones explained that the Commission preferred dark colored fences that blended into the background. Ms. Leonard suggested chain link. Mr. Molla asked if she had completed permitting with the Town. She has a couple remaining departments to clear. Mr. Jones suggested that a note be added to the record plan detailing fence particulars. Ms. Callanan was amenable. A note was added specifying dark (black or green) chain link or wrought iron fence. A motion was made and seconded that the project as described on the submitted plan was an "Allowed Use." The motion was carried unanimously.

Plans/Documents referenced: "Site Plan, #102 River Road, Assessors Map 66 Lot 31, Hanover, Massachusetts, Owner/Applicant: Nancy & Thomas Callahan, Dated: July 12, 2022, Scale: 1"=20', Merrill Engineers and Land Surveyors, Dana Matthew Altobello, P.E."

7:30 - New Business

1. Minutes approved for May 26, 2022 meeting.
2. Administrators Report - Administrator Gary Wolcott (GW) reported on...
 - Hanover Alternate Position - A letter was sent to town of Hanover asking them to nominate a replacement and information about the position was posted on the North River Commission website.
 - Historic Shipyard Signs, Marshfield - A letter was sent to the Community Preservation Committee in Marshfield regarding the planned shipyard signs, asking that be allowed to consult on the nature and placement of the signs.
 - The MOU with Town of Marshfield for Harbormaster Patrols of the river was executed.
 - 221 River Street, Norwell - Homeowner asked for consultation on a tree they wished to remove. GW and Mr. Molla visited the site and found the tree to be insect infested and rotted. The tree was along the Natural Bank in an area that was eroding and being undercut and will likely come down, perhaps on the adjacent pier, unless preemptively removed. Homeowner was informed that removal of rotten or damaged trees was permissible.
 - A call was received reporting heavy equipment clearing vegetation at a property on Corn Hill Lane, Marshfield, exact address unclear. Town of Marshfield was consulted. They have no knowledge of any permitted activities along the river. Drone operations were conducted from the parking turnout at the end of Corn Hill Lane. No clearing of vegetation was observed, no evidence of disruption observed. Follow up indicates equipment was on site for less than one hour. Caller will communicate any future incidents.
 - Recent municipal filings of Corridor properties - Projects previously reviewed, currently under review or expected to come under review by the North River Commission. Marshfield, 76 Carolyn Circle, Conservation Commission for dock project, O Edmund Road, ZBA for Dock Project, Norwell, 98 Meadowbrook Road, Conservation Commission for house addition
 - Real Estate transactions in the Corridor - None.
 - Site Visits - 221 River Street, Norwell, 77 Kings Landing, Norwell, Corn Hill Lane, Marshfield
 - Certificate of Compliance requested for Special Permit 1-19 for **77 Kings Landing, Norwell** for a raze/rebuild of a pre-existing structure. An asbuilt plan and photos were reviewed by the Commission. A motion was made and seconded to issue a Certificate of Compliance and was unanimously carried.

7:30 - Old Business/General/Open Discussion

- **Funding for Fiscal Year 2023** - Ms. Leonard reviewed recent communications with Representative Kearney's office NSRWA director Sam Woods regarding the Fiscal Year 2023 budget request. She was informed that everyone was optimistic about its passage but the vote has not yet taken place. Ms. Leonard reiterated the Commissions goal to secure a permanent funding process for the Commission rather than having to seek an earmark every year and that planning for that should begin forthwith.
- **Boat Patrol** - GW reviewed the status of the Memorandum of Understanding between the Commission and Town of Marshfield regarding the boat patrol. The parties have all signed the document and the payment has been delivered to the town. Patrols are now ongoing.
- **Debris in River** - Mr. Jones reported again on debris in the river along Water Street and Old Landing Road, Pembroke. Additional efforts will be made to determine the circumstances of its occurrence, who might be responsible and how it might be removed.

Meeting adjourned 8:00 pm
Gary Wolcott, Administrator