

North River Commission

Representing the Towns of – Hanover, Hanson, Marshfield, Norwell, Pembroke & Scituate

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Minutes August 19, 2024 - Meeting #600

Present: Hanover, Daniel Jones (M), Hanson, Jennifer Heine (M), Marshfield, Maryanne Leonard (M), Norwell, Stephen Lynch(A), Pembroke, Bill Boulter (M), Scituate, Adria Gallagher (M), Scituate, Ken Conway (A), Scituate, John Lalone (A)
Not Attending: Hanover, Andrew Butler (A), Hanson, John Kemmett (A), Marshfield, Mike Dimeo (A), Norwell, Tim Simpson (M)

7:00 - Call to Order

7:00 - Special Permit Application - 75 Harbor Lane, Norwell - Carvette

Continued from July 22, 2024. The homeowner, Robert Carvette, and his representative, Brad Holmes, of Environmental Consulting & Restoration, LLC, appeared to present a Special Permit Application for the construction of an accessory building. Several members of the Commission have visited the site since the last meeting.

- **Discussion Summary**

Mr. Holmes reviewed the project, describing a 20' x 30' accessory building to be constructed within 100 ft of the river bank. The Commission reviewed the history of the site to determine how the location of the current structures had been allowed and the location of the Natural Bank, particularly in relation to an island on the property that is connected to the mainland by a walkway. Members do not believe that an accessory structure can be permitted within the 100 ft. setback to the Natural Bank of the North River. Alternatives to an accessory structure in the proposed location were discussed including relocating the proposed structure further away from the existing dwelling or connecting the proposed structure to the dwelling. The applicant proposed an alternative where the structure would be placed on the island where the 100 ft. setback could be satisfied. The Commission reviewed when a structure is considered a "principal" structure or an "accessory" structure and under what circumstances more than one principal structure can be constructed on the lot. The applicant was amenable to locating the structure on the island portion of the lot and asked to withdraw the current Special Permit Application in order to file a Request for Determination for a relocated structure that met the setbacks.

- **Motion** - Mr. Jones made a motion to accept the applicant's withdrawal of the Special Permit Application. The motion was seconded by Ms. Leonard.

- **Outcome** - The motion was approved unanimously, 6-0. (Aye-Hanover, Hanson, Marshfield, Norwell, Pembroke, Scituate.)

Plans/Documents referenced: "NRC Submittal, 75 Harbor Lane, Norwell, MA, Prepared For: Robert & Kimberly Carvette, Dated: April 29, 2024, Scale: 1"=30', James E. McGrath, PLS"

7:20 - Request for Determination - 180 Brigantine Circle, Norwell - Carroll

The homeowner's representative, Brad Holmes, of Environmental Consulting & Restoration, LLC, appeared to present a Request for Determination for a project to convert an existing deck to a three-season room and to construct a pool with a deck. Mr. Lynch recused himself from the hearing.

- **Discussion Summary**

Mr. Holmes reviewed the project, describing the conversion of an existing deck to a three-season room and the construction of an additional deck and a 7' x 13' plunge pool, the location of the Natural Bank and the width of the existing visual impact. He demonstrated that the proposed structures meet the setback requirements to the Natural Bank, both in terms of setback distance and corresponding width. The Commission reviewed the information presented. While not

necessarily a North River Commission issue, a question was raised about whether a fence was required around the pool that might impact setback requirements.

- **Motion** - Ms. Leonard made a motion to determine that the project presented was an Allowed Use provided that confirmation was received of whether a fence around the pool that met the setback was required by other approving authorities. Mr. Jones seconded the motion.
- **Outcome** - The motion was approved unanimously, 6-0. (Aye-Hanover, Hanson, Marshfield, Norwell, Pembroke, Scituate.)

Plans/Documents referenced: "Site Plan for #180 Brigantine Circle in Norwell, Mass., Scale: 1"=20', Dated: May 16, 2024, Ross Engineering Company Inc., Paul Joseph Mirabito, P.L.S."

New Business

1. Administrators Report - Administrator Gary Wolcott (GW).
 - 150 River Road, Hanover - Received call from Hanover Conservation Commission asking about pool setbacks to the Natural Bank of the North River. Advised that the setback for accessory structures, such as a pool, was 100 feet and that the property owner should file a Request for Determination with the North River Commission.
 - Fiscal Year 2025 Funding - Indications are that funding will be available in September or October.
 - Town of Pembroke Alternate Member Gino Fellini resigned his position. The Town of Pembroke will be contacted and asked to nominate a replacement.
 - 67 Collier Road, Scituate - Reviewed Appeal timeline with Commission. The 30-day period to appeal the denial of the Special Permit Application will end September 4, 2024. Scituate Conservation Commission were informed of our decision on the application.
 - September meeting - GW reviewed the agenda for the September meeting. The September meeting is considered the Annual meeting so GW asked that members consider what priorities and goals they would like the Commission to consider in the coming year. He reminded the Commission of several annual procedural issues that would be addressed.
 - Mr. Boulter reviewed the ongoing project to clear vegetation around the historic shipyard signs along the review.
 - GW reviewed the form and structure of minutes. Given the fact that complete videos of the meetings are now available online at Norwell Spotlight TV, GW suggested a simplified version of written minutes that included the generally accepted required items but wasn't a transcript. The members agreed. GW will include the link to Spotlight TV on any written minutes and on the Commission's website.
 - Mr. Boulter reviewed the Pembroke Police marine patrol. He indicated that it has already proven beneficial as reports of activity has been received.
 - Site Visits -75 Harbor Lane, Norwell to review the site in consideration of the applicant's Special Permit Application for a project to construct an accessory building.
 - Real Estate Transactions in corridor - None

Meeting Adjourned at 8:45 pm

Minutes Compiled by Gary Wolcott, Administrator

Complete video of this meeting is available on demand from Norwell Spotlight TV at

<http://72.93.231.20/CablecastPublicSite/search?query=north%20river%20commission&site=2>