

# North River Commission

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

Phone: [781-659-7411](tel:781-659-7411) Website: [www.northrivercommission.net](http://www.northrivercommission.net) Email: [northrivercom@gmail.com](mailto:northrivercom@gmail.com)

## Minutes December 14, 2023 - Meeting #592

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

### **7:00 - Call to Order**

### **7:00 - Special Permit - 38 Old Shipyard Lane, Hanover - Shipyard Development, LLC**

Ben Burnham of Shipyard Development LLC, property owner, and Jed Hannon of Atlantic Coast Engineering, presented a proposed project to raze and rebuild a pre-existing, non-conforming structure and to construct a dock, gangway, and float. Mr. Hannon described the location of the site and the existing conditions thereon. The applicant proposes to raze the existing dwelling and rebuild on the existing foundation, adding a garage addition to the front right of the structure and a deck on the rear of the building. The applicant also proposes to construct a pier on 4" x 4" wooden posts, a 20' gangway and a 10' x 20' float. Mr. Hannon noted abutters have piers and applicants plan to extend into the river to approximately the same distance as the abutters. He described how the wetland resource areas were flagged by a botanist and how erosion control measures have been proposed to prevent disruption to those areas. He noted that the applicant had previously been before the Commission to have a replacement septic system installed on the site and to have some vegetative cutting approved. He described the location of the Natural Bank and the 100' and 200' setback lines to the Natural Bank. Mr. Hannon turned the presentation over to Mr. Burnham to review the architectural aspects of the project. Mr. Burnham reviewed the river facing elevation plan and described the proposed roof ridgeline and the increases that were proposed, including a stairway to the proposed deck beyond the original foundation and the proposed garage addition that will increase the width of the structure. He noted that the increased width from the garage addition was set back from the rear corner of the building as the width increases, first to 22' and then to 30'. Ms. Heine asked if there was a garage on-site currently. Mr. Burnham replied that there was but that the redesign turned that area into living space. Mr. Butler noted that it appeared that the proposed dock extended further than the abutters' dock. It was explained that the depiction was not a true representation of the abutter dock location, just an acknowledgement of its existence. Ms. Leonard questioned the size of the float, indicating that the Commission preferred smaller sizes. Mr. Jones noted that Marshfield had gone to a 10' x 20' standard for float sizes and GW noted that the Commission had approved several floats at that size in both Marshfield and just upriver in Hanover. Ms. Heine asked what type of siding will be attached to the house. Mr. Burnham is considering board and batten and to incorporate some of the existing rough sawn board as accenting. Mr. Boulter asked what color they intended to use. Mr. Burnham reviewed a palate of earth tone colors that he was considering. He indicated that they would stay away from the lightest colors at the end of the spectrum presented and use black trim for the windows and corner boards. They intend to highlight the existing naturally worn board that they are retaining. Mr. Simpson suggested color that would blend in with the surrounding landscape is preferable and Mr. Jones suggested that aside from the extremes on the palate shown, the colors were good. The Commission reviewed what has been permitted previously regarding vegetative cutting. Mr. Hannon indicated a tree schedule on the proposed plan that reflected which trees were for removal. An abutter, Joseph Poirier, 35 Old Shipyard Lane, asked for clarification about how the

width increased as it stepped back from the river. *GW* reviewed the plan with Mr. Poirer. The confusion arose over how "back" was used as a descriptor. The Commission's practice is to describe things as they move away from the river as "back" from the river while, commonly, one would describe the rear of the house which faces the river as the "back." Here, where the width is being increased as the building moves "back" from the river, it indicates that the building width is increasing away from the river not nearer the river. Mr. Poirer also asked about a large tree in the front/streetside of the house. The applicant will not be removing that tree. A motion was made and seconded to issue a Special Permit for the proposed project as described herein and shown on the referenced plans. The motion was passed unanimously.

Plans/Documents referenced: "Engineering - "Proposed Conditions Plan of Land, prepared for Shipyard Development, LLC, Scale: 1"=20', Dated: November 28, 2023, Atlantic Coast Engineering, Joseph E. Hannon, PE, Stephen F. Moran, PLS"; Architectural - "Shipyard Development, LLC 38 Old Shipyard Lane, Hanover MA, Scale: 1/4"=1'-0", Last Revision Dated: 12/5/2023,"-Showing Existing Conditions Demo Plan, Sections, Roof Plan, First Floor Level, Second Floor/Attic Levels, Walkout Level, Elevations, Proposed River Facing Area.

## New Business

1. Minutes, as corrected, approved for November 16, 2023 meeting.
2. Administrators Report - Administrator Gary Wolcott (*GW*).
  - Robert Molla has resigned from the Commission. Mr. Boulter reviewed his communication with Mr. Molla. The Commission discussed options for commemorating Mr. Molla's service with the Commission. Ms. Leonard will coordinate.
  - *GW* will coordinate with Town of Norwell and prospective nominees for a new alternate member from Norwell.
  - 22 Salt Meadow Lane, Scituate -The Determination of Allowed Use was forwarded to the applicant/homeowner.
  - The Commission discussed a letter from a resident concerning the Luddam's Ford Dam. The resident is opposed to a proposal to remove the dam. The Commission reviewed the section of the order that the resident's letter cited and additional relevant sections. The Commission directed *GW* to respond with appreciation for his concerns and to inform the resident that the Commission anticipates hearings on this matter at some future date. The resident will be provided with informational links to keep abreast of developments as they occur with the North River Commission.
  - Mr. Boulter reviewed the upcoming meeting with the DCR Commissioner, local legislators and NSRWA to discuss permanent funding from DCR for the Commission.
  - *GW* reviewed a letter to be sent to property owner of 25 Damon's Point Circle, Marshfield about a project they are proposing. The project has been reviewed by several town departments but no filing has been made with the Commission. The letter will remind the property owner that their property is in the North River Corridor and their project should be reviewed by the North River Commission.
  - *GW* reviewed several projects that are out of compliance and are lingering. The Commission directed *GW* to send letters to the property owners requesting that they update the Commission on the status of their projects.
  - *GW* reviewed communications with current hearing attendees about their projects and appearing at this meeting.

- Real Estate transactions in the Corridor - 237 Damon's Point Road, Marshfield, 88 Old Meeting House Lane, Norwell, Welcome Letters sent to new property owners.
- Site Visits - 38 Old Shipyard Lane, Hanover - BB, DJ, ML, GW
- Municipal Hearings -Marshfield, ZBA, 110 Riverside Circle, Deck/Shed repair/replace/enlarge and garage extension, Scituate, 67 Collier Road, Conservation Commission, ongoing, no report from town's review engineer yet.

Meeting adjourned 8:30 pm

Gary Wolcott, Administrator