

North River Commission

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

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Minutes February 22, 2024 - Meeting #594

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

7:00 - Call to Order

7:00 - Special Permit - 110 Riverside Circle, Marshfield - Haddigan

Richard Grady, Grady Consulting, L.L.C, presented a project on behalf of the applicant, Haddigan, of 110 Riverside Circle, Marshfield. Mr. Grady explained that the proposal is for the replacement of an existing deck that overhangs the garage approach. The applicant proposes to move the existing garage doors, construct an addition below the existing deck, extend the sun room off the back side of the house and relocate an existing hot tub structure onto a deck to be constructed alongside the proposed sun room extension. Mr. Grady presented architectural drawings that detailed the proposed additions. He demonstrated that the closest setback to the river would be increased from 84 ft. to 94 ft. The width of the structure and attached retaining wall as viewed from the river will increase from 98 ft. to 108 ft. The driveway configuration will remain as presently situated. The applicants have received approval from the Marshfield Zoning Board of Appeals and the Marshfield Conservation Commission. Mr. Boulter noted that he, Ms. Heine and GW had visited the site and that he thinks the project looks pretty good. Mr. Simpson asked for clarification on the depiction of the view corridor and it was given, Mr. Grady indicating the existing and proposed view widths on the exhibit plan. Mr. Simpson and Mr. Butler asked for additional information about the configuration of the proposed decks and sun room addition. Mr. Grady explained that the current deck angles around the corner of the existing deck and the proposed deck will square off at 90 degrees and thereby extend 4 ft from the existing deck on the easterly side of the dwelling to join flush with the proposed sun room extension. The proposed deck over the garage will maintain the current footprint. Ms. Heine asked about the material chosen for siding on the structure. Mr. Grady indicated that clapboard will be utilized and that current exposed brick will be subsumed by the proposed addition. A motion was made and seconded to issue a Special Permit for the proposed project as described herein and shown on the referenced plans. Mr. Simpson asked Mr. Grady to clarify any changes to the driveway and Mr. Grady explained that the driveway will not be changed. Mr. Butler summarized that the setback to the Natural Bank will be decreased and the width, or view corridor, will be increased but not obviously so due to the position of the dwelling in relation to the Natural Bank and the navigable channel of the river. A motion was made and seconded to approve a Special Permit for the described project. The motion was passed unanimously.

Plans/Documents referenced: Engineering - "Plot Plan For Addition #110 Riverside Circle, Marshfield Massachusetts Prepared for Patrick & Kristin Haddigan, Scale: 1"=20', Dated: January 17, 2013, Grady Consulting, L.L.C., Timothy R. Bennett, P.L.S."; Architectural - "Concept 1, Additions & Renovations, 110 Riverside Circle, Marshfield, MA, Scale: As Indicated, Dated: 6/2/2023, Herzog Architecture", Applicant Photographs Dated 1/16/2024.

7:20 - Request for Determination - 3 Trouant's Island, Marshfield - McLaughlin

This hearing was continued from the January 25, 2024 hearing so that the applicant could add requested information to the submitted plan. The Commission requested that the proposed width of the project include the principal structure, the proposed pool, the proposed patio and the proposed fence. Richard Grady of Grady Consulting, L.L.C. appeared on behalf of the applicants, Jo Anne & Robert McLaughlin, to present the revised plan. He described the changes to the plan, indicating the proposed width of the project now included all the information that the Commission had asked for. He described how the Structural Placement Standards and Dimensional Requirements table on the plan had been revised to include the new information. He demonstrated that the proposed width of the entire project is 90 feet and that the setback to the Natural Bank is 166 feet, noting that the project was in compliance with the Protective Order's requirements. GW added that the setback required for a project that is 90 feet in width is 160 feet. Ms. Heine asked for confirmation that nothing had been revised structurally, only that width and setback information had been revised and/or added to the plan. Mr. Grady did so. A motion was made and seconded to determine that the proposed project as described is an "Allowed Use." The motion was passed unanimously.

Plans/Documents referenced: "Plot Plan #3 Trouants Island, Marshfield Massachusetts Prepared for Jo Anne & Robert McLaughlin, Scale: 1"=20', Dated: January 31, 2022, Last Revision Dated January 29, 2024, Grady Consulting, L.L.C., Timothy R. Bennett, P.L.S."

New Business

1. Administrators Report - Administrator Gary Wolcott (GW).
 - Special Permit for 38 Old Shipyard Lane, Hanover recorded at Registry of Deeds, copy of signed Permit forwarded to applicant.
 - 14 Damon's Point Road, Marshfield, they will be beginning construction soon for the addition to their dwelling granted by Special Permit.
 - Second Quarter FY 2024 Report completed and forwarded to NSRWA.
 - Letter sent to DCR Commissioner Arrigo thanking him for the meeting and once again urging action and inviting him to come see the river.
 - Communications with Mike Seele, Marshfield ConCom Agent regarding duck blind on property thought to be town owned (he will investigate) and 3 Trouant's Island (he wanted to make sure we were in the loop and okay with the project, they have approved it)
 - Received call regarding pier construction at North River, Indian Head River, Herring Brook confluence area from concerned resident. It is the approved construction for 35 Misty Meadow Road
 - Received call from concerned resident who had received an abutter notification from Norwell ConCom regarding cutting of diseased tree and new planting at 46 Bridge Street. GW is following up with the ConCom agent. GW reviewed that the current owner had received our standard welcome letter that provided information about when matters, such as vegetative cutting, should be submitted to the Commission. Mr. Lynch asked if Norwell Conservation had received any reports from a contractor certifying that the tree was a threat or if it was diseased. This will be part of the information that GW will be following up on with the ConCom agent. Mr. Lynch further suggested a letter be sent to the property owner explaining the permitting process. Mr. Butler suggests asking the resident to come in for a meeting with the Commission. GW was directed to send a letter asking the property owner to schedule a meeting with the Commission.

- Communicated with Norwell ConCom agent regarding duck blind on town owned property to get an update. They are addressing the issue. The NRC offered its assistance as needed.
- The Commission discussed, generally, the approach to contacting property owners when the NRC notes that projects are submitted to municipal agencies that are also subject to the Protective Order. Various scenarios were discussed and what type of response the Commission should have. In most instances the Commission favors a friendly letter that acts as a reminder that a project requires review from North River Commission to determine if the project is an Allowed Use, but it also acknowledges that more egregious behavior by property owners may require a more aggressive approach.
- The Commission discussed approaches to enforcing the Protective Order, including closer cooperation with other local, state and federal agencies and the possible creation of North River Commission By-Laws.
- Site Visits - 110 Riverside Circle, Marshfield-GW with BB, JH
- Real Estate Transactions in corridor - 26 Bridge Street, Norwell, 40 Canoe Club Lane, Pembroke, 169 Macomber's Ridge, Marshfield, 672 Summer Street, Marshfield, Welcome letters sent.
- Municipal Hearings
 - Hanover - NSRWA met with ConCom re Luddam's Ford Dam
 - Hanson - None
 - Marshfield - ConCom, 110 Riverside Circle, Deck/Shed repair replace/enlarge, garage extension, 3 Trouant's Island, pool construction, 84 Bartletts Island Way, stonewall repair, 1 Macomber's Way, vista pruning and existing pool repair
 - Norwell - ConCom, 46 Bridge Street, after-the-fact removal, replacement of dead trees
 - Pembroke - ConCom, 2 Washington Street, phragmites control plan
 - Scituate -ConCom, 67 Collier Road, ongoing, no action this month

Old Business

1. Vegetative cutting around historic shipyard signs. The Commission discussed approaches to cutting vegetation around the historic shipyard signs posted along the river so that the signs remain viewable to river traffic. Mr. Boulter has been working with a property owner at 101 Brick Kiln Road, Pembroke about how best to cut around the sign on his property. He moved that the cutting be limited to a 12-foot opening at the water's edge that narrowed to 3 feet in the area around the sign. The motion was seconded and approved unanimously.
2. Mr. Boulter reported that a resident had informed him of a loose float in the Canoe Club Lane, Pembroke.
3. Mr. Boulter spoke about his additional communications with Norwell Conservation Commission about the duck blind that had been constructed at the river's edge on some town owned property. He reported that the town had left a letter inside the duck blind asking for its removal. He reiterated that the North River Commission is willing to help in fashion that it can.

Meeting adjourned 8:55 pm

Gary Wolcott, Administrator