

North River Commission

Representing the Towns of – Hanover, Hanson, Marshfield, Norwell, Pembroke & Scituate
188 Broadway, PO Box 760, Hanover, MA 02339 Office Hours 9am – 1pm, Tuesday & Thursday,
Phone: [781-659-7411](tel:781-659-7411) Website: www.northrivercommission.net Email: northrivercom@gmail.com

Minutes March 24, 2022 - Meeting #571

Present: Hanson, Jennifer Heine (M), Hanover, Daniel Jones (M), Hanover, John O'Leary (A), Norwell, Tim Simpson (M), Pembroke, Bill Boulter (M), Pembroke, Gino Fellini (A), Scituate, Adria Gallagher (A)

Not Attending: Marshfield, Maryanne Leonard (M), Marshfield, Christopher Head (A), Norwell, Robert Molla (A), Scituate, Joseph Norton (M)

7:00 - Call to Order

7:00 - Request for Determination - 3 Trouants Island, Marshfield - McLaughlin - Nicholas Leing from Grady Consulting LLC presented a project for the relocation of an existing dwelling and an addition to the dwelling once relocated. The applicant proposes to move the house away from the coastal bank to a more central location on the property. Mr. Leing discussed a North River Corridor map that displayed items of interest to the Commission. He indicated the existing frontage of the lot along the bank is 334 feet and the proposed setback for the dwelling will be 176 ft, which he states meets the design standards of the Protective Act. Mr. Leing described the architectural drawings and illustrated that the height of the building as viewed from the river from the lowest grade to the roof ridgeline was just under 30 ft. which is lower than the 35 ft. maximum allowed by the Protective Act. GW displayed an aerial photo of the site for reference. Mr. Simpson asked for clarification of where the relocated house would be located and GW provided the location on the photo, in the area of the existing unpaved driveway. Mr. Leing confirmed. Mr. O'Leary asked whether abutters had been notified. GW indicated that notification to abutters was required when a Special Permit application was under review and the current submission is a Request for Determination for which notification is not required, a posting of the Agenda suffices. Mr. Jones asked for additional information regarding the width of the structure as seen from the river. Mr. Leing stated the width was 42.7 feet. Mr. O'Leary asked if the footprint was changing and Mr. Leing indicated an addition was being added to the structure once it was relocated. Mr. Fellini asked for confirmation that the height of the house was under 30 ft. and Mr. Leing gave it, specifying 29.6 ft. from the walkout elevation to the ridgeline of the roof. Mr. Jones requested a larger depiction of the proposed dwelling that would clarify the width of the structure, indicating that the Commission considers steps, decks, etc. as items to be included in the width of the structure in addition to the foundation and framed house. GW reviewed some notes he made of the width including the items Mr. Jones discussed and found the width to be 57 ft. Mr. Jones would like a drawing for the file that clearly demonstrates this. Mr. O'Leary agrees that documentation of this information is advisable. Mr. Fellini asked for information about the septic system. Mr. Leing described the location of the current system and the proposed new hook-up to the proposed building and confirmed that the existing system was adequately sized for the size of the dwelling with an addition. Mr. Leing will work with GW to provide the drawing requested demonstrating width of the structure. A motion was made and seconded that the project presented was an "Allowed Use." The motion passed unanimously.

Plans/Documents referenced: "Plot Plan, #3 Trouants Island, Marshfield, Massachusetts, Dated: January 31, 2022, Last Revision March 7, 2022, Scale: 1"=20', Grady Consulting, LLC, Kevin S. Grady, P.E., Timothy R. Bennett, P.L.S."; "North River Commission Detail Plan, #3 Trouants Island, Marshfield, Massachusetts, Dated: March 26, 2022, Grady Consulting, LLC."; "McLaughlin Residence, #3 Trouants Island, Marshfield, MA 02050, Proposed Floor Plans, Proposed Fndn/Elevations, Existing Conditions, Dated: 4/28/21, Scale: As Noted, Custom Home Designs."

7:15 - New Business

1. Minutes approved for February 24, 2022 meeting.
2. Administrators Report - Administrator Gary Wolcott (GW) reported on...
 - The appeal period for the Special Permit for 26 River Road, Hanover issued at the February meeting has passed. The Special Permit was offered to the members for signatures.
 - 76 Carolyn Circle, Marshfield - Received an update from Terry McGovern. Applicants are continuing to work through the permitting process with the town and are hopeful to review changes arising from said process at the April meeting but think that May is more likely.
 - 98 Meadowbrook Road, Norwell - A builder inquired about the process for permitting an addition to an existing garage on site and information about submitting a plan. A RFD form for the required information and plan requirements was forwarded to the builder.
 - 160 Schoosett Street, Pembroke - Prospective owner representative asked for Commission meeting schedule for upcoming months. They are putting together a submission for work on the site regarding the existing river access point.
 - Damon's Point Road, Marshfield - A representative for the town has been in several times to review the existing file for plan information on the dock that the town maintains at the end of Damon's Point Road. They are planning some work on the site.
 - 87 Edmund Road, Marshfield - Applicant is continuing to work on ideas with an engineer for bringing his Special Permit project into compliance.
 - 22 Salt Meadow Lane, Scituate - Applicant is still working on getting together architectural and restoration plans.
 - Recent municipal filings of Corridor properties - Projects previously reviewed, currently under review or expected to come under review by the North River Commission.
Hanover, 26 River Road, Board of Health and Conservation Commission for septic project.
Marshfield, 76 Carolyn Circle, Conservation Commission and ZBA for dock project, 64 Little's Lane, Conservation Commission for dock project, 1327 Union Street, Conservation Commission for dock project, 3 Trouant's Island, ZBA for raze/rebuild project.
Norwell, 22 Salt Meadow Lane, Conservation Commission for restoration plan of vegetative cutting,
Pembroke, 895 Washington Street, Planning Board approved Cell Tower Plan
Scituate, 22 Salt Meadow Lane, Conservation Commission for garage, clearing and fill
 - Real Estate transactions in the Corridor - None
 - Site Visits - 1327 Union Street, Marshfield, with Conservation Commission, Harbormaster, Applicant's representative to review conditions warranting a longer gangway.

7:30 - Old Business

- **Boat Patrol** - GW reviewed continued communications with Town of Marshfield and Harbormaster

about arranging an agreement for the Harbormaster to conduct details consisting of patrolling the North River. A comment sheet that listed the North River Commission's expectations regarding the boat patrol was forwarded to the town for consideration for inclusion in a Memorandum of Understanding.

- **Funding for Fiscal Year 2023** - Ms. Leonard, Mr. O'Leary and GW participated in a Zoom meeting with NSRWA and several local Legislators to secure Fiscal Year 2023 funding for the North River Commission. Mr. O'Leary reviewed the meeting for the Commission. The consensus was that funding will be secured for 2023 but there was still a way to go in establishing permanent funding from DCR's budget rather than seeking an "earmark" or amendment to each yearly budget. There was optimism that a new governor would be able to appoint a Commissioner to the DCR that might be more amenable to the legislators' efforts on the North River Commission's behalf for restoring the Commission's funding from the DCR as it once had been.

Meeting adjourned 7:50 pm
Gary Wolcott, Administrator