

# North River Commission

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

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## Minutes November 16, 2023 - Meeting #591

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

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

#### **7:00 - Request for Determination - 22 Salt Meadow Lane, Scituate - McDonough**

Leo McDonough, property owner, and Paul Mirabito of Ross Engineering Company, representative of the property owner, presented a proposed project to construct a garage within the 300 ft. North River Corridor. Mr. Mirabito described the existing frontage and setback requirements for the proposed structure and demonstrated how they are met in this case. He describes no proposed changes to the existing topography on the site and the applicant has received a valid Order of Conditions from Town of Scituate for this project. The applicant has also received a Special Permit from the Scituate Zoning Board of Appeals to construct a private garage for more than three automobiles. Mr. Mirabito described the resource areas on the site, indicating the Natural Bank Line and a Bordering Vegetated Wetland Line that a wetland scientist delineated. He showed the principal view of the structure from the river, stating the structure was 40 ft. wide, within the 60 ft. wide restriction for the 100 ft setback to the Natural Bank. Mr. Boulter asked if there was a house that went with the garage. Mr. Mirabito indicated there wasn't, and that the garage was the only structure proposed on this lot. Mr. McDonough explained that he owns the adjacent lot as well and that a dwelling is located on that lot. Mr. Boulter asked what the garage would be used for. Mr. McDonough plans to store several collectible cars and small boats. Mr. Simpson asked what the height of the proposed structure is. It is 24.0 ft. high. Mr. McDonough mentioned that GW had visited the site in the past. GW reviewed the circumstances of those visits, reminding the Commission of a restoration plan that the applicant had been ordered to complete to mitigate vegetative cutting that had been done last year. GW described meeting onsite at that time with Norwell and Scituate Conservation Commissions and reviewing the wetland delineation with the botanist. Mr. Boulter asked if any part of the building is livable space. Mr. McDonough stated that it was all storage and that no septic facilities are included in the project. Ms. Leonard asked what material would be used for the siding on the garage. Mr. McDonough proposes New England style cedar shingling that fits the neighborhood. Ms. Leonard asked if there was any additional clearing proposed. There is not. Ms. Frehill asked how, given that boats and cars would be stored in the garage, how the applicant would control any potential hazardous fluids. Mr. McDonough and Mr. Mirabito described the private, non-commercial nature of the garage which is subject to residential regulations. A motion was made and seconded to determine that the proposed garage construction, as shown on the submitted plan, was an Allowed Use. The motion was passed unanimously. Plans/Documents referenced: "North River Commission Determination of Applicability for #22 Salt Meadow in Scituate, Mass., Prepared for Leo McDonough, 22 Salt Meadow Lane, Scituate, MA 02066, Scale: 1"=20', Dated: November 1, 2023, Ross Engineering Company, Paul J. Mirabito, P.L.S."

### **7:15 - New Business**

1. Minutes approved for October 26, 2023 meeting.
2. Administrators Report - Administrator Gary Wolcott (GW) reported on...
  - 1309 Union Street, Marshfield - The Determination of Allowed Use was forwarded to the applicant/homeowner.
  - 36 River Road, Hanover - The Determination of Allowed Use was forwarded to the applicant/homeowner.
  - Continued communications with property owners who were sent letters regarding float sizes larger than was permitted. Those residents who have responded asked that the Commission meet with all of them at the same meeting. The January 25, 2024 meeting can accommodate all interested parties' schedules and the meeting has been scheduled for that date. Members suggested resending invitations to residents who did not respond to the first correspondence.
  - Communications with current hearing attendees about their projects and appearing at this meeting.
  - Real Estate transactions in the Corridor - 42 Damon's Point Circle, Marshfield, 171 River Road, Hanover, Welcome Letters sent to new property owners.
  - Site Visits - None
  - Municipal Hearings - Hanover, Board of Health, 36 River Road, septic system upgrade, Marshfield, ZBA, 25 Damon's Point Circle, raze and rebuild 44 ft x 30 ft 2 ½ story structure, 110 Riverside Circle, Deck/Shed repair/replace/enlarge and garage extension, Norwell, Planning Board, 233 River Street, Dock/Pier/Float project, Scituate, 67 Collier Road, Conservation Commission, ongoing, no report from town's review engineer yet.

#### 7:30 - General-Old Business-Open Discussion

1. Mr. Boulter enquired about how the Agenda is presented. He asked whether it was necessary to include specific times for New and Old Business and the Administrator's Report. He thinks it will be more efficient if administrative matters and the like can be conducted in the dead times between scheduled public hearings. Commission members agreed that Public Hearings must be listed by a specific time but that other matters can be taken up as time allows.
2. The Commission discussed several projects that are still open and what the Commission can do to close the files. GW reviewed the status of 67 Collier Road, Scituate. The Scituate Conservation Commission has sent the project out to a review engineer for comments and the North River Commission continued its hearing to wait for those comments. Considerable time has now passed and the Commission discussed what it could do to expedite the matter. GW was directed to try to schedule a hearing at the January meeting for an update on the project.
3. Mr. Boulter asked whether there had been any news from Town of Norwell about the duck blind that had been constructed at the river's edge on the Stetson Meadows property. No news yet.
4. Mr. Boulter suggested a Holiday Party after the December 14 meeting. Commissioners are willing and GW was directed to set something up at a local watering hole.
5. It being Ms. Frehill's last meeting before her relocation, the Commission thanked her for her service and expressed appreciation for her efforts on the Commission.

6. Ms. Leonard asked for an update on 87 Edmund Road, Marshfield. The last correspondence with the property owner was that he was having a hard time securing engineering services but that he was willing to meet with the Commission to discuss remedies for the non-compliant shed. GW was directed to contact the property owner to try to reach a resolution.
7. Various methods for dealing with non-compliance projects were discussed.
8. Strategies for getting support from the State and DCR were discussed.

Meeting adjourned 8:10 pm

Gary Wolcott, Administrator