

North River Commission

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

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Minutes October 28, 2024 - Meeting #602

Present: Hanover, Andrew Butler (A), Hanson, Jennifer Heine (M), Marshfield, Maryanne Leonard (M), Norwell, Tim Simpson (M), Norwell, Stephen Lynch(A), Scituate, John Lalone (A)

Not Attending: Hanover, Daniel Jones (M), Hanson, John Kemmett (A), Pembroke, Bill Boulter (M), Scituate, Adria Gallagher (M), Scituate, Ken Conway (A)

7:00 - Call to Order

7:00 - Request for Determination - Island View Circle, Norwell, Lot 72/85 - Faceoff Holdings

The property owner, Faceoff Holdings, LLC, represented by Attorney Steven Guard and Engineer Brendan Sullivan, appeared to present a Request for Determination for the construction of a Single-Family Dwelling and Driveway with associated site work.

- **Discussion Summary**

Mr. Guard reviewed the project, describing how the lot had been created in 1974 and remained undeveloped. The project has received approval from the Norwell Conservation Commission and Mr. Guard anticipates approval from the Norwell Board of Appeals to locate a driveway in a flood plain. He noted that access to the lot was via Island View Circle and indicated the location of the river. Mr. Sullivan added that the lot used to be used as a horse pasture and consequently the area where the dwelling is proposed will not require the removal of any trees. He described the proposed driveway, demonstrating that it met the 75-foot setback to the Natural Bank and that its route had been selected to minimize vegetative disruption. He further described the view corridor from the river, having selected the area of the river's closest approach that paralleled the proposed construction. He reviewed the dwelling's setbacks to the Natural Bank and demonstrated that the proposed width of the structure as viewed from the river met the required setback. Lastly, he reviewed the Architectural Drawings of the proposed dwelling, noting that the proposed height of the structure, 34 feet, was within the allowed standard. The Commission reviewed the plan and clarified several issues regarding the height of the structure, the history of the site, stockpiling of materials and how the required setbacks had been satisfied.

Motion - Mr. Butler made a motion to determine that the proposed project was an Allowed Use. The motion was seconded by Ms. Leonard.

Outcome - The motion was approved unanimously, 5-0. (Aye-Hanover, Hanson, Marshfield, Norwell, Scituate.)

Plans/Documents referenced: Engineering: "Notice of Intent Plan, Islandview Circle, Assessors Map 72 Lot 85, Norwell, Massachusetts, Dated: August 5, 2024, Last Revision October 9, 2024, Scale: 1"=20', Merrill Engineers and Land Surveyors, Brendan P. Sullivan, P.E., P.L.S"; Architectural: "Custom Residence, Island View Circle, Norwell, MA, Exterior Elevations Plan, Dated: September 16, 2024, Scale: ¼"=1'-0", 209 Design"

New Business

1. Administrators Report - Administrator Gary Wolcott (GW).
 - 85 Harbor Lane, Norwell - The Commission received follow-up information from the property owner regarding the specifications of a flagpole to be attached to the approved pier/dock. The information was reviewed by the members.

- 75 Harbor Lane, Norwell - Request for Determination approval letter forwarded to applicant and representative.
 - Quarter 1 of Fiscal Year 2025. The first quarter of the Fiscal Year was completed. A report was forwarded to the financial agent for reimbursement.
 - Municipal Hearings - Municipal filings and applications in the Corridor towns of properties within the North River Corridor were reviewed.
 - Site Visits - 51 Neal Gate Street, Scituate - Visited by Mr. Boulter and Administrator. The members discussed the visit, activities observed on the site, photos and GIS Information and the existing project file.
 - 14 Damon's Point Road, Marshfield - GW reviewed correspondence with the applicant who wishes to add a chain link fence to an approved Special Permit. The Commission directed that the applicant file for an Amended Special Permit for the proposed fence and that it be added as an agenda item at an upcoming meeting.
 - Real Estate Transactions in corridor - 97 Damons Point Road, Marshfield - Welcome Letter sent.
2. Review of Non-Compliant Project Protocol - The Commission discussed protocol and communications for non-compliant projects. Members reviewed potential hypothetical scenarios and modeled prospective responses.

General-Old Business-Open Discussion

1. Conflict-of-Interest Law Summary - Copies of Conflict-of-Interest Law Summaries were distributed to members as needed.

Meeting Adjourned at 8:45 pm

Minutes Compiled by Gary Wolcott, Administrator