

# North River Commission

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

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## Minutes September 23, 2024 - Meeting #601

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

### 7:00 - Call to Order

### 7:00 - Request for Determination - 75 Harbor Lane, Norwell - Carvette

The homeowner, Robert Carvette, and his representative, Brad Holmes, of Environmental Consulting & Restoration, LLC, appeared to present a Request for Determination for the construction of an accessory building. At the August 2024 meeting the applicant withdrew a Special Permit Application to construct an accessory building within 100 feet of the Natural Bank of the North River.

- **Discussion Summary**

Mr. Holmes reviewed the project, describing the revisions that have been made to the project to meet design criteria of the Protective Order for Allowed Uses. He described a 20' x 30' building with a height of 35 feet. The structure will be located on an island portion of the lot where the required 100' setback to the Natural Bank can be met. The Commission reviewed the plan and clarified several issues regarding the height of the structure and disposition of the existing structures on the site where the proposed structure was originally considered.

**Motion** - Mr. Jones made a motion to determine that the proposed project was an Allowed Use. The motion was seconded by Mr. Simpson.

**Outcome** - The motion was approved unanimously, 6-0. (Aye-Hanover, Hanson, Marshfield, Norwell, Pembroke, Scituate.)

Plans/Documents referenced: "NRC Submittal 'B', 75 Harbor Lane, Norwell, MA, Prepared For: Robert & Kimberly Carvette, Dated: April 29, 2024, Last Revision August 26, 2024, Scale: 1"=30', James E. McGrath, PLS"

### New Business

1. Administrators Report - Administrator Gary Wolcott (GW).
  - 180 Brigantine Circle, Norwell - Received additional information from applicant regarding requirements for fencing around a plunge pool. Per the Building Department, if the pool has a locking cover there is no requirement for an enclosure fence.
  - Fiscal Year 2025 Funding - Status of funding allocation was reviewed.
  - Alternate Replacements - Marshfield and Pembroke - Letters were sent to Town of Marshfield and Town of Pembroke Select Boards asking them to nominate a replacement for open positions on the North River Commission.
  - October Meeting Scheduling - Due to the Osborn Room being used for early voting it will be unavailable on the nights/weeks that the North River Commission meets. The lower level is available for the Commission to use on October 28 if they so choose. The Commission is amenable to the October 28 date and location. GW will confirm with the Town of Norwell and make the appropriate changes to the schedule posted on the website.
  - 67 Collier Road, Scituate - The Commission discussed how to proceed on the denial of the after-the-fact Special Permit for the construction of a boulder wall within 100 feet of the

Natural Bank of the North River. The period allowed for an appeal of the decision has now lapsed.

**Motion** - Mr. Lynch made a motion to send a letter to the property owner that memorializes what happened and asks them to bring the project into compliance with what was approved by the Special Permit. Mr. Jones seconded the motion.

**Outcome** - The motion was approved unanimously, 6-0. (Aye-Hanover, Hanson, Marshfield, Norwell, Pembroke, Scituate.)

- Municipal Hearings - GW reviewed municipal filings and applications in the Corridor towns that were on behalf of properties within the North River Corridor.
- Site Visits - None
- Real Estate Transactions in corridor - Island View Circle/Riverside Drive, Norwell, Assessors Lot 72-85, 116 Brick Kiln Lane, Pembroke, 922 Summer Street, Marshfield - Welcome Letters sent.

### **General-Old Business-Open Discussion**

1. NRC/NSRWA/DCR Boat Cruise - Mr. Boulter reviewed a scheduled North River boat cruise which will host DCR executives and local Legislators on a tour of the river.
2. The Commission reviewed the need for general, impartial, and consistent strategies for resolving out-of-compliance projects.
3. The Commission reviewed anecdotal information for several property sites where there were potential violations or non-compliance of the Protective Order and discussed possible responses.
4. Mr. Boulter reviewed plans to perform maintenance landscaping around signs along the river denoting historical shipbuilding sites. Multiple members volunteered to assist.

Meeting Adjourned at 8:15 pm

Minutes Compiled by Gary Wolcott, Administrator

Complete video of this meeting is available on demand from Norwell Spotlight TV at

<http://72.93.231.20/CablecastPublicSite/search?query=north%20river%20commission&site=2>