

Agenda January 25, 2018 * Meeting # 520

Meetings lower level Norwell Town Offices, 345 Main Street, Route 123, Norwell, MA 02061

7:00 - Call to Order

1. Approve Minutes: December 21, 2017, Next Meeting, February 22, 2019
2. Pembroke
 - a. Luddams Ford - Invasive Vegetation removal/revegetation Project - Town of Pembroke
 - b. River Marsh, 274 Water St., Luddams Ford - Site Visit update
 - c. Luddams Ford Grant - Pembroke, Hanover & Hanson written by Wildlands Trust resubmitted
3. Hanson - Commissioner
4. Marshfield
 - a. Certificate of Compliance - 83 Macomers Ridge
 - b. Dock notification - 84 Bartletts Island Way
 - c. Height of building in Special Permit

Guideline Discussion Topics to be reviewed and updated:

*Scenic and Recreational River Protective Order for the North River (page 2) – SECTION 1. AUTHORITY AND DEFINITIONS (M) – Structure shall mean any object of a significant nature Constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground, which may include but is not limited to, buildings, walls, **fences**, towers, poles, docks, floats and impoundments.*

Fence - (Page 3) - (M) We would not consider a fence a structure, if it was an architecturally neutral color, blending with the surrounding vegetation and 90% Open, not visible at a distance of 100'.

Height - (Page 12) - (1) Principal Structures (a) Each allowed principal structure on a lot shall have a height of 35 feet above grade or less and a length of 60 feet or less, measured parallel to the river:

This is unlike the Building Inspector's measurement that measures all sides and takes an average, which may be more than our **35 foot height allowance**

Solar Panels - (Page 10) - SECTION 7 PROHIBITED USES - (C) - Electrical generating units, nuclear generating facilities, Wastewater treatment plants, communication towers:

Written before Solar Panels. Taken case by case to ensure trees are not removed, visual impact, location on property.

Prevailing View - (Page 11) Nothing is written in the Protective Order about prevailing View.

SECTION 8. SITE DESIGN STANDARDS - Where a lot has frontage on the natural bank, frontage shall be measured from a line perpendicular to the nearest point(s) of the natural bank.

If there is already a Prevailing View Drawing in the NRC file that must be used. If not a new one may be drawn using 2 parallel lines on either side of the house/structure to the river.

New Structures: (page12) **New Structures built within the Corridor:**

- (1) Principal Structures
 - a. Each allowed principal structure on a lot shall have a height of 35 feet above grade or less and a length of 60 feet or less, measured parallel to the river and:
 - i. Shall have a minimum frontage on the natural bank of 100 feet; and
 - ii. Shall have a minimum setback from the natural bank of 100 feet; and
 - iii. Shall have a combined natural bank frontage and setback of not less than 300 feet.
 - b. For every additional 10 feet of length beyond 60 feet measured parallel to the river:
 - i. The minimum frontage shall be increased by 20 feet;
 - ii. The minimum setback shall be increased by 20 feet;
 - iii. The sum of setback and attributable frontage shall be increased by 40 feet.

The NRC has a formula worksheet that can be followed for this.

7:15 - Informal Discussion - 67 Washington St. Hanover - Accessibility to North River
Caleb Estabrooks

