

North River Commission

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

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Minutes January 23, 2025 - Meeting #605

Present: Hanover, Andrew Butler (A), Hanson, Jennifer Heine (M), Norwell, Tim Simpson (M), Pembroke, Bill Boulter (M), Scituate, Adria Gallagher (M), Scituate, Ken Conway (A)

Not Attending: Hanover, Daniel Jones (M), Hanson, John Kemmett (A), Marshfield, Maryanne Leonard (M), Norwell, Stephen Lynch(A), Scituate, John Lalone (A)

7:00 - Call to Order

7:00 - Informal Discussion - 67 Bridge Street, Norwell - Clark

The homeowner, Alex Clark, appeared to discuss the floats at his property.

- **Discussion Summary**

Mr. Clark reviewed what the current float configuration is at his property and what permitting he has with the town and state. He provided a sketch of the current floats including a 4' x 10' float he has added since the floats were originally permitted. The Commission indicated that it would like to add a bylaw regulating float sizes and that it has begun reaching out to property owners with docks and floats that are beyond what has been permitted by the NRC. The Commission is interested in what other permitting dock owners have acquired from local, state, and federal agencies that also regulate docks and attendant floats. The Commission is looking to understand the process for permitting with these agencies and how it could inform a potential NRC Dock By-Law. Mr. Clark's recollection of the process that he went through for permitting his dock, including filings with the town, the state, the Army Corps of Engineers, and the NRC, illustrates how complicated and convoluted the process has become as there are multiple agencies with permitting authority on the river. Mr. Butler summarized that the Commission would like to draft a dock by-law that addresses NRC standards, acknowledges other permitting agencies regulations, and considers property owners concerns.

7:20 - Informal Discussion - 40 Turners Way, Norwell - McKim

The homeowner, Alan McKim, appeared to discuss the floats at his property.

- **Discussion Summary**

Mr. McKim joined the ongoing discussion started with Mr. Clark and reviewed his history of permitting for the docks/floats for both his property and his son's property next door. The current configuration of floats on the site was compared with what had been permitted. Army Corps of Engineer and Chapter 91 permits were granted to the previous owner and Mr. McKim bought into the current situation. This is a common scenario, a current owner who has bought a property that has permits that have not been strictly adhered to. The Commission is striving to get to a point where interagency cooperation is manifest and that permitting of docks is an open and informed procedure.

7:40 - Informal Discussion - 87 Edmund Road, Marshfield - Stiles

The homeowner, Mr. Stiles, appeared to discuss on ongoing request for a Certificate of Compliance for a Special Permit to raze/rebuild a shed.

- **Discussion Summary**

GW reviewed the circumstances of the shed construction, the original request, and what has

occurred in the interim. The Commission considered the height and width of the structure in light of how the Commission has historically interpreted those terms. The Commission discussed whether the shed, which is larger than the typical accessory structure, could qualify as a principal structure, which would trigger a different set of design standards. They also considered whether accessory structures are eligible for review under the enlarge/expand criteria listed in Section 4 of the Order that deals with pre-existing non-conforming structures. Members are concerned about consistency. Mr. Stiles will continue his efforts to reach a resolution.

8:00 – Request for Determination – 233 River Street, Norwell – DeCoste

The homeowner, Rob DeCoste, appeared to request that the Commission determine that his project to relocate an existing shed/camp is an Allowed Use.

- **Discussion Summary**

GW reviewed the site location and of the most recent NRC filing at that property. Mr. DeCoste indicated that he wished to relocate the camp to a location where previously was located another shed. The location of the existing shed is further than 100 ft. from the Natural Bank of the river. The Commission reviewed the plan and aerial photos of the site.

Motion – Ms. Gallagher made a motion to approve the project described as an Allowed Use. The motion was seconded by Mr. Butler.

Outcome – The motion was carried unanimously, 5-0. (Aye-Hanover, Hanson, Norwell, Pembroke, Scituate.)

Plans/Documents referenced: "Proposed Conditions Plan of Land for Robert and Mary DeCoste at 233 River St., Norwell, MA., Dated: October 9, 2024, Scale: 1"=30', Atlantic Coast Engineering, Joseph E. Hannon, P.E." with annotations added by the Applicant; Photo and Dimensional Sketch of Outbuilding

8:20 – Request for Determination – 0 Packets Landing, Pembroke, Assessors Lot F15-80 – Packet Landing Rec & Open Spa

The applicant's representative, Dan Macpherson, appeared to request that the Commission determine that the applicant's project to construct a boardwalk was an Allowed Use.

- **Discussion Summary**

Mr. Macpherson described the proposed project. The Packet Landing Condo Association proposes to construct a boardwalk on a trail to the river that traverses over a low, wet section of the property that connects two areas of higher ground. He described a roughly 100' long x 4' wide x 1' high boardwalk. He indicated that the boardwalk is located 215 ft. from the High-Water mark of the river. It will be constructed of direct contact, pressure treated wood. The Commission expressed a preference for as low a profile as possible. The applicant will follow up with Conservation Commission.

Motion – Mr. Butler made a motion to approve the project described as an Allowed Use. The motion was seconded by Ms. Gallagher.

Outcome – The motion was carried unanimously, 5-0. (Aye-Hanover, Hanson, Norwell, Pembroke, Scituate.)

Plans/Documents referenced: Assessors/GIS Maps, Project Specifications

New Business

1. Approved Minutes of December 16, 2024
2. Administrators Report – Administrator Gary Wolcott (GW).
 - Fiscal Year 2025 Second Quarter Financial Report completed and forwarded to NSRWA.
 - 67 Collier Road, Scituate – The Appeal process continues. There have been communications

with DCR regarding scheduling and continuances of the Appeal Hearing. Mr. Boulter and GW met with the DCR appointed attorney to review the Appeal and the Commission's response.

- Municipal Hearings - Municipal filings and applications in the Corridor towns of properties within the North River Corridor were reviewed.
- Norwell Spotlight TV - The Commission reviewed the NRC 2025 meeting schedule for video coverage and discussed ways the Commission can enhance the coverage.
- Site Visits - None.
- Real Estate Transactions in corridor - 50 Collier Road, Scituate, 22 Old Meeting House Lane, Norwell, 208 Damons Point Road, Marshfield, 210 Damons Point Road, Marshfield, 89 Kings Landing Road, Norwell.

3. Dock/Float Regulation Discussion

General-Old Business-Open Discussion

None.

Meeting Adjourned at 9:10 pm

Minutes Compiled by Gary Wolcott, Administrator