

North River Commission

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

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Minutes June 26, 2025 – Meeting #610

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

7:00 – Call to Order

7:00 – Request for Determination – 158 River Road, Hanover – Graham

The Applicants, Jeffrey and Lori Graham, represented by Xander Oram of Merrill Engineers and Land Surveyors, requested that the Commission determine that the proposed construction of an inground pool was an Allowed Use.

- **Discussion Summary**

Mr. Oram described the project as an inground pool and patio adjacent to the existing dwelling. The pool will be 13' wide x 28' long amidst a pervious paver patio. The project is located between 100 and 200 feet from the Natural Bank of the river with all the proposed construction farther away from the bank than the existing dwelling. The pool and patio will be located behind two existing retaining walls. A filing with Conservation Commission is pending, upon resolution with the North River Commission. In response to questioning from Mr. Lynch and Mr. Jones, Mr. Oram described the visual impact of the pool, noting that the pool is essentially behind the retaining wall and only marginally visible above it. Mr. Simpson asked what is in the current location of the proposed work and whether any trees are marked for removal. Mr. Oram indicated the area consists of lawn and a brick walkway and that no trees needed to be removed. He noted a garage located behind the proposed construction area that would effectively continue as the view seen from the river. Mr. Butler believes that due to the topography of the site, the pool will not be visible to anyone on the river. Mr. Simpson asked if the pool was at the same grade as the house. Mr. Oram stated that the pool was more-or-less flush with the adjacent porch. Ms. Leonard noted that visibility from the river isn't the only standard for review, reminding colleagues of the Protective Order's site and design requirements. Several members noted the existing view of the site from the river included the house and adjacent garage and that the proposed project was contained within this parameter.

Motion – Ms. Leonard made a motion to determine that the presented project is an Allowed Use. The motion was seconded by Ms. Heine.

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

Plans/Documents referenced: Plan - "Site Plan, 158 River Road, Assessor's Parcel #65-75, Hanover, Massachusetts, Scale: 1' = 20', Dated: June 12, 2025, Merrill Engineers and Land Surveyors, Brendan P. Sullivan, P.E., P.L.S."

New Business

1. Approved Minutes of May 22, 2025.
2. Administrators Report - Administrator Gary Wolcott (GW).
 - GW gave a final review of the Fiscal Year 2025 Financial Report.
 - 67 Collier Road, Scituate Appeal of Special Permit Denial - The appeal has been remanded back to the Commission to hear new testimony and review new material at the July 24, 2025 meeting. Methods for the members to electronically, or otherwise, receive the newly submitted material were discussed.
 - HD 4110 - Members Simpson and Lynch reviewed a meeting they had with Norwell Select Board. Mr. Jones reviewed meetings he had with Town of Hanover. Mr. Boulter reviewed his meetings with Town of Pembroke. Ms. Leonard reviewed her communications with Town of Marshfield. Members discussed/reviewed an official opposition letter to the bill that will be submitted to the Joint Committee reviewing the Bill.
 - **Motion** - Mr. Jones made a motion to accept the presented letter. The motion was seconded by Ms. Heine.
 - **Outcome** - The motion was carried unanimously, 6-0. (Aye-Hanover, Hanson, Marshfield, Norwell, Pembroke, Scituate.)

The members signed the letter and it will be submitted. Members discussed who will be attending the Joint Committee to testify in opposition to the bill. Methods of attending and manner of testimony were discussed.
 - Municipal Hearings - No matters are before municipal boards or commissions in the Corridor towns this month.
 - Site Visits - None.
 - Real Estate Transactions in corridor - 16 Barry's Landing, Scituate, 10 Damon's Point Circle, Marshfield, 118 Brigantine Circle, Norwell, 2 Cove Creek Lane, Marshfield, a.k.a. 254 Spring Street, Marshfield. All received a Welcome Letter from the Commission.

General-Old Business-Open Discussion

1. Review of proposed dock/float regulations. Mr. Lynch reviewed suggestions for administrative and/or enforcement aspects the proposed by-law. He reminded members that he would take comments and suggested edits to the proposed by-law for one more month and then would proceed to crafting a version of the by-law that the Commission could offer to the Corridor Towns, and ultimately, the public, for review.

Meeting Adjourned at 8:30 pm

Minutes Compiled by Gary Wolcott, Administrator

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

<https://www.norwellspotlighttv.com/schedule.html>