

North River Commission – Minutes

Meeting #615 – November 20, 2025 – Norwell Town Offices, 93 Longwater Circle, Norwell, MA

Present:

Jones (Hanover), Heine (Hanson), Leonard (Marshfield), Cyrus (Marshfield – A), Lynch (Norwell), Simpson (Norwell-A), Gallagher (Scituate), Lalone (Scituate – A),

Absent:

Boulter (Pembroke), Butler (Hanover – A), Kemmett (Hanson – A), Conway (Scituate – A)

1. Application for Special Permit – 22 Barry’s Landing, Scituate (D’Argento)

Request: Special permit application for construction of additions, pool, cabana and accessories.

The applicant requested a continuance.

Action:

Motion to continue the 22 Barry’s Landing hearing to the December 18, 2025 meeting. (Gallagher/Leonard) – Vote: 5–0.

2. Administrative / Other Business

- Approval of Minutes:

Action:

Motion to accept the minutes of Meeting #614 (October 23, 2025) (Heine/Leonard) – Vote: 5–0.

3. Administrator’s Report

-Approval letters were mailed for the projects receiving positive determinations in October, including:

- 160 Schoosett Street (Pembroke) – Dock project approval
- 110 Damon’s Point Road (Marshfield) – Septic repair approval
- 25 Damon’s Point Circle (Marshfield) – Raise-and-rebuild approval

- 14 Damon's Point Road (Marshfield) - A Certificate of Compliance was mailed to the applicant who has recorded it at the Registry of Deeds and submitted proof of recording.
- 67 Collier Road, Scituate – The appeal of the Commission's Special Permit denial is moving forward with DCR. A status conference is scheduled for November 24 to determine a hearing date.
- 85 Harbor Lane, Norwell – As-built plan received for the previously approved dock project; project now closed out.
- Real Estate transactions in Corridor -48 Moreland Road, Scituate, 18 Little's Lane, Marshfield.
- Site Visits - A Commission site visit was held for 166 Schoosett Street, Pembroke (commercial redevelopment project), to be heard under Item 5.
- Municipal Filings of Interest - Hanover – 28 Old Shipyard Lane – Septic repair approx. 150–200 ft from the natural bank; Marshfield – 110 Damon's Point Road – Septic repair continuing through local board approvals; Pembroke – 160 Schoosett Street – Planning Board and Conservation for project under NRC review; Scituate - 22 Barry's Landing – Conservation Commission.

4. Float By-Law – Commission Discussion

Member Steve Lynch to provide an update on the proposed float by-law.

Summary of Discussion

- Significant progress has been made refining the draft by-law.
- Discussion of scheduling the required public hearing, including advertising requirements in multiple newspapers.
- Advertising costs are lower than originally estimated (approximately half the earlier assumption).
- Commissioners discussed:
 - Optimal timing for public hearing
 - Notification strategy, including outreach to:
 - NSRWA
 - Local Conservation Commissions
 - Select Boards
 - Elected officials
 - DCR and other relevant agencies
 - Posting the draft by-law on the Commission's website for public review.
 - Use of Zoom to increase public participation.

Action:

Motion to schedule the public hearing for the Float By-Law at the January 22, 2026 meeting, with the Administrator authorized to prepare required notices and outreach materials.

(Lynch/Leonard) – Vote: 5–0.

5. Application for Special Permit – 166 Schoosett Street, Pembroke (North & South Rivers Watershed Association)

Request:

Special Permit for commercial site redevelopment, including renovation of existing building and associated site improvements.

Presentation:

James Garfield, P.E. (Morse Engineering), representing NSRWA, presented the project with NSRWA Executive Director Samantha Woods and consultant Dick Halverson.

Key elements include:

- Reuse of existing commercial building for offices and community programming
- ADA improvements (new ramp, paved accessible spaces)
- New deck on sonotubes
- Pervious paver patio, pergola, and two composting toilets
- Two new rain gardens to treat stormwater at a site currently lacking stormwater management
- Vegetation management and invasives removal plan

NSRWA is in the process of purchasing the property specifically due to its river access and suitability for river-related education and outreach.

Discussion:

- Commissioners confirmed the project is consistent with the Protective Order.
- Questions addressed included:
 - Snow storage and its relation to rain gardens
 - Structural support (sonotubes vs. helical piles)
 - Vegetation removal and need for consultation prior to any tree cutting
- Conservation Commission and Planning Board reviews noted as ongoing.
- One abutter (DiBona) spoke in support of the project.

Action:

Motion to approve the Special Permit as submitted.

(Lynch/Gallagher) – Vote: 5–0.

5. General / Open Discussion

- 83 Chief Justice Cushing Way, Scituate

A Commissioner noted resurfacing activity at the property.

Discussion included:

- Work appears to be a resurfacing of an existing driveway, with no stated expansion.
- Administrator will check whether any filing was made with the town; however, this type of work may not fall under NRC jurisdiction.

- 48 Schoosett Street, Pembroke

Multiple Commissioners raised concerns after learning of a proposed lithium-ion battery storage project near, but outside, the river corridor (~1,000-1500 ft from the natural bank).

Key points discussed:

- Potential risks of fire, runoff, and air-deposited particulates.
- Project is under review by Pembroke's Zoning Board due to an appeal of Planning Board approval.
- Commissioners questioned whether NRC should submit an advisory opinion, though no jurisdiction exists.
- Commissioner Lynch suggested investigating any DCR or state best-practice guidance for such facilities.

No formal action taken. Administrator will gather additional information.

Adjournment

Adjourned: 7:50 p.m.

Minutes prepared by: Gary Wolcott, Administrator

Video available: Norwell Spotlight TV – <https://www.norwellspotlighttv.com/schedule.html>