Minutes of Meeting #625 - September 24, 2026

Location: Room 220, Norwell Town Offices, 93 Longwater Circle, Norwell, MA 02061

Present: Heine (Hanson), Jones (Hanover), Lawrence (Hanover - A), Boulter (Pembroke), Lynch (Norwell), Simpson (Norwell – A), Gallagher (Scituate)

Absent: Kemmett (Hanson – A), Leonard (Marshfield), Cyrus (Marshfield – A)

I. Call to Order

The Chair called Meeting #625 of the North River Commission to order at 7:00 p.m.

II. Public Hearings

There were no public hearings scheduled.

III. Approval of Minutes – August 27, 2026

Action: Motion to approve the minutes of the August 27, 2026 meeting. (Gallagher/Heine) — Vote: 5-0

IV. Administrator's Report

67 Collier Road, Scituate

The Administrator reported that he had updated DCR on the status of Town of Scituate's ongoing review of the project and the Commission's continuing interest in resolution of the matter.

36 Littles Lane, Marshfield

The Determination issued at the August 27, 2026 meeting that the removal of a diseased tree was an Allowed Use was forwarded to the applicant.

Real Estate Transactions

The Administrator reported on recent property sales identified within the North River corridor, for which welcome letters have been sent, including: 11 Nathaniel Way, Marshfield and 102 Riverside Circle, Marshfield

V. Annual Meeting

Election of Officers

The Commission has two officers, a Chair and a Vice Chair, and officers are to be elected annually. Members discussed continuing the current officers versus changing roles. The Chair offered to remain in either position. After discussion, the Commission agreed to exchange the roles of the two current officers, effective at the next meeting.

Action: Motion to reverse the roles of the two current officers, with Ms. Heine moving to Chair and Mr. Boulter moving to Vice-Chair effective at the next meeting (October 22, 2026). (Lynch/Gallagher) — Vote: 5-0

VI. General – Old Business – Open Discussion

Purchaser Notice of the North River Protective Order

The Commission discussed methods to increase awareness of the Protective Act for buyers of properties in the North River Corridor.

Members discussed the following approaches:

Local boards. Asking building departments, conservation commissions, planning boards and boards of health to advise owners and applicants that a parcel lies within the corridor, supported by parcel lists supplied by the Commission.

Real estate brokers. Sending brokers a letter and parcel lists for each of the six towns.

Condition of Commission action. Requiring recording or acknowledgment as a condition of approvals. Members questioned whether this would be a barrier or overreach, particularly for simple determinations, and noted it would place the burden on the owner.

Annual mailing/newsletter. Reinstating the annual notice that formerly went to owners of record in the corridor. Members favored this, suggested including it in next year's budget and posting a downloadable version on the Commission website. Prior newsletter samples exist in hard copy in the office.

Members supported pursuing the town-department outreach and the annual mailing first. The Administrator stated that he would proceed through all channels, and that the outreach would be informational and would not commit the Commission to anything.

Action: Motion to authorize the Administrator to begin outreach on the alternatives discussed. (Lynch/Gallagher) — Vote: 5-0

Mapping the Protective Order boundary. Options discussed were continuing efforts to include the project as part of the MOU with the Department of Conservation and Recreation, asking Town of Norwell who produced its Corridor lines shown on their Assessors Maps, and member networking for contacts who may be able to assist.

River Outing and Sign Maintenance

Mr. Boulter proposed a pontoon boat trip, before it is removed from the water on October 15, to travel up the river at high tide, clear vegetation around the scenic river signs and give members who have not been up the river an opportunity to see it.

VII. Adjournment

Action: Motion to adjourn the meeting. (Heine/Gallagher) — Vote: 5-0

Next Meeting: October 22, 2026, Room 133A, Norwell Town Offices.

Minutes prepared by: Gary Wolcott, Administrator