



TOWN OF HINGHAM

Planning Board

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AUG 19 2022

Town Clerk
Hingham, MA

NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

Owner/Applicant: Town of Hingham Country Club Management Committee
 Tom Mayo, Town Administrator Kevin Whalen, Executive Director
 210 Central Street 274 South Street
 Hingham, MA, 02043 Hingham, MA 02043

Property: South Shore Country Club, 274 South Street, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 8357, Page 277

Plan References: "South Shore Country Club, Outdoor Pool Complex, 274 South Street, Hingham, MA, 02043," prepared by Pare Corporation, 10 Lincoln Road, Suite 210, Foxboro, MA, dated May 20, 2022 (20 sheets; sheets C2.0, C2.1, and C5.4 revised through June 9, 2022 and revised sheet L1.0 dated June 29, 2022)

 "Existing Tree Plan," prepared by RMD Collaborative, 685 Centre Street, Jamaica Plain, MA 02130, dated February 25, 2022 (1 sheet)

 "Vehicle Turning Movements," prepared by RMD Collaborative, 685 Centre Street, Jamaica Plain, MA 02130, dated March 17, 2022 (4 sheets)

 "South Shore County Club's Traffic and Parking Management Plan," dated July 6, 2022

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of the Town of Hingham (the "Applicant") for a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law (the "By-Law") and such other relief as necessary to construct a new pool complex including a 5,000+ SF bathhouse, fenced pool area, filtration structure, equipment storage building, equipment pad and other improvements at the South Shore Country Club, 274 South Street, in the Business Recreation District.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on May 23, 2022 via Zoom as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 (as extended pursuant to Chapter 107 of the Acts of 2022) temporarily suspending certain provisions of the Open Meeting Law. The Board simultaneously opened a hearing on a related application for Site Plan Review under § I-I of the By-Law. Subsequent substantive hearings were concurrently held on June 13, 2022, July 11, 2022, and August 8, 2022. The Board panel consisted of regular members Kevin Ellis, Acting Chair, Gordon Carr, Rita DaSilva, Judith Sneath, and Gary Tondorf-Dick. Kevin Whalen, South Shore Country Club Executive Director, presented the application to the Board along with project representatives including James Jackson, P.E., of Pare Corporation and Chris Rotti, AIA, of RMD. The Board was assisted in its review by Patrick Brennan, P.E., of Amory Engineers and Jeffery Dirk, P.E., PTOE, FITE, of Vanasse & Associates. At the conclusion of the review, the Board voted to grant the Special Permit A3 Parking Determination under Section V-A of the By-Law with conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representative, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND

The subject property consists of approximately 154 acres of land located at 274 South Street, which is currently occupied by the South Shore Country Club (SSCC). The property is bound by South Street and the MBTA commuter rail to the west, New Bridge Street to the south, and residential properties to the east and north. The property maintains frontage on South Street, which provides access to the premises. The driveway leads to three parking areas adjacent to the existing tennis courts, pool, banquet and conference hall, restaurant, bowling alley, and Golf Pro shop. The golf course occupies the area to the south of these buildings and covers the majority of the property.

The SSCC proposes to construct a new pool complex, including a 5,000+ SF bathhouse, fenced-in pool area, filtration structure and equipment storage building, equipment pad, and related site improvements. The proposed pool area will displace the existing tennis courts and replace the existing pool, which is no longer operational, to the west of the club house building. The project site (the "Site") consists of 1.24 acres of land bound by a wooded area to the north and east, and the existing parking areas to the south and west.

With respect to existing stormwater patterns and management, runoff currently generated from the Site flows overland to the west where most of the runoff is captured in a catch basin east of the large concrete retaining wall. The remaining runoff from the Site flows overland into one of two wetland locations at either the entrance drive or the northeast of the Site. The existing Site contains approximately 0.75 acres of impervious area, which consists of paved parking areas and 2 tennis courts. The remaining portions of the Site are grass and woods.

The proposed grading scheme is designed to shed water to match the existing conditions to the maximum extent possible and generally slope away from the pool complex so as to protect the

complex from stormwater runoff. Stormwater is proposed to be conveyed in accordance with best management practices (BMP's) via overland flow and a stormwater conveyance system consisting of area drains, manholes, and HDPE piping. Additionally, post-development runoff rates are proposed to be maintained or reduced from the pre-development condition and released into existing drainage paths downstream of the proposed improvements. Proposed impervious areas will be treated prior to leaving the Site in accordance with the Massachusetts Stormwater Handbook. Finally, the proposed drainage system is designed to include source control and maintenance, such as removal of sediment buildup from best management practices, and an underground infiltration system. Runoff from the Site is proposed to flow overland into catch basins and the pool complex's drainage system into the underground infiltration system. Overflow from the infiltration system is proposed to be connected via a pipe outlet discharging to the existing wetlands.

The project proposes 234 parking spaces to support the existing uses, including the reconstructed pool complex, with an opportunity shown on the Site Plans to provide an additional 56 overflow parking spaces onsite, including 36 parking spaces in a grass area along the south side of the driveway, 4 parking spaces along the east side of the drive to the west of the clubhouse building, and 16 tandem parking spaces for employees in the paved area to the south of the maintenance facility that is currently under construction, for limited events. The plans also note the availability of offsite overflow parking in the area at the MBTA lot (up to 149 spaces) and Carlson Field (up to 182 spaces), subject to authorization by the applicable property owner. While the Applicant noted that the mix of uses that will be located within the South Shore Country Club at the completion of the Project would technically require 438 parking spaces to meet the parking requirements of Section V-A, the Board's traffic engineer confirmed that the By-Law's requirements far exceed the standards provided by the Institute of Transportation Engineers for a golf course and typical accessory uses. He confirmed that the available parking supply was sufficient based on the submitted Traffic and Parking Management Plan (TMP). In addition, the traffic engineering peer review of this project addressed issues related to vehicle and pedestrian access and circulation, Massachusetts Department of Transportation (MassDOT) design standards, Town Zoning requirements as they relate to access, parking and circulation, and accepted Traffic Engineering and Transportation Planning practices.

As a result of peer review comments, satisfactory revisions were provided by the Applicant, including the TMP for event conditions and for those occasions when the demand for parking may exceed the available parking supply. The TMP includes a strategy to schedule events so as not to overlap with the peak-use periods of other facilities within the South Shore Country Club or other events.

During the course of the hearing, the Board raised numerous questions and provided extensive comments pertaining to the proposed drainage system, grading, parking, traffic, vehicle and pedestrian access and circulation, noise generation, additional tree plantings, hours of operation, and potential effects on abutters. Several abutters and members of the public raised questions and provided comments both during the public hearings as well as in writing. The Board took into consideration questions and comments raised and included conditions to address some of the abutter concerns.

FINDINGS

a. The parking is sufficient in quantity to meet the needs of the proposed project;

The project proposes 234 parking spaces to support the existing uses and the proposed pool complex, with an opportunity shown on the Site Plans to provide an additional 56 overflow parking spaces onsite, including 36 parking spaces in a grass area along the south side of the driveway, 4 parking spaces along the east side of the drive to the west of the clubhouse building, and 16 tandem parking spaces for employees in the paved area to the south of the maintenance facility that is currently under construction, for limited events. The plans also note the potential availability of offsite overflow parking in the area at the MBTA lot (up to 149 spaces) and Carlson Field (up to 182 spaces) subject to authorization by the respective land owners. The mix of uses that will be located within the South Shore Country Club at the completion of the Project would, if simultaneously conducted at maximum capacity, require 438 parking spaces to meet the parking requirements under Section V-A; however, the property will be managed by the Applicant to minimize coincident uses that would generate parking demand in excess of supply. The Board's traffic engineer also confirmed that the By-Law's requirements far exceed the standards provided by the Institute of Transportation Engineers. Thus, the proposed parking is sufficient.

b. Pedestrian access and circulation has been provided for;

Various improvements to the South Shore Country Club entrance and pedestrian crosswalks throughout the parking lot are proposed as a result of this project.

c. New driveways have been designed to maximize sightline distances to the greatest extent possible;

Striping and signage improvements are proposed at the entrance of the South Shore Country Club as a result of this project. Additionally, driveway improvements near the project site have been included to allow for better fire apparatus and vehicle turning onsite.

d. It is impractical to meet these standards and that a waiver of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings; and

No waivers are requested of these regulations and the proposed traffic and parking management plan has been designed to minimize adverse impacts on the parking and traffic on-site.

e. The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

No relief is requested as a result of this project.

MOTION

Upon a motion made by Kevin Ellis and seconded by Gordon Carr, the Board voted unanimously to GRANT the application of the Town of Hingham for a Special Permit A3 Parking Determination under § V-A of the Zoning By-Law to construct a new pool complex including a 5,000± SF bathhouse, fenced pool area, filtration structure, equipment storage building, equipment pad and other improvements at the South Shore Country Club, 274 South Street, in the Business Recreation District subject to the following conditions:

1. Sight Lines. The landscaped island within the driveway approaching South Street shall be maintained to ensure that the requisite sight lines are provided.
2. Traffic and Parking Management Plan. The Applicant shall review the proposed Traffic and Parking Management Plan with the Police Chief and Community Planning Department following one full season of operation, or more frequently, and annually thereafter, or upon police reports of parking complaints of on street overflow parking generated at the property. As part of said review, the Applicant shall include any reports of noncompliance with the approved TMP. This review of the TMP shall also include data related to tracking of a parking counts and parking availability onsite to demonstrate adequacy of parking during any given pool season. After one season of operation, and thereafter should it be determined that additional Board review is required by the Police Chief and Community Planning Department, a noticed public meeting shall take place and the Board may modify the permit to address any identified issues.
3. Overflow Parking Lot. Seasonal or permanent markers shall be installed at intervals along the 50ft wetland buffer to the overflow parking area to prevent overflow encroachment into said buffer. Examples of markers include signs or posts. A revised site plan and specifications shall be submitted to the Community Planning Department and Conservation Office for approval prior to issuance of a building permit. The Applicant shall install the markers prior to issuance of a certificate of occupancy. Thereafter, the Applicant shall restore the grass if disturbed by overflow parking.
4. Hours of Operation. Hours of operation for the pool complex shall be 7:00 AM to 7:30 PM seasonally and on weekends 10:00 AM to 7:00 PM seasonally.
5. Plan Changes. The installation of a bubble or other enclosure over the facility shall be considered a major modification of this Special Permit to be reviewed by the Board through a noticed public hearing so that impacts to traffic and parking associated with the conversion of the facility from seasonal to year round may be considered.

For the Planning Board,



Kevin Ellis

August 19, 2022

In Favor: Kevin Ellis, Gordon Carr, Rita DaSilva, Judith Sneath, and Gary Tondorf-Dick

Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.