



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Black Rock Country Club
19 Clubhouse Drive
Hingham, MA 02043

Agent: George McGoldrick
19 Clubhouse Drive
Hingham, MA 02043



Property: 19 Clubhouse Drive, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 21469, Page 96

Plan References: "Black Rock Country Club Golf Building, 19 Clubhouse Drive, Hingham, MA," prepared by Rockwood Design, Inc., 1020 Plain Street, Suite 320, Marshfield, MA, dated August 31, 2022 (18 Sheets)

"Plan of Land, 19 Clubhouse Drive, Hingham, MA," prepared by Perkins Engineering, 1287 Washington Street, Weymouth, MA, dated November 14, 2022 and revised through November 18, 2022(1 Sheet)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Black Rock Country Club (the "Applicant") for Site Plan Review with waiver requests under § I-I of the Zoning By-Law (the "By-Law") and such other relief as necessary to construct a 1,480 SF golf simulator accessory building and make related improvements at 19 Clubhouse Drive in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on January 9, 2023 via Zoom as an alternate means of public access pursuant to Chapter 107 of the Acts of 2022 temporarily suspending certain provisions of the Open Meeting Law. The Board

panel consisted of regular members Judith Sneath, Chair, Gordon Carr, Rita DaSilva, Kevin Ellis, and Gary Tondorf-Dick. George McGoldrick, Black Rock Country Club, presented the application to the Board. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I 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 & DISCUSSION

The subject property, known as Black Rock Country Club, consists of numerous dwellings in addition to the country club related facilities and amenities. The Applicant proposes to construct a 1,480 SF one-story golf simulator accessory building, resulting in 5,400 SF of disturbance, including trenches for installation of underground utilities, in an area presently used as an existing practice putting green. There is no tree removal or grading proposed in connection with the project as the area is already cleared and level for the putting green.

During the course of the hearing, the Board asked if there was any impact on parking as a result of the project. No public comment was received related to this project.

WAIVERS

The Applicant requested waivers of the submittal requirements under § I-I, 5.e (zoning analysis), g (landscape plan), h (tree protection and mitigation plan), and j (construction schedule), as they do not apply given the limited nature of the project and its interior location on a vast site.

DESIGN AND PERFORMANCE STANDARDS

With the exception of the following, none of the Design and Performance Standards under Section I-I, 6. are applicable to the proposed golf simulator building:

a. Land Disturbance

The project proposes 5,400 SF of land disturbance, including utility trenches, on an existing practice putting green. No changes to natural topography or drainage patterns are proposed, as the area is already developed.

b. Site Design

The proposed structure is interior to the vast site and will blend with the rest of the site.

c. Character and Scale of Buildings

The character and scale of the development matches that of the nearest structure (clubhouse), as well as the dwellings within the property.

h. Utilities

Utilities for the new structure will connect underground to those existing onsite.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made the following findings in accordance with the Approval Criteria under § I-I,7. of the By-Law:

- a. The proposed development, as conditioned by the Approval, will not adversely affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, and users of the adjoining streets or highways, and the welfare of the Town generally.
- b. The proposed development meets all applicable Design and Performance Standards.

MOTION

Upon a motion made by Gary Tondorf-Dick and seconded by Gordon Carr, the Board voted unanimously to GRANT the application of Black Rock Country Club for Site Plan Approval under § I-I of the Zoning By-Law, with a waiver of a submittal requirements under § I-I, 5.e, g, h, and j related to a zoning analysis, a landscape plan, a tree protection and mitigation plan, and a construction schedule, to construct a 1,480 SF golf simulator accessory building and make related improvements at 19 Clubhouse Drive in Residence District C, subject to the following condition:

- 1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.

For the Planning Board,



Judith Sneath
February 8, 2023

In Favor: Judith Sneath, Gordon Carr, Rita DaSilva, Kevin Ellis, 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.