



# TOWN OF HINGHAM

## Planning Board

### NOTICE OF DECISION SITE PLAN REVIEW

#### IN THE MATTER OF:

Applicant/Owner: Black Rock Country Club  
c/o George McGoldrick, President  
19 Clubhouse Drive  
Hingham, MA 02043

Agent: Jeffrey Scimone  
South Shore Gunite Pools and Spas, Inc.  
12 Esquire Road  
Billerica, MA 01862

Property: 25 Clubhouse Drive, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 21469 Pages 18-50

Plan References: "Black Rock Country Club, 19 Clubhouse Road, Hingham, MA 02043," prepared by South Shore Gunite Pools and Spas, Inc., 12 Esquire Road, Billerica, MA, dated July 25, 2024 and revised through September 16, 2024 (13 Sheets, Sheet SP-040 revised through October 24, 2024)

"Disturbance Plan," prepared by C & G Survey Company, 37 Jackson Road, Scituate, MA, dated September 16, 2024 (1 Sheet)

"Proposed Pool Plan," prepared by C & G Survey Company, 37 Jackson Road, Scituate, MA, dated September 16, 2024 (1 Sheet)

RECEIVED

NOV 19 2024

Town Clerk  
Hingham, MA

#### 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 under § I-I of the Zoning By-Law (the "By-Law") to reconstruct an existing pool with associated hardscaping at 25 Clubhouse Drive in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on November 4, 2024 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 temporarily suspending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Gordon Carr, Chair, Rita DaSilva, Kevin Ellis, Tracy Shriver, and Gary Tondorf-Dick. Jeffrey Scimone, South Shore Gunitite Pools and Spas, Inc., presented the application to the Board. At the conclusion of the review, the Board voted 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 is the site of Black Rock Country Club, including the golf course, all dwelling units, the clubhouse, pool, and other accessory structures. The proposal calls for removal and replacement of the existing pool in the same location as presently exists with a slightly expanded footprint of the pool and pool deck. Total land disturbance consists of 17,044 SF of land – almost all of which is in the area of the existing pool and pool deck – with no cut or fill.

With respect to stormwater improvements, both the pool deck and linear deck with pitch into drains located around the pool perimeter and over 3,000 CF of crushed stone for subsurface drainage disbursement. Two locations of water collection and disbursement are identified: 1) the redirection of deck drainage disposal to the 3281 CF of crushed stone below the pools subbase and 2) the natural collection within the pool's 3 inches of freeboard, equating to approximately 10,318 gallons of incapacity surge prior to redirection to drainage. A silt sock is proposed along the down-gradient limit of work and there will be minimal grading to provide a level surface for the pool and pool deck areas and allow for proper drainage.

Peer review was not obtained for this project given the limited nature and the fact that the project is almost entirely within the same area as the existing pool and pool deck.

During the course of the hearing, the Board raised questions and comments related to the phasing of the project, the expansion of the pool/deck areas, and the type of fencing proposed. There was no public comment.

### **WAIVERS**

The Applicant requested waivers of Submittal Requirements under Section I-I.5.f, utility plan, h, landscape plan, and g, tree protection and mitigation plan. Given the limited nature of the project and the lack of trees in the development area, the Board agreed to grant these waivers.

## **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 interior work for the reconstructed pool and pool deck:

**a. Land Disturbance**

Total land disturbance consists of 17,044 SF of land – almost all of which is in the area of the existing pool and pool deck – with no cut or fill. Additionally, the proposed work is located in the same location as presently exists with a slightly expanded footprint of the pool and pool deck and is designed to maintain existing drainage patterns to the greatest extent practicable.

**b. Site Design**

The proposed work is in the same location as the existing pool and pool deck but with a slightly increased footprint.

**f. Finished Grade**

This project proposes minor grade changes in order to provide stability for the pool and pool deck and allow for proper drainage.

**g. Stormwater Management**

Both the pool deck and linear deck with pitch into drains located around the pool perimeter and over 3,000 CF of crushed stone for subsurface drainage disbursement. Two locations of water collection and disbursement are identified: 1) the redirection of deck drainage disposal to the 3281 CF of crushed stone below the pools subbase and 2) the natural collection within the pool's 3 inches of freeboard, equating to approximately 10,318 gallons of incapacity surge prior to redirection to drainage.

## **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 Gordon Carr and seconded by Gary Tondorf-Dick, the Board voted 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 Submittal Requirements under § I-I.5.f, h, and g related to a utility plan, landscape plan, and tree protection and mitigation plan, to reconstruct an existing pool with associated hardscaping at 25 Clubhouse Drive in Residence District C, subject to the following conditions:

1. **Proof of Recording.** 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.
2. **Pre-Construction Meeting.** A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before issuance of a building permit.
3. **Limits of Work; Tree Protection Areas.** During clearing and/or construction activities, the marked limit of work shall be maintained until all construction work is completed and the site is cleaned up. All vegetation beyond the limit of work shall be retained in an undisturbed state and no stockpiling of topsoil or storage of fill, materials, or equipment may occur within the protected area.
4. **Construction Vehicles.** All construction vehicles shall be parked onsite. No construction vehicles shall enter the premises before 7 AM on any given construction day. In the event it is not feasible for construction vehicles to park onsite, the Applicant shall schedule a police detail to safely direct traffic.
5. **Inspections.** Inspections shall be required during construction, and prior to issuance of a certificate of occupancy, of all elements of the project related to or affecting erosion control, limits of work, and the approved drainage and stormwater system installed for the project. The Planning Board may require, at the applicant's expense, the establishment of a consultant fee account pursuant to Massachusetts General Laws Chapter 44 Section 53G, to fund the cost of such inspections.
6. **As-Built Plan Requirement.** Upon project completion an as-built plan must be submitted to the Building Commissioner and Community Planning Department prior to the issuance of a certificate of occupancy, and in no event later than two years after the completion of construction. In addition to such other requirements as are imposed by the Building Commissioner, the as-built plan must demonstrate substantial conformance with the stormwater system design and performance standards of the approved project plans. The as-built plan must also demonstrate substantial conformance with all other aspects of the approved project plans.

For the Planning Board,



---

Gordon Carr

November 19, 2024

**In Favor:** Gordon Carr, Rita DaSilva, Kevin Ellis, Tracy Shriver, 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.