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TOWN OF HINGHAM

Board of Appeals

NOTICE OF DECISION MINOR MODIFICATION TO SPECIAL PERMIT DATED FEBRUARY 13, 2003

IN THE MATTER OF:

Applicant: New Boston Golf Club
a/k/a Boston Golf Club
289 Whiting Street
Hingham, MA 02043

Premises: New Boston Golf Club
19 Old County Road &
289 Whiting Street
Hingham, MA 02043

At its regularly scheduled and posted meeting of March 11, 2025, the members of the Zoning Board of Appeals, (Paul K. Healey, Acting Chair, Jed Ruccio, Member and Michael Mercurio, Associate Member) considered the requests made in a letter dated March 6, 2025 to the Board, submitted by Attorney Jeffrey A. Tocchio, DTM Law, P.C., on behalf of his client, New Boston Golf Club ("Boston Golf Club").

Boston Golf Club was granted a Special Permit A2 with conditions to construct the golf course on February 13, 2003. Boston Golf Club is an 18-hole golf course on 160± acres of land. The golf course is bisected by Cushing Street, with nine holes on either side of Cushing Street that are accessed via a tunnel under the roadway. The primary member-facing golf facilities (club house, member parking, etc.) are located to the east of Cushing Street and accessed via the club entrance driveway at 19 County Road, and the maintenance facilities are located to the west of Cushing Street and accessed via the driveway at 289 Whiting Street.

As outlined in their March 6, 2025 letter, Boston Golf requested findings from the Board that adding (i) a 130-square foot "comfort station" proximate to the 5th golf hole green, *and* (ii) a 320 square foot "snack shack" proximate to the 10th golf hole tee box, qualify as minor modifications under Condition #10 of the Special Permit, which provides: "[a]ny expansion or significant alteration of the club facilities will require modification of the Special Permit and Site Plan unless the Zoning Board of Appeals determines that such change is a minor modification."

Excerpts from the letter with the structure descriptions provided below:

1. Accessory Shed Structure (130 S.F.) "Comfort Station"

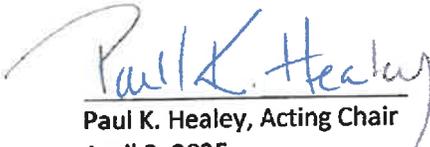
Boston Golf seeks a finding relating to the construction and operation of an accessory shed structure proximate to the 5th golf hole green, which is located to the west of Cushing Street, to provide pre-packaged foods and beverages for golfers. The accessory structure is only 130 square feet (13' by 10') with a vaulted roof overhang at the service window to shield golfers from sun and weather. The accessory shed structure will be placed/constructed on four (4) concrete blocks and the overhang will be supported by two posts placed/constructed on sonotubes. Electricity will be extended to support refrigerator(s) and an ice bin. There are no cooking or food preparation facilities and no bathroom, and the structure will be staffed by a single employee. The accessory structure is located over 700 linear feet from both Whiting Street and Cushing Street and will only service golfers during their playing round on the course. A copy of the floor plan and location plan are attached hereto as Exhibit 1.

2. Accessory Shed Structure (320 S.F.) "Snack Shack"

Boston Golf also seeks a finding for the addition an operation of an accessory "snack shack" proximate to the 10th golf hole tee box, which is located to the east of Cushing Street, to provide cold drinks and food for golfers as they begin the second half of their golf round. The accessory structure is only 320 square feet (20' by 16') in size, with overhang to shield golfers, and includes a food service area and single restroom for use by golfers. The "snack shack" serves only pre-made and pre-packaged foods and beverages. The "snack shack" was assumed to be a minor modification as it received signoffs and/or approvals in 2023, including the Board of Health, and this request seeks to formalize that well-supported informal determination. The "snack shack" is located over 450 linear feet from Cushing Street (and at a significantly higher elevation) and over 1,100 linear feet from Old County Road. This accessory structure is also limited to serving golfers during their playing round on the course.

Based on the information provided and representations made at the meeting, the Board of Appeals voted unanimously to approve the requested minor modifications as requested.

For the Board of Appeals,


Paul K. Healey, Acting Chair
April 9, 2025

cc: Town Clerk, Building Commissioner and to File