



# TOWN OF HINGHAM

## Planning Board

RECEIVED

**NOTICE OF DECISION  
SPECIAL PERMIT A3**

JUL 10 2025

Town Clerk  
Hingham, MA

**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:** "Outdoor Pool Complex, 274 South Street, Hingham, MA" prepared by Pare Corporation, 10 Lincoln Road, Suite 210, Foxboro, MA, dated June 9, 2025 (5 Sheets)

**SUMMARY OF PROCEEDINGS**

This matter came before the Planning Board (the "Board") on the application of the Town of Hingham (the "Applicant") for modification of a Special Permit A3 under § V-A of the Zoning By-Law (the "By-Law"), originally issued August 19, 2022, to construct an additional parking area consisting of 38 pervious parking spaces and related improvements at 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 July 7, 2025 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. The Board concurrently heard an application for a Site Plan Approval modification under § I-I of the By-Law. The Board panel consisted of regular members Tracy Shriver, Chair, Crystal Kelly, Michael Mercurio, Associate Member, and Gary Tondorf-Dick. JR Frey, Town Engineer, and Chris Webber, of Pare Corporation, presented the application to the Board. At the conclusion of the review, the Board voted to grant a Special Permit A3 modification under § 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 & DISCUSSION**

The Planning Board issued Site Plan Approval and a Special Permit A3 for the pool complex project at the South Shore Country Club in August 2022. A minor modification of the Site Plan Approval was approved by the Board on March 25, 2025 related to fencing and landscaping to include additional 6'-high wooden fencing along the edge of the existing parking area with 6'-high evergreen trees, and the addition of acoustic-blocking panels and increase in the height of portions of the fencing around the pool to 10'.

The current modification of the Special Permit A3 is to construct an additional parking area onsite. This parking area is proposed to the northwest of the country club building and to the south of the country club entrance drive, where a paved driveway to access the maintenance building already exists. 36 new angled parking spaces are proposed along this access driveway and 2 parallel spaces are proposed at the entrance to this driveway along the entrance drive. These spaces will consist of pervious grassed pavers rather than impervious pavement. In fact, the impervious surface in this area of the site will be reduced as a result of this project and the direction of stormwater runoff will not be affected.

With respect to parking requirements, the proposed additional parking area complies with the dimensional and design standards under Section V-A.5, including parking lot trees and EV charging requirements. 4 trees are required under Section V-A.5.m and 4 trees are proposed within this area. Additionally, 10 spaces are required to be EV compatible – 4 of which must be serviced by chargers. The Applicant proposes to comply with this standard in the same area as the 2 existing EV chargers closer to the country club building.

During the course of the hearing, the Board raised questions and comments related to overflow parking and the previously approved acoustic-blocking panels. There was public comment related to the location of the overflow parking area.

## **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 § V-A.6 of the By-Law:

- a. The parking is sufficient in quantity to meet the needs of the proposed project;**  
The parking is sufficient in quantity to meet the needs of the proposed project. The proposal adds 38 parking spaces to a facility with a previously approved Special Permit without changing any uses. This will generally improve conditions for all users of the facility and mitigate impacts to abutters.

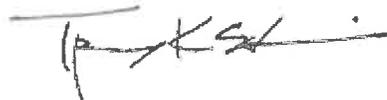
- b. Safe pedestrian access and circulation has been provided for;**  
Pedestrian access and circulation remains consistent with the prior approved Special Permit.
- c. New driveways have been designed to maximize sightline distances to the greatest extent possible;**  
There are no new driveways. A minor adjustment to the location of an internal drive aisle will provide access and minimize disturbance and grading necessary for the new parking spaces.
- d. It is impractical to meet one or more of the Design Standards and that a waiver of such Standards will not result in or worsen parking, traffic or pedestrian safety problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings;**  
The additional 38 proposed parking spaces will improve parking and traffic conditions on-site and will not affect traffic on the surrounding streets. The proposed parking spaces will not adversely affect the value of abutting lands and buildings.
- e. Except as specifically provided under subsection d. above, the proposed parking area(s) meet applicable Design Standards;**  
No relief is required for the addition of the proposed 38 parking spaces.
- f. The granting of this Special Permit is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.**

**MOTION**

Upon a motion made by Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of the Town of Hingham for modification of a Special Permit A3 under § V-A of the Zoning By-Law, originally issued August 19, 2022, to construct an additional parking area consisting of 38 pervious parking spaces and related improvements at 274 South Street in the Business Recreation District, 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 before the start of any work.
2. All other ongoing conditions of the Special Permit A3 issued August 19, 2022 shall remain in full force and effect.

For the Planning Board,



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Tracy Shriver

July 10, 2025

**In Favor:** Crystal Kelly, Michael Mercurio, 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.