



TOWN OF HINGHAM

Planning Board

RECEIVED

**NOTICE OF DECISION
SITE PLAN REVIEW**

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 Site Plan Approval under § I-I 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 Special Permit A3 modification under § V-A of the By-Law. The Board panel consisted of regular members Tracy Shriver, Chair, Crystal Kelly, 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 the Site Plan Approval modification 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 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 Site Plan Approval and 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. 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. Additionally, minor grading and small retaining walls are proposed for stability of the new spaces. Nine trees are also proposed for removal within the footprint of some of the proposed spaces. While tree removal on public property is exempt from the mitigation requirements under the By-Law, the Applicant proposes 4 new trees in the parking area in compliance with Section V-A.5.m of the By-Law, in addition to the significant number of additional trees and plantings recently approved by the Board through the March 2025 modification. Total land disturbance associated with the new parking area consists of 22,800 SF and a net fill of 261 CY.

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.

WAIVERS

The Applicant requires a waiver of submittal requirements under Section I-I.5.f (utility plan), I(ii) (site lighting plan), and I(iii) (Transportation Impact Analysis). A waiver of these requirements would be appropriate given the limited nature of the project modification.

DESIGN AND PERFORMANCE STANDARDS

The following Design and Performance Standards under Section I-I.6 are applicable to the parking area expansion project:

a. Land Disturbance

Total land disturbance associated with the new parking area consists of 22,800 SF and a net fill of 261 CY. The proposed work is designed to maintain existing drainage patterns to the greatest extent practicable through use of grassed pavers as opposed to impervious surfacing for the parking spaces. Additionally, the impervious surface in this area of the site will be reduced as a result of this project.

b. Site Design

The additional 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. A granite curb retaining wall and four trees will be added to enhance the parking area and views from South Street.

d. Preservation of Existing Vegetation and Protected Trees

Nine trees are also proposed for removal within the footprint of some of the proposed spaces. While tree removal on public property is exempt from the mitigation requirements under the By-Law, the Applicant proposes 4 new trees in the parking area in addition to the significant number of additional trees and plantings recently approved by the Board through the March 2025 modification.

e. Limit of Clearing

Nine trees are also proposed for removal within the footprint of some of the proposed spaces.

f. Finished Grade

Minor grading and small retaining walls are proposed for stability of the new parking spaces.

g. Stormwater Management

Through the use of grassed pavers and related improvements, 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.

i. Pedestrian and Vehicular Access; Traffic Management

Vehicular access and traffic management will be provided through dimensionally compliant parking spaces and access aisle. No changes to pedestrian access are proposed.

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 Tracy Shriver and seconded by Gary Tondorf-Dick, the Board voted to GRANT the application of the Town of Hingham for modification of a Site Plan Approval under § I-I of the Zoning By-Law, originally issued August 19, 2022, with a waiver of submittal requirements under § I-I.5.f, I(ii), and I(iii) related to a utility plan, site lighting plan, and Transportation Impact Analysis, 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. Pre-Construction Meeting. A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before the start of any work.
3. Limits of Work. 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, including landscaping.

7. All other ongoing conditions of the Site Plan Approval issued August 19, 2022 shall remain in full force and effect.

For the Planning Board,



Tracy Shriver
July 10, 2025

In Favor: Crystal Kelly, 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.

