



TOWN OF HINGHAM

Board of Appeals

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NOTICE OF DECISION FINDING MODIFICATION

IN THE MATTER OF:

Applicant/Owner: 20 Broad Cove, LLC
247 River Street
N. Weymouth, MA 02191

Subject Property: 20 Broad Cove Road, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 59163, Page 14

Plan References: Updated Site Plans, prepared by Civil Engineer, Jeffrey A. Couture of Sitec Engineering & Environmental Consultants, Inc., 769 Plain Street, Unit C, Marshfield, MA 02050, dated May 2, 2025 (8 Sheets); Architectural Plans entitled "20 Broad Cove Club", prepared by Rosemont Design, 575 Washington Street, #2C, Canton, MA 02021, dated June 5, (10 Sheets).

SUMMARY OF PROCEEDINGS:

This matter came before the Board of Appeals (the "Board") on the application of 20 Broad Cove, LLC ("the Applicant") for a modification of a Finding under M.G.L. c. 40A, § 6 of the Zoning By-Law (the "By-Law"), issued August 7, 2024, and such other relief as necessary, to continue operation of a commercial indoor amusement or recreation place or place of assembly, comprised of an indoor golf facility, served by 6 golf simulators and associated food and bar service, at 20 Broad Cove, located in Residence District A.

The Board heard the application at a duly advertised and noticed public hearing that opened on Tuesday, July 15, 2025, during a meeting held remotely via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board of Appeals panel consisted of its regular members Robyn S. Maguire, Chair, Paul K. Healey and Jed Ruccio. The Applicant's representatives, Attorney Jeffrey A. Tocchio, Esq., Attorney Scott Golding, and Robert Headley, Managing Partner of 20 Broad Cove, LLC, were also in attendance. At the conclusion of the July 15, 2025 hearing, the Board voted unanimously to grant the requested modification of the Finding under M.G.L. c. 40A, § 6 subject to the conditions set forth below.

Throughout the hearing, the Board was mindful of the statements of the Applicant and the comments of the general public, all as made or received at the public hearing.

BACKGROUND:

The subject property consists of 57,950 SF of land located on the south side of Broad Cove Road in Residence District A. The lot is improved by a commercial building (ca. 1922) that is conforming in the front and side setbacks (25' and 15' required respectively) and is nonconforming in the rear with an 8' setback (where 15' is required). The rear of the lot, including a portion of the structure, is located in FEMA flood zone AE (el. 6). The prior use of the property as the Bare Cove Ballroom was pre-existing non-conforming. The uses fell under Section III-A, Use 4.12 which includes commercial indoor amusement or recreation place or place of assembly, which is a prohibited use in Residence A.

In 2024, the current owner of the property proposed an alteration of the existing building, which was in a state of disrepair, for the continued use as indoor commercial recreation facility, including six (6) golf simulator bays with accessory food and beverage service, and requested a Section 6 finding related to the same. The site improvements include improvements to the existing parking area, improved traffic circulation, and landscaping.

On August 7, 2024 the Board issued a Finding for the property that the proposed use of structure was not substantially more detrimental than the existing nonconforming use to the neighborhood so long as the property was operated in accordance with a number of conditions. The site also received an Order of Conditions from the Conservation Commission and a waiver of site plan review from the Planning Board.

Beginning in January 2025, a series of meetings and site visits were held with Town staff and the owner's engineers to review the project. In addition, a number of meetings were held with the Conservation Commission, including a site visit. As the condition of the existing building necessitated shoring up of the foundation, including helical piles, the Conservation Commission felt such work would be difficult in its pre-existing location. The owner proposed to demolish the structure and construct a two-story building on a reduced footprint with a new foundation meeting the requirements of 780 CMR and ASCE 24 for construction in the flood plain. This option was preferred by the Conservation Commission and the owner received an Order of Conditions for the new proposed location of the building. The revised site plan showing the new building location was also reviewed by the Planning Board. No further changes were proposed to the parking area.

The new building is proposed to be set further forward on the parcel. The building footprint depth is reduced by approximately 5 feet (compared to existing), and the new building conforms with the dimensional requirements of the Zoning By-Law. Because the footprint was decreased to meet setbacks and new construction provided more flexibility for layout, the new building is proposed as two stories. No modifications are proposed to the use of the property. The proposed interior layout maintains the programming for indoor commercial recreation consistent with the

Board's 2024 Finding and the previously endorsed site plan. Specifically, the total occupant load remains unchanged, while a greater proportion of the building's two-story design is allocated to indoor commercial recreation. The revised configuration reflects enhanced recreational comfort and improved back-of-house operational support. Specifically, the layout includes six larger (6) golf simulator bays, indoor putting green (new), larger front reception area, simulator waiting area (new), larger kitchen/prep space, four (4) bathrooms (up from two), two (2) locker rooms (up from one), office/admin area, building support/circulation spaces, reconfigured bar/lounge area, and two member lounges (up from one). Although the floor area increases from 5,500± gross square feet (existing building) to 9,900± gross square feet, the Modified Plan states that it retains a total occupant load of 170 persons - the same occupancy as the previously approved plan.

FINDINGS AND DECISION:

Upon a motion made by Paul K. Healey and seconded by Jed Ruccio, the Board voted unanimously as follows:

That the Board find that, subject to the conditions set forth in the Finding under M.G.L. c. 40A, §6 of the Zoning By-Law issued August 7, 2024, the proposed modifications to the structure and use thereof as shown on the revised plans submitted with this application dated June 9, 2025, and as represented by the Applicant to the Board during the hearing, do not materially affect the Finding issued August 7, 2024.

For the Board of Appeals,



Robyn S. Maguire, Chair
July 29, 2025

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.