



TOWN OF HINGHAM

Planning Board

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MAY 28 2026

Town Clerk
Hingham, MA

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant/Owner: Town of Hingham
Tom Mayo, Town Administrator
210 Central Street
Hingham, MA 02043

Property: 25 Bare Cove Park Drive, Hingham, MA 02043

Deed Reference: Plymouth County Registry of Deeds, Book 3961, Page 701

Plan References: Plan set entitled, "Town of Hingham Carlson Complex Pickle-Ball Courts," prepared by CHA, dated March 26, 2026 and revised through May 11, 2026 (13 Sheets)

Stormwater Management Report entitled, "Carlson Complex Pickleball Courts Drainage Report, prepared by CHA, dated March 2026 and revised through May 6, 2026

Traffic study entitled, "The Hingham Pickleball Facility Traffic Impact Study," prepared by SLR International Corporation, dated February 17, 2026

Untitled, undated renderings, filed May 7, 2026 (3 sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of the Town of Hingham (the "Applicant") for Site Plan Review under § I-I of the Zoning By-Law (the "By-Law") to demolish an existing building and construct eight pickleball courts, parking area, and related improvements on a portion of 25 Bare Cove Park Drive (Map 69, Lot 44) in the Official and Open Space District.

In connection with the proposed use, the Applicant simultaneously filed a related application with the Zoning Board of Appeals for a Special Permit A2 under § III-A, 3.5 of the By-Law, which allows public buildings and premises for government use.

The Board opened a duly noticed public hearing on the matter during a meeting held on May 4, 2026 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. A second session was held remotely via Zoom on May 18, 2026. At the conclusion of the review, the Board voted unanimously to grant Site Plan Approval under § I-I of the By-Law with conditions set forth below.

The Board panel consisted of its regular members Tracy Shriver, Chair, Kevin Ellis, Gordon Carr, and Gary Tondorf-Dick. The Board was assisted in its review by its technical consultant Patrick G. Brennan, P.E., PGB Engineering, LLC. The Applicant was represented during the hearings by the Recreation Director, Mark Thorell, and Michael Moonan, RLA, and Jason Pollard, P.E., from CHA.

Throughout its deliberations, 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 Town of Hingham Recreation Commission submitted plans for the construction of eight new pickleball courts on a portion of the property addressed 25 Bare Cove Park Drive (Map 69, Lot 44). The property also serves as the location of the Department of Public Works and Hingham Municipal Light Plant. The property is located on the opposite side of Bare Cove Park Drive from the Carlson Field Athletic Complex, which includes a baseball field, a softball field, two basketball courts, six soccer fields, and a skate park. The closest residential dwellings are approximately 800' away.

The development site itself is presently improved by a large (20,272 SF) contaminated, vacant and uninhabitable building formerly associated with the Naval Ammunition Depot. In connection with the project, this vacant structure and associated pavement will be removed and replaced by the proposed pickleball courts. The courts would be surrounded with a 15' tall chain link fence with sound attenuation fabric. The project also includes shelters, benches, new walks and a parking area consisting of 11 spaces.

Due to the presence of wetland resource areas, including bordering vegetated wetlands, riverfront, and a certified vernal pool, in the vicinity, the project will also require an Order of Conditions from the Conservation Commission. While the Notice of Intent proceedings before the Commission had not concluded at the time of the Board's hearing, the Applicant noted that the project - portions of which will be located within the 50' and 100' buffer areas - reduces the overall disturbed area on the site by approximately 3,780 SF.

During the hearing, Board members commented favorably on the proposed improvements and protections of wetland resources. The Board also raised questions regarding noise attenuation,

parking, stormwater runoff, peak times of use, and views of the project when completed. Members of the public offered comments both during the hearing and in writing. While the majority of the comments expressed support for the project, some voiced concerns about potential environmental and noise impacts.

In addition to staff, the Board's civil peer review engineer Patrick Brennan, P.E., PGB Engineers, reviewed the project to evaluate conformance with MassDEP Stormwater Management Standards and best engineering practices. Mr. Brennan's initial report included a number of technical comments related to the stormwater plan and parking layout. In response, the Applicant completed a soil evaluation and revised the Stormwater Management Report and site plans. The revisions addressed most of the initial peer review comments. The Board committed to a condition of approval to ensure that plans submitted in support of a building permit include a note specifying that all catch basins and area drains include sumps and hoods, as recommended by the peer review engineer.

The Applicant additionally provided renderings to demonstrate to the Board how the recreational facility will appear from various perspectives, since the courts will be surrounded with a 15'-tall fence with sound attenuation fabric. The sound attenuation material is intended to mitigate potential noise impacts arising from the use.

DESIGN AND PERFORMANCE STANDARDS

a. Land Disturbance

Land disturbance will be minimized as the proposed pickleball complex will be built in the same approximate location as the existing, vacant building and parking/loading areas.

b. Site Design

The pickleball project will be constructed in the same approximate location as the existing building and associated pavement. The project will improve the site by removing the vacant, dilapidated structure and creating another public recreational use within the Carlson Field Complex. Although not required by current site plan review design and performance standards, the Applicant has provided for the 15' fence surrounding the pickleball courts to be covered with sound attenuation fabric on all sides.

c. Character and Scale of Buildings

Not applicable - the project contains no buildings. The two proposed shelters will be 11' in height (where 35' is allowed) are open pavilion type structures.

d. Preservation of Existing Vegetation and Protected Trees

A small number of trees will be removed as part of this project, though none are considered Protected Trees under Section VI as this is a public property. Seven (7) new trees will be planted within the buffer area to mitigate the removal of 3 trees within the buffer. Five (5) trees will be planted outside of the buffer zone to mitigate the removal of 5 trees over 6 inches in caliper.

e. Limit of Clearing

There will be minimal clearing as the majority of the area to be constructed is already built upon.

f. Finished Grade

The finished grades for the project will be based on that of the existing building. Slopes greater than 3:1 are shown as having erosion control matting or rip rap to protect the slope.

g. Stormwater Management

Compost socks will be located along the down slope of the project site to minimize erosion and sedimentation during construction. The stormwater management design meets applicable state stormwater guidelines. Runoff from the proposed parking area and pickleball courts will be collected in catch basins, area drains and trench drains and piped to an infiltration basin. Proposed grades will mimic existing grades leading to the same drainage patterns both pre and post construction, which will have no adverse impacts to neighboring properties.

h. Utilities

The proposed utilities consist of a stormwater drainage system that will direct runoff to a detention basin which meets applicable state stormwater guidelines. There is an existing fire hydrant on the site which will remain. No other utilities are proposed for the facility.

i. Pedestrian and Vehicular Access; Traffic Management

New parking and pathways are proposed to allow for pedestrian access to the complex. The number of parking spaces provided complies with the minimum parking requirement of Section V-A of the By-Law for recreation uses. The design of the project includes accessible access to the complex in accordance with the Americans with Disabilities Act (ADA) and state accessibility requirements. The parking lot in the front of the complex is being reconstructed for more organized parking, ADA compliance, and better vehicular and pedestrian circulation. Sightlines at the site driveway meet the applicable standards. Finally, the Traffic Study submitted with the application demonstrated that the pickleball courts will have minimal traffic volume impacts on the intersections within the project area.

j. Lighting

Not applicable as no lighting is proposed for the project.

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 and provides for mitigation not required in the performance standards in the form of sound attenuation along the perimeter fence to reduce any potential impacts on the surrounding area.

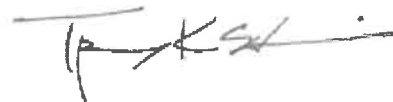
DECISION

Upon a motion made by Tracy Shriver and seconded by Kevin Ellis, the Board voted unanimously to GRANT the application from the Town of Hingham for Site Plan Approval under § I-I of the By-Law to demolish an existing building and construct eight pickleball courts, parking area, and related improvements on a portion of 25 Bare Cove Park Drive (Map 69, Lot 44) in the Official and Open Space 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 with the application for a building permit.
2. **Plan Revisions.** The Applicant shall submit revised Site Plans prior to the issuance of a Building Permit to include a note specifying that all catch basins and area drains are to have sumps and hoods.
3. **Pre-Construction Meeting.** A preconstruction review meeting with inspection of the erosion control installation and marked limits of clearing shall be required before work on the site commences.
4. **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. Without limiting the foregoing, Protected Trees to be retained shall be surrounded by temporary protective fencing or other appropriate measures before any clearing or grading occurs, and maintained until all construction work is completed and the site is cleaned up. Protective barriers shall be large enough to encompass the Critical Root Zone of all Protected Trees to be preserved. Inspection of the protective barriers shall be required before issuance of a Building Permit.
5. **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.

6. 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.
7. 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.
8. Maintenance of Protected Trees. Each Protected Tree retained, and all new trees planted to mitigate the removal of Protected Tree(s), shall be maintained in good health for a period of no less than twenty-four (24) months from the date of final inspection, or issuance of a Certificate of Occupancy, if applicable. Should such tree(s) die or be removed within such twenty-four (24) month period, the owner of the property shall be required to replace such tree with a tree consistent with the requirements within nine (9) months from the death or removal of such Protected Tree or new tree.

For the Planning Board,



Tracy Shriver
May 28, 2026

In Favor: Gordon Carr, 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.