

Date: May 22, 2022

To: Chairman Ellis and Members of the Hingham Planning Board

Re: Neighbors with concerns regarding the location/site specifics of the Town Pool facility project

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The purpose of this letter is to summarize the concerns of many neighbors of the South Shore Country Club related to the proposed plans for the construction of the new town pool complex. We also ask the Planning Board to guide the SSCC towards a project plan that reduces the construction impact as well as the long-term implications of operating a large town pool on nearby residents.

Moving the pool from its current location to the proposed site near the existing tennis courts will impact to nearby areas including several abutting neighborhoods. Rebuilding the pool in its existing location (suitable per the 2017 feasibility study), would limit any potential impacts to this nice residential area and also resolve many of the problems we foresee with placing a pool in the proposed location.

Our concerns are primarily directed at the following aspects of this project:

1. Impact to wooded area, vernal pool and wildlife

The current plans call for building this new pool facility on a quiet side of the country club that abuts a wooded area that is just over 100' from a vernal pool that serves as a water source for deer, turkeys, turtles, frogs and other wildlife. Because the plans suggest that the boundary of the pool complex is outside of the 100' buffer zone, the Hingham Conservation Committee has not fully reviewed the plans for potential impact but it seems likely that given the location of the pool, at a minimum, construction will need to take place inside the buffer zone. What provisions will be put in place to limit any impact to the area inside the 100' buffer zone? Will existing trees be cut down for construction. We request maintaining all existing trees; or at a minimum replacing with new and equivalent trees.

2. Inadequate on-site parking

The current pool facility plans enable a swimming capacity of roughly 410 swimmers per Chris Rotti, project designer. The 2017 feasibility study states that the swimming capacity of the existing pool is 223 bathers. If these estimates are accurate, the new pool can accommodate roughly 190 more bathers. It has already been acknowledged by SSCC that there is inadequate on-site parking to accommodate the new pool facility, golf, restaurant and special events with only roughly 225 parking spots on premise and no plans or ability to add parking. Parking studies were also done pre-pandemic, but resident interests have changed (for instance, golf use is up) rendering the studies outdated. SSCC has proposed to use a satellite parking lot with shuttle service and the grass space adjacent to maintenance shed as overflow parking on for peak use days, but these are just ideas and not solutions to the problem. What is the plan and how will it be funded? Is there enough parking for a golf tournament and full swimming capacity on a hot summer day? Will the shuttle service be available "on-demand" in these situations? The parking plan does not seem well thought through. We are concerned

that when the on-site lot is full, patrons will use street parking in nearby neighborhoods which will congest neighborhoods as well as pose a variety of safety concerns. In the past, a hockey rink was proposed at SSCC and cancelled due to similar inadequate parking concerns.

3. Lighting

The upper and lower parking lots directly abut neighborhoods. Lights from cars in the upper parking currently lot shine directly into abutters homes. We are concerned about further impact of additional lights and car traffic in this residential area, especially if the swimming facility is “bubbled” and swimming can occur at night. Will additional lighting be needed inside the pool complex or in the parking lot? If so, what are the proposed hours that lighting will be on? We ask that the project plan seek to keep lights from shining directly into abutter homes (current parking lot lights are bright and visible to abutters). Is the plan for the bathhouse to be year-round? If so, will this require additional lighting? We ask that if additional lighting is needed project plans include a solution to block additional lighting from impacting abutters such as evergreen trees that are planted at a height at least tall as lighting fixtures.

4. Noise

The proposed site of the pool complex, as well as pool equipment will undoubtedly bring significantly more noise to the abutting neighborhoods given the activity at the pool, the elevation of the proposed site and the topography between it and the Del Prete neighborhood. Current plans do not include any sound buffering provisions (solid fencing, evergreen trees), and in fact, in SSCC’s October 21, 2021 application to the CPC, only a \$38,000 estimate is included for landscaping, none of which is planned for any trees that would provide noise buffering.

<i>Landscaping</i>					
329000	Trees - serviceberry	2	ea	980.00	1,960
329000	Trees - princeton century ginko	1	ea	850.00	850
329000	Shrubs - hydrangea	11	ea	185.00	2,035
329000	Shrubs - juniper	36	ea	175.00	6,300
329000	Shrubs - sumac	21	ea	165.00	3,465
329000	Perennial - daylily	82	ea	40.00	3,280
329000	Perennial - catmint	79	ea	30.00	2,370
329000	Perennial - fountain grass	163	ea	25.00	4,075
329000	Import and spread loam	200	cy	35.00	7,000
329000	Mulch	80	cy	40.00	3,200
329000	Misc new and seed repair	1	ls	3,500.00	3,500
	<b>SUBTOTAL</b>				

38,035

We are asking for additional trees that provide adequate noise buffering and tall fencing along perimeter of pool area, as well as considerate hours of operation. The pool equipment will be running all season, 24 hours a day and can be noisy. Can this be housed inside a solid structure/shed to minimize noise?

Summer swim meet events are anticipated to be particularly loud with crowd cheering, event announcements, buzzers, whistles etc. We request PA systems, buzzers and other electronically created sound be restricted to limit the noise impact on the neighbors. Additional car traffic in the upper parking lot is also anticipated to create noise with doors continually opening and closing; we request additional tree/fence buffer along upper parking lot.

5. Hours of operation

Proposal of no operation before 9am, or after 7pm. Will not open for the season before June 15<sup>th</sup> and will close no later than Labor Day.

6. View/visual privacy

The pool deck itself will be elevated from the current tennis court. The renditions and application to the CPC include a budget for only 6' and 4' chain-link fence.

<i>Site Improvements</i>					
323216	Concrete walks	560	sf	9.00	5,040
323213	Pool deck - 4" concrete broom finish	14,500	sf	7.00	101,500
03300	CIP retaining walls	22	cy	550.00	12,100
323100	Modular retaining walls	700	sf	40.00	28,000
03300	CIP main stairs	20	cy	575.00	11,500
08300	CIP side stairs	8	cy	575.00	4,600
05500	Stair free standing railings	25	lf	175.00	4,375
05500	Stair wall mounted railings	27	lf	75.00	2,025
05500	Bollards	4	ea	600.00	2,400
323100	Line striping	478	sf	3.00	1,434
323100	6' CL Fencing	442	lf	75.00	33,150
323100	4' CL Fencing	55	lf	65.00	3,575
323100	CL fence gates	3	ea	850.00	2,550
323100	Fabric shade structures - 12' x 22'	2	ea	5,000.00	10,000
SUBTOTAL					222,249

We are requesting consideration of an 8ft + fence that is solid and cannot be seen through (e.g. not chain linked) to maintain the existing level of privacy between the SSCC and the nearby neighborhoods.

7. Construction noise

We anticipate a lengthy and noisy construction period. We kindly request construction hours be limited to 9am to 5pm weekdays only with no weekend or holiday construction.

We ask for a written guarantee of no blasting. If ledge drilling is involved, we would like restrictions on the daily time allowed for operation of that machinery.

8. Natural gas lines

We are asking for written acknowledgement that a natural gas line will not be added/connected to pool facility.

Lastly, we want to make clear that we did not receive any of required abutter notifications that this project would be discussed at the Planning Board meeting on May 23, 2022 at 7pm. We only became aware of this meeting from abutters on South Street who had received a notification in the mail.

Sincerely,

Ellen and Patrick Centani of 16 Del Prete Drive

Kelly and John Smallcomb of 18 Del Prete Drive

Stephanie and Chris Jones of 20 Del Prete Drive

Jen and Phil McGuire of 22 Del Prete Drive

Eileen and Alec Pouch of 24 Del Prete Drive