

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

REQUEST FOR DETERMINATION OF APPLICABILITY

25 Clubhouse Drive, Hingham

SUBMITTED TO

Hingham Conservation Commission

November 2024

APPLICANT

**Black Rock Golf Club LLC
19 Clubhouse Drive
Hingham, MA 02043**

REPRESENTATIVE

**Environmental Consulting & Restoration, LLC
P.O. Box 4012
Plymouth, MA 02361
(617) 529-3792**



Environmental Consulting & Restoration, LLC



November 15, 2024

Town of Hingham
Conservation Commission
Hingham Town Hall
210 Central Street
Hingham, MA 02043
Attn: Shannon Palmer, Conservation Officer

RE: Request for a Determination of Applicability, Proposed Pool Reconstruction Project, Black Rock Country Club, Hingham, Massachusetts

Dear Ms. Palmer & Members of the Conservation Commission:

Please accept this Request for a Determination of Applicability application for the proposed pool reconstruction project to replace the existing inground pool with appurtenances at the Black Rock recreation facility located at 25 Clubhouse Drive in Hingham (the Site). A portion of the proposed project at the site is located with the 100-foot buffer zone to Bordering Vegetated Wetlands. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulation and Town of Hingham Wetlands Bylaw.

If you have any questions or require additional information, please contact us at (617) 529 - 3792.

Sincerely,
Environmental Consulting & Restoration, LLC

Brad Holmes
Environmental Scientist/Project Manager

CC: MassDEP – SERO, sero_noi@state.ma.us

South Shore Gunite Pools & Spas, Inc., pm2@ssgpools.com

Black Rock Golf Club LLC, 19 Clubhouse Drive, Hingham, MA 02043

REQUEST FOR DETERMINATION OF APPLICABILITY
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Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Black Rock Country Club, LLC
First Name Last Name

19 Clubhouse Drive
Address

Hingham MA 02043
City/Town State Zip Code

Phone Number

Email Address

2. Property Owner (if different from Applicant):

same as applicant
First Name Last Name

Address

City/Town State Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Brad Holmes
First Name Last Name

Environmental Consulting & Restoration LLC
Company Name

PO Box 4012
Address

Plymouth MA 02361
City/Town State Zip Code

617-529-3792 brad@ecrwetlands.com
Phone Number Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

25 Clubhouse Drive Hingham
Street Address City/Town

42.20253 -70.91165
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

134-219 25
Assessors' Map Number Assessors' Lot/Parcel Number

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Existing Pool Plan & Proposed Pool Plan, prepared by C&G Survey Company _____
Date

Title _____
Date



B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Proposed pool reconstruction project to replace the existing inground pool with appurtenances at the Black Rock recreation facility located at 25 Clubhouse Drive in Hingham (the Site). A portion of the proposed project at the site is located with the 100-foot buffer zone to Bordering Vegetated Wetlands. All work occurs within the existing pool and pool decking footprint. Please refer to the attached Project Description for more information.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Project will not alter wetland resource areas. Therefore, in accordance with 310 CMR 10.02(2)(b), the proposed activities will not alter an Area Subject to Protection under the Wetlands Protection Act.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

No applicable



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hingham
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

1. I request the Hingham make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Hingham
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Dennis Edley
Signature of Applicant

11/15/24
Date

Brad Holmes
Signature of Representative (if any)

11/15/24
Date

PROJECT NARRATIVE

1. Introduction

The purpose of this application is to authorize the proposed pool reconstruction project to replace the existing inground pool with appurtenances at the Black Rock recreation facility located at 25 Clubhouse Drive in Hingham (the Site). A portion of the proposed project at the site is located within the 100-foot buffer zone to Bordering Vegetated Wetlands. Prior to the start of work, erosion controls will be installed to protect wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act and the Town of Hingham Wetlands Protection Bylaw.

2. Site Description

The proposed pool reconstruction project is located at the Black Rock Recreation Center, which is located to the west of Clubhouse Drive and is within the golf course facility. The existing inground pool is surrounded by pool decking and contains maintenance buildings, fencing, etc. Environmental Consulting & Restoration, LLC (ECR) performed a site review on September 10, 2024 to locate the closest limit of wetland resource areas near the proposed project area. As shown on the site plan, ECR delineated the limit of a Bordering Vegetated Wetland (BVW) located to the west of the project area. As a result of the field work and review of available environmental databases, ECR is able to confirm that a portion of the pool reconstruction project will occur within the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot buffer zone to BVW

Notes:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a Certified Vernal Pool according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped perennial stream.
4. The site does not contain an area mapped as Land Subject to Flooding according to the FEMA Maps.
5. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

A small portion of the pool reconstruction project occurs within the 100-foot buffer zone to BVW. The limit of the proposed pool is beyond or landward of the 100-foot buffer zone, but activities associated with the pool reconstruction work such as replacement of pool decking, utilities, etc. are within the 100 foot buffer zone. All proposed work occurs within the existing developed footprint and will not involve an increase in the amount of developed area. The pool reconstruction project is proposed as follows:

- Installation of Erosion Controls – Prior to the start of work, a siltsock or alternative will be installed along the proposed limit of work to protect the downgradient BVW.
- Demo and disposal of existing pool and deck.
- Install new swimming pool shell and finish.
- Install new pool decking and deck drains.
- Install new swimming pool filtration and chemistry systems.
- Notify the Conservation office that the proposed pool reconstruction project has been completed.

4. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the project to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. Stockpiling of materials, if any, shall be located beyond the 100-foot buffer zone and surrounded by erosion controls, as necessary.

SITE PHOTOGRAPHS



Photograph #1 – View of the existing pool to be replaced with a new pool with a new configuration.

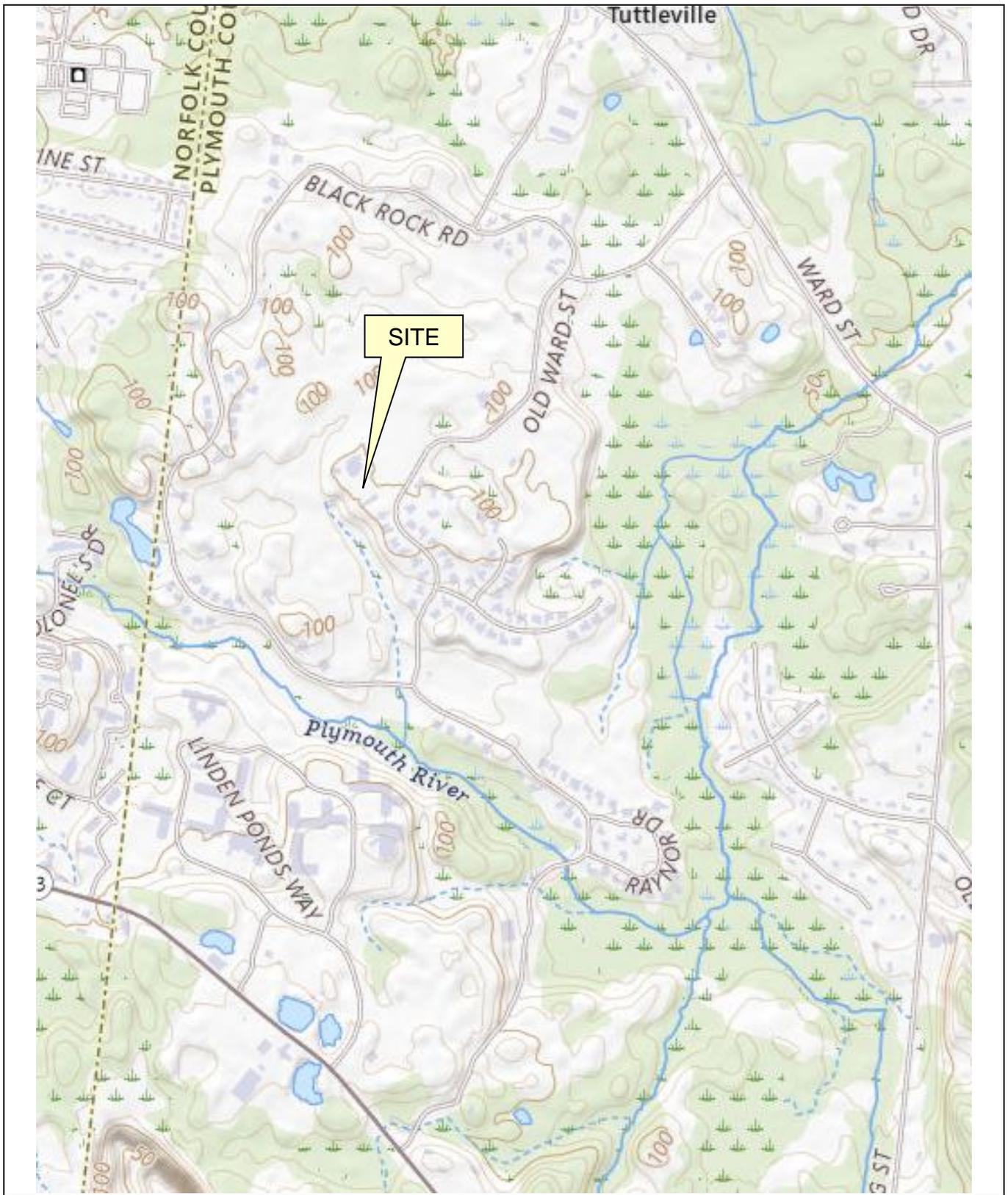


Photograph #2 - View of the existing pool decking that is located within the 100 foot buffer zone, which will be replaced with new decking after installation of the new pool.

Proposed Pool Reconstruction Project – Project Area Photographs



Photograph #3 – Another view of the existing pool decking that is located within the 100 foot buffer zone, which will be replaced with new decking after installation of the new pool.



USGS SITE LOCUS MAP
25 Clubhouse Drive
Hingham, Massachusetts

Source: USGS - topoBuilder





**FEMA F.I.R.M MAP
25 Clubhouse Drive
Hingham, Massachusetts**



Source: FEMA Map 25023C0083K, Effective 7/3/2024



**Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pool Map
25 Clubhouse Drive
Hingham, Massachusetts**

Source: MassMapper



HINGHAM WETLAND REGULATIONS APPENDIX C

Policy on Receipt of Information

(Revised March 4, 2024)

1. New applications/filings must be submitted to the Conservation office (by certified mail or hand delivery) in accordance with the [Commission's Meeting Schedule and Deadlines](#) to facilitate the placement of the legal advertisement and to allow timely review by the Conservation Officer. Conservation staff will review the application for administrative completeness. Upon receipt of a complete application, a hearing or meeting will be scheduled in accordance with the 310 CMR 10.05(5) and the Wetland Regulations, Section 7.6.
2. If deemed necessary, based on the Commission's meeting schedule, Conservation staff may request the applicant *voluntarily* waive the 21 day statutory deadline for holding a public hearing or issuing a Determination of Applicability.
3. Requests for additional information may be made by the Commission members or their agent to clarify the scope of the project or determine compliance with the 310 CMR 10.00 and/or the Hingham Wetland Regulations. Such requests, if not made at the public hearing, will be communicated to the applicant or their representative as promptly as possible.
4. Additional information requested by the Commission or their agent in accordance with No.3, must be submitted to the Conservation office (hard copy and electronic copy) a minimum of 7 days prior to the meeting date, on Monday by 4PM. If the office is closed on Monday due to a holiday, the information is due on the preceding Thursday by 4PM. *Revisions submitted after the established deadline may not receive a timely review, thereby resulting in a continuance to the next available meeting.*
5. The Commission may engage the peer review services of an outside consultant as provided by M.G.L. Ch. 44, § 53G, to be paid for by the applicant, for specific expert review deemed necessary to come to a final decision on a submitted application. Specific consultant services may include but are not limited to, review of a Notice of Intent, Wetland Resource Area Delineation, Stormwater/Drainage Reports, etc. The consultant shall be chosen by the Conservation Commission by vote at the public hearing, and report only to the Commission or its agent. *Requested additional information/revisions by the peer reviewer is required a minimum of two weeks prior to the hearing date.*
5. All supplemental documentation and revised plans must include a revision date and must be date stamped by the Conservation office upon receipt. If this information is not present, the documents may be considered incomplete and may not receive a timely review, thereby resulting in a continuance to the next available meeting.
6. Please note that all supplemental documentation and revised plans submitted to the Commission for a pending application, subject to the MA Wetlands Protection Act, must also be sent to the DEP Southeast Regional Office, 20 Riverside Dr., Lakeville, MA 02347

The Hingham Conservation Commission is committed to a thorough and timely review of each application and an efficient hearing process. Cooperation with this policy is appreciated to facilitate these efforts. Exceptions to this policy may be made by the Conservation staff if deemed warranted. Please sign and include with your filing. Thank you.



Applicant or Applicant's Representative Signature

11/15/24

Date



TOWN OF HINGHAM
CONSERVATION COMMISSION

**VOLUNTARY 21 DAY WAIVER
(Public Hearing or Meeting)**

As set forth under the MA Wetlands Protection Act Regulations, 310 CMR 10.05(5), and the Town of Hingham Wetland Regulations, Section 7.6, the Conservation Commission is required to hold a public hearing or public meeting within 21 days of receipt of the minimum submittal requirements for a Notice of Intent, Abbreviated Notice of Resource Area Delineation, or Request for Determination for Applicability.

Due to the Commission's established meeting schedule and increasing number of filings, the Hingham Conservation Commission hereby requests the applicant waive the aforementioned 21 day requirement. This is a voluntary option that will assist the Conservation Commission in scheduling the hearing or meeting and conducting a thorough review of the application. If you choose to waive this deadline, your application will still be heard and decided upon in a timely manner.

The undersigned hereby waives the 21 day time period for the Commission to hold a public hearing or meeting and agrees to a hearing date no later than December 16, 2024 (date) for the following application:
25 Clubhouse Drive (address).

Denise Eddy
Applicant Signature

Denise Eddy
Print

11/15/24
Date

ENVIRONMENTAL CONSULTING &
RESTORATION, LLC

53-179/113

5034

617-529-3792
P.O. BOX 1319
PLYMOUTH, MA 02362-1319

DATE 11/15/24

PAY TO THE
ORDER OF

Town of Weymouth \$ 50.00

Fifty

XSD DOLLARS



Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO RDA: Black Rock CD

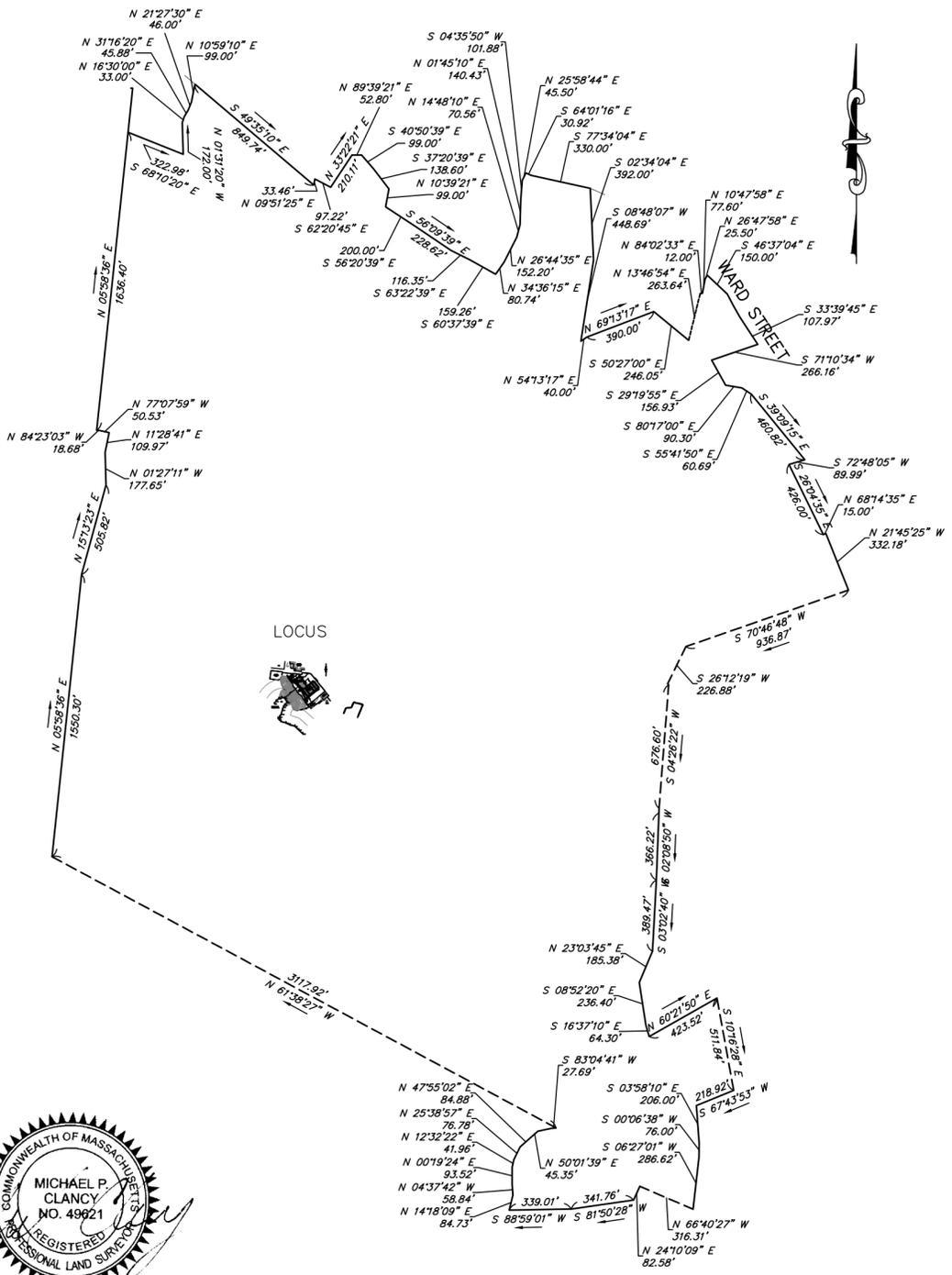
B Holmes

MP

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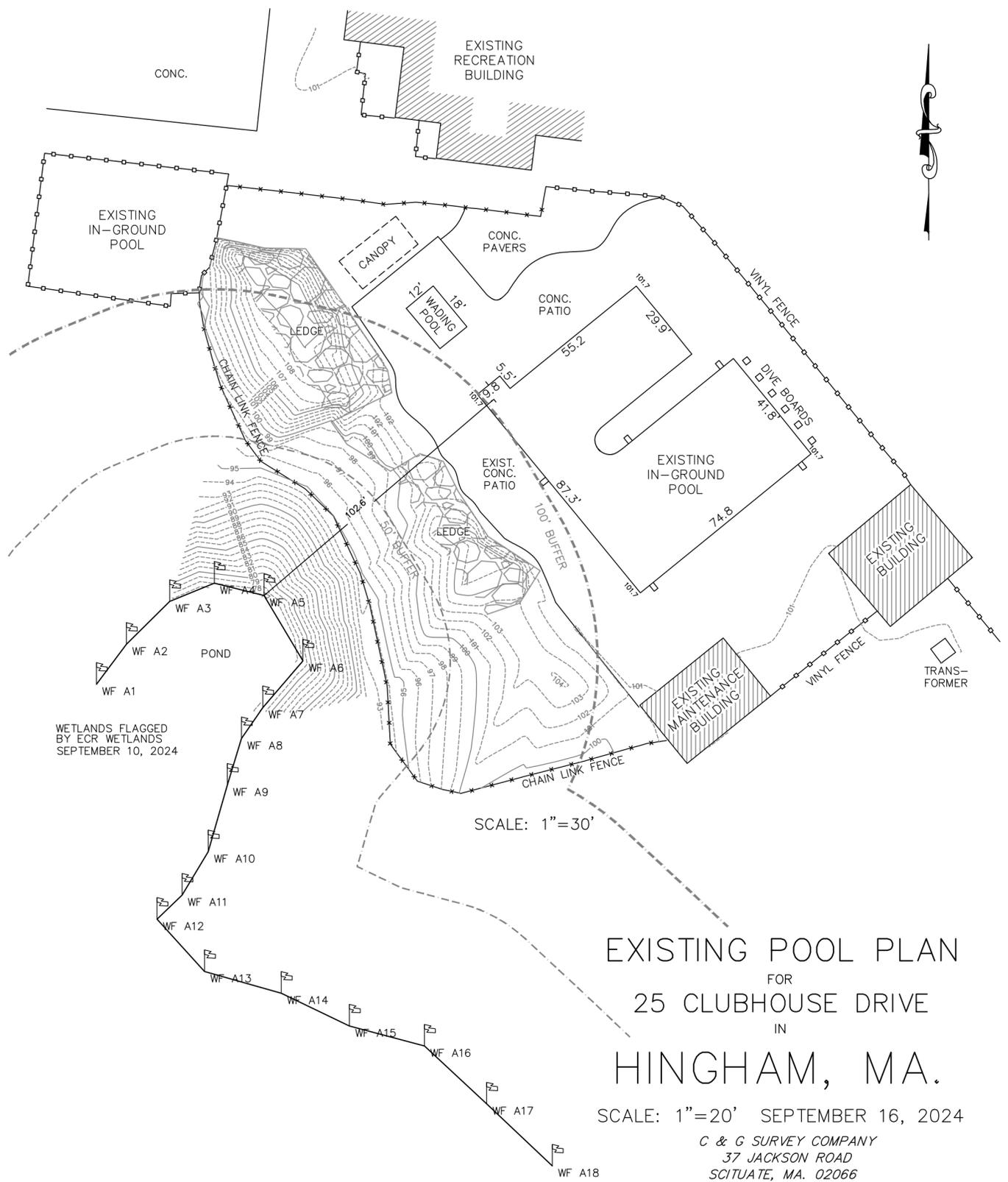


5034



SCALE: 1"=600'

- NOTES:
- ZONING CLASSIFICATION – RESIDENCE C
 - LOCUS DEED:
PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 21469 PAGES 18–50
 - PLAN REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 50 PAGES 351–353

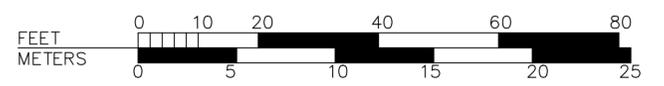


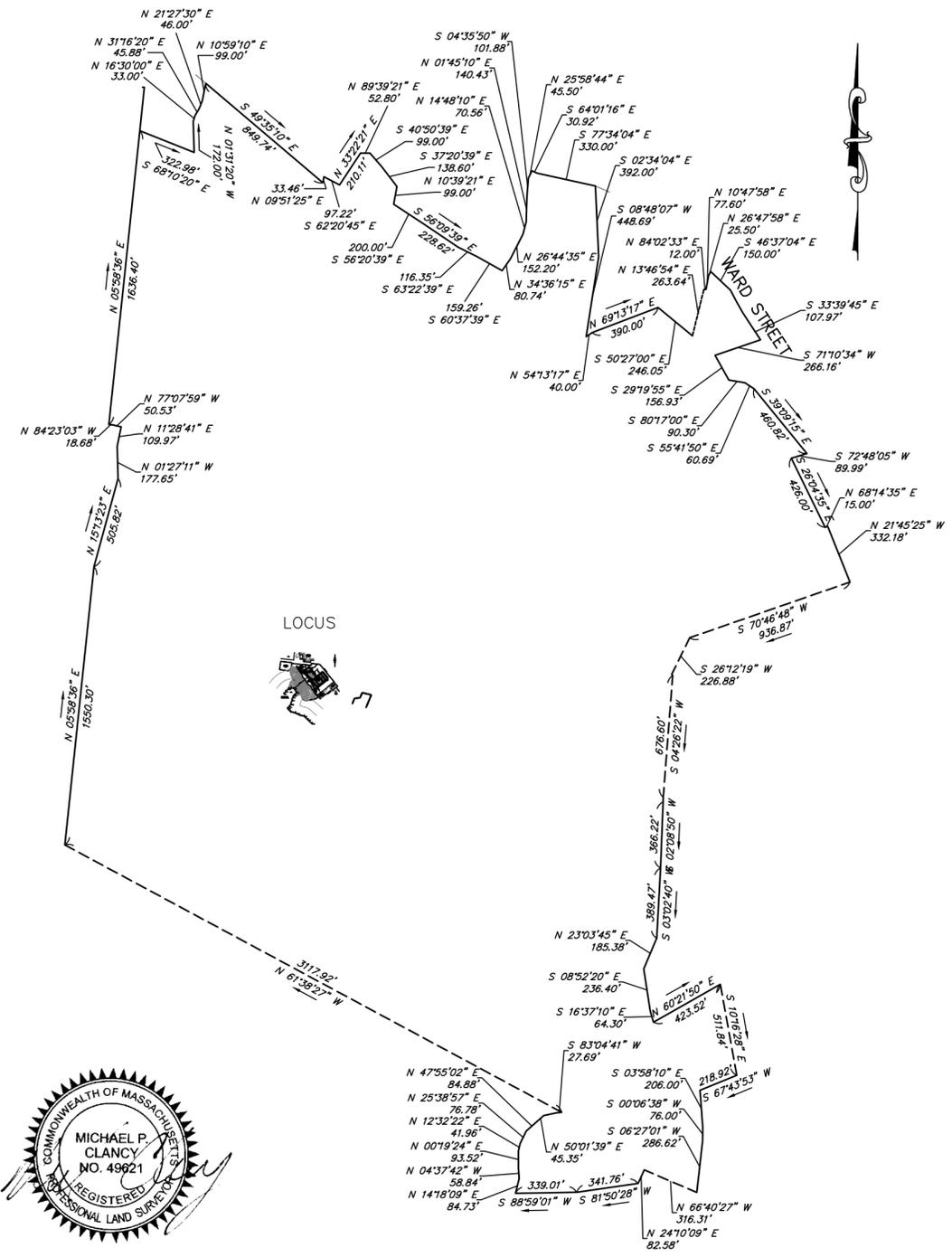
SCALE: 1"=30'

EXISTING POOL PLAN
FOR
25 CLUBHOUSE DRIVE
IN
HINGHAM, MA.

SCALE: 1"=20' SEPTEMBER 16, 2024

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

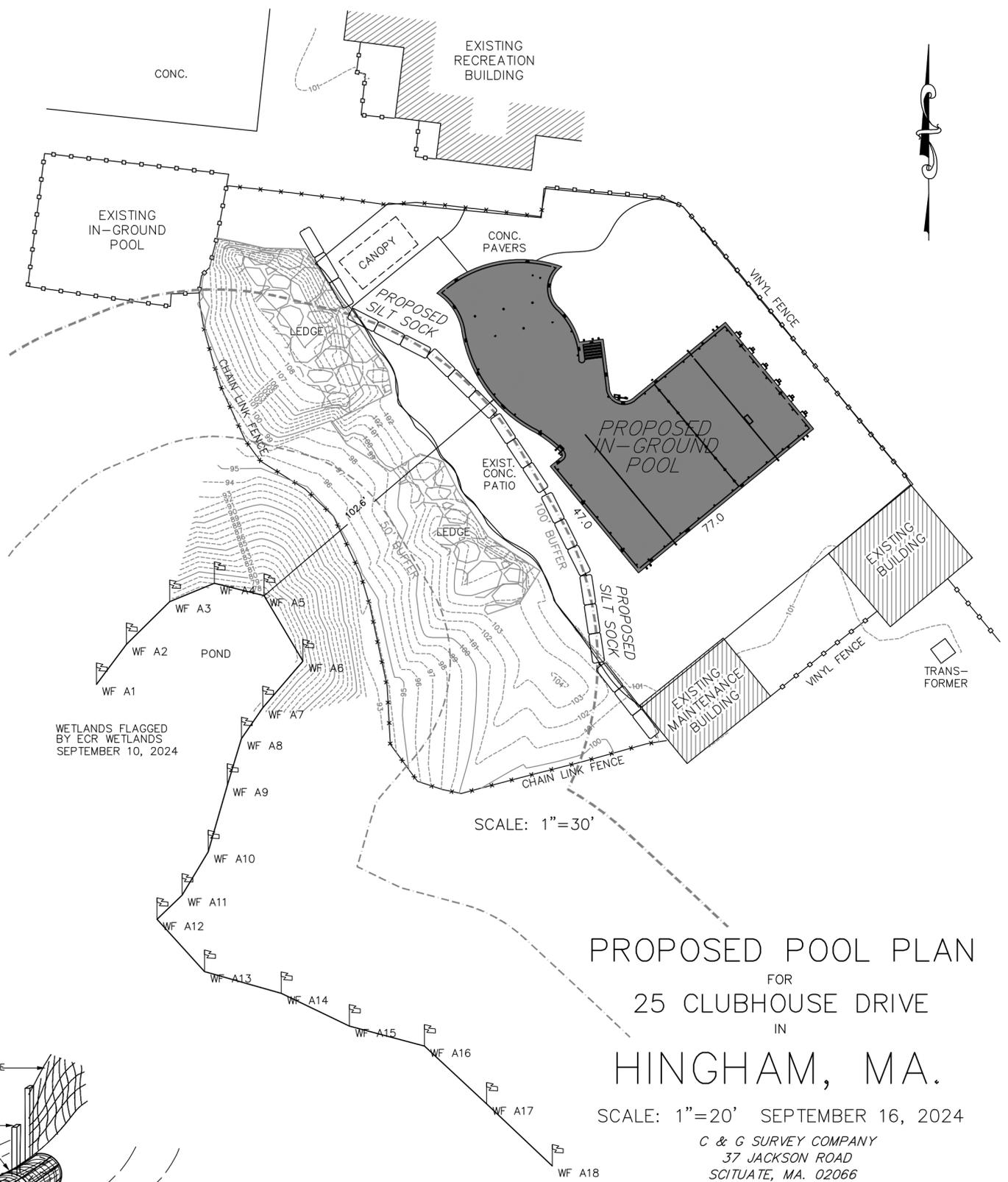




SCALE: 1"=600'



- NOTES:
1. ZONING CLASSIFICATION – RESIDENCE C
 2. LOCUS DEED:
PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 21469 PAGES 18–50
 3. PLAN REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 50 PAGES 351–353

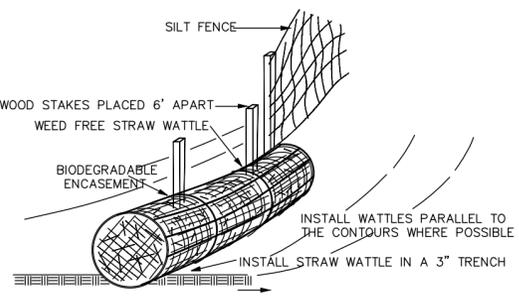


SCALE: 1"=30'

PROPOSED POOL PLAN
FOR
25 CLUBHOUSE DRIVE
IN
HINGHAM, MA.

SCALE: 1"=20' SEPTEMBER 16, 2024

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440



STRAW WATTLE DETAIL

