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## I. Introduction

On behalf of the South Shore Country Club (the Club), Pare Corporation (Pare) is pleased to submit this Notice of Intent to the Hingham Conservation Commission and Department of Environmental Protection pursuant to the Massachusetts Wetlands Protection Act (MGL c. 131, s. 40) and Regulations (310 CMR 10.00, referred to herein as the WPA Regulations) and the Hingham Wetlands Protection Bylaw (the Bylaw) seeking permission to remove, fill, dredge, or alter, an area subject to protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Bylaw.

The Club proposes to construct a new maintenance facility on the currently developed South Shore Country Club property located at 274 South Street in Hingham. The project will include the construction of a new equipment storage building, wash down area, equipment maintenance and administration building, bulk storage area, access drive, and other associated site improvements.

Due to the extensive constraints of the site, the project will include work within the 100-foot Buffer Zone as well as the municipal 50-foot Buffer Zone established by the Bylaw. Buffer zone impacts have been avoided and minimized to the extent possible. The Town proposes mitigation plantings to offset impacts within the 50-foot Buffer Zone associated with resource areas on the site.

The following narrative will discuss the project background and existing site conditions, demonstrate the need for the work, describe the proposed project, discuss activity within jurisdictional areas, proposed mitigation, and demonstrate project compliance with the applicable regulatory provisions. The existing site conditions and the proposed project are shown on plans entitled “*South Shore Country Club Maintenance Facility*,” prepared by Pare Corporation, dated March 2021 (the “Project Plans”).



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## II. Existing Site Conditions and Background

### *a. General*

The subject property consists of approximately 154 acres of developed land located at 274 South Street in Hingham, MA which is currently occupied by the South Shore Country Club. The property is bounded by the MBTA commuter rail to the west, New Bridge Street to the south, and residential properties to the east and north. The property has frontage to South Street along the northwestern corner which provides access to the Club. This driveway leads to three parking areas which are in close proximity to the Club facilities including tennis courts, a pool, banquet and conference hall, restaurant, bowling alley, and Golf Pro shop. The golf course occupies the area to the south of these buildings and covers the majority of the property.

For the purposes of this narrative, the “site” will refer to the project limits which occupy approximately 1.2 acres of the northwestern portion of the property. The site is bounded by the MBTA commuter rail and wetlands to the west, the South Shore Country Club golf course to the south, a paved drive to the east, and a maintained grass lawn to the north, located just south of the entrance to the property. The Club currently utilizes this area for maintenance of various equipment and vehicles that support the complex. One building is located in the area which serves as the maintenance administration building. Several storage containers and material stockpiles in the vicinity of the building serve the maintenance team’s equipment storage needs.

### *b. Wetlands and Floodplain*

Environmental Consulting & Restoration, LLC (ECR) completed delineations of the site’s wetlands on December 4, 2019. The delineations and classifications of wetlands were reviewed by the Conservation Commission under an Abbreviated Notice of Resource Area Delineation (ANRAD; DEP File No. 034-1396) as documented in a memorandum dated February 22, 2021. The Commission voted to issue an Order of Resource Area Delineation (ORAD) during the public hearing on February 22, 2021. A copy of the Wetland Delineation Memorandum prepared by ECR and the ANRAD Memorandum prepared by the Conservation Commission are attached in Section 5 of this NOI.

Two **Bordering Vegetated Wetlands (BVW)** were delineated and verified on the subject property. Additionally, the banks of an **intermittent stream** located outside the property limits were verified to



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confirm the limits of the associated buffer zones. The wetland areas have associated **100-foot Buffer Zones** under the WPA Regulations as well as **50-foot Buffer Zones** under the municipal Bylaw.

Wetlands delineated on the project site include the following:

- Wetland A (flags A-1 to A-12) at the northwest side of the site.
- Wetland B (flags B-1 to B-12) at the south side of the site.

According to the FEMA Flood Insurance Rate Map for the area (Map Number 25023C0082J, effective date July 17, 2012), an area of 100-year Floodplain occupies the western portion of the site. The Floodplain is designated as Zone AE, with a base flood elevation of 21 feet in the vicinity of the intermittent stream. Per 310 CMR 10.57(2), portions of the Floodplain located upslope of the stream banks are defined as **Bordering Land Subject to Flooding (BLSF)**. Based upon topographic survey, the limits of work is located entirely outside of BLSF.

*c. Stormwater Management*

Stormwater runoff that is generated from the site generally flows overland to the west of the site where most of the runoff is captured in a catch basin inlet within the access drive to the existing maintenance area. The remaining runoff from the site flows overland into wetlands and the intermittent stream that exists at the west of the site along the edge of the property. Additional information on the existing site drainage is included in Pare's Stormwater Management Report, attached as Section 6 of this NOI.

*d. Other Environmental Considerations*

Information obtained from the most recent available MassGIS data indicates that the site does not contain any certified or potential vernal pools, Areas of Critical Environmental Concern, Outstanding Resource Waters, or mapped Rare Species Habitat (MassGIS data layers CVP.PT, 2020; PVP.PT, 2000; ACECS\_POLY, 2009; ORW\_POLY, 2010; PRIHAB\_POLY, 2017; and ESTHAB\_POLY, 2017).



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### III. Proposed Work

The proposed project includes the construction of a new equipment storage building, wash down area, equipment maintenance and administration building, bulk storage area, access drive, and other associated site improvements. Each component of the project is described below.

#### *a. Maintenance Facility*

The proposed maintenance facility consists of several structures and associated site improvements at the northwest side of the Club property. The facility is located in an existing disturbed area of the site currently occupied by a small building (to be demolished), a paved parking area, a gravel parking area for maintenance equipment, and cart paths for the associated golf course. Proposed structures will include an equipment storage building, equipment maintenance building with administrative offices, a washdown structure, a 500-gallon convault tank pad, and equipment storage bays. All proposed structures are to be located outside of the 50-foot Buffer Zone. The area will be paved with a bituminous asphalt surface. A paved golf cart path will provide a connection between the facility and the existing path to the south.

#### *b. Utilities*

The proposed development will be serviced by new connections to existing underground utilities on the site, including gas, electric, water, and sewer, as shown on Sheet C4.0 of the Project Plans.

#### *c. Stormwater Management Improvements*

The proposed work includes a new stormwater management system that is designed in accordance with the MassDEP Stormwater Handbook. The stormwater management system is designed to incorporate features that address flow-rate and quality/quantity of runoff from the developed Site. The project is proposed to be a redevelopment and designed to meet all 10 Stormwater Management Standards to the redevelopment standards. The proposed stormwater management system has been designed to provide a TSS Removal efficiency to the maximum extent practicable. Design of the proposed stormwater management system includes the following features to address both flow-rate and quality of runoff from the developed Site: Source Control and Maintenance; multiple Water Quality Structures; and a bio-retention area.



The redevelopment of the property is proposed to improve existing conditions and stormwater discharges to the ultimate discharge point at the area’s intermittent stream and associated wetlands. Pare’s Stormwater Management Report, included under separate cover as Section 6 of this NOI, provides detailed descriptions of the existing and proposed drainage conditions, and demonstrates compliance with the Stormwater Management Standards.

*e. Landscaping Improvements*

Landscaping improvements are shown on Sheets L1.0 and L2.0 of the Plans and include a selection of native trees and shrubs and areas of maintained lawn proposed at the perimeters of the project Site. Decorative landscaped areas are proposed throughout the Site.

Two proposed buffer restoration areas (shown on Sheet L2.0 of the Plans) have been developed to offset proposed impervious areas and tree removal within the 50-foot and 100-foot Buffer Zones. The proposed restoration is further detailed in Section IV.

#### IV. Wetland Impacts and Regulatory Compliance

The proposed projects avoids direct alterations to wetland resource areas; however work within the 100-foot Buffer Zones and 50-foot Buffer Zones associated with BVW and offsite intermittent stream are unavoidable due to the constraints of the site. Mitigation for the proposed buffer zone impacts is provided to offset the proposed impervious surfaces and tree removal within the buffer zones in accordance with the Bylaw. Impacts to the buffer zones on the site and proposed buffer restoration are described in the following sections and summarized in Table 1, below.

**Table 1: Buffer Zone Impact Summary**

Buffer Zone	Total Area in LOD (sf)	Proposed sf Impervious	Existing sf Impervious	Change sf Impervious	Trees Removed	Proposed Buffer Restoration (sf)	Proposed Plantings
0-50'	1,774	599	737	-138	2	5,440	28 trees 100 shrubs
50-100'	15,748	9,092	5,611	+3,481	35	490	22 trees
<b>Total</b>	<b>17,522</b>	9,691	6,348	<b>+3,343</b>	<b>37</b>	<b>5,930</b>	<b>40 trees 100 shrubs</b>



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*a. 50-foot Buffer Zone*

A total of 1,774 square feet within the Limits of Disturbance is located within the municipal 50-foot No Buffer Zone associated with the A-series and B-series BVW areas and the offsite intermittent stream. Please note that this excludes the Limits of Disturbance for the proposed Buffer Zone Restoration, which is addressed in Section IV.c. Within the impact area, approximately 599 square feet will consist of new impervious surfaces associated with a gravel access path connecting the proposed maintenance buildings with the existing gravel drive. However, the project will result in a net reduction of impervious area within the 50-foot Buffer Zone due to the removal of existing building and associated developed areas.

The remainder of the work area within the 50-foot Buffer Zone includes approximately 844 square feet of grading and landscaping surrounding the cart path, which are to occur within an existing landscaped area on the property; and approximately 331 square feet associated with installation of a drainage pipe which will discharge toward the intermittent stream at the northwest side of the site, which will be backfilled and returned to existing grades.

Due to the extensive constraints of the site, work within the 50' Buffer Zone is unavoidable. However, the selected layout of the site represents that which minimizes buffer zone encroachments to the extent practicable given the extensive constraints of the site. Due to the highly disturbed nature of the site, the 50' Buffer Zone within the LOD consists of maintained areas and early-successional plant communities with limited species diversity and habitat value. Two (2) trees are anticipated to be removed within the 50-foot buffer zone in the area surrounding the proposed access path. To offset the unavoidable impacts to the buffer zone, The Club proposes two Buffer Restoration Areas, which are described in Section IV.c. of this Narrative.

*b. 100-Foot Buffer Zones*

Portions of the Limits of Disturbance are located within the 100-foot Buffer Zone associated with the A and B series BVW areas as well as the offsite intermittent stream. As with the 50-foot Buffer Zone, these impacts are unavoidable due to the extensive spatial constraints of the property and the presence of wetlands to the south, west, and north. Impacts to the buffer zone include all those mentioned in the 50' Buffer Zone section above, in addition to portions of the maintenance buildings and additional landscaping, grading, and stormwater management improvements outside of the municipal zone. The footprint and configuration of the buildings and associated site disturbances have been designed to minimize permanent alterations to



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natural areas bordering wetlands, and mostly consist of existing developed areas and disturbed land colonized by early successional vegetation. Thirty-five (35) trees are proposed to be removed within the 50 to 100 foot Buffer, many of them invasive. The construction of buildings, associated paved areas, and access paths will result in a net increase of 3,481 square feet of impervious in the 50 to 100 foot Buffer. The Club proposes two Buffer Restoration Areas to offset the unavoidable impacts, which are described in Section IV.c. below.

*c. Buffer Restoration Areas*

To offset the proposed increase in impervious area and tree removal in the buffer zones, the Club is providing two buffer restoration areas totaling 5,930 square feet, which are shown on Sheet L2.0 of the Plans. These areas are located to the west of the proposed development in an existing disturbed area bordering the offsite intermittent stream. The northern area is approximately 3,520 square feet in size and the southern area is approximately 2,410 square feet. These proposed buffer restoration areas will provide greater than 1:1 mitigation for proposed new impervious and structures within the 100-foot Buffer Zone. As noted in Table 1 above, there is a net decrease of impervious area within the 50 foot Buffer Zone.

The buffer restoration sites consist of sparsely wooded, disturbed areas located mostly in the 50-foot buffer. Existing stockpiles and stored materials will be removed from the areas prior to planting. The northern area contains areas of invasive Japanese Knotweed and Multiflora Rose which will also be removed, as shown on Sheet L1.0. The sparse trees colonizing the areas will remain, and the areas will be supplemented with plantings of native trees, shrubs, and wetland seed mix to provide a dense buffer of vegetation along the stream edge.

*d. Performance Standards for Buffer Zone*

The project meets the applicable Performance Standards for the Buffer Zone established under Section 22 of the Bylaw to the maximum extent practicable, as discussed below:

*(1) The intent of the Conservation Commission is to move all structures and activities as far away as possible from any Resource Area, in order to protect the wetland values of Resource Areas.*



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Work within the Buffer Zones has been minimized to the extent practicable; however, given the location of existing features and the constraints of the site, work in these areas is unavoidable. Proposed structures have been designed to be located entirely outside of the 50-foot Buffer Zone under the bylaw. Structures located within the 100-foot Buffer Zone are restricted by other site-specific constraints including existing roadways and topography. Impervious surfaces proposed within the 50 foot Buffer Zone are limited to a paved golf cart path which is to be located in a previously disturbed area.

*(2) Except as otherwise specified, Resource Area buffers shall be retained and maintained in a naturally vegetated condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.*

The project has been designed to avoid disturbance to naturally vegetated areas within the 50-foot Buffer Zone. A majority of the work within Buffer Zones is located in existing landscaped and developed areas. As described in Section IV.c., two Buffer Restoration Areas will offset the proposed vegetation disturbance and structures proposed within Buffer Zones at a ratio that exceeds the requirements of the Bylaw. The proposed Buffer Restoration will provide enhancements to disturbed portions of the 50-foot Buffer by removing existing debris and planting the areas with native trees, shrubs, and herbaceous vegetation.

*(3) The Commission may require that already-altered buffer zone be restored in order to protect or improve Resource Area values. Restoration means planting native vegetation, grading, correcting site drainage, removing debris, or other measures which will improve, restore and protect the wetland values of the Resource Area.*

As described in Section IV.c., Buffer Restoration Areas are proposed in two locations within the 50-foot Buffer to offset the proposed work within the 50 and 100-foot Buffer Zones. Debris will be removed from these areas and plantings will be provided in accordance with the Commission's Buffer Restoration Guidelines.

*c. Compliance with Stormwater Management Standards*

As discussed in Section III, the proposed drainage system is designed within the guidelines of the Massachusetts Stormwater Handbook. The drainage system is designed to incorporate features that address flow-rate and quality of runoff from the developed site. Pare's Stormwater Management Report, included under separate cover as Section 6 in this NOI, provides detailed descriptions of the existing and proposed drainage conditions, and demonstrates compliance with the Stormwater Management Standards.



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## V. Summary

This NOI addresses the proposed construction of a new maintenance facility at the South Shore Country Club in Hingham, Massachusetts. The project will include the construction of a new equipment storage building, wash down area, equipment maintenance and administration building, bulk storage area, access drive, and other associated site improvements as described above.

Impacts to jurisdictional areas are limited to work within the 100-foot WPA Buffer Zone and 50-foot Municipal Bylaw Buffer Zone. Mitigation is provided to offset the unavoidable impacts within the Buffer Zone in accordance with the Bylaw. All efforts have been made to avoid and minimize impacts to Buffer Zones and the unavoidable impacts are the minimum necessary to achieve the project purpose and are allowable within the Regulations. On behalf of the South Shore Country Club, Pare respectfully requests that the Hingham Conservation Commission issue an Order of Conditions allowing the project to proceed as proposed.

