



**Hingham Planning Board**  
**APPLICATION FOR SITE PLAN APPROVAL**  
**IN ASSOCIATION WITH APPLICATION FOR BUILDING PERMIT**

**Application Date:** April 12, 201

**Applicant:** South Shore Country Club

**Contact Information** for Applicant or Authorized Agent (Attorney, Contractor, etc.)

Name/Title: Kevin Whalen Executive Director

Phone: 781-804-2580 whalenk@hingham-ma.org

Address: 274 South Street Hingham, MA 02043

Project Location: 274 South Street Hingham, MA

**Site Plan Review Submittal Requirements**

*Please provide to the Planning Board office seven (7) hard copies and an electronic file of the Site Plan and submittal materials, except that only two copies of the drainage report are required. Submittal Requirements:*

- a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;
- b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;
- c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;
- d. analysis of compliance with all relevant dimensional provisions of this By-Law;
- e. detailed information on utilities, landscaping, refuse storage and removal;
- f. grading plan, estimated net import/export of material, drainage analysis, and traffic analysis, as applicable;
- g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;
- h. analysis of compliance of the construction activities and the proposed project, including the extent the project incorporates low impact design and green infrastructure solutions, with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy

and Standards including (i) the Massachusetts Stormwater Handbook, (ii) Massachusetts Erosion Sediment and Control Guidelines, and (iii) if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system;

- i. Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed.
- j. an erosion control plan and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; and
- k. such other materials necessary to enable Town boards to make a positive determination on the proposed development.

**Brief Description of Work:**

Refer to the attached Site Plan Review Narrative.

**Request for Waiver from Site Plan Review Requirements**

Upon written request of the applicant, the Planning Board may waive any of the submittal requirements set forth in Section I-I.6 deemed by the Planning Board to be not necessary for its review of the application. In addition, the Planning Board may waive other such requirements of Section I-I, including the requirement for a public hearing, where the Planning Board determines that the project constitutes a minor site plan. In order to constitute a minor site plan, the proposed work must be limited to (i) interior renovations to a building or structure that do not include a change of use or parking demand for which a Special Permit A2 or A3 is required and/or (ii) modifications to the site which, in the Planning Board's determination, do not materially or adversely affect conditions governed by the site plan review standards set forth in Section I-I.6

**Please indicate requested relief** (for example, "I request a waiver from the requirement for a public hearing" or "I request a waiver from the requirement to submit a utilities plan and lighting plan"):

Waiver Granted

Waiver NOT Granted

---

Signature of Authorized Agent (Chairman of the Planning Board or Town Planner)      Date

# South Shore Country Club Maintenance Facility

## Site Plan Review Narrative

On behalf of the South Shore Country Club (the Club), Pare Corporation (Pare) is pleased to submit this application for Site Plan Review to the Hingham Planning Board.

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. The Country Club will construct the project in phases. Phase 1 includes construction of the Equipment Storage Building with a portion of the building dedicated to equipment maintenance. The building, site improvements and landscaping proposed for Phase 1 are identified on the Phase 1 plans. Phase 2 would include the complete project presented in the civil plans.

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.

*a. locus plan; diagram and statement of the ownership, area, dimensions, boundaries and principal elevations of the subject property; location of structures within 100 feet of property line;*

The attached plan set includes a locus plan; project area; dimensions; boundaries; and elevations of the property.

The property is owned by:

Town of Hingham  
Tom Mayo  
Town Administrator  
210 Central Street  
Hingham, MA 02043

*b. scaled and dimensioned plan of the location and footprint of existing and proposed buildings and structures; if applicable, building elevations and floor layouts;*

The attached plan set includes building floor plans and elevations.

*c. if applicable, plan showing proposed circulation of traffic within the development and in all adjacent public ways; dimensioned plan of loading and parking areas, aisles and driveways; plan with detail sheets if appropriate, profile and representative cross sections of proposed driveways and parking areas;*

The existing traffic circulation and parking will remain unchanged, parking for the maintenance facility staff will remain in the main parking lot.

*d. analysis of compliance with all relevant dimensional provisions of this By-Law;*

The project confirms to the Zoning Regulations setbacks as shown on the attached plans.

*e. detailed information on utilities, landscaping, refuse storage and removal;*

Proposed utilities and landscaping are shown on the attached plans. The facility has an existing dumpster that will remain in service.

*f. grading plan, estimated net import/export of material, drainage analysis, and traffic analysis, as applicable;*

The attached plans identify the proposed grading and drainage improvements. The attached Stormwater Report includes detailed analysis of the proposed treatment and detention of stormwater.

*g. analysis of the capacity of Town soils, water supply, ways and services to absorb the impact of the proposed development;*

The proposed project will support the existing golf course facilities and will not increase traffic or utility use.

*h. analysis of compliance of the construction activities and the proposed project, including the extent the project incorporates low impact design and green infrastructure solutions, with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Policy and Standards including (i) the Massachusetts Stormwater Handbook, (ii) Massachusetts Erosion Sediment and Control Guidelines, and (iii) if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system;*

The proposed stormwater system as shown on the plans and detailed in the Stormwater Report has been designed in conformance with all State and Local regulations and guidelines.

i. *Site Lighting Plan showing the location, height, photometric, orientation, and specifications for all outdoor site lighting, including information on the intensity and range of illumination for each source of light proposed.*

The attached plans identify the proposed site lighting and photometric analysis

j. *an erosion control plan and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements; and*

The attached plans identify the type and location of erosion and sediment controls to be installed and maintained throughout the project duration. The Operation & Maintenance Plan for construction and post construction is included with the Stormwater Report.

k. *such other materials necessary to enable Town boards to make a positive determination on the proposed development.*

The attached plans and Stormwater Report include detailed information on the proposed project. Pare is available to answer any questions and provide additional information requested.