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May 13, 2026

Hingham Planning Board
210 Central Street
Hingham, MA 02043

Subject: Carlson Complex Pickleball Courts, 25 Bare Cove Park Drive, Site Plan

Dear Planning Board Members:

This is to advise that we have reviewed the following documents pertaining to the proposed Pickleball Court facility off Bare Cove Park Drive:

- Permitting Drawings (13 sheets), revised May 11, 2026, prepared by CHA
- Drainage Report, revised May 12, 2026, prepared by CHA
- Response to comments letter, dated May 11, 2026, prepared by CHA

The documents have been prepared to address comments contained in our April 21, 2026 letter to the Board. Below are the comments from our April 21st letter in plain text, followed by the current status of each in **bold text**.

1. A test hole should be excavated at the location of the proposed infiltration basin to confirm soil textural analysis and depth to seasonal high groundwater. **Addressed – two test holes have been excavated within the footprint of the proposed infiltration basin. The test hole logs indicate suitable soil materials and adequate separation from seasonal high groundwater.**
2. Due to the decrease in impervious area on the site, runoff will not be increased in the post-development conditions. However, we note the following:
 - a. It is not clear where the existing ‘drywell’ is located. **In the response, CHA advised that the existing drywell is located northeast of the existing building.**
 - b. The infiltration rates used for the existing and proposed infiltration facilities should be based on the Rawls rates. **The revised Drainage Report utilized the correct Rawls rate for the proposed infiltration basin but the rate for the existing drywell overestimates the infiltration, which in turn underestimates the existing runoff rates and volumes. We asked CHA for the HydroCAD file so that we could revise it accordingly. The resulting analysis indicates that proposed the rates and volumes of runoff will not exceed existing conditions. The rates and volumes are as shown in the table below.**

Storm Event	Existing		Proposed	
	Rate (cfs)	Volume (acre-ft)	Rate (cfs)	Volume (acre-ft)
2	3.47	0.153	2.34	0.076
10	6.18	0.288	3.58	0.209
100	10.64	0.518	5.21	0.434

3. A detail should be provided for the proposed infiltration basin and spillway. The spillway should have a concrete curb or similar cut-off wall to ensure that water does not flow out of the basin before reaching the design spillway elevation. **Addressed – an Infiltration Basin Detail has been added to Sheet C-600 and a concrete cut-off wall is shown.**
4. A detail of the proposed drain line cleanouts should be provided. **Addressed – A Drain Line Cleanout detail has been added to Sheet C-604.**
5. The proposed catch basin within the parking area should have a minimum four-foot sump and a hood. We also recommend sumps and hoods in the other catch basins and area drains. **A Deep Sump and Hooded Catch Basin detail as well as a Catch Basin Hood detail have been added to Sheet C-604 and two of the catch basins are specified to have deep sumps and hoods on Sheet C-200. However, the third catch basin and none of the area drains are specified to have sumps and hoods on Sheet C-200. A note, specifying that all catch basins and areas drains are to have sumps and hoods, added to Sheet C-200 or the details on Sheet C-604 would address this.**
6. The proposed parking spaces are eighteen feet long by nine feet wide. The two on the south side of the parking lot and the three on the west end of the north side of the parking lot have adequate overhang area. The six on the east end of the north side of the parking lot are adjacent to the five-foot-wide concrete walk, which would only leave three feet of passable walkway when taking the two-foot overhang into account (see ZBL V-A.3). **Addressed – the walk adjacent to the six spaces in question has been widened to seven feet so that there is a five-foot passable walkway available when vehicles occupy the spaces.**
7. The proposed retaining wall on the west side of the courts would have retained heights of up to about 6.7 feet, which will require a Building Permit. **In the response, CHA acknowledges this and notes that this will be a requirement for the successful contractor.**

Please give us a call should you have any questions.



Very truly yours,

PGB Engineering, LLC

By:

A handwritten signature in black ink that reads "Patrick G. Brennan".

Patrick G. Brennan, P.E.

PGB