

From: Hall, James <JHall@chasolutions.com>
Sent: Monday, May 18, 2026 10:41 AM
To: Palmer, Shannon; Conservation
Cc: Moonan, Michael; Centola, Christopher; Pollard, Jason
Subject: RE: Hingham Carlson Complex Pickleball Courts Submissions

Shannon,

Please see CHA 's response to your 05/14/26 comments below.
Apologies for the delay.

Please refer to HWR Section 22.0(d) for Buffer Zone Performance Standards and reply to each, as applicable:

- (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.**

As identified in the NOI application/Site Plans for the Town of Hingham Carlson Complex Pickleball Courts Project (March 2026) and Supplemental Information Package (SIP) and Attachments (05/11/26), the project represents a redevelopment of an existing industrial site to include the construction of eight (8) pickleball courts. An existing depot warehouse, see NOI Existing Conditions (Section 2), is proposed to be razed and parking areas removed and the proposed recreational complex constructed on the approximate footprint of the building/parking areas. As discussed in Item #10 of the SIP, an initial study was completed by the Town of Hingham in May 2024 with site visits and two (2) public outreach meetings (<https://www.hingham-ma.gov/DocumentCenter/View/22324/Pickleball-Presentation-11-6-24?bidId=>) to determine the most suitable location for the proposed project from a socio-economic and environmental position. Incremental design reductions from 12 to 8 pickleball courts resulted in the relocation of the project outside of the Hingham 50-foot buffer, and reduction of impervious area within the Hingham 50-100 foot and the Hingham CVP local 100-foot “undisturbed” buffer zones with revegetation of pervious areas with indigenous species. Although work will occur within the Hingham 50-foot buffer, it will include removal of portions of the warehouse and impervious parking areas. As identified in Item #5 of the SIP, portions of the proposed work will occur within impervious surfaces and no mitigation is required, although total mitigation is provided for 7,601 s.f. of area that includes the buffer zones and Outer 100-200 Riverfront Area riparian zone. Due to the existing access road to the Hingham Light Plant, the pickleball courts cannot be shifted further to the northeast and are located as far from Resource Areas as possible. As identified in Item #11 of the SIP and on the Site Plan (Landscape Plan – Sheet C-500), pervious areas will be revegetated with tree and shrub rootstock and seeded with indigenous seed mixes (See Section 4.4 of the NOI) and represents an improvement over existing conditions. Essentially no structures are proposed for the project.

- (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.**

As identified above, the existing depot warehouse/parking lots represent the dominant “land use” of the project area, although some pervious areas will be temporarily impacted. Although occurring adjacent to the proposed work, no Bordering Vegetated Wetlands (BVW), Inland Bank (Bank), Certified Vernal Pools/Outstanding Resource Waters (CVP & ORW) or Areas of Environmental Concern (ACEC)/ORW will be impacted. As identified in Section 2.0 of the NOI, historic excavation/fill are still evident within the upland buffers and wetlands to the west and include residual construction debris such as sporadic concrete slabs, lumber, wire fencing and telephone poles. Above- and below-ground drainage pipes (clay and steel), fire hydrants and groundwater monitoring wells are also present. Total mitigation is provided for 7,601 s.f. of area that includes the buffer zones and Outer 100-200 Riverfront Area riparian zone. Per Item #11 of the SIP and on the Site Plan

(Landscape Plan – Sheet C-500), pervious areas will be revegetated with native tree and shrub rootstock and seeded with indigenous seed mixes (See Section 4.4 of the NOI) and represents an improvement over existing conditions. Note that major buffer zone and Riverfront Area impact and restoration are not part of the scope of the project, but considering the historic disturbance to BVW, CVP and Weymouth Back River ACEC resource areas, major restoration could be part of another rehabilitation project.

- (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 discussed in Item #5 and #11 of the SIP and Items #1 and #2 above, portions of the proposed work will occur within impervious surfaces and no mitigation is required, although total mitigation is provided for 7,601 s.f. of area that includes the buffer zones and Outer 100-200 Riverfront Area riparian zone. Pervious areas will be revegetated with native tree and shrub rootstock and seeded with indigenous seed mixes (See Section 4.4 of the NOI) and represents an improvement over existing conditions. Major buffer zone and Riverfront Area restoration, as well as work in the BVW, CVP and Weymouth Back River ACEC resource areas, are not part of the scope of this project but a more expansive restoration effort could be part of another rehabilitation project, although may require a more significant environmental permitting scope.

- (4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.**

No Estimated or Priority Habitats of rare, threatened and/or endangered species listed under the Massachusetts Division of Fisheries & Wildlife (MA DF&W), Natural Heritage Endangered Species Program (NHESP) occur on or adjacent to the property. It should be noted that a NHESP Certified Vernal Pool (#3588), that was certified via facilitative species in 2005, occurs within at the wetland northwestern end of the parcel and is located predominantly off property. It was reviewed on April 8th and 16th, 2025, but no vernal pool (VP) species were identified via observatory or auditory methods on either day. The CVP is designated as Class B outstanding resource waters by the DEP and may be jurisdictional under the U.S. Army Corps of Engineers (Corps). No direct or long-term impacts are anticipated to this area as a result of the proposed project and installation of ESC measures prior to any work will control stormwater discharges during the construction period. Removal of impervious area to the local 100-foot undisturbed “Vernal Pool Protection Zone” is proposed with creation of a natural area, approximately 824 s.f., of indigenous tree rootstock and herbaceous vegetation (See Section 4.4 and Section V – Site Plans). Finally, the razing of the depot warehouse/associated parking and the proposed mitigation of 7,601 s.f. of area that includes the buffer zones and Outer 100-200 Riverfront Area riparian zone, will improve the area for generalist wildlife species and seasonal avian migrants. Only minor upland tree species will be removed and the revegetation with native tree and shrub rootstock and seeding with indigenous seed mixes represents an improvement over existing conditions.

- (5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.**

As identified above, total mitigation is provided for 7,601 s.f. of area that includes the buffer zones and Outer 100-200 Riverfront Area riparian zone. The project is shifted away from the wetland Resource Areas and removal of the warehouse and impervious parking areas is proposed. Although occurring adjacent to the proposed work, no Bordering Vegetated Wetlands (BVW), Inland Bank (Bank), Certified Vernal Pools/Outstanding Resource Waters (CVP & ORW) or Areas of Environmental Concern (ACEC)/ORW will be impacted. A new stormwater management collection system will be added and include two deep-sump catch basins, placed in series, and an infiltration basin. The infiltration area removes TSS (Total Suspended Solids), filters surface runoff, prevents erosion and although a stormwater feature, is also part of the overall site restoration improvements and integral to protection of the adjacent resource areas and is not within the buffer zones or Riverfront Area. The project is in compliance with and has surpassed requirements of the WPA and Hingham Bylaw.

Please let us know if you have any questions or comments.

Thanks,
Jay

James Hall

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Finding a better way.

From: Palmer, Shannon <palmers@hingham-ma.gov>

Sent: Thursday, May 14, 2026 2:07 PM

To: Hall, James <JHall@chasolutions.com>; Conservation <Conservation@hingham-ma.gov>

Cc: Thorell, Mark <ThorellM@hinghamrec.com>; Moonan, Michael <MMoonan@chasolutions.com>; Centola, Christopher <CCentola@chasolutions.com>; Pollard, Jason <JPollard@chasolutions.com>; Kinney, James <JKinney@chasolutions.com>

Subject: [--EXTERNAL--]: RE: Hingham Carlson Complex Pickleball Courts Submissions

Please refer to HWR Section 22.0(d) for Buffer Zone Performance Standards and reply to each, as applicable:

- (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.
- (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.
- (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.
- (4) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.37 for Coastal Resource Areas or 310 CMR 10.59 for Inland Resource Areas.
- (5) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

Shannon Palmer, Conservation Officer

Town of Hingham
210 Central Street