



TOWN OF HINGHAM

Board of Appeals

NOTICE OF DECISION SPECIAL PERMIT

RECEIVED

MAY 26 2026

Town Clerk
Hingham, MA

IN THE MATTER OF:

Applicant/: The Town of Hingham
Owner 210 Central Street
Hingham, MA 02043

Property: 25 Bare Cove Park Drive

Deed Reference: Plymouth County Registry of Deeds, Book 3961, Page 701

Plan References: "Town of Hingham Carlson Complex Pickle-Ball Courts", Legend & Overall Plot Plan, Existing Conditions Plan, Demolition & Tree Protection Plan, Site Plan, Grading & Drainage Plan, Erosion Control Plan, Landscape Plan, and Detail Plans, prepared by CHA, 1 Washington Mall, Suite 1500, Boston, MA, 02108, dated March 26, 2026 and revised through May 12, 2026 (date stamped) - (13 Sheets);
"Pickle-Ball Renderings", prepared by CHA, dated May 2026 (1 sheet);
"Pickle-Ball Perspectives", prepared by CHA (20 Pages), dated May 2026.

SUMMARY OF PROCEEDINGS

This matter came before the Board of Appeals (the "Board") on the application filed by The Town of Hingham (the "Applicant") for a Special Permit A2 under § III-A, 3.5 of the Zoning By-Law (the "By-Law") for the installation of 8 post-tensioned Pickle-Ball courts, on approximately 2.25 acres of an approximately 16 acre Town-owned parcel located in the Official and Open Space District.

The Applicant additionally filed a related application with the Planning Board for Site Plan Review under § I-I of the By-Law.

The Board opened a duly noticed public hearing on the Special Permit A2 application on May 19, 2026 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. The Board panel consisted of regular members Robyn S. Maguire, Chair, Paul Healey and Jed Ruccio. The Applicant was represented by CHA Engineering of Boston, MA, as well as representatives of the Recreation Commission and the Recreation Department.

Throughout its deliberations, the Board was mindful of the statements of the Applicant and the comments of the general public, all as made or received at the public hearing.

BACKGROUND

The Applicant requested approval to construct 8 pickle-ball courts for recreational use along with two 12'x12' open-sided sun/rain shelters and associated parking. The courts and one of the shelters are enclosed by a 15' high fence. The proposed courts will meet all of the dimensional requirements of the district. The recreational use is compatible with the area where it is being located directly across from the Carlson Field Complex, which includes soccer, baseball and softball fields, basketball courts, and a skateboard park. The project meets the minimum parking requirement under the Zoning By-Law and therefore did not any parking relief. In addition, the Applicant will wrap the proposed fencing that will surround the courts with sound attenuation fabric.

The project site consists of approximately 2.25 Acres of land and is located in the Official and Open Space District that, in addition to the aforementioned recreation facilities, also includes the DPW facility and the HMLP facility. The site presently has an existing contaminated building that will be remediated and razed.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meeting, the Board made the following findings in accordance with the approval criteria under § I-H, 2 of the By-Law:

- a. **The proposed use will be in harmony with the general purpose and intent of the Zoning By-Law, for the following reasons:** The proposed use is a permitted use with a Special Permit A2 in the Official and Open Space District. The purposes of the By-Law include encouraging appropriate use of land throughout the Town, including consideration of the recommendations of the Town's Master Plan, the prevention of blight, and preserving and increasing amenities. The site is currently an unsafe and contaminated building constructed when the site was part of the formal Naval Depot and will be remediated and razed removing the existing blight. In addition, the 2021 Master Plan included the offering of a wide range of recreation and athletic activities as part of its community vision. This project, funded by the 2025 Town Meeting, is consistent with those purposes and intent.
- b. **The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law, for the following reasons:** The eight proposed courts conform to Section IV-A – the Schedule of Dimensional Requirements, as well as the Parking Requirements under Section V under the Zoning By-Law, and the project has received site plan approval under Section I-I from the Planning Board.

- c. **The specific site is an appropriate location for such use, structure, or condition, compatible with the characteristics of the surrounding area, for the following reasons:** The recreational use is compatible with the area where it is being located directly across from the Carlson Field Complex, which includes soccer, baseball and softball fields, basketball courts and a skateboard park.
- d. **The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated, for the following reasons:** The proposed use will add an additional recreational use for the area consistent with the adjacent complex and the recommendations of the Town's field and court study. To mitigate any potential adverse sound impacts of the use, the Applicant will install sound attenuation fabric on all four sides of the proposed exterior fencing. Hours of operation will be defined and posted at the location and will be enforced.
- e. **There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:** The proposed construction will not impact vehicles or pedestrians.
- f. **Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use, for the following reasons:** The project will be ADA compliant. No public facilities are required or being proposed.
- g. **The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The proposed project has been designed by Civil Engineers and is improving stormwater management onsite with the installation of a storm drain system and on site retention basin which improves the current conditions which provide no stormwater treatment.

DECISION

Upon a motion made by Paul Healey and seconded by Jed Ruccio, the Board voted unanimously to grant the application of the Town of Hingham for a Special Permit A2 under Section § III-A, 3.5 of the Zoning By-Law, for the installation of 8 post-tensioned pickle-ball courts to be located at 25 Bare Cove Park Drive in the Official and Open Space District, subject to the following conditions.

1. The work shall be completed in accordance with the application and approved plans, and any other applicable provisions of the Zoning By-Law.
2. The hours of use shall be limited to 8AM – Dusk. The hours of use shall be clearly posted on-site and must be enforced.
3. Sound attenuation fabric shall be installed on all four sides of the proposed exterior fence.

For the Board of Appeals,



Robyn S. Maguire, Chair

May 26, 2026

This Decision shall not become effective until (i) the Town Clerk has certified on a copy of this decision that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such an appeal has been filed, that it has been dismissed or denied, and that (ii): a copy thereof has been duly recorded in the Plymouth County Registry of Deeds and indexed in the grantor index under the name of the owner of record.