



March 30, 2026

Ms. Emily Wentworth – Community Planning Director
Town of Hingham
210 Central Street
Hingham, MA 02043

RE: Major Site Plan Review for
Town of Hingham Carlson Complex Pickleball Complex
25 Bare Cove Park Drive, Hingham, MA 02043
Parcel ID: 69-0-44

Dear Ms. Wentworth & Members of the Planning Board:

On behalf of the Applicant, the Town of Hingham Recreation Department, CHA Consulting, Inc., is pleased to submit the enclosed plans for the construction of eight (8) new pickleball courts to be known as the Carlson Pickleball Complex located at the above-referenced address in the Official and Open Space Zoning District. The project includes the demolition of the existing building, docks, walls, curbs and parking areas, the construction of eight pickleball courts with 15' tall chain link fencing with sound attenuation fabric, shelters, benches, new walks and parking area.

The project area occurs within The Carlson Athletic Complex, in the Town of Hingham at an existing, vacant warehouse off Bare Cove Drive. Site investigations conducted in the Fall of 2024 and Spring of 2025 confirmed the existence of One (1) bordering vegetated wetland (BVW), Series A, and two unnamed waterbodies. The tributaries, delineated as Channel 1 (intermittent – CH1) and Channel 2 (perennial – CH2), are part of the Weymouth Back River watershed system. One (1) vernal pool (TOB1), classified as a Certified Vernal Pool (CVP) in 2005, was also delineated in this area, although it was not active when reviewed during the 2025 spring season. In addition, the Weymouth Back River Area of Environmental Concern (ACEC), designated in September 1982, occurs within the wetland area of Bare Cove Park. There is a local 50-foot buffer related to specific activities, a local/state 100-foot buffer zone associated with BVWs and inland bank of perennial/intermittent waterbodies as well as 200-foot Riverfront Area of perennial waterbodies under the Hingham Wetlands Protection Bylaw and WPA. In addition, there is a local 100-foot undisturbed “Vernal Pool Protection Zone” from the CVP boundary/mean annual high-water line.

The current development is outside the delineated wetland(s) but does fall within the 50' local & 100' local and state buffer areas. The existing building is 20,272 s.f. including docks and wall area and approximately 11,172 s.f. of paved area for access and parking, for a total of 31,444 s.f. of built area.

The proposed project uses an area that is currently disturbed with buildings and parking and is located no closer to the wetland boundary than the existing loading areas. The proposed courts, walkways and seating areas will be 20,193 s.f., with about 7,471 s.f. of parking area and access for a total area of 27,664 s.f. – 3,780 s.f. less than the existing development footprint.

The construction is proposed to start in the Summer of 2026 and be completed by the Spring of 2027. Construction access and materials will be brought into the site from the existing access drive off of Bare Cove Drive. Staging and stockpile areas will be contained within the project area and are shown on the design plans.

The Applicant wishes to obtain a building permit soon and be able to start construction of the proposed pickleball complex during the construction season of 2026. We greatly appreciate your time and assistance in this matter.

In accordance with Section I-I (9), the Applicant submits the following to the Planning Board for their consideration of the Major Site Plan Application.

- Cover letter
- Application for Site Plan Approval
- Project plans dated March 26, 2026
- Exhibit S-1 – Total Proposed Impervious Area Dated March, 2026
- Traffic Study dated – February 17, 2026
- Stormwater Report dated March 2026

Below is an explanation of the Design and Performance Standards under Section I-I (6) of the Hingham Zoning By-Law and their applicability to the proposed project. The Design and Performance Standards are shown below in **Bold Text**, followed by CHA's explanation in standard text.

a. Land Disturbance

Site/building design shall minimize land disturbance to natural topography to preserve natural drainage patterns on the site.

Land disturbance will be minimized, the proposed pickleball complex will be built at approximately the same location as the existing building and parking/loading areas and the project will only require disturbing minimal additional land area.

b. Site Design

Placement of buildings, structures, or parking facilities shall not detract from the site's scenic qualities and shall blend with the natural landscape.

Not applicable – the pickleball complex will be constructed in the approximately same location, so site design considerations are not needed. The pickleball complex will not detract from the site's scenic qualities.

c. Character and Scale of Buildings

The design of the project shall minimize unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on, or approved for, the site.

Not applicable – the project contains no buildings, the two shelters are essentially canopies and will blend in/disappear against the fence/ background. Since there are no buildings proposed for the project the character and scale of the buildings is not applicable to this project

d. Preservation of Existing Vegetation, including Protected Trees, and mitigation priority shall be given to the preservation of existing stands of trees, trees at site perimeter, and contiguous vegetation with adjacent sites, as follows:

- (i) The landscape shall be preserved in its natural state insofar as practical by minimizing removal of Significant Trees. Every effort shall be made through the design, layout, and construction of any project to save as many Significant Trees as possible.**

- (ii) **For each inch of Diameter at Breast Height (DBH) of the Protected Tree(s) removed no less than one-half (0.5) inch of caliper of new, non-invasive species of tree(s) shall be replanted. Each new tree must have a minimum caliper of three (3) inches. If the Protected Tree to be removed is an overstory tree species (being a tree with a typical mature height of over forty (40) feet), the replacement tree(s) shall be an overstory tree species.**
- (iii) **Clearing of other vegetation and alteration of topography shall be replicated with native vegetation planted in disturbed areas as needed to enhance or restore wildlife habitat, if any.**

Trees will be removed as part of this project; we are proposing the planting of 7 new trees within the buffer area to mitigate the removal of 3 trees within the buffer and 5 trees outside of the buffer zone to mitigate the removal of 5 trees over 6 inches in caliper.

e. Limit of Clearing

Development envelopes for structures, driveways, wastewater disposal, lawn and landscape areas, and utility work shall be designated to limit clearing and grading.

There will be minimal clearing as the majority of the area to be constructed is already built upon.

f. Finished Grade

Finished grades should be limited to no greater than a 3:1 slope wherever possible, while preserving, matching, or blending with the natural contours of the land to the greatest extent possible. Where the finished grade will be greater than 3:1, the slope shall be protected with erosion control blankets or comparable slope stabilization practices to protect the slope from erosion until it is stabilized. Finished grade shall be no higher than the trunk flare(s) of Protected Trees to be retained.

The finished grades for the proposed pickleball complex will be based on that of the existing building. Slopes greater than 3:1 are shown as having erosion control matting or rip rap to protect the slope, refer to attached plans.

g. Stormwater Management

The proposed project shall include adequate provisions or measures to prevent pollution of surface or groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels, increased runoff, and potential for flooding, and minimize adverse impacts to neighboring properties by flooding from excessive runoff.

- (i) **The applicant shall demonstrate compliance with the Massachusetts Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, 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 to ensure that the peak rate and total volume of surface water runoff from the site shall not be increased nor degraded in quality after construction.**
- (ii) **Sustainable low impact design and environmentally responsible green infrastructure improvements shall be incorporated wherever feasible.**

We are providing a Demolition Plan that shows use of compost socks along the down slope of the project site to minimize erosion and sedimentation. The pickleball complex footprint is the smaller than the existing

buildings, so impervious area will be the same as existing conditions leading to proposed runoff that will be reduced or stay the same. Proposed grades will mimic existing grades leading to the same drainage patterns both pre and post construction, which will have no adverse impacts to neighboring properties.

h. Utilities

The proposed development shall be adequately served by public or private wastewater collection and treatment systems; public water system or private well; electrical distribution, telephone, cable, and fire alarm systems and may be served by a natural gas distribution system. All electrical distribution, telephone, cable, and fire alarm systems shall be installed underground.

The proposed utilities consist of storm drainage that will be directed to a detention basin. There is an existing fire hydrant on the site which will remain. No other utilities are proposed for the complex.

i. Pedestrian and Vehicular Access; Traffic Management

The proposed development and/or redevelopment shall be designed with a forecast for the next seven years from the time of application to (i) minimize hazards to public health and safety as a result of traffic; (ii) provide safe access and circulation to and within the site for expected vehicles, pedestrians, and emergency vehicles; (iii) provide off-site improvements, where required, to offset the predicted impact of the development on the transportation infrastructure; (iv) reduce the impact of the proposed development on the transportation infrastructure serving the area and the Town by incorporating transportation demand management strategies; and (v) minimize the impact on scenic roads, historic districts, natural resources, and community character. The development shall not degrade safety for pedestrians, bicyclists, transit riders, motor vehicle occupants, or property.

New parking and pathways are proposed to allow for pedestrian access to the complex, we are also making provisions to allow for Americans with Disabilities Act (ADA) access to the complex. We are reconstructing the parking lot in the front of the complex for more organized parking, ADA compliance, and better vehicular and pedestrian circulation.

j. Lighting

The proposed development shall not produce lighting so as to unreasonably interfere with the use and enjoyment of property within the Town. Lighting practices and systems shall: reduce light pollution, light trespass and glare in order to preserve and enhance the natural, scenic, and aesthetic qualities of the Town; conserve energy and decrease lighting cost without decreasing night-time safety, security, and productivity; and preserve the night sky as a natural resource to enhance nighttime enjoyment of property within the Town.

Not applicable, no lighting is proposed for the project.

We trust that the submitted plans and supporting documents to be informative and complete. We respectfully ask for your approval of Major Site Plan Review for the proposed project. Should you have any questions, please do not hesitate to contact me at your earliest convenience at 401-787-0878 or mmoonan@chasolutions.com.

Sincerely,
CHA



Michael S. Moonan, RLA
Project Manager