



TOWN OF HINGHAM

Board of Appeals

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Hingham, MA

NOTICE OF DECISION SPECIAL PERMIT

IN THE MATTER OF:

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

Property: Off Bare Cove Park Drive, approximately 5.38 acres of a 472.26 acre parcel (Assessor Map 77, Lot 1)

Deed Reference: Plymouth County Registry of Deeds, Book 3917, Page 327

Plan References: "Hingham Center for Active Living, Regulatory Submission", Site Plans and building renderings, prepared by SLR International Corporation, 67 Hunt Street, Suite 203-C, Agawam, MA, 01001, dated December 9, 2025. (26 Sheets);

"The Hingham Center for Active Living Traffic Impact Study", prepared by SLR International Corporation, 11 Beacon Street, Suite 735, Boston, MA 02108 (207 Pages);

"Post construction Stormwater Management Operation and Maintenance Plan," prepared by SLR International Corporation, 67 Hunt Street, Suite 203-C, Agawam, MA, 01001, dated December 9, 2025 (20 Pages);

"Stormwater Management Plan", prepared by SLR International Corporation, 67 Hunt Street, Suite 203-C, Agawam, MA, 01001, dated December 9, 2025 (533 Pages).

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") to operate the Hingham Center for Active Living off Bare Cove Park Drive, on approximately 5.38 acres of a 472.26 acre parcel (Assessor Map 77, Lot 1) 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 its Special Permit A2 application on January 13, 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 members Robyn S. Maguire, Chair, Jed Ruccio and Associate Member, Mario Romania, Jr. The Applicant was represented by SLR International Corporation, EDM Studio, and JR Frey, the Town Engineer.

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 approvals to construct a new approximately 26,000 SF one-story Hingham Center for Active Living building (replacing an existing Naval Ammunition Depot building) and associated infrastructure improvements including driveways, parking, accessible walkways, utilities, stormwater management, and landscaping within a designated 5.38 acre development area (as defined in the submitted application and site plans) with frontage along Bare Cove Park Drive.

The development area is a portion of the approximately 472.26 acre parcel owned by the Town and comprised of open space and public recreation uses (Assessor Map 77 Lot 1). The development site is adjacent to Bare Cove Park to the west, the Bare Cove Fire Museum to the east, and Bare Cove Park Drive to the south.

The use falls under Section III-A, 3.5 – Public buildings and premises for government use, and is allowed with a Special Permit A2, which also triggers Site Plan Review with the Planning Board. The project complies with all sections of the Zoning By-Law, including Section IV-A, the Schedule of Dimensional Requirements for the Official and Open Space District, as well as with Section IV-B – Special Requirements Schedule of Dimensional Requirements 2, 5, 6 and 15.

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 use is proposed to improve and provide adequate municipal services for the older population of residents commensurate with services provided to other demographics and the general population. The proposed use is allowed by Special Permit in the Official and Open Space District and the Applicant has addressed all By-Law requirements for the use.

- b. The proposed use complies with the purposes and standards of the relevant specific sections of this By-Law, for the following reasons:** The proposed use complies with all applicable purposes and standards of the By-Law, including, without limitation, Section IV-A, the Schedule of Dimensional Requirements for the district, Section IV-B – Special Requirements to Schedule of Dimensional Requirements, and Section V-A Off-Street Parking.
- 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 project site is located on land acquired by the Town for open space and public recreation, and the proposed use is considered to be public recreation by both the National Park Service and the Town. The project is also adjacent to other public recreation uses including the Carlson Field recreational complex. The proposed structure is sited over the location of Building 14, a building in disrepair that was part of the original Naval Depot located on the property. The building and site design, including outdoor amenities are designed to complement and respect the surrounding open space, including multiple climate-friendly design features and a substantial landscaping plan.
- d. The use as developed and operated will create positive impacts or potential adverse impacts will be mitigated, for the following reasons:** Environmental impacts from the existing building will be mitigated through multiple climate and environmentally friendly design features, such as significant re-plantings, EV charging parking spaces, and glazed windows to protect birds. The improvements on the site have been designed so that there will be no impacts on the wetland area and its buffer zone on the northeast corner of the development area. The project will also include improvements benefitting the surrounding uses along Bare Cove Park Drive, including extension of a water line to the park entrance to allow for a fire hydrant and hydration station for users of the park, improved pedestrian access and parking areas for access to the park.
- e. There will be no nuisance or serious hazard to vehicles or pedestrians, for the following reasons:** Planned improvements to Bare Cove Park Drive will improve the vehicles and pedestrian safety for all uses along Bare Cove Park Drive, including the proposed Center of Active Living.
- f. Adequate and appropriate facilities exist or will be provided for the proper operation of the proposed use, for the following reasons:** All required utilities will be on-site; electric, telephone and internet entering the site will be underground. Both water and sewer mains will be extended to the facility.

- g. The proposed Project meets accepted design standards and criteria for the functional design of facilities, structures, stormwater management, and site construction.** The project has been designed to meet all applicable design and performance standards. Currently the disturbed portions of the development area does not include treatment or management of any stormwater, this project will install a stormwater management system.

DECISION

Upon a motion made by Jed Ruccio and seconded by Mario Romania, Jr., 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 located off Bare Cove Park Drive, on a 472.26 acre parcel (Assessor Map 77, Lot 1) located in the Official and Open Space District subject to the following condition.

- 1. The work shall be completed in accordance with the application and approved plans, as may be modified during Site Plan review by the Planning Board, any other applicable provisions of the Zoning By-Law, and the representations made during the public hearing.

For the Board of Appeals,



Robyn S. Maguire, Chair
January 15, 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.