

Town Hall Location  
210 Central Street

Official and Open Space District		Zoning Requires
Lot Size		N/A
Frontage		20'
Height		35'
Max. Bldg. Coverage		10%
Setbacks	Front*	50'
	Side*	100'
	Rear*	0'

\* Setbacks modified by Special Requirements 1 and 15. The existing Town Hall Complex is nonconforming with respect to front and side setbacks for parking and building areas.

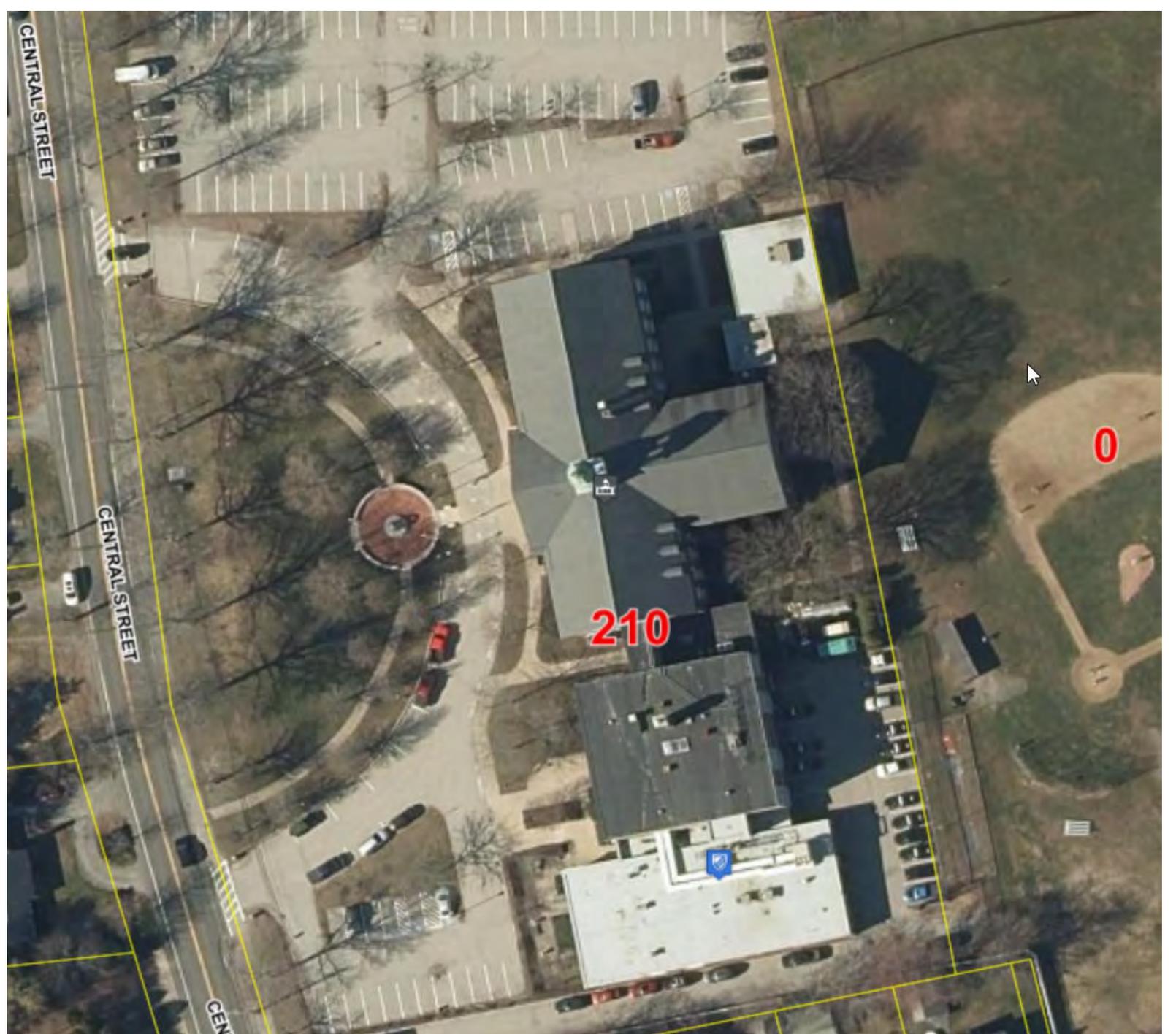
Lot Size (6.56 acres) supports existing Town Hall Complex, including the Senior Center, and a shared parking facility consisting of 160 spaces.

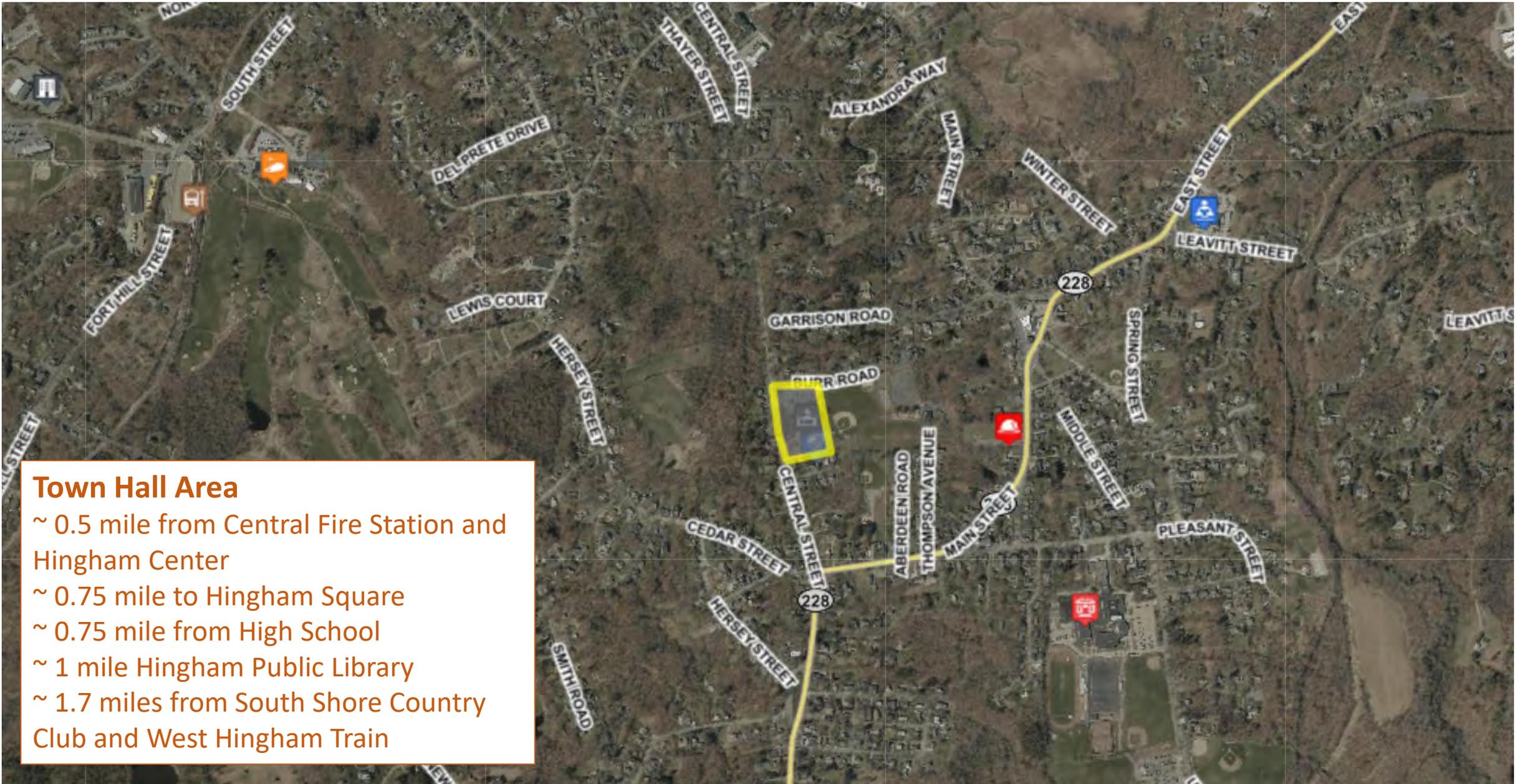


## Town Hall Location

This is the existing location of the Hingham Senior Center. The center currently occupies approximately 5,000sf with possible expansion to 15,000sf with the pending departure of the Police Department to their new home on Route 3A.

See attached parking analysis.





### **Town Hall Area**

- ~ 0.5 mile from Central Fire Station and Hingham Center
- ~ 0.75 mile to Hingham Square
- ~ 0.75 mile from High School
- ~ 1 mile Hingham Public Library
- ~ 1.7 miles from South Shore Country Club and West Hingham Train

## Bare Cove Park Location

Official and Open Space District		Zoning Requires
Lot Size		N/A
Frontage		20'
Height		35'
Max. Bldg. Coverage		10%
Setbacks	Front	40'
	North Side*	0'
	South Side*	100'
	Rear	40'

\* Setbacks modified by Special Requirements 1 and 15

Lot Size (470+ acres) would allow sufficient area to accommodate a Senior Center Facility, including parking, within all zoning parameters.



## Legend

- 1) Building 79.  
Currently used by the School Dept. for supply storage.
- 2) Currently used as fire museum storage
- 3) Currently used as the model train museum
- 4) Currently used by the DPW and HMLP for storage
- 5) Currently used as the fire museum
- 6) Currently vacant and deemed unsafe for use due to structural problems

## Bare Cove Park Location, Buildings



\*A combination of some or all of these existing buildings could be improved to support the senior center mission. Additionally, the remaining property of BCP could be incorporated into senior center programming.

## Bare Cove Park Area

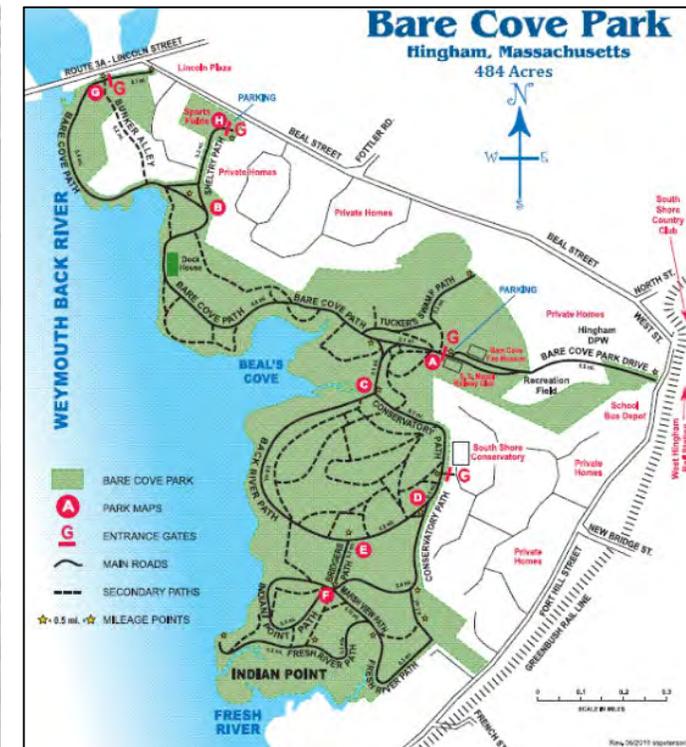
~ 0.3 miles to West Hingham Train Station

~ 0.5 miles to South Shore Country Club

~ 1.1 miles to Hingham Square

~ 1.9 miles to Town Hall

~ 2.3 miles to Hingham Shipyard Ferry Terminal



## Select Board's Parcel 2 Beal Street Location

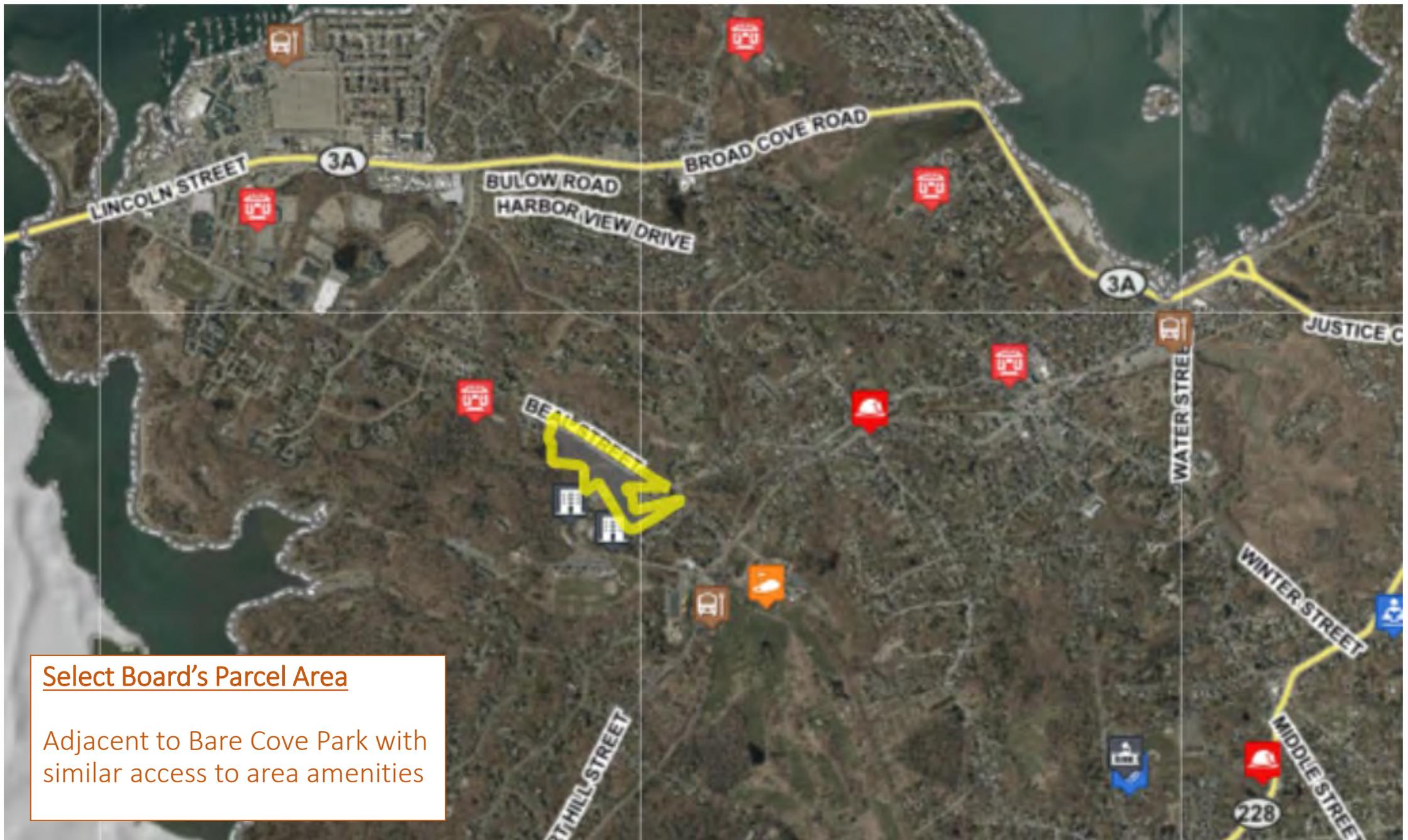
Official and Open Space District		Zoning Requires
Lot Size		N/A
Frontage		20'
Height		35'
Max. Bldg. Coverage		10%
Setbacks	Front*	50'
	East Side*	100'
	West Side*	0'
	Rear*	0'

\* Setbacks modified by Special Requirements 1 and 15

Lot Size (12.62 acres) could likely accommodate a Senior Center Facility, including parking, within all zoning parameters.

Other considerations include ACEC and wetland resource areas and prior expression of interest in housing development.





Select Board's Parcel Area

Adjacent to Bare Cove Park with similar access to area amenities

## Driving Range Union Street Location

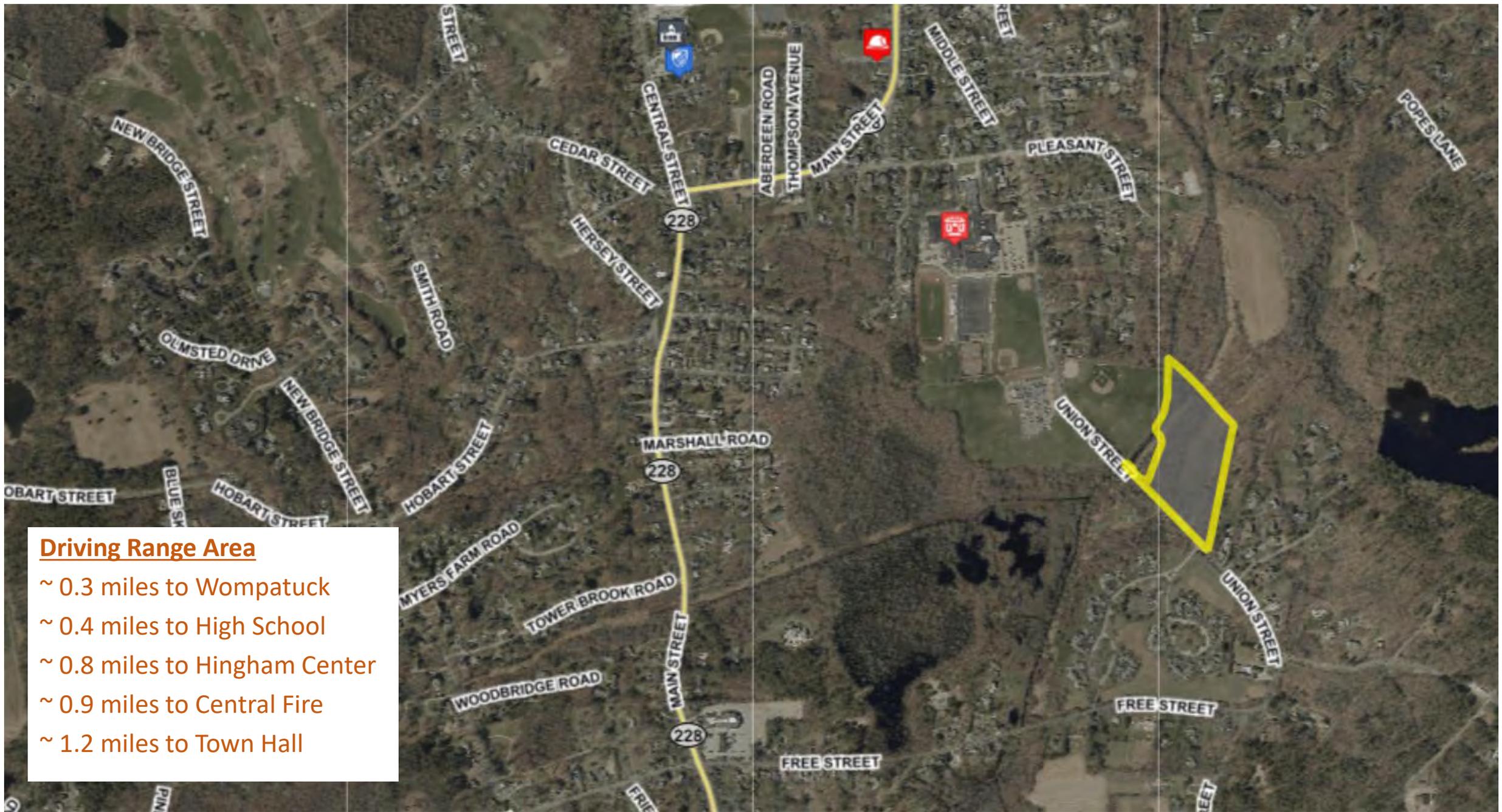
Official and Open Space District		Zoning Requires
Lot Size		N/A
Frontage		20'
Height		35'
Max. Bldg. Coverage		10%
Setbacks	Front*	50'
	East Side*	100'
	West Side*	0'
	Rear*	0'

\* Setbacks modified by Special Requirements 1 and 15

Lot Size (11.3 acres) could likely accommodate a Senior Center Facility, including parking, within all zoning parameters.

Other considerations include floodplain and wetland resource areas.





**Driving Range Area**

- ~ 0.3 miles to Wompatuck
- ~ 0.4 miles to High School
- ~ 0.8 miles to Hingham Center
- ~ 0.9 miles to Central Fire
- ~ 1.2 miles to Town Hall

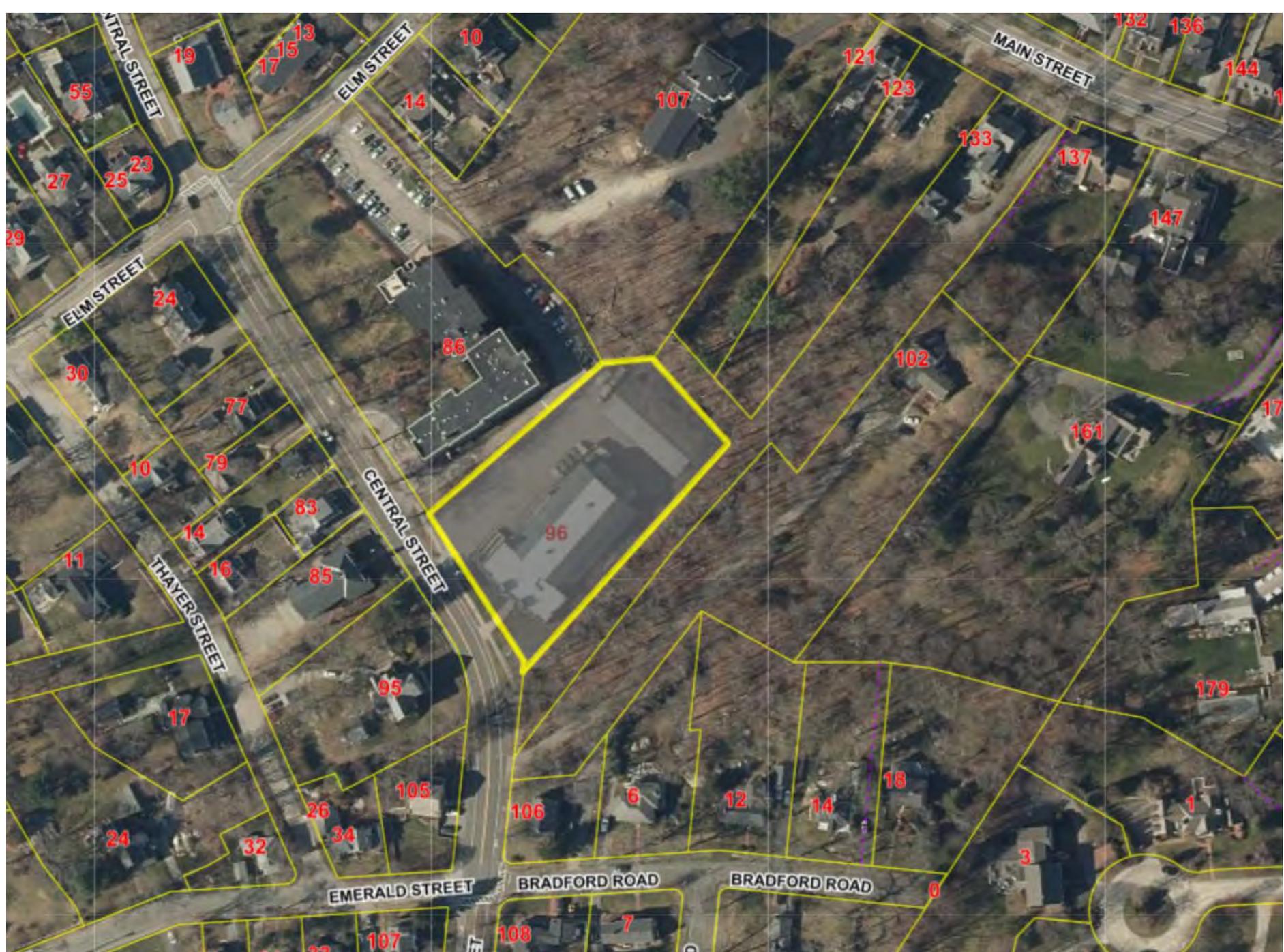
## National Guard Armory 96 Central Street Location

Official and Open Space District		Zoning Requires
Lot Size		N/A
Frontage		20'
Height		35'
Max. Bldg. Coverage*		10%
Setbacks	Front*	50'
	Side*	100'
	Rear*	100'

\* Setbacks modified by Special Requirements 1 and 15. Existing facility is nonconforming

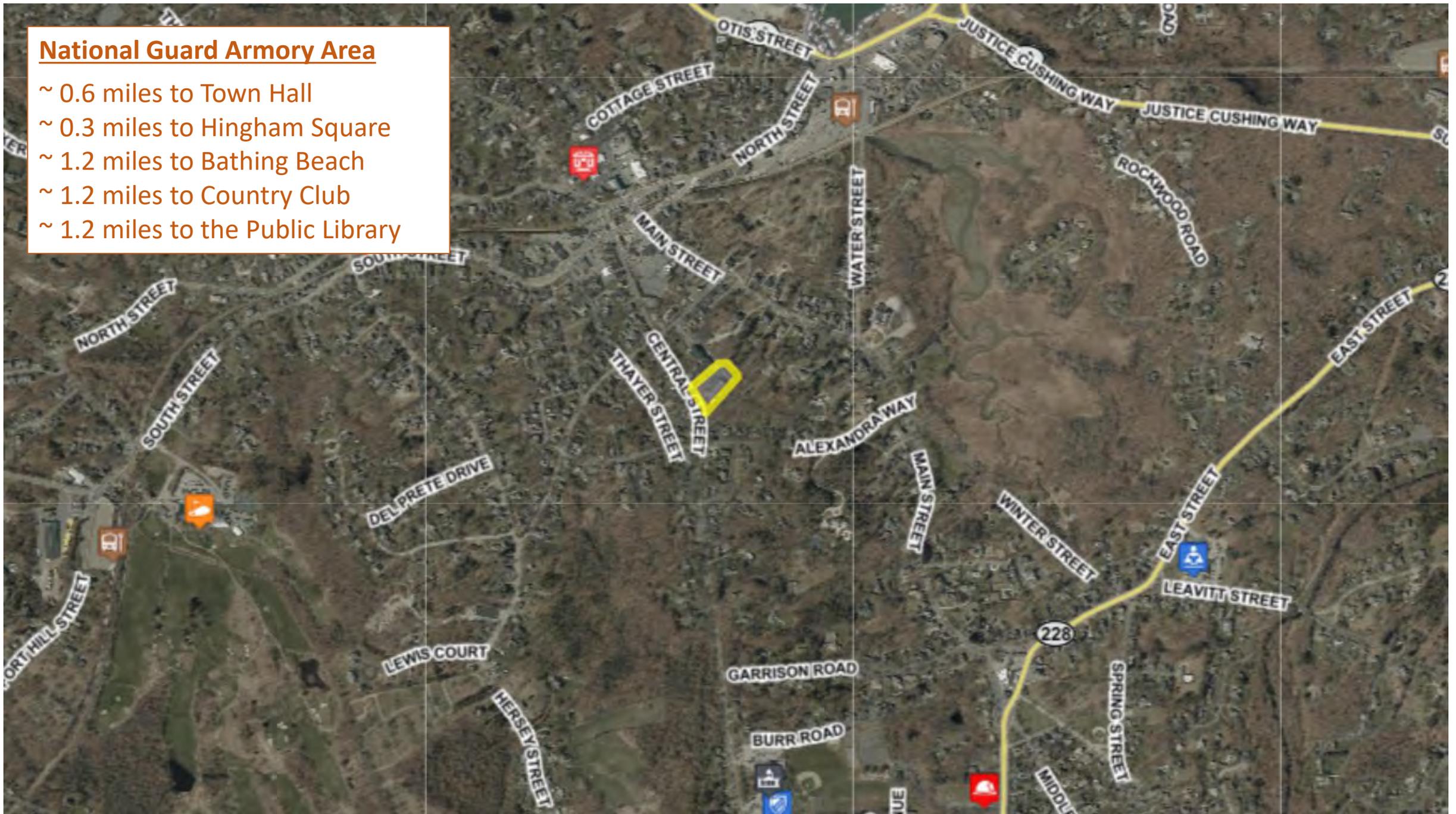
Lot Size (1.29 acres) is not sufficient to accommodate a Senior Center Facility along with required parking within all zoning parameters, unless the existing nonconforming structure is utilized.

Other considerations lack of property control and any demolition would require review by Historical Commission.



## National Guard Armory Area

- ~ 0.6 miles to Town Hall
- ~ 0.3 miles to Hingham Square
- ~ 1.2 miles to Bathing Beach
- ~ 1.2 miles to Country Club
- ~ 1.2 miles to the Public Library



At the conclusion of their discussion on August 15, 2023, the Select Board voted to advise the Senior Center Building Committee to evaluate the following sites as the potential location for the Hingham Center for Active Living (Senior Center):

- Town Hall location
- Bare Cove Park location