

Town of Weymouth
Community Preservation Committee
COMMUNITY PRESERVATION PLAN

The community needs enumerated herein in the areas of open space, recreation, historical resources and affordable housing largely reflect recommendations contained in the Town of Weymouth's Master Plan, the Open Space & Recreation Plan, the Capital Improvement Plan, the Historic Preservation Plan, the Five Year Consolidated Plan and other planning documents that have received wide scrutiny and input. Additionally, comments and recommendations are sought and received from individual Weymouth residents, groups, Town officials, Town organizations; such as the Conservation, Historical and Recreation Commissions, the Housing Authority, the Planning Board, the Town Council and Community Preservation Committee members.

The study of community needs is intended to be a dynamic planning document that will be reviewed on a regular basis and is designed to serve as a frame of reference in the project approval process. It is purposely left, in the large part, general in nature, although some specific projects are listed. Some examples are:

OPEN SPACE

- Increase public access and activities on the Fore and Back Rivers.
- Improve Town and State park lands.
- Continue to develop pedestrian/bicycle along the Back River Trail and down the Herring Run with open space links that extend into Jackson Square consisting of both on and off road components.
- Obtain by easement or acquisition, additional links between open space parcels within Weymouth or immediately adjacent to it and link those parcels to residential areas and active and passive recreational areas.
- Develop links connecting Beal's Park and O'Sullivan Park, the Wessagusset School, up to Great Hill and down to the beaches.
- Develop management plans for the Town's conservation lands. Consider using the Massachusetts Audubon Society's methodology for management planning.
- Develop standards and regulations for use and enjoyment of the Town's conservation lands. Initiate the program by starting on the coastal park lands under Town ownership.
- Seek assistance from regional land trusts such as the Audubon Society and the Trust for Public Lands. Support regional initiatives to acquire open space and work with adjacent communities to jointly purchase valuable open space areas that extend across political boundaries.
- Work with Hingham, Quincy, Braintree, Rockland and Abington on watershed protection strategies for shared rivers.
- Develop a resource management plan for the Back River Area of Critical Environmental Concern (ACEC). Seek shared funding from the State Coastal Zone Management or the Department of Environmental Protection for this purpose.
- Protect the use of the Herring Run as a resource and improve the water quality within the Herring Run while improving access to it and the enjoyment of it. Include the park under applicable public land management plans which may be developed. Consider seeking Urban Self Help funds for improvements at the Herring Run.

- Use deed restrictions, conservation restrictions, easements and purchases to preserve land and protect water quality around Whitman's Pond, the Mill, Old Swamp River and the coastline.
- Obtain or identify additional links by easement or acquisition between the Fore River and the adjacent public roads.
- Protect and expand options for access to shorefront properties and make the areas walkable and bikeable.
- Seek shared funding from the State Coastal Zone Management or the Department of Environmental Protection for funds to improve the Fore River water quality.
- Develop comprehensive management plans for inland wetland areas and the coastal harbor areas. Update the Waterfront Plan for conformance with MGL Chapter 91.
- Develop a preservation corridor along the major rivers within Weymouth.
- Improve access, including handicapped accessibility, to the natural resource and open space areas throughout the Town.
- Develop comprehensive management plans for the open space parcels including standards for use and enjoyment of the Town's conservation lands.
- Improve public accessibility to Cavern Rock Park.
- Highlight the Torrey Bird Sanctuary as a key area in resource plans.
- Establish connections to the Boston Harbor Islands from coastal lands.
- Protect views along and from the coastline. Develop viewshed protection regulations to control the impacts of new development. Propose identification of Ocean Street, Regatta Road and Fort Point Road as a scenic waterfront route.
- Establish clearing and vegetation management plans for public properties.
- Ensure protection of the drinking water supply watersheds that extend across municipal boundaries.
- Preserve and protect ecologically sensitive area in the Town.
- Rehabilitate and increase areas near all water resource areas for the purpose of appropriate recreation and conservation.
- Commence a dredging project for the Fore River. Include options to dredge an area wherein a marina may be located.
- Commence a dredging project at Wessagussett boat ramp at George Lane Beach and then maintain and preserve the boat ramp.
- Purchase additional land to expand Pond Meadow Park.

- Work with Braintree to initiate a weed harvesting project in the pond at Pond Meadow Park.
- Initiate a weed harvesting project for Whitman's Pond and Elias's Pond to enhance water quality and recreation opportunities.
- Identify historic and environmental interpretive opportunities along the Back River Trail and provide a framework for telling these stories that will unify and be identified with the trail.
- Ensure that most portions of the Back River Trail system meet the current accessibility standards of the Americans with Disabilities Act (ADA) and the State Architectural Access Board (AAB), recognizing the topographical challenges of The Esker.
- Provide designs for key Back River Trail park nodes and gateways that will create opportunities to bring attention to the trail and highlight the history that makes Weymouth unique, including the Durante property, the Herring Run and Iron Hill Park.
- Pursue the acquisition of vacant parcels, or easements, conservation restrictions or deed restrictions of open space parcels.
- Upgrade the Herring Run for public use to ensure its continued enjoyment as an historic activity and resource.
- Initiate improvements to the Pond Meadow conservation area, presently owned and managed jointly by Braintree, Weymouth and a non-profit organization, through more intensive management and additional protections to maintain the resources therein.

RECREATION

- Create a town-wide biking system that may include bike lanes along Green, Front and Commercial Streets to provide a safe bikeway system that links the community to Weymouth's parks and natural resources.
- Develop an expanded new marina at East Bay, between the energy plant northern parcel, King Cove and along the Fore River.
- Provide clear, safe on-road links to Hingham and Boston Harbor to expand ridership of the Back River Trail.
- Identify historic and environmental interpretive opportunities along the Back River trail and provide a framework for telling its stories that will unify and be identified with the Trail.
- Identify potential locations for more play fields throughout the Town. Provide, restore, or enlarge neighborhood based park or recreation areas.
- Construct new active field and play areas for residents to meet current and future demands, particularly for handicapped accessibility.
- Expand the range of recreational opportunities available to all residents.
- Install public restrooms at Town parks and play fields.
- Reopen the beach at Lake Street.

HISTORIC RESOURCES

- Preserve and rehabilitate buildings, districts and landscapes of significant historic value with a special focus on Weymouth's four villages as unique historic areas that define the Town as a diverse, village oriented community.
- Preserve significant historic artifacts.
- Ensure that the historic aspects of Legion Field are restored and preserved.
- Rehabilitate historic structures to comply with handicapped accessibility laws and standards.
- Develop a signage plan to identify Town historic structures and areas.
- Preserve the Abigail Adams House as a Weymouth site unique in the nation.
- Preserve the Old North Cemetery as a historic part of Weymouth's unique history.

AFFORDABLE HOUSING

- Develop additional units of affordable housing, senior housing, assisted living units, and units for handicapped and disabled individuals.
- Secure the greatest possible number of affordable housing units in new multi-family developments.
- Work towards attaining the 10% goal of affordable housing units in Weymouth.
- Preserve and rehabilitate current affordable housing units in Weymouth.
- Increase the number of affordable housing units that comply with handicapped accessibility laws and standards.