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TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

**COMMUNITY PRESERVATION COMMITTEE**  
**RECORD OF MINUTES AND PROCEEDINGS**

2020 FEB -7 AM 10: 56

January 9, 2020

Mary McElroy Meeting Room, McCulloch Building  
182 Green Street, Weymouth, MA

**MINUTES**

**PRESENT:**

Chairman

Christopher Hannan,

Pat O'Leary  
Cathy Torrey  
Mark Kilban  
Ed Harrington

**NOT PRESENT:**

Dan Condon  
Victor Pap  
Greg Agnew

**ALSO PRESENT:**

Planning & Development

Kate Marshall, Economic

Chairman Hannan called the meeting to order at 7:00pm.

**ELECTION OF OFFICERS**

Ms. Torrey made a MOTION to MOVE ALL OFFICERS AS IS. Ms. O'Leary SECONDED the MOTION. It was UNANIMOUSLY VOTED. Christopher Hannan, Chairman; Dan Condon, Vice Chairman and Ed Harrington, Clerk.

**PUBLIC COMMENT**

Chairman Hannan stated he would take public comment out of order.

Matt Tallon  
105 Trefton Avenue

RE: Fore River Trail Concept (asking to be part of the new Open Space Plan 2020) handout

Fore River Trails, the Cadman Conservation Area, & Abigail Adams House/Meeting House  
Historic District – *Open space expansion and connections for generations to come*

**BOLD VISION**

Did you realize there is an existing **Cadman Conservation Area** donated to the town consisting of some of the best remaining salt marsh in the highly developed Fore River basin?

Did you know that a **tidal mill dating back to the 1660s** once operated in the Mill Cove basin of the Fore River? Could that tidal mill site be part of the Abigail Adams historical site experience?

What if a single **Fore River trail network** combining existing paths, scenic boardwalks, and existing sidewalks provided linkages for Weymouth residents by foot and bike from the smelt run and canoe launch in Weymouth Landing to Webb Park, Cadman Conservation Area, the Meeting House Historic District including the Abigail Adams House, King Oak Hill Park, Legion Field, Sea Street Historic District, Wessagusset Woodlands, and King's Cove Park?

### **Background and Overview:**

The Fore River basin presents great opportunity for open space in Weymouth. At present it is neglected in comparison to the Back River basin. On the Back River there are at least six parcels of designated conservation land, from Webb Memorial Park and Bouve Conservation Area in the north to Great Esker Park and Bare Cove Park in the south. Weymouth in conjunction with Hingham has done a wonderful job of maximizing opportunities for open space, conservation, and trail networks.

A similar approach on the Fore River basin would benefit Weymouth and its residents, using an expanded Cadman Conservation Area as an anchor parcel. Currently, the Cadman Conservation Area consists of four contiguous parcels in the Mill Cove area of the Fore River. These parcels are the results of a gift by Alfred Cadman in memory of his beloved wife Ida Cadman. The fact that the stone marker commemorating this gift is itself buried in a small, overgrown fenced area owned but unused and virtually abandoned by National Grid alongside Norton Street exemplifies the forgotten nature of this lovely parcel.

**This area of the Fore River is a hidden gem in Weymouth.** It should be preserved now and for generations to come. Especially when the rest of the Fore River is cluttered with industrial buildings and the looming threat of a new gas compressor station, expansion of the Cadman Conservation Area offers the town a quality conservation counterpoint to those polluting entities already established in the basin. Plus, when considering the resiliency of coastal Weymouth and the rising threat of climate change, expanding the official open space connected to this salt marsh should be essential to any resiliency planning.

**Early 2020 presents a great moment of opportunity.** The new *Open Space Plan* can and should contain an emphasis on Fore River trails. With an initial state grant of \$10,000 received by the Town of Weymouth in 2019 for Fore River Trail Feasibility, there is already a jump start on a Fore River Trail Master Plan like the one commissioned by Weymouth in 2004/5 for the Back River which has resulted in a tremendous success. Additionally, with the state permitting decisions regarding the compressor station going against the interests of the town, there seems to be an appetite by our representatives in the state government to help us obtain additional trails and open space grants for the Fore River. This effort would help to counterbalance what is happening regarding the compressor station. With recent town efforts to improve conservation

spaces in the town like King Oak Hill park, Legion Field, and the Smelt Brook in Weymouth Landing, why not seek creative ways to connect these revitalized assets?

### **Recommendations:**

**Create a Fore River Trail Network:** Braintree has established the Toland Walkway connecting the Watson Park to the Smith Beach along their side of the Fore River. This connection is well trod by Braintree residents, and there is no reason why Weymouth should not try to replicate this effort with an even longer connection running parallel to the Fore River and alongside the Greenbush line. A walking trail of this sort running from Weymouth Landing to Idlewell could tie into the Cadman Conservation Area using Hibiscus Avenue and Newell Park and conduits before making its way through Commercial Street and on to King Oak Hill and Legion Field. Another expansion of this Fore River trail network could include a fork up Norton Street through the Abigail Adams historic district and eventually making its way to Kings Cove Park in North Weymouth. The possibilities for connectivity of sidewalks and trails to make a meaningful multi-mile connection along the Fore River are seemingly endless, as would be their enjoyment for generations to come. As part of the new *Open Space Plan*, we should immediately commission a **Fore River Trail Master Plan**.

**Expand the Cadman Conservation Area:** If you were to look at Google Maps on your smartphone, the area shaded in green as “Cadman Conservation Area” is a vision of a possible future for this land. However, when one investigates further the actual composition of Cadman, one realizes that, sadly and ironically, Google Maps has it as it should be, but not as it exists today. Many of the parcels remain in private hands. We recommend that the town approach expansion of the current Cadman Conservation area in four main ways:

1. **Donations of land by citizens and companies:** We have the framework of a sizeable land donation by Michael Delvecchio already in the works. Plus, there are two parcels that the Town of Weymouth could acquire from National Grid as mitigation for other South Shore projects.
2. **Use of the Conservation Restriction (CR):** This tool was established in Massachusetts for this very purpose – allowing residents to apply a CR to their property or a portion of their property. We have multiple landowner’s who are great candidates for this approach.
3. **Tax Lien Acquisition:** Two parcels of land connecting to the existing Cadman area have unpaid taxes for well over two decades now. The Town of Weymouth should take these parcels to add to the conservation area.
4. **Open Space Purchase:** Using available funding opportunities as well as state grant opportunities such as the LAND grant for which Weymouth has preferential status, our town should purchase five undeveloped parcels currently owned by the Ryder Development Corporation which border the salt marsh and offer an excellent location for a trail access and enjoyment of its natural beauty by residents forever.

**Expand Access:** The current Cadman Conservation Area has four potential access points:

1. The existing **Newell Park** on the shore of the Fore River basin has been recommended for enhancements to the Town of Weymouth and offers the opportunity for a perimeter walking/running trail as well as a wildlife viewing platform.
2. The **Laudervale Road** dead ends into a parcel that can serve as another access point with benches, picnic tables, a wildlife viewing platform, and a small parking area.
3. The **parcels of land owned by Ryder Development Corporation** offer a unique opportunity for a trail network, multiple wildlife viewing platforms, and a parking area accessible from either Edison or Hyde Streets.
4. A wooden boardwalk could be constructed (subject to a Conservation Restriction agreed to by the abutting property owner) adjoining the existing sidewalk on **Commercial Street** to the salt marsh comprising the expanded Cadman Conservation Area.

Ms. O'Leary asked what the outcome of the feasibility study is. Ms. Marshall stated the town just received the response. Mr. Luongo will be back in on Monday to read it.

Mr. Tallon stated the town should take what we have and expand and connect to what we have. Mr. Tallon further stated he urges this committee to comment to the Open Space board before 5:00pm tomorrow before the deadline.

### **UPDATES/OTHER BUSINESS**

#### **Smelt Brook**

Ms. Marshall stated the Army Corp of Engineers will take 18 months to complete the study.

#### **Housing %**

7.6% housing units.

#### **State Match Summary as of November 2019**

Ms. Marshall reported the state match of \$114,069 which is a 14% reimbursement, received in November 2019.

### **MINUTES**

Ms. Torrey made a MOTION to APPROVE the minutes of February 7, 2019. Mr. Kilban SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### **NEXT MEETING**

The next meeting of CPC will be held on February 6, 2020. This will be the Annual Budget Presentation.

### **CPC ORIGINAL GOALS**

Chairman Hannan asked committee members do we want to look at the list of original priorities made when CPC was created as a group? CPC was founded in 2006, that's 15 years ago. Ms. Marshall stated First Church might submit an application to restore the exterior of building in prep for Weymouth 400. Ms. O'Leary asked, does the Charter Review Committee address the function of CPC? Also, Ms. O'Leary applied for Statewide Advisory Committee for CPC but did not make the cut. Ms. O'Leary stated it would be nice to see what CPC's top 4 or 5 projects are. Ms. O'Leary stated we are coming up on the 400<sup>th</sup> anniversary of the town and there are not any projects from the town that supports that anniversary. Ms. Torrey stated there is a project coming, she can state that from a historical prospective. Ms. Marshall stated the needs list is on the town's website.

### **ADJOURNMENT**

Ms. Torrey made a MOTION to ADJOURN at 7:40PM. Mr. Harrington SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Approved: \_\_\_\_\_

Christopher Hannan, Chairman

Dated: \_\_\_\_\_

Feb 6, 2020