

F:\SSK\PROJ\18000\C18729\C18729-NOI 05-2017.dwg Jun 09, 2017 - 1:47pm

- The zone is characterized by rocky beach with two concrete platforms from the old bath and boat houses. The foundation for the old bathhouse (closer to North Street) appears to be in stable condition and could be used as part of the walkway, location for seating, signage, and/or other site amenities.
- The site is accessed either by sidewalk along Wessagussett Road or from the parking area that straddles Wessagussett Road. The parking area is approximately thirty-seven feet above the mean high-water elevation. No sidewalk connects the parking to the beach, though it is outside of the scope of this project, it should be considered by the Town.
- From the northeast corner of the parking is a concrete stairway which connects to the beach and the old boathouse (now just a concrete foundation). The stairs are in very poor condition and should not be used. The foundation for the old boat house is also in poor condition with significant undermining from wave action. Each site visit reveals more of the concrete blocks detached from the foundation and moved or thrown on to the beach. There is also a significant amount of graffiti, beer bottles, and other debris in the area.
- There is potential to locate an accessible parking space near the North Street intersection. This could provide an accessible route onto the beach and to the beach connection. A boat ramp is in the area however, usage rates are uncertain.

- This zone is also characterized by a rocky beach; this zone is the stretch of Wessagussett Beach with the stone revetment. Most of the revetment is easy to walk on, in some places there is ample room to walk outboard of it on a relatively level portion of the bank, but in other locations the vegetation is so overgrown that it can be difficult to walk along it.
- Due to the dense vegetation, steep bank, and the convex shape of the coastline, this area feels like a relatively secluded part of the beach. While the eastern end is situated below residences on Wessagussett Road and the beginning of Regatta Road, the dense vegetation screens at least the first few residences from the view of the beach.
- There is a fifteen-foot wide drainage easement located between 91 and 97 Regatta Road. A catch basin is located at this easement on Regatta Road, and a 12" diameter PVC pipe outlets the drain. The drain appears to have vegetative debris clogging the outflow; no evidence of outwash was present on the beach. North of this, on the beach side, is a large riprap area which appears that it may have been planted after installation, given the selection of planting materials that are present. (See the Vegetation Assessment for additional information.)
- If a lookout or fishing area is considered as part of the project, the long groin is the logical location. The groin is easy to walk on, for able-bodied people, and extends more than 250 feet, depending on the tide. It is also the clear transition between the two beaches and makes the change in elevation between the two.

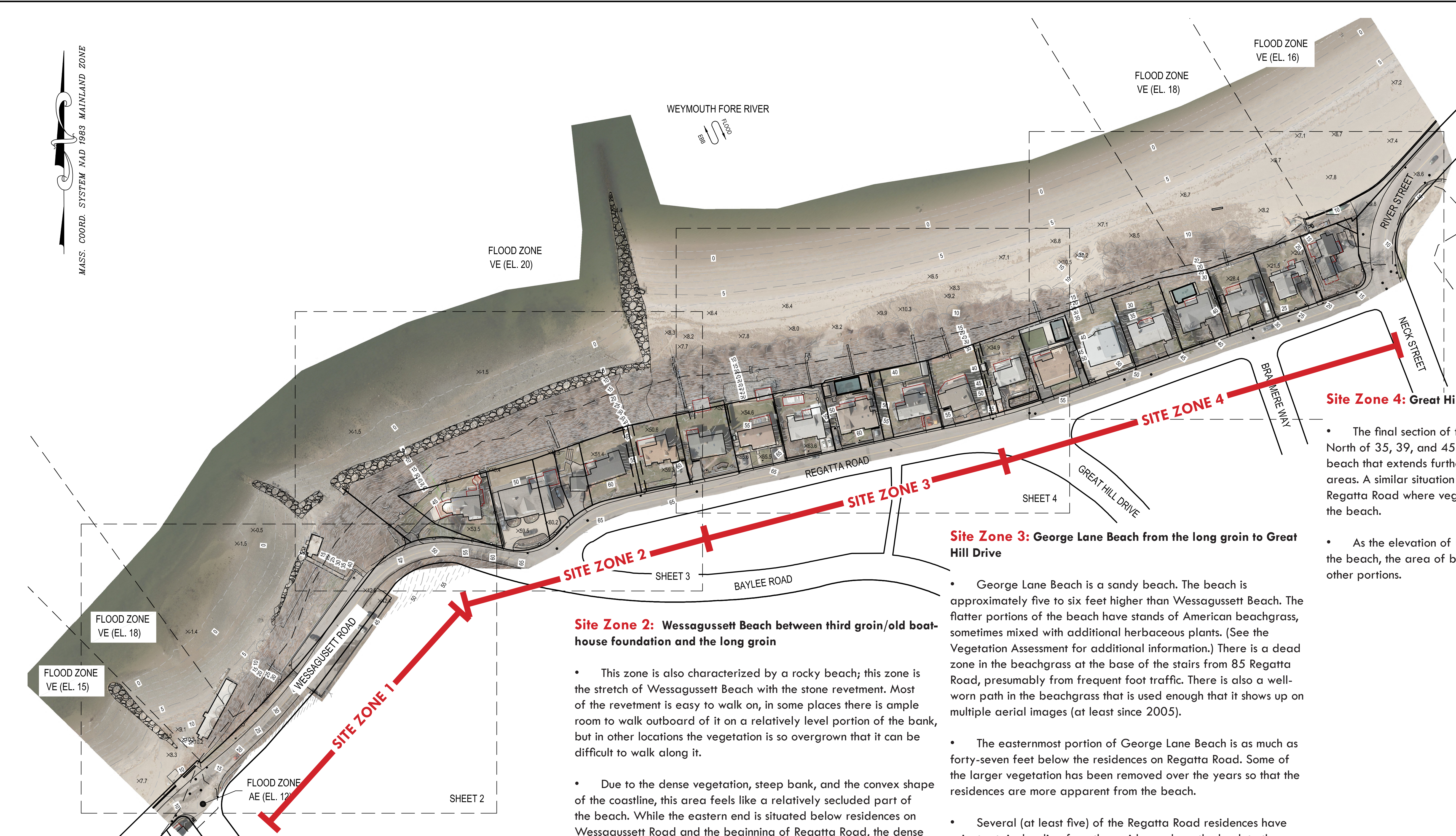
- Between 57 and 67 Regatta road is a fifteen-foot town-owned parcel which extends from the road to the beach; this parcel has not been developed by the Town. Two houses to the east, there is another drainage easement (ten-feet wide) on the western end of the 45 Regatta Road parcel. The easement connects a catch basin in Regatta Road. No outlet is visible in the landscape.

- The easternmost portion of George Lane Beach is as much as forty-seven feet below the residences on Regatta Road. Some of the larger vegetation has been removed over the years so that the residences are more apparent from the beach.
- Several (at least five) of the Regatta Road residences have private stairs leading from the residence down the bank to the beach. The stairs appear to be in various states of use and (dis) repair.

- George Lane Beach is a sandy beach. The beach is approximately five to six feet higher than Wessagussett Beach. The flatter portions of the beach have stands of American beachgrass, sometimes mixed with additional herbaceous plants. (See the Vegetation Assessment for additional information.) There is a dead zone in the beachgrass at the base of the stairs from 85 Regatta Road, presumably from frequent foot traffic. There is also a well-worn path in the beachgrass that is used enough that it shows up on multiple aerial images (at least since 2005).

- As the elevation of Regatta Road drops and River Street meets the beach, the area of beach is much more open, less secluded than other portions.

- The final section of the project is the sandiest stretch of beach. North of 35, 39, and 45 Regatta Road there is a stretch of sandy beach that extends further south, towards the bank, than in other areas. A similar situation exists north of 446 Neck Street and 9 Regatta Road where vegetation is sparse between the residence and the beach.

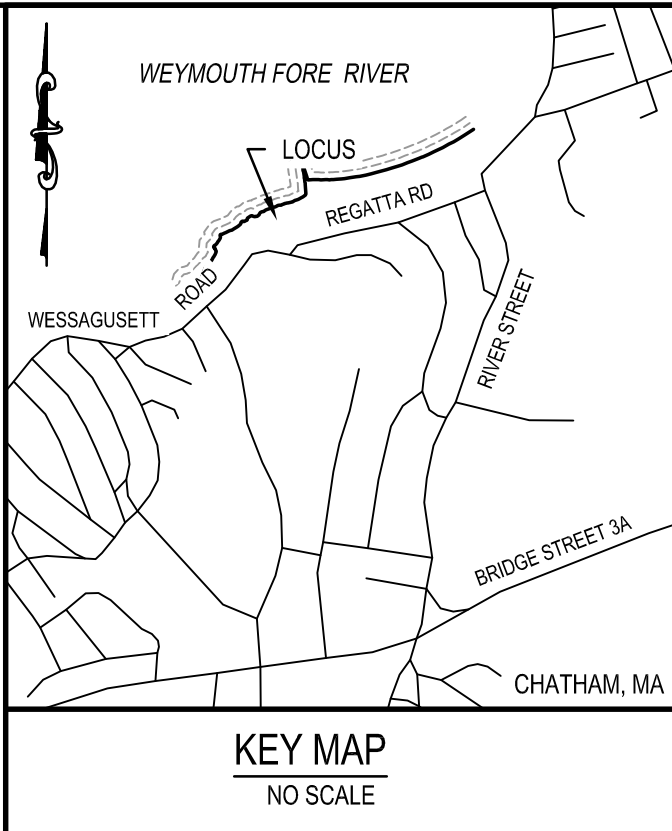


Site Zone 1: Wessagussett Beach along Wessagussett Road between North Street and the third groin/old boathouse foundation

Site Zone 2: Wessagussett Beach between third groin/old boat-house foundation and the long groin

Site Zone 3: George Lane Beach from the long groin to Great Hill Drive


Site Zone 4: Great Hill Drive to River Street



PLAN REFERENCES:

PLAN BOOK 204, PAGE 1280

BASE PLAN PREPARED BY:
JAMES W. SEWELL COMPANY
136 CENTER STREET
P.O. BOX 433
OLD TOWN, ME. 04468
PHONE 207-827-4456
BASED UPON AERIAL IMAGERY PERFORMED IN
MAY 2017

 COASTAL engineering co. 260 Cranberry Hwy, Orleans, MA 02653 508.255.6511 P 508.255.6700 F		BY
		REVISION
		DATE
		NO.
PROJECT	TOWN OF WEYMOUTH	WEYMOUTH, MA
	WESSAGUSETT ROAD, REGATTA ROAD AND RIVER STREET	
SHEET TITLE	EXISTING CONDITIONS -	
	SITE ASSESSMENT	
SCALE AS NOTED		
DRAWING FILE C18729-NOI 05-2017.dwg		
DATE 06-09-17		
DRAWN BY BED		
CHECKED BY KZ		
C3.1.1		
1 OF 2 SHEETS		
PROJECT NO. C18729.00		

LEGEND

- Zone A:** American beachgrass (*Ammophila breviligulata*)
- Zone R:** Mature Norway maples, bittersweet, autumn olive, multiflora rose, swallow-wort, knot weed, poison ivy (*Toxicodendron radicans*) Cherry tree, apple tree (*Malus spp.*)
- Zone S:** Large Norway maples, Virgina creeper (most aggressive in this zone), poison ivy, bittersweet, multiflora rose, box elder (*Acer negundo*) near stairs, autumn olive Apple trees near revetment, some tall grasses, silver maple(s)
- Zone U:** (Below lookout parking) knotweed, cleavers/bedstraw (*Galium aparine*), tree of heaven, Japanese honeysuckle (*Lonicera japonica*) Goldenrod (*Solidago spp.*), apple trees, honey locust (*Gleditsia tricanthos*)
- Zone V:** Phragmites, honey suckle, sumac, with mixed dense vegetation

Honey locust &
several small
crabapples

LEGEND

EXISTING

- BOUND
- MISC. SIGN
- POST
- UTILITY POLE
- CONTOUR
- APPROXIMATE PROPERTY LINE
- CATCH BASIN
- DRAIN MANHOLE
- MANHOLE
- WATER VALVE



				BY
				REVISION
				DATE
				NO.

PROJECT	TOWN OF WEYMOUTH WESSAGUSETT ROAD AND REGATTA ROAD SHEET TITLE
SCALE	AS NOTED
DRAWING FILE	C18729-NOI 05-2017.dwg
DATE	6/20/2019; 5/03/2019
DRAWN BY	BED
CHECKED BY	KZ

C3.1.2
2 OF 5 SHEETS
PROJECT NO. C18729.00



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LEGEND

Zone A: American beachgrass (*Ammophila breviligulata*)

Zone M: Dense canopy: significant Norway maple stand, loads of bittersweet, some multiflora rose
Young cherries, young elm trees at toe of bank, staghorn sumac

Zone N: (Riprap zone) Mainly bittersweet Norway maples, swallow-wort, multiflora rose Milkweed, gray birch (*Betula papyrifera*), quaking aspen, staghorn sumac, serviceberry trees

Zone O: Japanese knotweed (*Fallopia japonica*) predominant with bittersweet

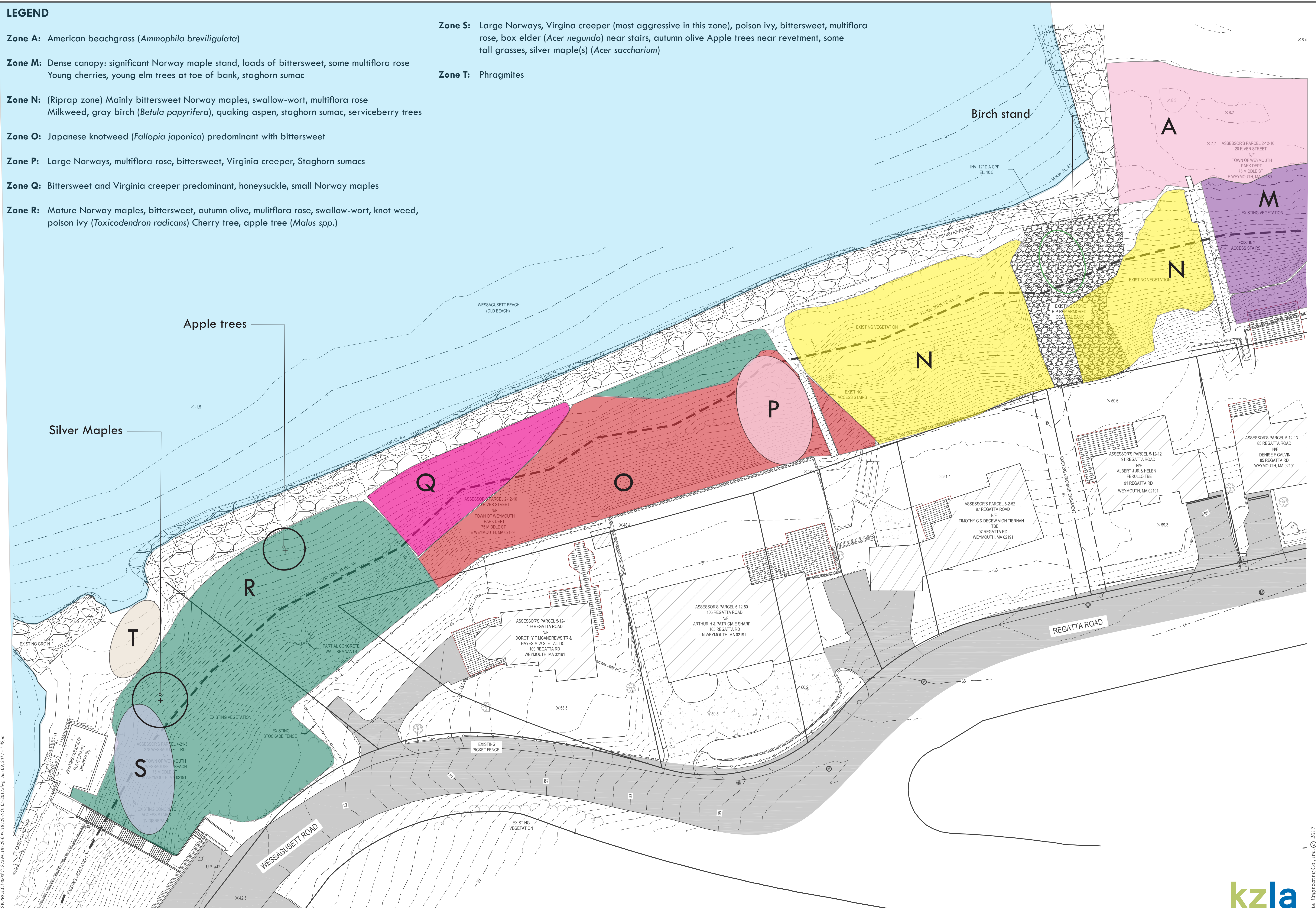
Zone P: Large Norways, multiflora rose, bittersweet, Virginia creeper, Staghorn sumacs

Zone Q: Bittersweet and Virginia creeper predominant, honeysuckle, small Norway maples

Zone R: Mature Norway maples, bittersweet, autumn olive, multiflora rose, swallow-wort, knot weed, poison ivy (*Toxicodendron radicans*) Cherry tree, apple tree (*Malus* spp.)

Zone S: Large Norway, Virginia creeper (most aggressive in this zone), poison ivy, bittersweet, multiflora rose, box elder (*Acer negundo*) near stairs, autumn olive Apple trees near revetment, some tall grasses, silver maple(s) (*Acer saccharum*)

Zone T: Phragmites



NO.	DATE	REVISION	BY

PROJECT	TOWN OF WEYMOUTH	WEYMOUTH, MA
	REGATTA ROAD	
	SHEET TITLE	
	EXISTING CONDITIONS -	
	VEGETATION ASSESSMENT	










SCALE	AS NOTED
DRAWING FILE	C18729-NOI 05-2017.dwg
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DRAWN BY	BED
CHECKED BY	KZ

C3.1.3

3 OF 5 SHEETS
PROJECT NO. C18729.00

Zone M: Dense canopy: significant Norway maple stand, loads of bittersweet, some multiflora rose, knotweed
Young cherries, young elm trees at toe of bank, staghorn sumac



	BOUND
	MISC. SIGN
	POST
	UTILITY POLE
	CONTOUR
<hr/>	
	CATCH BASIN
	DRAIN MANHOLE
	MANHOLE
	WATER VALVE

LEGEND

Zone A: American beachgrass (*Ammophila breviligulata*)

Zone B: (Restoration zone at 15 Regatta Road) Recent planting of junipers (*Juniperus procumbens*) at top of slope, switchgrass (*Panicum virgatum*), beach plum (*Prunus maritima*), bayberry (*Morella/Myrica pensylvanica*) along slope and American beachgrass on lower slope
Phragmites has been treated

Zone B2: Turfgrass and English ivy (*Hedera helix*)

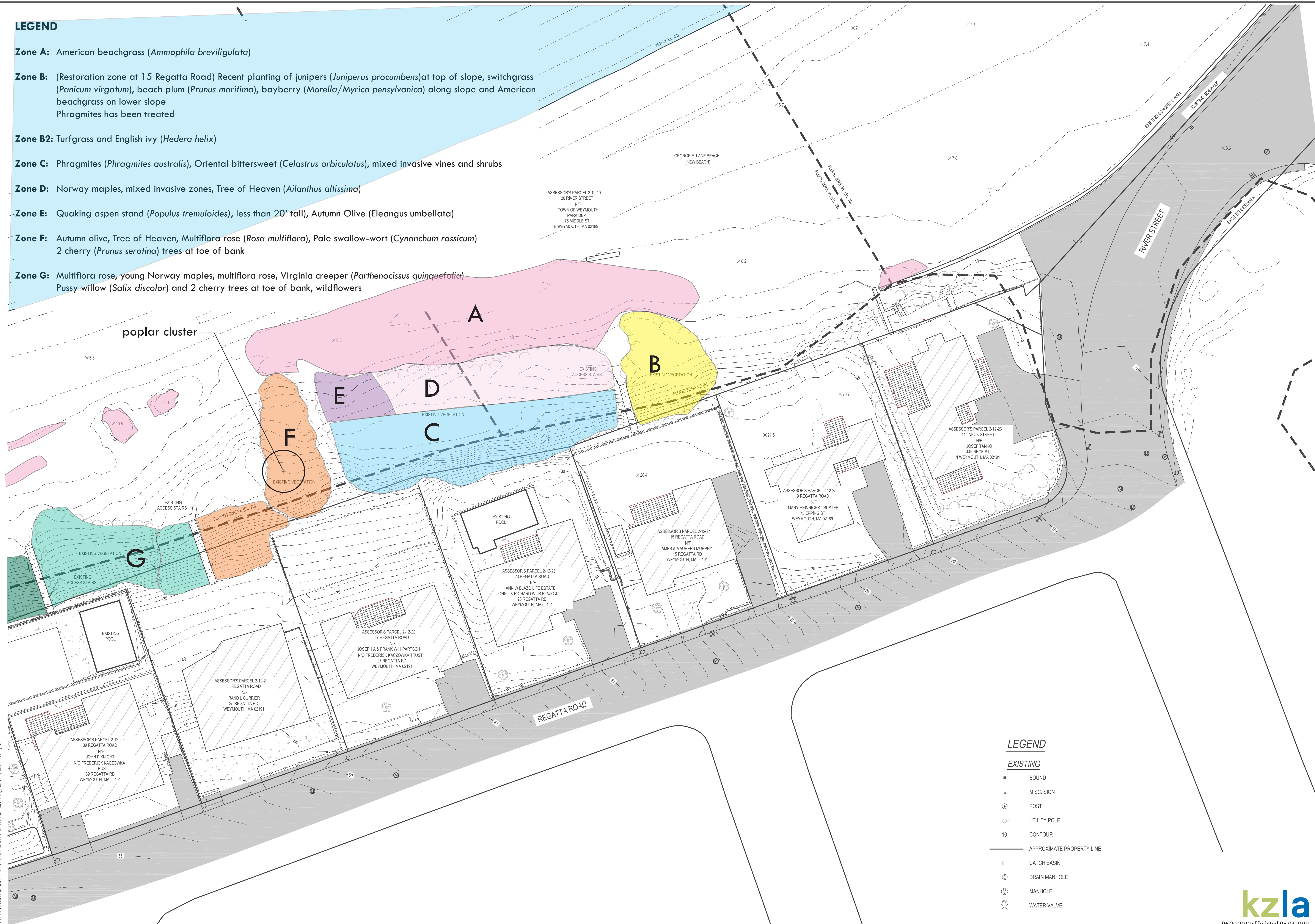
Zone C: Phragmites (*Phragmites australis*), Oriental bittersweet (*Celastrus orbiculatus*), mixed invasive vines and shrubs

Zone D: Norway maples, mixed invasive zones, Tree of Heaven (*Ailanthus altissima*)

Zone E: Quaking aspen stand (*Populus tremuloides*), less than 20' tall), Autumn Olive (*Eleagnus umbellata*)











Zone F: Autumn olive, Tree of Heaven, Multiflora rose (*Rosa multiflora*), Pale swallow-wort (*Cynanchum rossicum*)
2 cherry (*Prunus serotina*) trees at toe of bank

Zone G: Multiflora rose, young Norway maples, multiflora rose, Virginia creeper (*Parthenocissus quinquefolia*)
Pussy willow (*Salix discolor*) and 2 cherry trees at toe of bank, wildflowers



LEGEND

EXISTING

- | | |
|---|---------------------------|
|  | BOUND |
|  | MISC. SIGN |
|  | POST |
|  | UTILITY POLE |
|  | CONTOUR |
|  | APPROXIMATE PROPERTY LINE |
|  | CATCH BASIN |
|  | DRAIN MANHOLE |
|  | MANHOLE |
|  | WATER VALVE |

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TOWN OF WEYMOUTH
RIVER STREET
WEYMOUTH, MA

EXISTING CONDITIONS - VEGETATION ASSESSMENT

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SCALE	AS NOTED
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DATE	6/20/2019; 5/03/2019
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C3.1.5

PROJECT NO. C18729.00