

# TOWN OF WEYMOUTH OPEN SPACE AND RECREATION PLAN

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*The Town of Weymouth Open Space and Recreation Plan was conditionally approved by the Commonwealth's Executive Office of Energy and Environmental Affairs (EOEEA) in January 2013. Requested edits were made to the document, and final approval was given in April 2014. The Town is grateful to Melissa Cryan, Grant Manager at the EOEEA, for her assistance, guidance, and high degree of professionalism during the Open Space Planning process.*

## **Section 1 – Plan Summary**

The preparation of this Open Space and Recreation Plan comes at an opportune time for the Town of Weymouth. After the downturn in the economy over the last four years and town budgets focused on essential services, there is an opportunity to invest in and enhance our parks, playgrounds, and open spaces. The Mayor, other elected officials, and residents have all highlighted the need to improve our current parks and make strategic investments to augment our recreation and open space experience.

This plan focuses on improving the maintenance of existing parks and playgrounds by improving management and increasing resources devoted to a higher level of maintenance. However, opportunities to expand and improve recreation options are also evaluated and rated. These areas include waterfront and wetland protection and use, the initiation of activities at the newly acquired Emery Estate, bringing Legion Field back online and starting to implement the recommendations of the Turf – Grass Field Report.

The community is also mindful of the changing demographics and lifestyle of the population. The plan tries to integrate the Healthy – Wey programs started several years ago and make it a regular part of the review and analysis of recreation needs. The preparation of the plan has helped to strengthen links between town staff, sports groups, and the general public. The plan recommends a continued feedback loop, which is often difficult to maintain, but the annual Capital Improvement Plan preparation should help in this regard.

The Plan is done. Now is the time to maintain buy-in to the plan and embark on a process of improving the community for current and future generations.

## **Section 2 – Introduction**

### **A. Statement of Purpose**

The purpose of the Open Space and Recreation Plan is to provide decision-makers and the public with a detailed review and analysis of the town's open space, conservation, and recreation needs and to lay out a seven year plan to maintain facilities, improve recreational resources and acquire and protect open space and recreation properties. This plan will be used in conjunction with other town documents such as the Capital Improvement Program, Community Preservation Committee's Analysis of Needs, Community Development Block Grant (CDBG) Five-Year Consolidated Plan, the Town Master Plan, and project specific plans and reports.

The town has made several efforts in the past to prepare and then update the Open Space and Recreation Plan; however the town has not had a state-approved plan for some time. Approval of this plan by the state would make the town current with other communities and eligible for several state and federal grant programs. The town voted to adopt the Community Preservation Act in November, 2005 and the committee developed open space and recreation goals in the fall, 2006. They have been reviewed for consistency with this plan.

The town voted to change the form of government from Board of Selectmen/ Representative Town Meeting to Mayor/Town Council in 2000. Since then the administration has embarked on several park upgrades. There has also been an effort to reorganize park maintenance by adjusting duties between the DPW and the School Department. This effort has had limited success and recent budget restrictions have created a need to re-evaluate town procedures. This plan identifies open space and park maintenance as the number one goal.

### **B. Planning Process**

The town used the Planning Board as the main citizen group to sponsor the Open Space and Recreation Plan preparation. Other boards, commissions and committees with a stake in open space and recreation issues played key roles in plan creation. These groups included the Recreation Commission, Conservation Commission, Community Preservation Committee, and Waterfront Committee. The administration created a staff working group to coordinate committee review, meetings, data collection, and writing of the plan. The group included the Planning Director, Principal Planner, Conservation Administrator, G.I.S. Coordinator, and Healthy Wey Coordinator from the Health Department.

Community input on the Open Space and Recreation Plan was gathered over many months in a variety of ways. A public forum and public meeting were held by the Planning Board in November 2010 and August 2012. During the forum, over 40 participants used electronic voting to prioritize and suggest amendments to items on the Town's proposed seven-year

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action plan. Advertisements for the events included announcements on the Town's website; individual notices to the Town's business, civic, and sports organizations; and official public notices posted on the Town's bulletin boards consistent with the Massachusetts Open Meeting Law (M.G.L. c. 30A, §§ 18-25). A web-based survey, conducted between December 10, 2010 and January 11, 2011, was also used to solicit and collect feedback. Advertisements included signage in the library, an announcement on the Town's website, and two separate press releases referenced by *The Weymouth News* on December 9, 2010 and December 14, 2010. Eighty-seven people responded to the survey, providing answers to questions on park usage, recreational activity, and conditions of public lands. Numerous meetings with boards active in the process provided additional input. Minutes of the public meetings are included in Appendix B. The web-based survey and results are included in Appendix C.

A final draft was submitted to all relevant bodies for review in July, 2012. On August 7, 2012 another public meeting was held and the final draft was presented. Relevant comments from the public and boards were incorporated in the draft. Letters of review can be found in Section 10.

The town hired VHB to assist in the preparation of the plan. VHB conducted the November, 2011 public meeting, prepared sections of the plan, and formatted the entire document for publication.

### C. Enhanced Outreach

As part of the outreach for the public meetings, all civic, business, and sports organizations received individual notice of the meeting and its agenda. This proved to be a most effective manner to solicit input from current and future park and recreation users.

The Town of Weymouth is an entitlement community under the Community Development Block Grant Program administered by the federal Department of Housing and Urban Development. That program identifies low income neighborhoods in town that could receive funding through this program. That information was used in helping to review any potential deficiencies in facilities or programs and identify projects for the Action Plan to serve those low income neighborhoods.

There is one block group that qualifies by income as an Environmental Justice Population. This is Block Group One in Census Tract 422400. This area is part of the Homestead Landing Civic Association neighborhood and the association was notified and participated in the public meetings.

## **Section 3 – Community Setting**

### **A. Regional Context**

Weymouth, a town of 17.5 square miles, is located in Norfolk County, situated on well-sheltered Hingham Bay. The town is approximately 12 miles southeast of Boston, 40 miles northeast of Providence, RI, and 50 miles east of Worcester, Massachusetts. Braintree and Holbrook border Weymouth to the west, Abington and Rockland to the south, Hingham to the east, and to the north is Quincy and the Atlantic Ocean (Hingham Bay). On Hingham Bay the town shares a corporate border with the Town of Hull. It is interesting to note that the town retains its seventeenth century boundaries and that many hills and ponds remain from the time of the glaciers.

Route 3, which runs east - west through the heart of the town, provides access to Rte I 93 and Cape Cod. Route I 93, I 95 (the former Rte 128) and I 90 (the Mass Pike) provide quick and easy access to Boston and the entire Northeast.

Weymouth has port facilities on both Weymouth Fore River and Weymouth Back River, with controlling depths ranging from 15 to 27 feet at mean low water. The port of Boston is just minutes away.

Weymouth is a coastal community with many glacial features and gently rises in elevation to the south. The town falls within three major watersheds; Boston Harbor (92%), South Coastal (7%), and Taunton Watershed (1%). Most of Weymouth, in the Weymouth – Weir sub-watershed, 7.198 acres, drains to the north.

The Massachusetts Bay Transportation Authority (MBTA) has extended rapid transit service to neighboring Quincy and Braintree. A part of Weymouth is serviced by several feeder bus routes. The Old Colony Plymouth line, which revived service in 1997, has a station adjacent to the former Air Base, the new Southfield development. The Greenbush Branch of the Old Colony Commuter Rail opened in October, 2007. There are stations at Weymouth Landing and E. Weymouth.

Settlement in the town is well distributed with four areas of concentration, Columbian Square in South Weymouth, Jackson Square in East Weymouth, Weymouth Landing near the western border of the town, and Bicknell Square in North Weymouth. As was historically the case, there is no dominant town center. State routes 18, 53 and 3A are major commercial corridors in town, providing connections to Braintree, Hingham, Abington and Quincy. The town is governed by a Mayor and 11 member Town Council form of government. The new form of government went into effect in January, 2000.

As part of the metropolitan Boston region, the town grew on the fringes of the urbanized area as a suburb to both the cities of Boston and Quincy. Being primarily a residential community, the town's development was historically dominated by the single-family detached dwellings and more recently by multi-family residential development. Most of the employment opportunities existed

### **Section 3 – Community Setting**

outside Weymouth; primarily in Quincy and Boston and to a lesser extent in other towns in Norfolk County. As a coastal community, Weymouth provides much in recreational activity, offering water safety and swimming instruction, boating, sailing, canoeing and fishing, etc. It's protected open space, such as Great Esker Park, offer refuge from the hustle and bustle of daily life and an outdoor classroom for teachers.

The climate of the area is typically that of the Northern Temperate Zone, experiencing cooling effects from the Atlantic Ocean. The average annual temperature is approximately 50 degrees Fahrenheit (10 Celsius), but monthly averages range from 30 degrees Fahrenheit (-1.1 Celsius) in January to 71 degrees Fahrenheit (21.8 Celsius) in July. The average annual precipitation for this region is about 44 inches (112 cm). Snowfall depths range from 30-100 inches per year with an average of about 50 inches (127 cm). The growing season varies from 160-200 days.

Current and future regional efforts regarding recreation and open space activities include the monitoring and review of Southfield with the Town of Abington and the Town of Rockland; park connections along the Weymouth Back River with the Town of Hingham; management of Pond Meadow Park with the Town of Braintree; and new tourism initiatives with the Quincy Chamber of Commerce.

Weymouth is a member of the South Shore Coalition, a 12-community regional subgroup of the Metropolitan Area Planning Council (MAPC), which is a forum for regional issues and ideas. In addition, Weymouth participated in the development of MetroFuture, MAPC's regional plan for the Great Boston Metropolitan Area. Weymouth attempts to integrate MetroFuture's implementation strategies with this report's action plan. Implementation strategies that are specific to this plan include Strategies 1, 4, 5, 7, 9 and 13. Several items of note are the planned unit development (PUD) zoning to preserve open space; Community Preservation Committee funding of purchases for open space and pond restoration techniques; the regional development of Southfield; and the coordination of Healthy Wey Mass in Motion initiatives with the Town's Recreation and Open Space Plan (see also Appendix E: Planning Board Resolution on Healthy Community Designs).

#### **B. History of the Community**

Weymouth is the second oldest town in the Commonwealth. It was established in 1622 by a group led by Thomas Weston, a London merchant. Located between the Fore River and Back River, the site seemed ideal for a trading post, especially since the two rivers could act as a natural defense against a surprise attack from the Native Americans. However, inadequate preparations for cold weather resulted in a food shortage that grew more critical as the first winter progressed. Several men became ill and died, while others became so weak that they could not search for food. To make matters worse, they had alienated the Native Americans who became more aggressive as the plight of the settlers worsened.



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Fearing an attack, those who survived the harsh winter sought help from Plymouth Colony in the spring of 1623. Myles Standish came to Wessagussett in a shallop with eight men, and, in the first military action in New England, killed five Native Americans. The settlement was then given up, some of the settlers returning to Plymouth with Standish, while others returned to England.

However, Wessagussett did not remain abandoned for long. In the early autumn of 1623, Captain Robert Gorges discovered the settlement and landed with a company of 120 men and women. Gorges, with a charter from the Council of New England, was intent on establishing a prosperous colony. The hardships of pioneering soon caused Gorges to become disenchanted with the New World and he left Wessagussett within the year. Somehow, despite the dangers of famine and Native American attacks, those remaining in the settlement survived until the arrival of a company of about 100 people from Weymouth, England in July 1635.

On September 21, 1635, Wessagussett was incorporated into Massachusetts Bay Colony and officially renamed Weymouth.

In 1639, the Old North Church, located on Burying Hill in Weymouth Heights, became known as the First Church of Weymouth. Among the ministers who served at the First Church was William Smith, ordained in 1734. His daughter, Abigail, born in Weymouth, married John Adams, a Braintree lawyer who became the second President of the United States. Their son, John Quincy Adams, was the sixth President.

#### **Contact Period (1500-1620)**

During the sixteenth and early seventeenth century, Weymouth, then known as Wessagussett, was an important junction of major inland and coastal trails.

Accessibility, both by land and water, made the area favorable for congregating along the coastline where natives could take advantage of the marine food resources and trade with Europeans between the mid-seventeenth and early eighteenth centuries.

Remnants of this early contact period can be found in the existing street pattern. In 1923 the Weymouth Historical Society documented several native trails that ultimately become part of the modern street system; these include the coastal trail (Commercial Street) and its branches to Wessagussett Beach in North Weymouth (North and Sea Streets and portions of East, Green, and Neck Streets). Interior trails running north/south to Great Pond in the southwest corner of town were in the locations of Summer, Columbian, Forest, and Randolph Streets, also Middle, Pond, and Thicket Streets; a section of the original path is intact between Park and Middle Streets. A branch of the main trail extending to Accord Pond in Hingham exists at Pleasant and Pine Streets.

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### **Initial Settlement Period (1620-1675)**

During the seventeenth century, the native trail system continued to function as the area's primary transportation network with the addition of an important north/south route to Abington (now Front and Pond Streets). It is believed that several secondary routes were also established during this period, including Winter Street (from Front to Middle Street) and Essex Street (from Middle Street to Commercial Street).

The first organized settlement in Wessagussett occurred in 1622 with the arrival of Thomas Weston's Company. The group settled on the east side of King's Cove but remained less than a year. In the fall of 1623 the Gorges Settlement, led by Captain Robert Gorges, brought the first group to include families for settlement. The Gorges Settlement was established further inland than previously, on the land between Great Hill and Mill Cove, which became known as Old Spain.

Within the first year of settlement an Anglican Church was erected and a burial ground established. From the heart of Old Spain, subsequent settlements expanded southward toward King Oak Hill. A second center of concentrated settlement appeared near the outlet of Whitman's Pond in East Weymouth. From here, expansion occurred to the northwest toward King Oak Hill.

In 1630 Wessagussett was recognized as part of the Massachusetts Bay Colony and three years later the area's population was substantially increased when Reverend Joseph Hull brought 21 families (approximately 100 people) from Weymouth England to settle there. Hull's company brought the population of Wessagussett to about 350. Very soon after their arrival, on September 2, 1635, Wessagussett became the home for an additional 150 families (about 900 people).

Settlement in the seventeenth century stretched over an area of approximately three miles. It is interesting to note that the General Court of Massachusetts, comprising representatives from Roxbury, Dorchester, Weymouth, and Hingham, in an effort to provide protection from unsettled Native Americans, ordered that no dwelling house be built more than a half mile from a meeting house.

### **Colonial Period (1676-1775)**

During the Colonial Period the seventeenth century transportation routes continued to make up the principal road system. By the end of the seventeenth century, there occurred a gradual shift toward interior settlement, particularly along Pleasant and Middle Streets. This shift can be attributed, in part, to the construction of several mills in South Weymouth, including William Reed's saw mill on the Old Swamp River near Pleasant Street (pre-1700's) and Gideon Tirell's fulling (wool processing) mill on Mill Road near Middle Street.

With the development of a distinct village in the southern part of town came disagreements between inhabitants of the north and south districts. Until the 1720's the town was served by one church in North Weymouth, which meant that residents of South Weymouth had to travel as far as

### **Section 3 – Community Setting**

five miles to attend meetings and services; the same was true for the school. In 1723, after numerous requests had been issued, Weymouth was divided into two distinct precincts. The same year, a church was erected in the South Precinct in the area known today as Columbian Square. This area became the focal point of development in the South Precinct. From that point, development in South Weymouth intensified.

A second new focal point for development in the Colonial period was in Weymouth Landing, near the Braintree border, where shipbuilding interests prompted settlement at the mouth of Smelt Brook in the late seventeenth century. By 1752, Weymouth's population had increased to 1,200, rising to approximately 1,470 by 1776.

During the Colonial period, the economic base of Weymouth continued to rely on agriculture, dairy farming, and fishing. Strongly gaining on this were the milling activities, primarily sawmills and gristmills. After 1700, some attempts were made to exploit mineral resources with the discovery of bog iron in several of the ponds. Limited activity in slate quarrying for roofing is also recorded. By the mid-eighteenth century, shoemaking was on its way to becoming a significant contributor to Weymouth's economic base. At that time, shoemakers worked along with their apprentices in small shops called "ten footers" that were commonly attached to their houses or at the rear of the house lot.

#### **Federal Period (1776-1829)**

The Colonial network of roads continued to be used through the eighteenth century. In the early years of the nineteenth century, three major additions were made to the existing transportation network. In 1803 construction commenced on the Weymouth and Braintree Turnpike, which would run from Weymouth Landing southeasterly to Hingham, on the route from Boston to Plymouth. Completed in 1805, the turnpike (later known as the Queen Anne Turnpike) operated for nearly fifty years before it was converted to a public road, now known as Washington Street (Rte.53). The second major early nineteenth century roadway that was added to the transportation network was the New Bedford Turnpike built in 1804. This highway ran north/south from the Weymouth and Braintree Turnpike (about a mile south of Weymouth Landing) to Abington, on route from Boston to New Bedford; we now know this road as Main Street (Rte 18). Finally, the Hingham and Quincy Turnpike, together with its two bridges over the Fore River and Back Rivers, was completed in 1812. In 1862, this turnpike was turned over to the town and became known as Bridge Street (Rte 3A). With the construction of the three new turnpikes came a number of taverns to serve travelers.

During the Federal period, the town's multiple centers continued to develop with South Weymouth and Weymouth Landing emerging as important areas. The opening of the Weymouth and Braintree Turnpike in 1805 resulted in the emergence of Weymouth Landing as the town's leading commercial center. Although population growth had leveled off between 1776 and 1790, the

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nineteenth century brought renewed growth, with the largest population increases occurring between 1810 and 1830.

The continued expansion of mill sites (primarily lumber milling) and the shipbuilding industry provided the economic base during the Federal period. Shoemaking remained an important element of the town's economy with work continuing to be undertaken in small shops but with an increased amount of this being "extra-sole" work which was then sold to Boston retail houses. In the early nineteenth century, a middleman was introduced to the shoemaking industry, setting up a central shop and farming out work to the local shoemakers. This type of operation developed rapidly after the 1820's.

#### **Early Industrial Period (1830-1869)**

A major development in Weymouth's transportation network was the advent of the railroad. The first line to open was that of the Old Colony Railroad which, in 1845, located its track in the southwest corner of town, running from Braintree to Abington. Soon to follow was the South Shore Railroad, which constructed a line through Weymouth Landing, North Weymouth, and East Weymouth in 1849. Cross linkage of the line was established between East Weymouth and Weymouth Landing along Broad Street.

The railroad brought with it further expansion of the industrial centers, particularly in Weymouth Landing and East Weymouth. Secondary growth persisted in South Weymouth and North Weymouth. Development in Weymouth Heights leveled off. The town experienced a tremendous population growth during this period with a 42% increase in residents between 1850 and 1860. By the end of the period, the population had increased 217% to 6,173. Of these residents, more than 1,000 were foreign-born immigrants, as contrasted to only 7 known foreign-born residents in 1830. Substantial industrial development through the period resulted in a more diverse economic base. A significant event was the establishment of the Weymouth Iron Company in 1837. The company located their operation at the foot of Whitman's Pond in East Weymouth, which had a major impact on East Weymouth. The Iron Company constructed at least 32 buildings there by 1851.

Weymouth Landing emerged as a major transshipment point during the 1840's particularly for the lumber industry. At the same time, increased dependency on the railroad brought about a sharp decline in the shipbuilding industry.

Shoemaking continued to thrive with expanded markets in the South and California. By the 1850's, increased demand for shoes and boots forced consolidation of many of the small shops. In 1857, the first shoemaking factory, that of J.S. Fogg, appeared in South Weymouth.

With the economic prosperity of the period came the need for financial facilities, resulting in the establishment of two banks, The Union Bank of Weymouth & Braintree (1832) and the Weymouth & Braintree Institution for Savings (1833). The economic prosperity also provided the impetus for

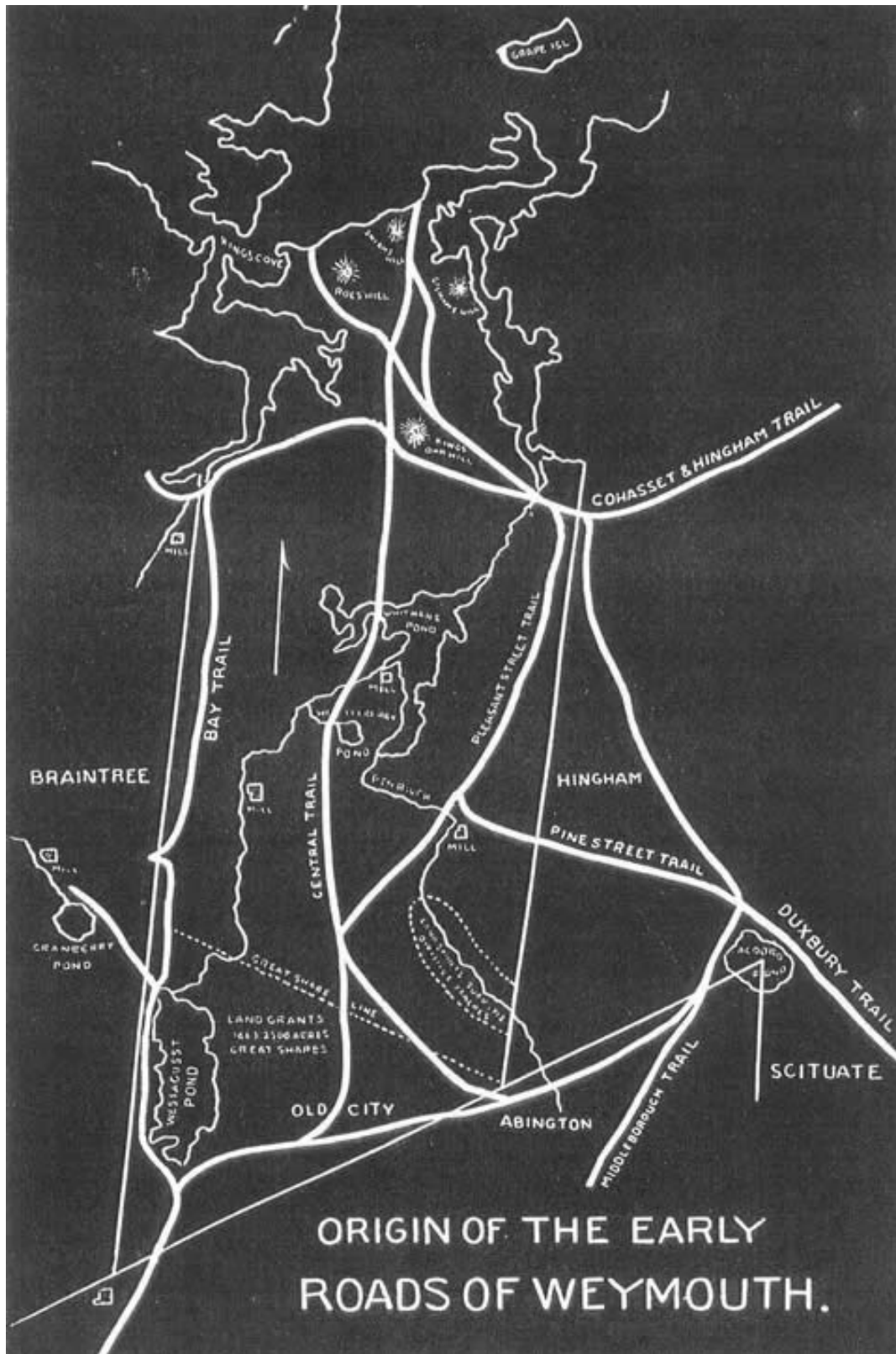
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the establishment of the Weymouth and Braintree Mutual Fire Insurance Company in 1833. The banks and the insurance company were located in Weymouth Landing.

#### **Late Industrial Period (1870-1914)**

An important addition to Weymouth's transportation network in the late nineteenth century was the street railway, which in the 1890's joined Weymouth to Boston traveling through Quincy. The principal route ran along Broad Street through Weymouth Landing and East Weymouth. With a number of secondary branches extending from it, the railway provided access to North Weymouth (via Middle, North, Neck and River Streets). It also extended to South Weymouth from Weymouth Landing (via Front and Main Streets), to South Weymouth from East Weymouth (via Pleasant Street), and a branch to Rockland (via Union Street). The advent of the street railway system, linking Weymouth to employment opportunities in Boston, provided the impetus for the town's later transformation to a suburban residential community.

### *Historic Map of Weymouth's Roadways*



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The pattern of development continued to follow the trend previously set, with the multiple centers becoming more densely populated, particularly at Weymouth Landing and East Weymouth. The major commercial districts continued to thrive at Columbian Square in South Weymouth and along Washington Street in Weymouth Landing. A new commercial center was forming at the intersection of Broad and Middle Streets where the street railway branched off.

It was also during this period that North Weymouth began to be developed as a seaside summer resort with three hotels and numerous cottages being constructed. As early as the 1880s, speculative developers were dividing large parcels of land into small residential lots. A map from this period entitled “Wessagussett Sea Shore Lots on the Site of the First Settlement in Boston Bay in 1622” shows the newly created streets, including Wessagussett, Manomet, Sagamore, Nansett, Hobamack, Wituwamat, Paomet, Pecksuot, Squanto, Pequot, and Massasoit Roads. An important amenity to this development was a steamboat ferry line that ran between Boston and a landing off of Wessagussett Road. North Weymouth was also home to the Bradley Fertilizer Co., located on Weymouth Neck. The company was one of the largest in the world in its heyday and operated from 1872 to 1967.

The speculative subdivision of land in North Weymouth continued through the 1890's and into the early twentieth century. Although the population of Weymouth continued to increase at a steady rate after 1870 (approximately 5,000 new residents were recorded during this period), it did not equal the same volume that had been experienced between 1840 and 1870.

The shoe industry continued to experience some expansion, particularly in South Weymouth (along Main Street) and in East Weymouth (along Commercial Street). By 1920, many of the early nineteenth century firms had closed down, including the iron works and lumbering interests. In the 1870's and 1880's, limited success was found in ice cutting on Whitman's Pond and Great Pond; the Boston Ice House was built in South Weymouth in 1874. The fish runs in East Weymouth continued to contribute to the economic base of the community. Between 1895 and 1905, Weymouth had steep declines in the value of local production and employment, possibly reflecting the national recession.

#### **Early Modern Period (1915-1940)**

With the growing popularity of the automobile in the early twentieth century came the decline of railroad and street railway travel in the 1920's and 1930's. A new network of highways to the Boston metropolitan area included several of Weymouth's previously established routes, such as Bridge Street (Route 3A), Main Street (Route 18), and Washington Street (Route 53).

The increased volume of travel brought by the highways resulted in increased commercial development along the major routes (Main, Middle, Washington, and Bridge Streets). Suburban housing development throughout town was undertaken at an increased rate, as Weymouth became a

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popular commuter suburb of Boston. Population growth was especially strong after World War II, with the addition of approximately 21,000 new residents between 1945 and 1960.

*Stetson Shoe Factory – Historical, Date Unknown*



*Stetson Building – Present Day*





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The general economic climate of the period was reflected in the decline of industry in Weymouth, although the shoe industry continued limited activity. Advances in shoe manufacturing technology in the late nineteenth century brought an end to the few hold-outs of domestic manufacturing. Several of the larger shoe factories remained active into the mid-twentieth century; the last to close was Stetson Shoe in 1973. Limited shipbuilding activity continued at Weymouth Landing into the 1930's. In 1925, the Edison Electric Illuminating Company (later Boston Edison) constructed a major power plant on 20 acres of Fore River shorefront providing the impetus for expanded residential development there.

The historic sources of employment in Weymouth, the shoe industry and other types of manufacturing industry, all but disappeared during the post World War II period, giving way to local employment sources that are more typical of suburban towns, namely wholesale, retail trade, and services. While the town was growing at a rapid pace over the 1950's and 1960's, manufacturing jobs outside Weymouth and the service industry jobs within the town combined to promote a healthy economic climate. The continued expansion of the South Shore Hospital and its strong presence on the South Shore region served as the new catalyst for the local economy. The hospital employed over 3,000 people and numerous medical services expanded along Main Street and Libbey Parkway in the last thirty years. The medical service industry remains a key component of the local economy.

The town has preserved much of its history through the efforts of the Weymouth Historical Commission, Weymouth Historical Society, and Abigail Adams Historical Society. The Historical Society operates the Town Museum at the main library, and the Abigail Adams Historical Society preserves and promotes the Abigail Adams Birthplace. The Commission has prepared several historic DVDs, runs a historic house marker program, enforces a demolition delay ordinance and nominates buildings and districts to the National Register of Historic Places. Seven individual properties and six districts are on the Register.

#### **C. Population Characteristics**

A comparison of the figures from the U.S. Census 2000 vs. 2010 shows that the 0-14 year old age group has decreased from 18.67 percent of the population to 17.19 percent. The 65 and over age group has decreased from 15.40% to 15.20%. The total population has experienced a slight decrease of .45 percent; the census figures show a population of 53,988 in 2000 vs. 53,743 in 2010. The age group with the highest percentage increase in population during this time was the 35 to 54 age group which represented 31.3 percent of the 2010 population. This percentage (31.3) was the same for 2000.

These statistics indicate that near-term goals must include considerations of the needs of the over 65 and the 35 – 54 age group, who seem to be more and more active both physically and mentally.

### Section 3 – Community Setting

It is estimated that more than 25% of Weymouth's population will be over 65 in 2030. The Park & Recreation Department as well as the Department of Elder Services has seen an increase in interest by seniors in participating in its programs. Existing walking paths are well utilized, but are in need of improvements. The demographic data also points to the need for off-season senior programming and open-space and recreational facilities for middle aged people, such as, walking trails and other passive recreational facilities.

The 5-9 age group experienced a 15.8 percent increase between 1990 and 2000. This indicates that there will be a need for recreational facilities such as playground apparatus and ball fields for organized sports such as baseball and soccer.

**Table 3-1: Total Population/Over 65/Under 5**

<b>Year</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% Decreased</b>
Total Population	54,063	53,988	53,743	0.45%
Over 65	7,484	8,313	8,169	1.73%
Under 5	3,454	3,436	3,160	8.03%

Source: US Census

**Table 3-2: Population and Density 1960 - 2010**

<b>Year</b>	<b>Population</b>	<b>Density- People per Acre</b>
1960	48,177	2.68
1970	55,325	3.03
1980	55,366	3.18
1990	54,063	3.18
2000	53,988	3.08
2010	53,743	3.06

Source: US Census

A review of the 2000 vs. 2010 statistical data appears to indicate some major changes in the employment figures including a significant change in the service sector of the economy. The Naval Air Station is being transformed to a mixed use, Smart Growth development and is in the early stages of redevelopment and is projected to create hundreds of new employment opportunities. The largest employer in town is still the South Shore Hospital. The hospital completed a 240,000 square foot addition in 2001. In 2009 the South Shore Hospital opened a new 85,000 sq. ft. Cancer Center and a 657 space five level parking garage. The Cancer Center is being operated in conjunction with Dana-Farber and Brigham and Women's Hospital. The purpose is to bring state of the art treatment facilities to the South Shore and reduce patients' trips into Boston. Another expansion due to open at the end of 2012 will add an additional 60 beds. The hospital continues to draw other medical related businesses to the South Weymouth area, includes educational, health

### **Section 3 – Community Setting**

care and social assistance. The past ten (10) years have seen dramatic growth in hospital facilities that are reflected in the service sector of the economy. The second largest sector of the local economy is wholesale and retail trade. Nationally and locally unemployment figures fell in the late 1990's and have risen steadily between 2001 and 2003. Except for a drop in 2004 and 2007, the unemployment rate has risen to an annual rate of 7.3% for 2011.

A community profile was created by MAPC with data collected from the 2000 Census (see Appendix D). An analysis of demographic, housing, income, and transportation data was conducted as part of this community profile. The following is the result of this analysis.

#### **1. Metropolitan Statistical Area (MSA)**

A metropolitan statistical area is one of a large population nucleus, together with adjacent communities that have a high degree of economic and social integration within the nucleus. Weymouth, located in Norfolk County, is part of the Boston-Worcester-Lawrence-Lowell-Brockton metropolitan area. The counties included in this MSA include Bristol, Essex, Middlesex, Norfolk, Plymouth, Suffolk and Worcester County in Massachusetts. It also includes Hillsborough, Rockingham and Stafford County in New Hampshire.

#### **2. Demographics**

In 2010, the population of Weymouth was 53,743 persons. This total population is comprised of 25,720 males and 28,023 females. The minority population of Weymouth in 2010 was 8.3 percent of the total population. Weymouth is slightly below the Metropolitan Statistical Area (MSA) minority population of 6.6%. Table 3-3 shows the composition of persons by race and ethnicity in Weymouth, the surrounding towns, and the MSA.

## Section 3 – Community Setting

**Table 3-3: Race and Ethnicity in 2010**

<b>Community</b>	<b>White</b>	<b>Black</b>	<b>Native American</b>	<b>Asian</b>	<b>Other Race</b>	<b>Latino</b>	<b>Pacific Islander</b>
<b>Weymouth</b> 53,743 Persons %	47,363  88.1%	1527  2.8%	87  .190%	1716  3.1%	1627  3%	1402  2.6%	10  0%
<b>Abington</b> 15,985 Persons %	14,786  92.5%	335  2.1%	47  .3%	287  1.8%	223  1.4%	303  1.9%	  0%
<b>Braintree</b> 35,744 Persons %	30,471  85.2%	911  2.5%	46  0.1%	2,687  7.5%	729  1.7%	890  2.4%	10  0%
<b>Hingham</b> 22,157 Persons %	21,135  95.3%	109  0.4%	31  0.1%	343  1.5%	290  1.2%	241  1%	8  0%
<b>Rockland</b> 17,489 Persons %	15,879  90.7%	431  2.4%	22  0.1%	192  1.0%	612  3.4%	348  1.9%	5  0%
<b>Quincy</b> 92,271 Persons %	60,448  65.5%	3,998  4.3%	137  0.19%	22,124  23.9%	2,454  2.6%	3,089  3.3%	21  0%

(Source: US Census)

In 2000 the average household size in Weymouth was 2.39 persons. In 2010 it was 2.35. Table 3-4 shows the number of households from 1990 to 2000 & 2010. The number of households in Weymouth increased by 1.1% between 2000 – 2010 while the size of Weymouth’s households is shrinking.

### Section 3 – Community Setting

**Table 3-4: Number of Households in 1990, 2000 and 2010**

Year	Number
1990	20,829
2000	22,573
2010	23,528

Source: US Census

#### **3. Income**

The 2010 Census reports the median income for a household in Weymouth was \$65,849. The per capita income in Weymouth was \$34,182, while the per capita income in Massachusetts was \$33,966. Source: U. S. Census Quick Facts.

#### **4. Employment**

In 2000, there were 28,401 persons in Weymouth who were employed and 1,189 persons unemployed. The unemployment rate in 2000 in Weymouth was 2.6% which was consistent with the statewide unemployment rate of 2.6%. The number of employed residents per household was 1.25. Table 3-5 identifies the largest employers in the Town of Weymouth. South Shore Hospital and the Town of Weymouth are the two largest employers in the town.

**Table 3-5: Largest Employers in Weymouth in 2003**

Places of Employment	Number of Employees
South Shore Hospital	3,100
Town of Weymouth	1,600
Electro Switch	150

Source: Weymouth OPCD

#### **5. Housing**

Weymouth had a total of 23,528 housing units in 2010. Out of these, 22,479 units, approximately 95.5% were occupied, leaving 4.5% (1,049) of the total housing units vacant.

The increase/decrease in the type of structures built between 2000 and 2010 is shown in Table 3-6. The type of structure that had the largest increase was the 10 or more units category with an increase of 11.45% between 2000 and 2010. Overall there was a 13.34% increase in the number of total units built between 2000 and 2010.

### Section 3 – Community Setting

**Table 3-6: Type of Structure in 1990, 2000 and 2010**

Type of Structure	1990	2000	2010	% Increase/ Decrease between 2000 - 2010
Single Unit	13,078	13,254	14,146	6.73%
2-9 Units	3,024	3,795	3,268	-13.89%
10 or More Units	5,514	5,372	6,114	11.45%
<b>Total Units</b>	<b>21,616</b>	<b>22,421</b>	<b>23,528</b>	<b>13.34%</b>

Source: U. S. Census Bureau American Fact Finder – 2006 – 2010 American Community Survey 5-Year Estimates

Table 3-7 shows the means of transportation to work. In 2010, approximately 77.2% (21,725) of those commuting to work drove alone. In 2010, 21,725 persons commuted to work alone (77.2%). 9.2% carpooled, while 9.1% used public transportation as a means to get to work. The increase in persons using public transportation is directly related to the opening of both the Greenbush and Old Colony commuter rail lines through Weymouth.

**Table 3-7: Means of Transportation in 2010**

Means	Number
Total	28,088
Car, truck, or van:	28,131
<i>Drove alone</i>	<i>21,725</i>
<i>Carpooled</i>	<i>2,595</i>
Public transportation:	2,549

Source: U.S. Census Bureau – 2010

#### **6. Environmental Justice**

Census tract 422400, Block 1 is noted as an Environmental Justice population by income. Three residential developments contribute to this designation. They are the Weymouth Housing Authority's Joseph Crehan Elderly housing (156 units), Allerton House Assisted Living (70 units), and Pope Nursing Home (49 residents). The block has significant open space and recreation facilities including Webb Park, Riley/Central soccer fields, two little league fields, the DCR O'Connell Rink and Pool, and Cranberry Pond.

Low and moderate income areas identified by the federal Dept. of Housing and Urban Development and used for distribution of Community Development Block Grant funds are current

### **Section 3 – Community Setting**

through 2012, based on the 2000 US Census. The town uses this information to make funding decisions for improvements to neighborhood facilities.

#### **D. Growth and Development Patterns**

##### **1. Patterns and Trends**

The historical growth and development of Weymouth has been strongly influenced by the town's proximity to the cities of Boston and Quincy. Weymouth is at the urban edge, twelve miles south of Boston and separated from Quincy by the Fore River. From a regional perspective, Weymouth's pattern of development can be considered a transition zone between the City of Quincy's urban environment and the more suburban land use pattern of Hingham and contiguous south shore communities. The new form of government adopted in 2000 reflects this phenomena, the town of Weymouth still calls itself a town, although it has a city form of government with a strong Mayor and an eleven-member Town Council.

The town is divided into four geographic areas, North Weymouth, South Weymouth, East Weymouth and Weymouth Landing. Each of these areas is comprised of a "Square" with its own business district. These "Squares" serve as home to many of the town's retail and service businesses. Although historically Weymouth has served industrial needs such as shoe manufacturing, its proximity to the ocean also fostered the beginnings of more suburban residential areas. The presence of the shoe manufacturing industry and other industrial businesses, along with the former Boston Edison facility and proximity to the Quincy Shipyard, caused many workers to settle in the area.

Fiscally, the town relied heavily on a combination of the Boston Edison tax revenue and new construction to meet annual appropriations and capital expenditures. Therefore, the traditional pressures to develop new industry to enhance the tax base did not exist in Weymouth until fairly recently, 1972 to present. This pressure was combined with such factors as national recession, high unemployment and inflation, which became an issue in Weymouth affecting the local economy.

Route 3, which runs through the geographic center of town, provides direct connections to Quincy, Boston, Rte. I 95 and two MBTA stations. As a result of the easily accessible transportation network, Weymouth has become a "bedroom" community for residents that work in Boston, Quincy and companies located along Rte. I 95 (the old Rte. 128). Weymouth's easy accessibility to employment centers in and around the Boston metropolitan area has also made the town a desirable location for business and industry. These two factors, being close and accessible to employment centers and evolving into an employment center itself, have been the driving force behind the town's residential and commercial development.

### **Section 3 – Community Setting**

After the opening of Route 3 in 1959, Weymouth saw a dramatic rise in residential developments and apartment buildings in the 1960's and 70's. In the 1980's and 90's many of the smaller apartment complexes were converted to condominiums and other condominiums were built on previously undeveloped land and in closed school buildings.

The extension of sewer lines into South Weymouth prompted the last wave of residential development in the 1980's and early 1990's. The remaining farmland was converted to residential development. A declining school population caused the town to sell nine schools for residential and office development.

New zoning controls, including a building moratorium along commercial corridors in 1989, were enacted during this time to protect water resources and control development. These tools included greater special permit authority; a watershed overlay district; planned unit development and cluster development regulation; and a new downzoned zoning district, the Highway Transition District.

Today there are few opportunities for new development on forested or open space land. Recent larger development, twenty or more units, has combined compact development with the preservation of open space and wetland resources. The town anticipates that future development options will be redevelopment of underutilized or non-performing properties. In recent years, the South Shore Hospital's rapid growth has given rise to several medical facilities including MRIs, Dialysis Centers, and medical offices.

The development milestones give a clear picture of the diversity of the socioeconomic mix of the residents of the town. The industrial beginnings gave rise to a strong working class background in the town. The Southeast Expressway (Route 3) attracted more white-collar workers. The hospital has attracted doctors, nurses and medical technicians. The apartment complexes have brought a far more diverse population than had been seen in the past, albeit more transient in many instances. The rise in condominiums has contributed to an increase in more singles and/or childless couples, both young and old.

Because of its rather distinct zoning configurations, Weymouth has the ability to attract both people seeking a residential neighborhood or a city atmosphere. It offers not only the Atlantic Ocean, but also Great Ponds and several rivers and streams. It has retained its smaller commercial business districts, while also offering goods and services from national chain establishments. This diversity gives Weymouth a unique character, while at the same time presenting the town with unique challenges to meet needs of its diverse population mix.



## **Section 3 – Community Setting**

### **2. Infrastructure**

#### **a. Transportation**

The town is well served by various transportation options. Limited access highway Route 3 bisects the Town and provides access to Boston north and Cape Cod south. Locally, state Routes 53, 18, 58, and 3A give access throughout Town for local and through traffic. The town has over two hundred miles of local roads that connect all parts of the community.

Public transit is available by bus, commuter rail, and water shuttle. Bus routes from Quincy Center service North Weymouth along Route 3A, South Weymouth from the Landing to Columbian Square and Jackson Square via Lovell Square both the Landing and North Weymouth.

Most arterial and collector roads have sidewalks and all roads in the four commercial villages have sidewalks. This provides ample opportunities for pedestrian activity. Town improvement projects to the road system include sidewalk improvements and handicap curb access. The town also has a procedure to review and evaluate requests for crosswalks. This review includes not only safety issues but also evaluates walking path connections.

The town includes bicycle accommodation both in its road improvement programs and land use permitting decisions. Since the town is an older urban area, bicycle lanes are not always easy to fit into the existing roadway system. New bike lanes are part of the Route 18 widening, Washington and Middle Street intersection upgrade, and the new Fore River Bridge. The town has participated in the MAPC bicycle rack program for two years, placing racks at most parks and public buildings and village center areas.

#### **b. Water Supply**

In 1825 Micah Raymond, together with Abraham Thayer and Ezra Leach, formed a corporation called the Weymouth Aqueduct Corporation. This private corporation was the first established water system to operate in the Town. The corporation carried on until 1855, and was dissolved in 1873. In 1880 a water system and supply was proposed for the town, but met with opposition and was not approved until 1883. After a very dry August in 1883 a Special Town Meeting voted to "accept Chapter 174 of the Acts of 1881, an Act to Supply Weymouth with pure water". In 1885, the Water Commission was established to oversee the administration and construction of the new system with Great Pond as its source.

As water demand increased due to the suburbanization of the community, the town continued to expand and improve the water supply and distribution system. System improvements included land purchase around Great Pond in the 1920's, Essex Street standpipe (1947), Main Street well (1951), Park Ave. and Great Hill standpipes (1957), Libbey Park well (1959) and Winter Street well (1963). A pumping station and piping were constructed in the late sixties to transfer water from the

### **Section 3 – Community Setting**

south cove of Whitman's Pond to Great Pond. The Great Pond filtration plant (1936) was expanded twice and the Winter Street treatment plant and well were constructed in 1975.

The present system provides drinking water to almost every residence and business with over 15,600 separate accounts throughout the town. These are broken down into 15,024 residential, 737 commercial, and 11 industrial connections. Water is drawn from two surface water reservoirs and five wells and treated at two separate facilities. There are only 4-5 private wells used for drinking water. The town has committed to selling 245,000 gallons of water per day to Southfield, the new mixed-use community being constructed on the former South Weymouth Naval Air Station.

In 2008 the town began construction of a new water treatment plant at Great Pond. The \$40 million facility uses a treatment process including Dissolved Air Flotation and Ozone. The plant went online in September, 2010.

Due to instances of the town exceeding its registered withdrawal amount in the 1980's and 1990's, the State Department of Environmental Protection (DEP) had the town sign an Administrative Consent Order (ACO) to comply with the registered withdrawal of 4.51 mgd in 1994. Actions taken by the town included a water use restriction bylaw, a water conservation program (including new permits being issued in conjunction with a 2:1 water savings ratio), and an annual leak detection program. All actions have been successful in reducing water consumption to a current rate of 4.1 mgd. For example, the 2010 leak detection program identified twenty-six leaks and repaired them for a savings of 165,000 gallons per day. Even greater savings were realized in previous years.

Today's water supply and distribution system is well managed and is within its permit restrictions. There has not been a water restriction in this century. Under the Water Management act, the town has a permitted withdrawal volume of .49 mgd from Winter Street well #1 and a registered withdrawal volume of 4.51 mgd from all of the other supply sources. Water supply has little bearing on open space and recreation activities for the town. From a protection point of view, the town continuously evaluates parcels for possible acquisition or greater management that could impact water resources. New stormwater regulations also help to protect the town's water supply.

#### **c. Municipal Sewer Service**

The town's sewer system, built mainly between 1947 and 1980, is part of the MWRA system with final treatment at Deer Island. The town is divided into six interceptor sub-basins and is connected to the MWRA system at eleven different locations. Most of the system is gravity flow but there are twelve pump stations and eighteen submersible lift stations.

Approximately 90% of the town is sewered and the remaining 650 homes are on septic systems. The majority of these homes have access to sewer, but elevation or ledge problems make sewer tie-in cost prohibitive.

### **Section 3 – Community Setting**

Since the 1980's the town has experienced overflows and surcharges at several locations. Aging pipes, undersized pipes and inflow/infiltration are all part of the town's problems. In 1998, the town entered into an ACO with the Massachusetts DEP to address its system. Remedies included payment for mandated demand inflow reduction from any new proposed tie-in and a major capital improvement program. Over the last ten years over \$20 million in capital improvements has greatly reduced sewer surcharges and overflows. Major upgrades to the MWRA system, include a new intermediate pump station and new enlarged pipes have also had positive impacts on the town's system. Recently, the town has committed to accepting 187,000 gallons of sewage per day from Southfield, under Phase I of the development.

The town's sewer system is not a constraint on open space and recreation activities. In fact, some capital improvement projects, particularly along the shoreline, have enhanced recreation and open space. In the Idlewell neighborhood, the MWRA rebuilt a beach park and boat ramp as well as improved Newell Playground in conjunction with the installation of new sewer pipes in the neighborhood. The town will continue to look to piggy-back recreation improvements on capital expenditures for infrastructure.

## **Section 4 – Environmental Inventory and Analysis**

### **A. Geology, Topography, and Soils**

#### **1. Description**

The geology of Weymouth is characterized by hard crystalline bedrock predominantly located less than 50 feet below the ground surface, with some troughs and valleys up to 150 feet deep. Unconsolidated (loose) glacial deposits of sand, gravel, silt and clay generally overlie the bedrock.

The bedrock underlying the surface is of two kinds: slate in the northern part, and granite and similar rocks in the south. The boundary between these two areas is roughly along the Greenbush rail line. There are three kinds of slates represented in Weymouth, one, in North Weymouth at Mill Cove and Pearl Street, and another, in the railroad cuts near Weymouth Landing. These are from the Cambrian geologic era, but are quite distinct in character. The third, at Slate Island, belongs to the much more recent Carboniferous Period.

The islands of Hingham Bay, Slate Island, Grape Island and Sheep Island, all consist of fine, dark gray slate. Slate Island is composed almost wholly of slate ledges while Grape Island only has small outcrops of slate on its northern and southern borders. The bottom of Hingham Bay is mostly marine sediment that overlies late-glacial marine clay in many places and to a lesser extent, till and glacial sand and gravel.

After the retreat of the ice sheet, sea level was considerably lower than today. Weymouth Fore River meandered across Hingham Bay, which was then coastal lowland. The slowly rising sea flooded the lowland to produce the bay. The present sea level was attained about 2,000 years ago, and the shape of the bay has been further modified by the formation of salt marshes and beaches around the margins.

Within two bedrock valleys there are thick deposits of unconsolidated sand and gravel that are known to yield significant quantities of water. These areas, known as aquifers, were mapped and are shown in the 1984 Watershed Protection Study. This area contains approximately 120 acres, all within the drainage basin of the town's main surface water supply (Great Pond). In addition to the high yield aquifers there are about 2,200 acres of shallower sand and gravel deposits located in other areas of town.

#### **Topography**

The shape of the town is that of a long parallelogram, oriented in a north – south alignment. In North Weymouth the Fore River and Back River form the town's boundaries, the rest of the town's boundaries are straight lines that follow north – south orientations. Glacial land formations such as drumlins, eskers, glacial erratics, kames, and sandy outwash plains are common throughout the town.

## Section 4 – Environmental Inventory and Analysis

Two good examples of drumlins are King Oak Hill and Great Hill located in the northern part of town. The southern half of the town is a flat plain, one hundred feet or more above sea level. The topography of the town generally slopes from the higher elevations, approximately 150' – 160', from the Abington - Rockland line in South Weymouth down to sea level in North Weymouth. The town's two small rivers, Mill River and Old Swamp River, are all that is left of the great glacial melt water streams that once filled their valleys. Both of these rivers run into and through Whitman's Pond connecting to the Back River that flows to Hingham Bay.

Eskers are serpentine ridges of stratified drift that were formed from rivers that once were winding beneath and within the glaciers. In Weymouth, eskers are most noticeable just west of the Back River, in and near Great Esker Park. Two of Weymouth's largest erratics are House Rock, the largest boulder in Weymouth and Perched Rock that overlooks Oak Street near the Hingham line.

### **Soils**

Table 4-1 lists all soil found in the Town of Weymouth and provides a brief description of their major characteristics and limitations. For a more detailed analysis of these soils, see the Northeastern Massachusetts Interim Soil Survey Report (1987).

**Table 4-1: Soil Types in Weymouth**

<b>Soil Series</b>	<b>Description</b>	<b>Major Limitations</b>
Scituate	Moderately well drained, sandy glacial till.	Wetness, slow permeability and stoniness
Ridgebury	Poorly drained compact glacial till, very stony surface.	Wetness, slow permeability and stoniness
Merrimac	Excessively drained soils, formed in sandy glacial material.	Few limitations for most uses
Sudbury	Moderately well drained, formed in sandy/gravelly materials.	Wetness
Scarboro	Very poorly drained wetland soil, high water table at or near surface.	Wetness
Saco	Very poorly drained floodplain soils, frequently flooded.	Flooding and wetness
Swansea	Very poorly drained organic soils, high water table.	Wetness and low strength
Freetown	Very poorly drained organic soils, high water table.	Wetness and low strength
Ipswich	Very poorly drained soils on tidal flats and estuaries.	Flooding, wetness and low strength
Beaches	Sandy/gravelly shores.	Flooding and erosion
Windsor	Excessively drained sandy glacial outwash.	Droughtiness and slope
Ninigret	Moderately well drained, sandy glacial outwash.	Wetness
Canton	Well-drained upland soils, very stony surface.	Slope and stoniness
Paxton	Well-drained soils on drumlins, formed in	Slow permeability, slope,

## Section 4 – Environmental Inventory and Analysis

**Table 4-1: Soil Types in Weymouth**

Soil Series	Description	Major Limitations
	compact glacial till.	stoniness
Hollis	Somewhat excessively drained, rock outcrops and surface boulders are common.	Shallow depth to bedrock, rockiness and slope
Hinckley	Excessively drained soils on glacial outwash plains, terraces, kames, and eskers.	Slope and droughtiness
Montauk	Well-drained soils on drumlins, formed in compact glacial till.	Slow permeability, slope, stoniness

Source: Norfolk County Soils Maps

### **2. Effects of Natural Features**

The sheltered bay along the Fore and Back Rivers attracted the second settlement in Massachusetts. Water power generated by tides and the Old Swamp and Mill Rivers encouraged the development of early mills such as sawmills, iron mills, and woolen mills. Easy access by water and existing Native American trails encouraged the spread of population south and throughout the town.

Since the late 1800's gravel deposits and Weymouth seam-face granite have been commercially extracted. Numerous gravel deposits provided a natural resource needed for the suburbanization of Weymouth and the South Shore during this time. Today, those gravel pits have been transformed into residential subdivisions and office parks. Weymouth seam-face granite, located on the Weymouth – Hingham line in the center of town continues to be mined successfully. The natural seam, coloration, and durability have made it a popular building material that can be found in buildings throughout the United States.

By the mid – 1980's the town was, for all practical purposes, fully serviced by municipal water and sewer. This put pressure on previously undeveloped land with wetlands, steep slopes and ledge. As this development occurred, the town strengthened its development and wetlands regulations to protect these resources. Aggressive leak and sewer inflow detection programs since the 1990's have reduced daily water consumption to well below authorized safe yields.

With little undeveloped land left in town, the community has focused its protection efforts on these fragile resources. Recent Community Preservation Act purchases include land adjacent to a pond, the shoreline, and a park. Efforts in the future will probably focus on maintaining existing recreational facilities and providing better access to properties acquired in the past.

## **Section 4 – Environmental Inventory and Analysis**

### **B. Landscape Character**

The landscape of Weymouth is dominated by its abundant shoreline and glacial features. Two town beaches, sheltered areas for yacht clubs and marinas, and peninsulas jetting into the bay offer many active and passive options for the community. Great Hill, a drumlin rising up from the coast, offers one of the best panoramic views of Hingham and Quincy Bay and the skyline of Boston. King Oak Hill, another drumlin with a replica of Mount Vernon, the Emery Estate, situated on its crest, also offers views of the Boston skyline. The Emery Estate was purchased by the town in 2011 using Community Preservation funds. The town has numerous salt marshes and tidal flats along the Fore and Back Rivers and portions of those flats supply shell-fish for local diggers.

Great Esker, winding alongside of the Back River for over a mile, was part of the Hingham Naval Ammunition Depot from 1903 and passed from the U.S. military to the town for park purposes in 1965. Together with Bare Cove Park on the Hingham side of the river it is the most undeveloped estuary in Boston Harbor.

Significant pieces of the town's history can be seen in the current landscape. The Bay Trail, a designated Scenic Road, travels along the western border from Weymouth Landing south to the town line. The four village centers retain much of their charm and neighborhood character. The Abigail Adams Homestead is the highlight of the Meetinghouse National Register District, one of five such districts in town.

The town values efforts to preserve and protect these natural and historic resources as the community continues to mature. Through recognition and promotion of these assets, the town can provide a better context for compatible development and preserve the characteristics that make Weymouth a unique community.

### **C. Water Resources**

#### **1. Watersheds**

The land area of the town falls within three major watersheds: the Boston Harbor, South Coastal and Taunton Watersheds. “The Boston Harbor Watershed is comprised of the Mystic River Watershed to the north and the Neponset, Fore, Weymouth and Weir River Watersheds to the south” (Phase II Storm Water Management Plan, Beta Group Inc. 3/03). Most of Weymouth, 92% is part of the Weymouth-Weir sub-watershed section of the Boston Harbor Watershed. A small portion of South Weymouth, approximately 7% of the town, contributes to the South Coastal Watershed and about 1% contributes to the Taunton Watershed. The boundaries of the Boston Harbor and South Coastal Watersheds are shown on Map 6 Water Resources in Appendix A. The major watersheds are divided into eight sub-watersheds.

## Section 4 – Environmental Inventory and Analysis

Local watershed protection efforts since 1980 include a watershed protection overlay district, groundwater protection overlay district, local wetlands protection ordinance and stormwater management ordinance. Several citizen organizations and groups are active in efforts to protect and enhance water quality and resources. These include Whitman's Pond Association, Back River Watershed Association, Fore River Watershed Association, Trout Unlimited and the Izaak Walton League.

### **2. Surface Water**

Water bodies and adjacent lands in Weymouth offer a variety of recreational activities and amenities, including swimming, fishing, boating, shell fishing, canoeing, playgrounds and park lands. The following is a list of surface water bodies in the town.

#### **Great Pond**

Great Pond is the town's original public water supply source and has been used for this purpose for over 100 years. The pond is about 310 acres in size and has an elevation of 166 feet (USGS) above sea level. Due to the pond's status as a source of public drinking water, recreational use of the watershed land around the pond is currently prohibited, although discussions are ongoing about opening up trails around the reservoir for passive, recreational use.



*Aerial Photo of Great Pond*



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### Whitman's Pond

Whitman's Pond has a watershed area of 12.03 square miles and has two main tributaries, Mill River and Old Swamp River. The Mill River, originating as the outflow of Great Pond in South Weymouth, flows north to the vicinity of Route 3, then turns northeastward and flows through the well field into Whitman's Pond. The Old Swamp River has its source in Rockland and flows north through a corner of Hingham into Weymouth. Reaching Route 3, it turns west and runs within the median between the northbound and southbound lanes of the highway, then turns northeast to flow into the South Cove of Whitman's Pond.

Although the town no longer utilizes the main body of the Pond for water supply, it is considered a backup supply. Within the South Cove of Whitman's Pond, the flows of the Old Swamp River are captured and pumped through pipes to Great Pond for treatment. The Washington Street pump station is operated to pump water entering the cove to Great Pond at a rate sufficient to maintain a supply in the primary reservoir. With both new pumps operating, between 4.2 and 4.4 mgd can be diverted to Great Pond.



*Main body of Whitman's Pond (above) & West Cove (below)*

The level of Whitman's Pond can be controlled at two locations. The overflow from the Whitman's Pond spillway and the fish ladder form the headwaters of the Back River, which flows north to the ocean. At Washington Street, where the water from South Cove flows north into the

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main pond, a weir gate has been installed to regulate flows. Repair work on the weir gate was conducted in 2011.

Early development around Whitman's Pond included industrial uses along the Mill River entrance and the Herring Run outfall. During the 1920's the popularity of the pond resulted in development of summer cottages around the pond. Today's uses reflect the historical development with businesses replacing the industry and the cottages now converted to full-time housing. The suburban development of the Whitman's Pond watershed contributes to the pond's eutrophication. There are still some on-site septic systems that flow to the pond. Residential lawn fertilizers, road runoff and periodic sewer overflows also contribute to nutrient loading that has accelerated the eutrophication of the pond. The occurrence of sewer overflow into Whitman's Pond has been significantly reduced by sewer capital improvements in recent years. Invasive aquatic plants are well-established in the pond and pose a threat to water quality, fisheries and recreation.



*Egret in Whitman's Pond*

The town has conducted weed harvesting and chemical treatment in the past.

In 2011, the Mayor established the Whitman's Pond Working Group which brings together various stakeholders to work toward the betterment of the Pond. The Whitman's Pond Working Group is



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working with a lake management consultant on a CPC funded Vegetation Management Action Plan for Whitman's Pond. The plan is scheduled for completion in February 2013.



*Aerial View of Whitman's Pond*



*Aquatic Weed Harvester, September 2003*

## **Section 4 – Environmental Inventory and Analysis**

Whitman's Pond has several points of access for recreational uses. The majority of these areas is used for fishing, canoeing, and ice skating. There was a public beach on Lake Street that was quite active during the 1950's and 60's.

A new park along Middle Street adjacent to Whitman's Pond was completed in 2004. The park includes a fishing platform, boat launching ramp and a gazebo. The park was developed with donations from local businesses and residents. The creation of the park also helped to address environmental impacts from informal parking and other activities on the edge of the pond that were impacting the buffer zone.

### Other Ponds

Weymouth has a few other ponds that are smaller than ten acres and offer limited recreational opportunities. Cranberry Pond offers fishing with access available off Cranberry Rd. and Dorothea Drive. Limited public access is available on Whortleberry Pond for fishing and ice skating. Elias's Pond is private access only.

### Coastal Waters

Weymouth has 12.5 miles of waterfront with unobstructed views of the beautiful Boston Harbor skyline and islands. There are three public beaches in Weymouth, two of which are salt water beaches. The two are Wessagussett Beach and George Lane Beach; the third is on Whitman's Pond off of Lake Street. In 2003 the town was granted permission from the state DEP to restore Wessagussett Beach. The project involved depositing sand on the beach where currents had eroded sand away to the point that recreational use of the beach had become limited. In addition, dredging was performed in an area where shoaling was deterring recreational boating around the Wessagussett Yacht Club. This project has improved recreational use of the waterfront for town residents and visitors. Wessagussett Beach offers swimming lessons and canoeing. The Weymouth shoreline is a valued recreational asset to residents and all of these recreational areas are extensively used. The waterfront views also add considerable value to the town's real estate.

### Fore River

The Fore River has access for boating and swimming off Fore River Avenue. The William Newell Playground, also located on the Fore River, has facilities for baseball, basketball and an open playing field. As part of the mitigation package negotiated by the town for the MBTA Greenbush commuter rail, a new park and car top, canoe and kayak launching ramp was completed and dedicated in July 2012 adjacent to the planned Weymouth Landing Station. The Idlewell Improvement Association maintains a small park and canoe/kayak boat launch off Idlewell Boulevard.

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### Back River

The primary point of access for recreational use on the Back River is at Great Esker Park. The park provides recreational opportunities for fishing and canoeing, as well as hiking trails. The park's nature center offers classes focusing on nature exploration and outdoor recreation. The town has a public boat landing and there is a private marina, located off River Street that provides boating access to the river and the bay. The photo below is a view from the foot of the Rte. 3A Bridge.

All along Weymouth's coastline from Fore River around to Back River there are numerous marinas, boatyards and private docks providing many residents valuable and direct water access to Hingham Bay, and the Boston Harbor National Recreation Area.



*Weymouth Back River*

### **3. Aquifer Recharge Areas**

#### **a. Zones of Contribution to Public Supply Wells**

Delineation of the hydro geologic zones for Weymouth wells is based primarily on surficial geology, especially the contact line between stratified drift deposits (generally Zone II deposits) and glacial till and bedrock (Zone III soils). The Zone II delineation closely follows the boundary of the Groundwater Protection District.

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### **4. Flood Hazard Areas**

The town has several areas that are subject to flooding. They are broken down into two major categories, coastal and inland flooding. The North Weymouth waterfront area is susceptible to flooding from coastal storms and wave action. Specific areas subject to coastal flooding are: Saltwater Creek, George Lane Beach, Wessagusset Beach, Wituwamat Road, Fort Point Road, and King Cove Beach Road.

Areas adjacent to the town's major rivers; the Fore, Back, Mill, Old Swamp and Plymouth Rivers, and their associated wetlands and flood plains are prone to flooding. Several inland streams flood during heavy rains and spring snowmelt.

### **5. Wetlands**

The state geographical information system (MASSGIS) records indicate that there are 1,498.6 acres of fresh water wetlands and 216.6 acres of saltwater wetlands. Table 4-2 has a detailed breakdown of the area of each type of wetland: bog, deep marsh, salt marsh, shallow marsh, shrub swamp, and wooded swamps. There are extensive wetlands around Great Pond. As one might expect, there is usually a corridor of wetlands on both sides of the town's rivers. There are also many isolated wetland areas scattered thought the town. Major components of the public water supply system such as Great Pond Reservoir, wells and watersheds, and groundwater protection districts are shown on Map 6 Water Resources in Appendix A.

Weymouth has a local Wetlands Protection Ordinance that is administered by the Conservation Commission. The local ordinance is more stringent than the State regarding protection of vernal pools and isolated wetlands.

## Section 4 – Environmental Inventory and Analysis

### D. Vegetation

#### 1. General Inventory

As Weymouth is a coastal community, the town has numerous salt marshes and estuaries along the shoreline. These areas are important for wildlife and fisheries and that promote fishing, walking, hiking, and bird watching.

Weymouth's open spaces span several different natural community types. The predominant communities and their vegetation can be summarized as follows:

- Tidal wetlands dominated by salt marsh vegetation (*Spartina spp.*) at the lower edges and the invasive *Phragmites australis* at the upper elevations and around stormwater outfalls.
- Vegetated wetlands bordering inland streams, rivers and ponds. Some of these areas are scrub-shrub type wetlands and others are marsh areas dominated by cattails or the invasive *Phragmites australis*. Much of the vegetated shoreline of Whitman's Pond is dominated by the shrub *Amorpha fruticosa*. This shrub is listed as a potentially invasive plant in the State of Connecticut; it is not currently listed as invasive in Massachusetts.
- Inland wetlands and floodplain areas vegetated with red maple swamps, scrub-shrub wetlands, and inland marshes. The inland marshes are typically dominated by the invasive plant *Phragmites australis*.
- Upland forests typically dominated by oak, American beech and white pine.

In general the town's vegetation is typical of a suburban community in the New England Region.

#### 2. Forest Land

The following section describes the town's largest forested tracts of land.

##### The Bradford Torrey Bird Sanctuary

The Bradford Torrey Bird Sanctuary is a secondary growth mature forest with a good variety of shrub and groundcover and has significant value for wildlife habitat. The majority of the 110 acre sanctuary is designated as conservation land and is predominately a pine forest with mixed hardwoods that supports an increasing deer population, along with fox, raccoons, many bird species and other forms of wildlife.

##### Great Esker Park

Great Esker Park is a 137.65 acre park consisting of mature hardwoods, along with a good variety of shrub and groundcover. The park is located along the Back River, which is designated as an Area of Critical Environmental Concern (ACEC). The wetlands of the park, both inland wetlands

## **Section 4 – Environmental Inventory and Analysis**

and coastal salt marshes, serve as important habitat for both vegetation and wildlife. The park is approximately 1.5 miles in length and functions as a wildlife corridor of protected open space in a densely developed suburban environment. The quality of this wildlife corridor is enhanced by the protected open space on the opposite shore of the Back River, in Hingham from the Bare Cove and Stodders Neck parks. Summer programs through the Parks and Recreation Department offer nature classes for youth. The park is an outdoor classroom where students can learn first-hand botany, geology, archeology, marine biology, oceanography, preservation of wildlife, fish migration, and the appreciation of nature in general.

### **Great Pond Water Supply Reservation**

The Water Supply Reservation is characterized by various forest types, including deciduous and pine forests. The reservation is under the jurisdiction of the Department of Public Works, which has prohibited development and access of all types to the area for protection of the town's water supply.

A secondary benefit of preserving this large tract of land is that its forests and extensive wetlands have become a significant habitat for wildlife. A review of the USGS topographic map shows that this area abuts an extensive undeveloped area of wetlands and upland in the bordering towns of Holbrook and Braintree to the west of Great Pond. In addition, there is also an extensive area of protected open space to the south of Great Pond in the towns of Holbrook and Abington. Part of this area is Ames Nowell State Park in Abington. Cleveland and Cushing Ponds and an extensive wetlands system are all part of a large regional network of predominantly undeveloped open space in the four towns. This area is mapped as Core Habitat in the Commonwealth's 2010 "Biomap2".

### **3. Public Shade Trees**

Most town parks have a variety of public shade trees. They provide respite for individuals using the playing fields, spectators, and those seeking rest and contemplation in a quiet environment. The town encourages the planting of street trees adjacent and in public ways. The town's subdivision regulations require new development to preserve trees and plant trees along the street. In town reconstruction projects, street trees are a component of the work program. A recent example is the renovation of Washington Street in Weymouth Landing where cherry trees blossom every spring.

The Department of Public Works, under the direction of the Town Arborist, maintains the public shade trees. The arborist directs the pruning program and the removal of trees where decay and disease has taken its toll. In the seven cemeteries owned by the town, shade trees are maintained by the DPW under the direction of the Cemetery Commission. Planting, care, and removal of public street trees are governed by Section 8-601 of the Code of Ordinances.



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### 4. Agricultural Land

As a suburban community on the urban edge of the Boston metropolitan area, Weymouth has only three parcels used for agricultural purposes.

Listed under the state class code # 3180 greenhouse, there is one property located at 1275 Main St. This property has a 5,996 square foot greenhouse used for agricultural purposes. Two other contiguous parcels are classified under the state class code # 7160 tillable cropland. These parcels are located on Union St. shown on the Assessor's Atlas as map 55, block 600, lot 6 and map 55, block 601, lot 5.

Post World War II suburban development saw the transition of nearly all the agricultural land developed for business or as residences.

### 5. Wetland Vegetation

The following table provides a breakdown of wetlands vegetation based on state MASSGIS data layers.

**Table 4-2: Wetland Types**

Wetland Vegetation Type	Area (ACRES)
Salt Marsh	216.6
Fresh Water Wetlands	1,498.6
Bog	2.0
Deep Marsh	22.7
Shallow Marsh, Meadow or Fen	77.3
Shrub Swamp	111.7
Wooded Swamp Coniferous	6.8
Wooded Swamp Deciduous	1,199.7
Wooded Swamp Mixed Trees	78.4
Total Wetlands	1,715.2

Source: MASSGIS

### 6. Rare, Threatened and Endangered Species

The following is a list of rare and endangered plants that have been identified in town by the State Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program, as of November, 2012.

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**Table 4-3: Rare and Endangered Plants**

<b>Taxonomic Group</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>State Rank</b>	<b>Most Recent Observation</b>
Vascular Plant	<i>Panicum philadelphicum</i>	Philadelphia Panic-Grass	SC	1918
Vascular Plant	<i>Platanthera flava</i> var. <i>herbiola</i>	Pale Green Orchis	T	1905
Vascular Plant	<i>Rumex pallidus</i>	Seabeach Dock	T	2002
Vascular Plant	<i>Sabatia kennedyana</i>	Plymouth Gentian	SC	2004
Vascular Plant	<i>Triosteum perfoliatum</i>	Broad Tinker's-Weed	E	1905
<b>State Rank: E – Endangered; SC – Special Concern; T – Threatened</b>				

Source: State Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program, 2012

The following is a brief description of two of the most recently discovered rare plants.

### Seabeach Dock (*Rumex Pallidus*)

This member of the Buckwheat family, which extends from Newfoundland to Long Island, is presently listed by the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program as “Threatened” in Massachusetts. Seabeach dock is found on beaches and salt marshes. In Massachusetts its habitat is on upper beaches with cobble, gravel, shale and shell, or gravelly sand substrates. Being near the southernmost edge of its range it is rare here. However, human use of beaches also poses a threat to seabeach dock.

### Plymouth Gentian (*Sabatia Kennedyana*)

This endangered plant is considered a species of “Special Concern” in Massachusetts. It is a tall perennial herb found only in small areas of southern Nova Scotia, southeastern Massachusetts, Rhode Island, and North and South Carolina. In Massachusetts, since 1978, only 44 occurrences have been verified.

It can be found only on sandy to peaty shores of freshwater ponds on the coastal plain ponds. The limited habitat of the Plymouth gentian is adversely impacted by run-off and faulty septic systems.

## **7. Unique Natural Resources**

Although Weymouth is predominantly a mature suburban community, it hosts an impressive array of unique natural resources. These include two Great Ponds (Whitman’s Pond and Great Pond), two

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anadromous fish runs (Back River and Fore River), harbor islands, tidal flats, salt marshes and one certified vernal pool. The regional importance of many of these resources is well documented.

In 1982, the Back River and Herring Brook were designated by the state as an Area of Critical Environmental Concern. Several areas in Weymouth are mapped as Core Habitat or Critical Natural Landscapes in the state's BioMap2, which was published in 2010. These areas include: Great Pond, Whitman's Pond and Herring Brook; Fresh River and Back River and their adjacent salt marshes; the Fore River and adjacent tributaries and salt marshes; areas within the former South Weymouth Naval Air Station; and an area east of the former air station adjacent to the Hingham town line.

### **8. Vegetative Mapping**

As described in the section above, the 2010 BioMap2 includes several areas in Weymouth which have been called out as Core Habitat or Critical Natural Landscape.

## **E. Fisheries and Wildlife**

### **1. Inventory**

#### **Wildlife/Habitat**

Wildlife habitats in Weymouth are of five general types: forests, rivers, ponds, inland wetlands, and coastal wetlands. All of these habitats support a range of wildlife species and are fairly typical of coastal New England communities. Once deer, turkeys, fisher cats, coyotes and red foxes were rare and limited to the largest forested areas. Now these animals have adapted to the suburban environment and are spotted more frequently. The number of bird species in town is too large to list. There are several species of raptors common to the area, and less common species such as Osprey. The State Department of Fisheries and Game stocks the Mill and Old Swamp Rivers with trout every year. The Weymouth coastline is habitat for a variety of species of shellfish and finfish, and the nutrient rich water of the Back River estuary abounds with marine life.

#### **Shellfish**

The town has a "Shellfish Management Plan for Moderately Contaminated Shellfish Areas" that sets forth the shellfishing regulations in Weymouth. Shellfish can only be harvested by licensed master diggers or their employees and must undergo depuration at the Shellfish Purification Plant. Weymouth has 380 acres of productive soft-shell clam habitat. The state Division of Marine Fisheries opens the clam flats periodically on a rotating basis with other shellfishing areas in Hingham and Hull. In recent years there has been an opening in each town every four months. Due to water quality conditions, the state Division of Marine Fisheries will only open the Weymouth clam flats for commercial harvest and not for recreational shellfishing.

The composition of the flats from where the shellfish are taken consists primarily of sand, mud and gravel. In a 1973 study conducted by the Division of Marine Fisheries, fourteen species of invertebrates were found in association with soft-shell clams. Blue mussel was the most abundant of the marine organisms sampled, followed by little macoma and clamworm. (A Study of the

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Marine Resources of Hingham Bay, March 1973, Iwanowicz, et. al, Division of Marine Fisheries Monograph Series, Number 14).

### **2. Vernal Pools**

There is one certified vernal pool located off of Middle St. near Walton St. The town has not aggressively pursued certification since there is already stringent protection afforded potential vernal pools under the local wetlands protection ordinance. The state website provides information on potential vernal pools in town identified through the NHESP.

### **3. Corridors for Wildlife Migration**

Increasing numbers of wildlife have been migrating to and from Weymouth through the greenbelts along the NSTAR electric transmission lines. These greenbelts allow movement between south shore towns in sparsely populated areas near the Holbrook-Weymouth line. Eastern coyotes, red foxes, and herds of deer have been spotted along this corridor. There have also been sightings of river otters and beavers moving into Weymouth rivers and streams. The water supply protection reservation around Great Pond abuts an extensive undeveloped area of wetlands and upland in the bordering towns of Holbrook and Braintree. It appears that this area may serve as a regional wildlife corridor.

The Back River is buffered by protected open space on both sides. Protected open space adjacent to the Back River in Weymouth includes Webb State Park, Abigail Adams State Park, Great Esker and Stephen Rennie Park. Approximately 75% of the shoreline of the Back River in Weymouth is protected open space. A section of the river south of the Route 3A Bridge to the northern end of Whitman's Pond is a state designated Area of Critical Environmental Concern (ACEC). On the Hingham side of the Back River Stoddards Neck and Bare Cove Park preserve the shoreline in a natural state. From a regional perspective, the river corridor enjoys protection and serves as a riverine, estuarine and upland wildlife corridor in a developed suburban landscape.

### **Anadromous Fish Runs**

Both the Weymouth Back River and Fore River are designated anadromous fish runs. Both rivers support a smelt run, and the Back River also supports an alewife run. The Back River herring run is an important part of Weymouth's natural and cultural history and is one of the most prolific herring runs in New England.

### **Back River Herring Run**

Each spring from time immemorial the herring find their way up the Back River to their spawning area in Whitman's Pond. The Herring Run has had numerous mentions in the town Records since 1648 when a reference is made to "herrings broge." On March 8, 1724, a committee was chosen at the town meeting "to make a convenient passage for fish into Whitman's Pond..."

Officers are selected to protect the fish and supervise the alewife fishery. The present day run begins at Whitman's Pond, flowing through and under the Iron Hill area, passing under lower Jackson Square, past the former town incinerator, into the Back River and out to sea. When the temperature of inland waters is warmer than the surrounding ocean in the spring, the herring, or more accurately the alewives, migrate up rivers and streams to spawn.

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There are five concrete and wooden fish ladders that assist the passage of alewives from the ocean to Whitman's Pond, constructed during the 1960's and completed in 1971. In mid to late April the herring can be seen climbing the fish ladder at Herring Run Park in the lower Jackson Square area. After laying their eggs in Whitman's Pond, the adult fish return to Massachusetts Bay, leaving the young to hatch and spend the summer in Whitman's Pond. In the fall, the young herring move down river to the ocean.



*Fish Ladder Jackson Square Stephen Rennie Herring Run Park*

### **4. Rare, Threatened and Endangered Species**

The following is a list of rare and endangered animals that have been identified in town by the State Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP, August 2010). The 2010 BioMap2 and 2004 BioMap and Living Waters Map (both published by NHESP) identify several areas in town that are critical to the preservation of endangered plant and animal species. This includes land to the north and south of Great Pond, land on Grape Island, and land along the Fresh River.

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**Table 4-4: Rare and Endangered Animals**

<b>Taxonomic Group</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>State Rank</b>	<b>Most Recent Observation</b>
Amphibian	Ambystoma opacum	Marbled Salamander	T	1927
Bird	Circus cyaneus	Northern Harrier	T	1986
Bird	Sterna hirundo	Common Tern	SC	2007
Dragonfly/Damselfly	Somatochlora linearis	Mocha Emerald	SC	2003

**State Rank: SC – Special Concern; T – Threatened**

Source: State Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program, 2012

### Northern Harrier (Circus Cyaneus)

Also known as the Marsh Hawk, the Northern Harrier is a slim, long-legged, long-tailed hawk that the Division of Fisheries and Wildlife has listed as a threatened species in Massachusetts. Northern Harriers nest and feed in wet meadows, grasslands, abandoned fields, and coastal and inland marshes. They were once common throughout the state but are now confined to the offshore islands, Cape Cod and Plum Island. Their decline has occurred because of the destruction of suitable habitat by reforestation of agricultural lands and the destruction of coastal and freshwater wetlands.

The Navy has been studying rare species of turtles on the former South Weymouth Naval Air Station (SWNAS). There have been sightings of Northern Harriers on the base property. The proposed Master Plan for the redevelopment of the SWNAS has set aside 30 acres of land to be maintained as open grassland habitat for the Harriers. To prevent further decline of the Northern Harrier's population, it is crucial to protect the habitat from development.

## **F. Scenic Resources and Unique Environments**

### **1. Scenic Landscapes**

#### Great Hill Park

This park is located in North Weymouth off Bradley Road. The park is on a drumlin that rises 153 feet above sea level and provides an excellent view of the harbor and surrounding area, most notably the Boston skyline. A drumlin is a glacial deposit streamlined by the sculpture of moving glaciers. They are formed as elongated parallel hills and their orientation, predominantly north – south, gives a clue as to the direction the ice sheet was moving. The photo of the view from atop

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of Great Hill shows the panoramic view of the Boston Skyline. The Fore River is in the foreground, with Quincy across the river. Some people say this is the best view in town.



*View of Boston skyline from Great Hill Park*

### Grape, Slate, & Sheep Islands

These islands, lying within Weymouth town boundaries but managed by the Department of Conservation and Recreation, are part of the Boston Harbor Islands National Park Recreation Area. They are listed on the National Register of Historic Places as an Archeological District because of their physical remnants of prehistoric use. One goal of the park is to provide an affordable ferry system that links the islands to other points of interest. Another goal is to use the islands as a living laboratory of coastal processes, one that will teach future generations to care for the environment. The National Recreation Area, so easily accessible to Weymouth and Boston area residents by a shuttle boat service, is a valued source of recreation and education.

Grape Island, being the largest of the islands at fifty acres, is the most widely used. Public access is available at the Hingham Shipyard via the water taxi or a private craft. The island, staffed by the

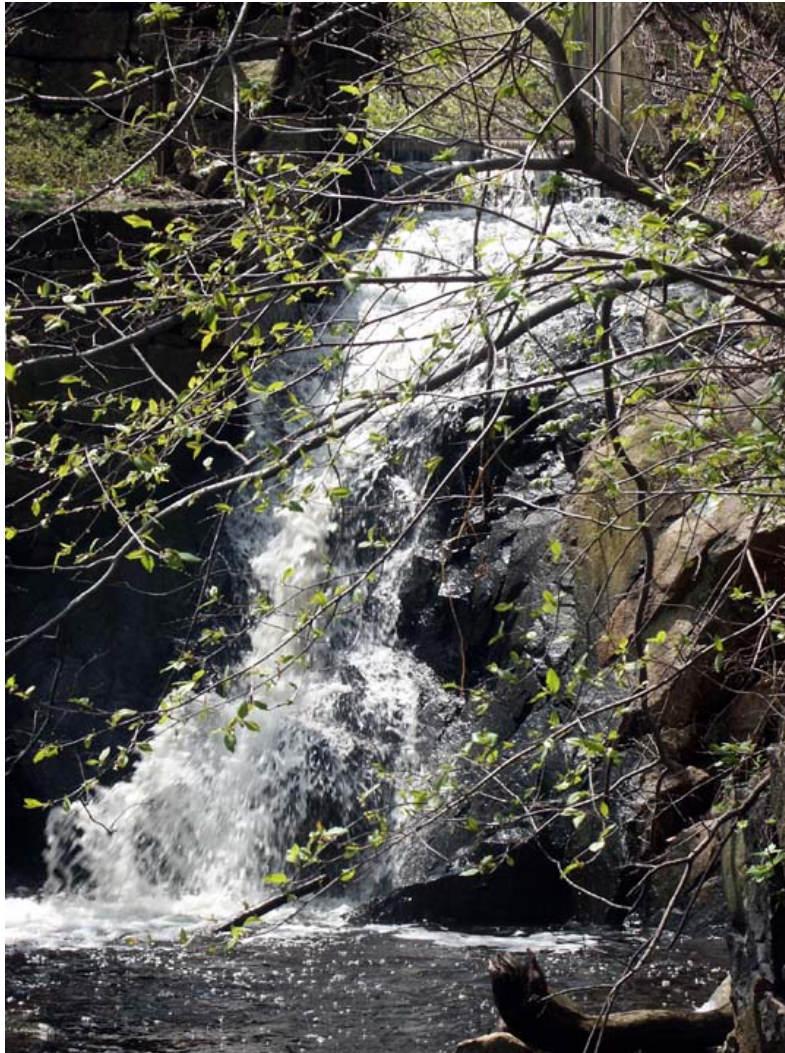


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Department of Conservation and Recreation, has camp sites, trails, a picnic area, toilets, a wooded area, a salt marsh, and two drumlins.

### Boston Harbor Islands

Weymouth's waterfront is the gateway to the Boston Harbor Islands. Ferry boats leaving from the Hingham Shipyard visit many of the Harbor Islands. For information on events and programs on the Harbor Islands visit their web site at [www.bostonislands.com](http://www.bostonislands.com). There are recreational activities available on the Boston Harbor Islands, just minutes away from Weymouth.



*Waterfall Iron Hill*



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### **Scenic Roads**

An Open Space Report prepared for the Weymouth Conservation Commission in 1974 identifies several scenic roads and routes (made up of several roads). The various characteristic elements of these roads enhance their historic appearance and contribute to community character.

#### The Bay Trail

The Bay Trail was an old Native American path, which during the colonial times was one of the most important trails in the region. It served as a link between Massachusetts Bay and Narragansett Bay in Rhode Island. It is reputedly the trail Roger Williams followed to Rhode Island.

Today the trail comprises many streets, beginning in South Weymouth at the Holbrook town line at Randolph Street. It continues northward on Forest Street, up Colombian Street into Braintree, curving around and extending eastwards a short distance down West Street, continuing north on Summer Street, and ending at the junction of Front and Commercial Streets. In 1983, Town Meeting voted the Bay Trail as a Scenic Road under M.G.L Chapter 40, Section 15-C.

#### Thicket Street

This street is of similar scenic interest and importance as the Bay Trail but on a much smaller scale. It is a densely wooded street that extends from the Abington town line to Pond Street on the eastern side of Great Pond.

#### Pine Street

This street extends from Pleasant Street down to the Hingham town line. There are several beautiful stretches of pine trees and wooded areas that give the road its special character.

#### Pleasant Street

One of the oldest and longest streets in Weymouth, Pleasant Street begins in South Weymouth and continues well into East Weymouth. Many of Weymouth's finest houses are located along this road.

#### Essex Street

Essex Street was once part of the Essex Street Trail, between Broad Street and Commercial Street; Essex Street still has the original twists and stone walls.

#### Randall Avenue

Randall Avenue extends between Lake Street and Broad Street and is especially interesting at the point where it curves around Humphrey Rock.

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### Shore Line Routes

Excellent views of the bay area are possible from the series of roads along the northern shoreline. These roads include: Birchbrow Avenue from Babcock Avenue to Fore River Avenue, Fore River Avenue, Ocean Avenue, Wessagussett Road, Regatta Road, and Fort Point Road.

## **2. Unusual Geologic Features**

### Great Esker Park

Located along Weymouth's Back River, this beautiful 137 acre natural park contains a number of interesting geological features, such as kettle holes, eskers and fossils. Kettle basins formed at the end of the last ice age when large chunks of ice broke off of the retreating glacier. The weight of these massive pieces of ice created a depression and as they melted kettle hole ponds were formed. Eskers are the remnants of glacial melt water streams formed approximately 13,000 years ago during the last ice age. They were formed by sediments at the bottom of melt water streams that were underneath and within the ice sheet of the glaciers. As the ice sheets retreated north, a landform was left resembling the stream pattern before the ice melted. The marsh lands and reversing falls on the eastern edge of the park are also interesting features. Esker Park also contains prehistoric artifacts that date back approximately 5,000 years.

### House Rock

This granite boulder is located at the end of House Rock Road in a town park and is the largest example of a glacial erratic on the South Shore. A rock is referred to as an erratic when its composition is different from that of the bedrock beneath it. House Rock is thought to have come from ledges less than a mile to the northeast, in Great Esker Park. The boulder weighs approximately 3,500 tons. Its circumference at six feet above the ground is 126 feet.

### Cavern Rock

Located off Oak Cliff Road on the eastern shore of Whitman's Pond, this large granite outcropping forms a roofless cavern large enough to hold sixteen people. It is located in a largely undeveloped park.

### Perched Rock

Another example of a glacial erratic, this rock stands on a ledge of granite off Oak Street near the intersection of Jason Lane. It is thirteen feet long, six to eight feet wide, and weighs nearly fifty tons.

### Kettle Holes

Kettle holes are depressions left when a large piece of glacial ice remains in a meltwater deposit area. Three examples in Weymouth are Elias Pond, Cranberry Pond, and Whortleberry Pond.

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### **3. Cultural, Archeological, and Historic Areas**

Being the second community settled in Massachusetts (1622), and having been a habitation area for prehistoric Indians, Weymouth has a rich cultural heritage that is significant to American history. Within the town are seven buildings and five districts that have been placed on the National Register of Historic Places. The National Register endeavors to identify, evaluate, and protect historic and archeological resources. These historic properties are distinguished by having been documented and evaluated according to uniform standards.

#### **a. Archeological Sites**

Twenty-three archeological sites in Weymouth have been recorded with the Massachusetts Historical Commission. These sites, through the artifacts of daily life which they contain, provide crucial documentation of the town's development. Most of the archeological work undertaken in Weymouth has been in the form of amateur artifact collecting. A number of artifacts from various sites throughout the town are now in the Historical Society's collection. Unfortunately, as the town developed into a residential community many potentially significant sites were destroyed. They were accidentally discovered as roads, homes, and businesses were being constructed. However, there are a few sites that have been relatively well preserved.

##### Sampson's Cove Native American Site

This site is located in North Weymouth along the south side of Sampson's Cove. It is a small wooded lot covered with Oak trees that are up to 100 years old. The site is located in what was a heavily populated prehistoric Indian habitation area. Other than small rare pockets in Esker Park, this site is believed to be the last undisturbed prehistoric site in North Weymouth.

##### Sweet Grass Creek

Found in land that is now occupied by Old North Cemetery and the Abigail Adams House, this site contains evidence of extensive prehistoric occupation. Artifacts were found during disturbance of the soil by grave digging and street construction.

##### Great Pond

When the water level in Great Pond was lowered during a drought in 1965, a dugout Native American canoe was found in the mud. The canoe which is remarkably well preserved for its age is on display at the Tufts Library. Other artifacts have been found on dry ground at the site.

#### **b. Historic Districts**

##### Weymouth Civic District

The Weymouth Civic District, listed on the National Register of Historic Places, is a complex of two buildings and two monuments situated near the center of town. Within this district are the

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Weymouth Town Hall, Weymouth Industrial School, the Memorial Cross of Grey, and the Memorial Wall and the Ralph Talbot Amphitheater, most dating to the 1920's.



*Weymouth Town Hall*



*Memorial Wall*

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*Cross of Grey*

### **Central Square Historic District**

Central Square Historic District is in the east central part of town and includes properties along Broad and Middle Street. It is an area of about 35 acres that contains a total of 55 principal buildings and 28 outbuildings. The dominant building type is nineteenth century residences. A range of architectural styles represents these residences, including Greek Revival, Italianate, Second Empire and Queen Anne. There are also institutional buildings, including a fire station, a Masonic Temple and a school.

### **Sea Street Historic District**

The district is located in North Weymouth, near the site of the first permanent settlement in town in 1623. The district encompasses 49 acres and 156 properties mainly on North, Sea, Bridge, Shaw, and Athens Streets. The buildings are primarily residential, dating from the 17<sup>th</sup> through the mid 20<sup>th</sup> centuries. Many of the historic resources relate to small scale shoemaking, which flourished here in the mid 19<sup>th</sup> to early 20<sup>th</sup> century. The district was approved in 2009.

### **Front Street Historic District**

The district is a predominantly residential district on the northwest edge of town, adjacent to Braintree. The district has 77 acres and 155 contributing properties mostly on Front Street with portions on Summer, Broad and Hunt Streets. Front Street is a well-preserved collection of ambitious, high-style residences that show a progression of popular architectural styles from the mid 18<sup>th</sup> to the mid 20<sup>th</sup> century. There are also several buildings relating to the shoe industry, two cemeteries and a school. The district was approved in 2011.

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### Meetinghouse Historic District

The district is defined by almost four centuries of association with the first meetinghouse of Weymouth and Abigail Smith Adams, the wife of John Adams, second president of the United States. The 31 acre district stretches along North Street south to include portions of Norton, East, and Church Streets. The district includes the First Church of Weymouth, two parsonages, Old North Cemetery and the oldest surviving school building in Weymouth. The area was the political and religious center for Weymouth during the early colonial period until 1723, when a separate parish and precinct were established. The district was approved in 2010.

#### c. Historic Structures on the National Register

##### *Fogg Library*



The Fogg Library in South Weymouth located at the corner of Pleasant, Columbian and Torrey Streets was built in 1897 at the bequest of John S. Fogg, a local businessman and philanthropist, and was the first public library in Weymouth. The architectural style combines Dutch and classical elements in a style approaching Italian Renaissance. The library remains one of the outstanding buildings in Weymouth. The exterior is constructed entirely of Weymouth seam-face granite and the interior was created to be spacious and graceful. Among the most impressive features are the stained-glass windows, which were made from the studios of Redding, Baird, and Co. Restoration of the library is underway, funded through a combination of Community Preservation Funds, Southfield Host Community Agreement and a grant from Mass. Historical Commission. The exterior renovation is complete and the architectural firm of McKinnell, McKinnell and Taylor is preparing the specifications for the interior improvements.

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### *Fogg Building*



The Fogg building is located at the corner of Columbian and Pleasant Streets. Built in 1888 by John S. Fogg, the building's architectural style is Richardson Romanesque. Dominating the scenery of Colombian Square, Fogg insisted that only the latest styles and best materials be used. The main distinctive feature of the structure is the tall octagonal tower at the junction of the two main facades. The functional concept of the building originally called for an Opera House and hall for public assemblies on the second floor and shops and banks on the first floor. The Hall has been converted to apartments and the ground floor altered to accommodate commercial enterprises.

### *Jefferson School*



This former school (above) located at 200 Middle Street, was built in 1889 and is a classic example of Queen Anne style architecture. It has a central cross gable pavilion, scalloped shingles decorating a pent eave, triangular dormers, corner porches with typical Queen Anne turned posts, and a large octagonal clock tower. The design of the four room school was adapted from S.S.

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Woodcock's drawings for the six-room Washington School. The Jefferson School is currently the home of South Shore Day Care Center.

### *John Adams School*

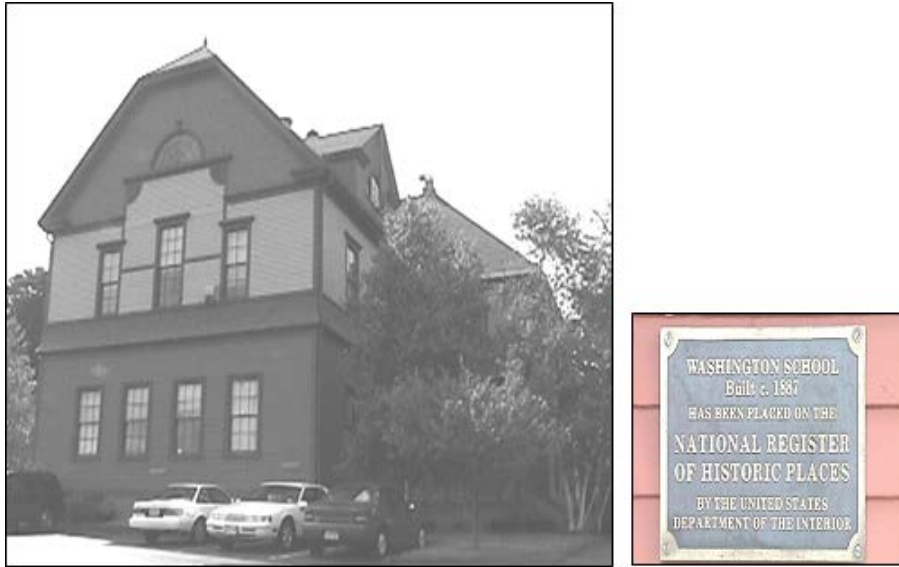


Located at 16 Church St. the John Adams School is a wood-frame, two-room schoolhouse that was built in 1852 on the same site where Weymouth's first schoolhouse once stood (built in 1681). The school is a good example of Italianate-style architecture and is well preserved inside and out. The town's oldest standing school is located in what could be considered Weymouth's most historic neighborhood. Within a short distance of the school is the First Church of Weymouth, Old North Cemetery, Abigail Adams Birthplace, General Solomon Lovell's home, and Watch House Hill (Old North Burying Ground) where the first Meeting House was erected. The building is currently occupied by Just Right Preschool.



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### *Washington School*



Built in 1887, located at 8 School St. in Commercial Square, the architecture of the Washington School (above) is a two-story structure that reflects the Queen Anne style that was popular at the time. Detailing on both the interior and exterior have been well preserved. The school is a rare survivor being a virtually intact wood-frame example of a late 19<sup>th</sup> century educational facility. In 1984 the school was rehabilitated for use as office space.

### *Weymouth Landing Post Office*



The Landing Post Office (above) is located at 103 Washington St. and built in 1941, this Colonial Revival post office reflects nation-wide trends in government building design and construction during the 1930's and 1940's. It was the first Federal building in Weymouth and was erected with local seam-face granite. The Weymouth Landing Post Office contains a mural by Guy Pene du

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Bois, an internationally acclaimed artist. The mural depicts the landing of Pilgrims on Weymouth's shore in 1622.

### ***Pond Street School***

The Pond Street School, later renamed as the Alice E. Fulton School, has a main building constructed in 1928 in a Colonial Revival Style. It was designed by Boston architect Howard B. S. Prescott. There are several additions from 1953 and 1958. The original building and additions are all of brick construction. A cupola is located at the center of the hip roof ridge line. The building was added to the National Register in 2010.

The following is a partial list of other historically and culturally significant buildings and sites in the Town of Weymouth.

### ***Site of Wessagussett Settlement***

A marker has been placed at the corner of Bridge Street and Birchbrow Avenue, North Weymouth, commemorating the site of the Weston Fishing and Trading Settlement established in 1622. Named Wessagussett, the settlement was established on the south side of the cove and consisted of crude dwellings enclosed by a stockade.

One of the last remaining undeveloped parcels in North Weymouth was purchased by the town in 1999. The 4 acre parcel located off of Sea St. and Babcock Ave. is believed to be the site of one of the first conflicts between the Pilgrims and Native Americans. The site has a short walking trail and historic monument.

### ***Emery Estate (Main House)***



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The main house of the Emery Estate, located at 790 Commercial Street, is an anomaly in Weymouth for its grand scale and high style Georgian Revival design. Built in 1906, the residence was modeled after George Washington's Mount Vernon mansion. The estate and grounds were purchased by the town in August, 2011.

### *Stetson Shoe Building*



The Stetson Shoe building (above) is located at 527 Main St. This factory building is the most prominent shoe manufacturing building remaining in town, evidence of the once thriving shoe industry. Shoe manufacturing was Weymouth's principal industry from the nineteenth century into the early twentieth century, and Weymouth-made boots and shoes were exported around the world during the local industry's heyday.

#### **d. Burial Grounds**

The Town of Weymouth has sixteen burial grounds, of which nine are privately owned. The remaining seven are the responsibility of the Weymouth Cemetery Commission. To date, all but three of the burial grounds have been documented using the Massachusetts Historical Commission inventory forms.

**Table 4-5: Burial Grounds**

<b>Burial Ground</b>	<b>Earliest Death Date</b>	<b>Form #</b>
Village Cemetery	1843	800
Ashwood Cemetery	1819	801
Old North Burial Ground	1678	802
Mt. Hope Cemetery	1800	803
Reed Family Burial Ground	1784	804

## Section 4 – Environmental Inventory and Analysis

**Table 4-5: Burial Grounds**

Burial Ground	Earliest Death Date	Form #
Waterman Cemetery	1795	805
St. Francis Xavier	1862	806
Martin and Vinson’s Burial Ground	1790	807
Old Cemetery	1730	808
Elmwood Cemetery	1756	809
Belcher Cemetery	1811	810
Lakeview Cemetery	1732	811
Highland Cemetery	1751	812

Source: DPW, Engineering

The Old North Burial Ground was the first in Weymouth. Stones marked with some of the oldest family names in town indicate the burial plots of a few of Weymouth’s earliest settlers including the Rev. and Mrs. Smith, parents of Abigail Adams. The east section of the burial ground was the site of the First Meeting House, and is currently the site of Weymouth’s Soldier’s Monument to the town’s Civil War dead. Several other cemeteries contain Civil War veterans. Laid to rest at Martin and Vinson’s Burial Ground are several Revolutionary War Veterans, including Captain Thomas Nash (1732 – 1790).

### **4. Unique Environments**

#### **Areas of Critical Environmental Concern**

The tidal flats, wetlands, abutting upland areas and waters of the Weymouth Back River were designated in 1982 an Area of Critical Environmental Concern (ACEC) by the Secretary of Environmental Affairs. This area was the seventh ACEC designated in the State. It was found that the coastal resource area included in the Back River ACEC is significant to flood control, the prevention of storm damage, and the protection of land containing shellfish and fisheries. The estuary, being rich in marine life, is a resource of unparalleled value for the Town of Weymouth.

#### **Harbor Islands**

Grape, Slate and Sheep Islands are part of the Boston Harbor Islands located minutes offshore. Grape Island is 50 acres in size and offers camping, trails, wildlife and bird watching. Access is provided by the Harbor islands ferry shuttle. Grape Island also offers spectacular water views of the Boston skyline and the other harbor islands. The island is managed by the State Department of Conservation & Recreation. Slate Island is small and does not offer much by way of recreational opportunities. However, the islands have interesting slate stone geologic features. Sheep Island is about 1.5 acres. All three islands are owned by the state.

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### G. Environmental Challenges & Problems

#### 1. Hazardous Waste Sites

Weymouth, like many other urbanized communities, has had a number of properties that have had reportable releases of hazardous waste, some of which have contaminated soil and groundwater in the area around the discharge and downgradient of the discharge. Some of these locations are the result of actions prior to the advent of hazardous waste regulations and others are accidents or deliberate neglect of proper handling of hazardous materials. Regulation enforcement and oversight lies with the state; however the town, led by the Health Department, advocates and offers assistance in the proper and timely remediation of these sites.

Since the 1980's, there have been 264 incidents reportable to the state DEP. From this list, there are eleven (11) active MCP sites in the town, excluding the Naval Air Station. The list, with reporting date, compliance, and phase information, follows.

**Table 4-6: Active Hazardous Waste Sites**

<b>Release Address</b>	<b>Site Name/Location Aid</b>	<b>Notification Date</b>	<b>Compliance Status</b>	<b>Date</b>	<b>Phase</b>
Wharf St	Durante Property	3/22/2007	TIER 1C	3/24/2008	Phase II
780 Main St	No Location Aid	4/1/2009	TIER 2	4/5/2010	Phase II
158 Park Avenue West	Masonry Building	7/29/2010	TIER 2	9/8/2011	Phase II
Audubon Rd	Weymouth Commons	Varying			
53 Robinswood Road	Residence	5/29/2011	TIER1D	6/5/2012	
185 Washington Street	Lincoln Square Service Center	9/18/2012	Unclassified	9/18/2012	
325 Ralph Talbot St	Sunoco Station	1/15/1990	Remops	6/4/2007	Phase V
Lot 10 Washington St	Dwyers Mountain	10/15/1988	Adequate Reg	7/27/1995	
406 Broad St	Property	5/9/1994	Tier1d	7/7/2008	
60 Winter St	Microsonics	7/26/1990	Remops	11/4/2008	Phase V
747 Front St	Residential Property	10/15/1991	Tier1d	7/7/2008	
800 Bridge St	Cashman Site Fmr	4/15/1992	Invsub	7/5/2002	
237 Main St	Gulf Service Station	6/30/1993	Remops	1/19/2005	Phase V
Naval Air Station	Varying Locations	Varying	Adequate Reg		

## Section 4 – Environmental Inventory and Analysis

**Table 4-6: Active Hazardous Waste Sites**

Release Address	Site Name/Location Aid	Notification Date	Compliance Status	Date	Phase
321 Union St	No Location Aid	3/13/2001	Tier 2	12/6/2004	Phase III
MBTA Greenbush Line	Varying Locations	Varying	Specpr	4/23/2004	
469 Washington St	Getty Station	1/15/1990	Uram	11/10/2009	Phase V

Source: Mass. DEP, October 24, 2012.

Some hazardous waste sites, when properly remediated, can provide recreational opportunities for the community. On the eastern end of Weymouth Neck was the former American Agricultural Fertilizer Co. (AGRICO) plant. The site had heavy industrial use from the 1860's until the 1960's and is now occupied by a marina, multi-family housing, and a state park. Some remediation took place in the late 1970's, however additional testing showed that those efforts were inadequate, and the State DEP pursued responsible parties to address the issue. Conoco Philips, successor to Agrico, stepped in and began a multi-year, multi-million dollar cleanup that was completed in 2009. The work included extensive reworking of Webb State Park, including the removing of some unsuitable material and consolidation and capping of other material. The park reopened in 2005 and continues to be an active and attractive walking and picnicking site along the shore.

The Durante property in East Weymouth is owned by the MBTA and will be remediated, and a portion will be used for wetland restoration. The town will also use the land as a walkway along the Back River Trail and a canoe/kayak launch. Cleanup and ownership issues of the site are still being discussed by the MBTA and the town.

The above are two examples of reusing contaminant sites for recreational opportunities. The town will continue to explore opportunities to safely use remediated sites for recreation and open space.

### **2. Landfills**

In 2000 the town completed capping its landfill at the end of Wharf Street in accordance with a Consent Order with the Department of Environmental Protection. The town received 37,000 cubic yards of clay from the “Big Dig” that was used to cap the landfill.

The capped landfill will be part of the Back River Trail, connecting Great Esker Park to East Weymouth via a walking and biking trail.

### **3. Erosion**

Coastal erosion is the main erosion problem for Weymouth. Webb State Park, along the commuter boat route adjacent to Grape Island, experiences erosion to the coastal banking due to excessive

## **Section 4 – Environmental Inventory and Analysis**

wake from those boats. At Wessagussett Beach, wave action moves beach sand into the Wessagussett Yacht Club basin impacting bathing and boating activities. The town has worked with the yacht club to reduce the impact of this erosion which will need constant monitoring.

Great Esker Park, by the nature of its glacial formation with steep slopes, has some sections of trail threatened by erosion.

Some sections of the Old Swamp River have erosion issues and the town must monitor private property owners to prevent any increase in this problem.

### **4. Chronic Flooding**

Several coastal areas are prone to flooding due to seasonal high tides and storm events. These areas include Ocean Avenue, King Cove Beach, Witawamut Road, George Lane and Wessagussett Beaches, Saltwater Creek, and Fort Point Road.

Inland streams flood during heavy rains and spring snowmelt, the worst being the Plymouth River in and downstream from the Weymouth Industrial Park. There are isolated areas in town that due to soil conditions or topography, flood during intense rain events, but the flooding quickly recedes at the end of the event.

None of the town's inland ballfields and recreation areas are subject to severe flooding events. Future park and recreation acquisitions and improvements will evaluate flooding impacts on any proposal.

### **5. Sedimentation**

Sedimentation is something that occurs in and around all water systems. When left unchecked it can become a problem. Developed areas handle surface water runoff through a storm drain system by collecting water through catch basins and channeling the water through pipes to outfalls at natural water courses. The town tries to prioritize catch basin cleaning and street sweeping around Whitman's Pond and along the shoreline. In accordance with EPA directives, the town passed a Stormwater Management Ordinance in March, 2008 to control soil erosion and sedimentation. The ordinance is administered by the Department of Public Works. Newer stormwater systems are less of a problem due to the incorporation of best management practices such as improved sumps and detention basins. However all systems require periodic inspection and cleaning.

One area of constant sedimentation buildup is at the Herring Run Pool in Jackson Square. The street system with its older storm drain system lacks many of today's best management practices and as a result the storm drainage into the pool is rich in sedimentation. The town has dredged the pool a couple of times in the last fifteen years to restore the depth to the pool.

## **Section 4 – Environmental Inventory and Analysis**

### **6. New Development**

Since the town is a mostly built-out suburban urban area, the challenge is that most new development proposals have the potential to impact wetlands. Weymouth has used zoning techniques such as cluster development and Planned Unit Development (P.U.D.) to reduce environmental impacts. Several new residential developments approved in the past ten years have clustered the housing and preserved tens of acres of upland and wetland resources.

In South Weymouth, a large tract of land (over 100 acres) adjacent to the Old Swamp River was developed by locating the housing away from the wetlands creating a nine hole golf course, and protecting and restoring the bordering wetlands. The town also swapped land with the developer to allow the creation of soccer fields adjacent to an elementary school.

Redevelopment of existing parcels can also impact cultural and historic resources. The town's Demolition Delay Ordinance helps to highlight a threatened property and allows design alternatives to be considered during a six-month waiting period. The town needs to continue to incorporate open space and recreation principles in their permitting of development proposals.

### **7. Ground and Surface Water Pollution**

There are currently no known point sources of pollution to water supply resources. Whitman's Pond is impacted by non-point pollution from the amount of suburban development of its watershed punctuated by roadway runoff and fertilizer runoff from residential areas. This high nutrient loading has accelerated the eutrophication of the pond. In 2010 the Mayor convened public and private groups interested in the health of Whitman's Pond to try to develop a new comprehensive approach to addressing this problem.

Weymouth's shorefront and coastal waters are actively used by boaters, bathers, and shell and fin fishers. Pollution from boat discharges has been greatly reduced through boating regulations. The Harbormaster monitors boat activity, and pump out facilities are available at several marinas and yacht clubs. The completion of new MWRA sewage treatment facilities has cleaned up Boston Harbor and repopulated Weymouth's beaches. Improvements need to continue as the nutrient loaded storm runoff sometimes results in increased bacterial counts causing the temporary closing of selected beaches within Boston Harbor.

### **8. Impaired Water Bodies**

The State DEP is responsible for monitoring the waters of the Commonwealth and identifies impaired waters. The following list, known as the "303 d list" for Section 303 d of the National Clean Waters Act, notes those waters in Weymouth that are impaired. The impairments impact fishing and shellfishing and aquatic life. Although these impairments do not impact other open space or recreational activities, the town continues to make slow progress to alleviate the cause of the impairments.



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The following is a list of water bodies included on the state’s list of impaired water bodies.

**Table 4-6: Impaired Water Bodies**

Water Body	Area	Pollutant
Fore River	Rte. 53 to mouth	pathogens
Back River	Greenbush rail road tracks to the mouth	pathogens
Back River	Outlet of Whitman’s Pond to tidal area	Organic enrichment / low dissolved oxygen, pathogens
Mill River	Outlet of Great Pond to Whitman’s pond	Nutrients, pathogens, noxious aquatic plants
Old Swamp River	Headwaters to inlet of Whitman’s Pond	pathogens

Source: Mass DEP

### 9. Other Issues

There are no environmental equity issues based on state databases. The town has a well distributed number of parks and playgrounds throughout town.

Invasive species are an issue in town as elsewhere in the Commonwealth. The town uses various techniques to deal with this, including removal of tidal restrictions, selective removal, and required planting of native species. Partnerships with volunteer groups could go a long way toward helping to manage invasive species problems in the town’s parks and open spaces. Partnership with volunteer groups could go a long way toward helping to manage invasive species problems in the Town’s parks and open spaces.

## **Section 5 – Inventory of Lands of Conservation and Recreation**

### **A. Overview**

When one is asked to provide a physical description of a community, open space, recreation facilities, and scenic views are always a key component of that description. Together with the built environment such as village and city centers, residential areas, transportation routes, and infrastructure, they define the community's character and key attributes. Residents of the community use open space and recreation for exercise and visual enjoyment. These parcels enhance property values, attract businesses to the community, and encourage community activities.

In the last 150 years, many of these open spaces, once taken for granted, have been threatened by population growth and development. Urbanization, suburbanization, and sprawl have turned active farms and woodlands to suburban strip malls and tract housing. Communities have had to be proactive in their efforts to preserve open spaces, maintain and enhance recreation areas, and protect water supply, wetlands, and local flora and fauna. Certainly in a town like Weymouth, the time is past when local farmland interspersed among the villages provided the open views and woodlands much treasured today. Over time, Weymouth, like other communities, used various tools and programs to preserve and protect these threatened resources.

By the mid-nineteenth century, the development of the cemetery in areas near urban areas served as an open space respite for the public. Mount Auburn Cemetery in Cambridge with its landscaped grounds and special tree and shrubbery plantings became a weekend destination for urban dwellers looking to enjoy a scenic setting. Although Weymouth had many earlier burial grounds, Mt. Hope Cemetery and Old North Cemetery are good examples of these more scenic settings that were created or expanded in the mid – 1800's.

By the late Nineteenth Century, more permanent forms of open space and recreation protection were used by local communities. In Weymouth, the creation of a public water supply included the acquisition of large tracts of land around Great Pond for water supply protection. The town created a Park Commission in 1889 and early parks included Webb Park in Weymouth Landing and Beals Park in North Weymouth. Town parks and playgrounds were greatly expanded throughout the 1900's.

Private property was also used for open space and recreation purposes. Two park and resort areas, Lovell's Grove on the Fore River in North Weymouth and Lake View Park on Whitman's Pond were active at the turn of the Twentieth Century. The Weymouth Fairgrounds held annual late summer fairs from 1864 through the 1970's. Private groups also control historic and scenic property including the Weymouth Historical Society's Holbrook House on Park Avenue and the Abigail Adams Society's Adams Birthplace on Norton Street.

Today lands used for water supply protection, conservation or recreation are afforded near permanent protection if acquired through Article 97 of the State Constitution. It is very difficult to remove a property acquired in this manner from protection as it requires several local approvals and a two-thirds vote of the State legislature. Many of the town's parks and

## **Section 5 – Inventory of Lands of Conservation and Recreation**

wetlands are protected in this manner. The State manages parcels in Weymouth that are used for recreation and are under permanent protection. Examples of these parcels include Webb State Park and Grape, Slate and Sheep Islands.

The state has several special taxation programs that provide limited protection to some parcels. Chapter 61, 61A and 61B allow property owners to manage their lands for agriculture, forestry, and recreational purposes and receive reduced tax liability. If an owner wants to exit the program and sell the property, the community has the right of first refusal to purchase the property. An example of this is the Weymouth Sportsmen's Club off Front Street.

In the last thirty years Weymouth has used local zoning and wetlands regulations to protect open space and environmentally sensitive areas. Although these are not deed restricted, the lands are constrained by zoning special permit decisions and/or wetlands order of conditions. In the Watershed Protection District and under Planned Unit Development regulations, the proposed development may not increase the traditional density on the parcel but may reduce the lot size for each unit in order to preserve open space or environmentally sensitive land. For example, at Tirrell Woods, off Front Street, almost fifty acres will be given to the Town while the development occurs on about five acres.

The town has used the provisions of Chapter 184 of M.G.L. to preserve land for open space and recreation by having a conservation restriction placed on the property. This helps to preserve open space while the town does not have to incur the cost of land acquisition. The Lovell's Grove – King Cove Park recreation area, owned by Exelon Corporation adjacent to the Fore River Power Plant, is preserved through a conservation restriction.

Over time, communities have taken a more active role in protecting and preserving open space and recreation resources. Weymouth has worked with State programs and private landowners to try to retain those open areas that remain in town. A more detailed inventory of protected lands and their protection status follows.

### **B - 1. Protected Private Parcels**

#### Protected Private Land

Chapter 61 programs (MGL Ch. 61, 61A and 61B) provide for owners of private property to receive property tax abatements so long as the eligible uses of agriculture, forestry and recreation are maintained. When the property is put up for sale or the specified use ceases then the town has first right of refusal to purchase the property. Weymouth has three designations under this legislation.

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-1: MGL Ch. 61, 61A and 61B Property for Agriculture, Forestry or Recreation**

Locus	MGL	Use	Sheet	Block	Lot
Main St.	61A	Greenhouse	53	593	8
Union St.	61A	Farm	55	600	5
Sportsmans Way	61B	Sportsman's club	32	426	15

Source: Tax Assessors, 2012

Property may be protected as open space and still remain in private ownership. One method for preserving open space is through conservation restrictions under the Commonwealth's Coastal Wetland Restrictions Program, MGL Ch. 130, Sec 105, and land by permanent conservation restrictions, MGL Ch. 184, Sec. 31-33. The following parcels listed in Table 5-2 have conservation restrictions held by the Commonwealth of Massachusetts as part of the state Coastal Wetlands Restriction Program established in 1987. Approximately 166 acres of land, predominantly coastal wetlands adjacent to the Back River, have been protected under this program. Only 9 of these 166 acres are privately owned and another 6 are owned by the Massachusetts Bay Transportation Authority (MBTA).

**Table 5-2: State Conservation Restrictions  
Coastal Wetlands Restriction Program, MGL c. 130, s. 105\***

<b>Location of Protected Parcel</b>	<b>Deed Reference Book/Page</b>	<b>Assessors Reference (Map-Block-Lot)</b>	<b>Size (Acres)</b>	<b>Ownership</b>
Bridge St (Great Esker Park)	4390/670-677	8-14-1	137.7	Town
Weyham Rd., Rear (Back River salt marsh)	571/85	8-114-12	3.9	Town
Gilmore St. (Mill Cove)	2462/315	10-80-9	0.23	Town
Calhoun St. (Great Esker Park)**	5084/508	14-168-1	4.93	Town
Puritan Rd, #105 (SF Lot adjacent to Great Esker Park)	3134/591	14-168-9	1.54	Private
Puritan Rd, #127 (SF Lot adjacent to Great Esker Park)	6164/681	14-168-10	0.77	Private
Clinton Rd., Rear (Back River salt marsh)	3883/170	15-194-2	0.85	Town
Clinton Rd. (Back River salt marsh)	3630/25	15-194-3	0.5	Private
Clinton Rd., Rear (Back River salt marsh)	3875/305	15-194-4	1.1	Private
Clinton Rd. (Back River salt marsh)	4738/237	15-194-5	3.54	Private

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-2: State Conservation Restrictions  
Coastal Wetlands Restriction Program, MGL c. 130, s. 105\***

<b>Location of Protected Parcel</b>	<b>Deed Reference Book/Page</b>	<b>Assessors Reference (Map-Block-Lot)</b>	<b>Size (Acres)</b>	<b>Ownership</b>
Wharf St. (On and/or adjacent to Capped Landfill abutting Back River)***	4278/153	19-172-2	2.54	Town
Wharf St (Back River & tributary)	3338/2	19-172-13	0.73	Town
Wharf St. (Salt marsh and upland adjacent to Back River and tributary)	3764/477	19-172-26	1.65	Private
Wharf St (Back River; filled marsh)	6544/552; 5249/531	19-193-2	6.17	MBTA
Wharf St. North (east side of pedestrian bridge over Back River)	6544/552	19-193-7	0.01	Town
Depot Street (Access way, uplands adjacent to Back River)	5249/531	19-193-32	0.10	Town
<b>TOTAL ACRES</b>			<b>166.26</b>	

Source: Weymouth Conservation Commission, 2014

\* *The Final Order, adopted January 13, 1987, is recorded at the Norfolk County Registry of Deeds, Book 7496, Page 358.*

\*\* *Additional research is needed to confirm whether the Final Order has been recorded on this lot.*

\*\*\* *The deed referenced in the Final Order refers to “Lot D” which is a 2.54 acre area which is now part of a larger 17.67-acre parcel (Assessors Lot 19-172-2). The larger lot includes the capped landfill and former incinerator.*

### Conservation Restrictions (MGL c. 184, s. 31-33)

Both public and privately-owned parcels are protected by permanent Conservation Restrictions under MGL c. 184, s. 31-33, or are in the process of being protected under such restrictions. The Community Preservation Act requires that permanent conservation restrictions be placed on land purchased with Community Preservation Funds. Property identified in this section cover the privately owned parcels. Town-owned parcels are separately identified.

### **B - 2. Unprotected Private Parcels**

- Weymouth Sportsman’s Club – Located on Sportsmen’s Way, this private club offers pistol and archery ranges for its members. The building was destroyed by fire in 2002. The facility has been rebuilt.

## **Section 5 – Inventory of Lands of Conservation and Recreation**

- Weymouth Club – Located at 75 Fennell Drive, this private fitness club offers a variety of facilities including indoor and outdoor pools, tennis, and a variety of health and fitness facilities and activities.
- Private marinas, docks and boat slips – Weymouth has docks and boat slips for private use or slips and dock space for rent for recreational boaters. These places provide for the boating access needs of the community. It is through these boat docking stations that many residents attain water access to Weymouth coastal waters and onto Boston Harbor.
- South Shore Yacht Club – Located on the Back River on the north side of the Rte. 3A bridge, this private club has docks and boat slips and a small club house for its members.
- Wessagusset Yacht Club – Located on Wessagusset Rd., this private club has docks and boat slips and a small club house for its members.
- Colonial Bowl – This bowling alley is located at 1055 Main St. in South Weymouth.
- Planet Fitness – Athletic Club located at 944 Middle St., offers a variety of fitness and athletic training facilities.
- Boston Sports Club - Athletic Club located at 551 Washington St., offers a variety of fitness and athletic training facilities.
- Private Cemeteries - Weymouth has 4 private cemeteries; North Weymouth, Fairmont, Village, Saint Francis Xavier and Mt. Hope. These parcels are valued as open space.

### **C. Protected Public and Nonprofit Parcels (Except Town-Owned Property)**

The following are publicly owned by governmental entities other than the Town of Weymouth. Properties with open space and recreational links:

- a. Weymouth Harbor Islands – The three coastal islands within Hingham Bay are owned by the Commonwealth of Massachusetts and are incorporated into the Boston Harbor National Recreation Area. Island features are described in Section 4.
- b. William Webb Memorial State Park – This 36 acre park features walking trails and picnic facilities. The park is a popular spot for walking, running and fishing. The trail offers spectacular views of the Boston Harbor skyline. The park is located at the end of River St.
- c. Abigail Adams State Park – This 7.6 acre park is located on the waterfront and is named after the wife of the second president John Adams. The park has walking paths with historical interpretative signs with excerpts from letters sent by Abigail to John during his term in office.

## Section 5 – Inventory of Lands of Conservation and Recreation

- d. DCR O’Connell Pool and Skating Rink - Located at 220 Broad St. This regional ice rink and swimming pool facility is used by residents of the town and the area.
- e. Pond Meadow Park - This regionally managed park is a total of 325 acres in Braintree and Weymouth. Only 0.6 acres of the park are in Weymouth. There is access to the park in both towns. Weymouth’s access is off Summer St. There are approximately 5 miles of walking paths around the pond, some paved and some unimproved foot paths. The park is managed by the Weymouth – Braintree Regional Recreation & Conservation District.
- f. Private Cemeteries - Weymouth has 4 private cemeteries; North Weymouth, Fairmount, Village, Saint Francis Xavier and Mt. Hope. These parcels are valued as open space.
- g. Naval Air Station  
The South Shore Tri-Town Development Corporation (SSTTDC) is the local redevelopment agency charged with developing and implementing a reuse plan for the Air Base. The Tri-Town Development Corporation was created by a special act of the legislature to oversee the redevelopment of the Air Base. The Tri-Town Development Corporation is comprised of two appointed representatives from Weymouth and Rockland and one from Abington. They have entered into a partnership with a private developer to redevelop the Air Base. At the time of this writing a new reuse master plan has been developed for the 1,450 acre property. The proposed “Village Center” plan envisions a compact, smart growth development that preserves approximately 72% (1,000) acres of the site for open space and recreational purposes. The site contains approximately 400 acres of wetlands that will be preserved as natural habitat areas. The reuse plan will be designed to minimize impacts on wetland systems. In March 2003 the Department of the Interior, National Parks Service deeded 381 acres as a Public Benefit Conveyance (PBC), at no cost, to the Tri-town Development Corporation for protected open space. The National Parks Service holds a conservation restriction on the property to ensure protection of the land in perpetuity. The reuse plan for the Air Base proposes to provide the following amenities on the PBC land.
  - Wildlife viewing area
  - Tot lot
  - Canoe launching area
  - Picnic area
  - Scout camp
  - Scenic overlook

The reuse plan also includes approximately 90 acres of public parks that will also include the following amenities:

- Memorial Grove
- Fitness/wellness center
- Recreational center with multiple sports fields
- 18 hole Golf course
- 30 acre grassland nature preserve

## Section 5 – Inventory of Lands of Conservation and Recreation

- walking / bicycle trails

A separate open space plan was created for the Air Base in 1999 by Daylor Associates. The reuse plan was approved in 2005 and residents began occupying new dwellings last year.

### *Town-Owned Land*

The Town of Weymouth owns numerous parcels of property with far ranging uses among the properties. Table 5-3 summarizes these properties grouped by department ownership. Included among the parcels are conservation land, parkland, water supply reservations, and cemeteries.

**Table 5-3: Town-Owned Land Summary**

<b>Town Department</b>	<b>Parcels Owned</b>	<b>Acres</b>	<b>Notes</b>
Conservation	75	337.12	
Park Department	48	383.54	
Water Department	13	104.15	Standpipes, treatment plants, etc (may include some watershed lands)
Water Supply & Water Supply Reservation	24	471.44	Watershed lands
School and Library	20	177.84	
DPW, Sewer, Street, and Fire Departments	28	23.75	
Cemetery	9	5.47	
Town of Weymouth	226	255.73	Includes some open space park lands, water supply lands and school lands
<b>Total</b>	<b>443</b>	<b>1759.04</b>	

The next two tables provide details on town-owned land under the custody and control of the either the Weymouth Parks Department (Table 5-4) or the Weymouth Conservation Commission (Table 5-5). For each parcel, the Town has evaluated the conditions, current use, and potentials for greater use. In addition, the tables indicate whether or not the land is protected open space; the permissibility of public access; and the source of funding if the property was acquired or developed with grant assistance.



## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-4: Town-Owned Recreation Property**

<b>Zoning: B-2 – General Business; POS – Public Facilities and Open Space; R-1 – Low Density Residential; R-3 – High Density Residential</b>											
<b>Grant: CPF – Community Preservation Funds</b>											
<b>Protected: Pending – Permanent conservation restriction forthcoming as required by Section 12 of MGL Chapter 44B.</b>											
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Name</b>	<b>Zoning</b>	<b>Protected</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreational Potential</b>
2	12	10	GEORGE LANE BEACH	POS	Yes	RIVER ST	Yes	No	Excellent	Beach	Swimming, Misc. Passive, Walking
4	21	3	WESSAGUSSETT BEACH	POS	Yes	WESSAGUSSET RD	Yes	No	Good	Beach	Swimming, Misc. Passive, Walking
4	25	1	OSULLIVAN PLAYGROUND	POS	Yes	PILGRIM RD	Yes	No	Good/Excellent	Ballfields, Basketball Ct.	Baseball, Basketball
4	29	1	PARK DEPT	POS	Yes	WESSAGUSSET RD	Yes	No	Good	Buffer, Beach Access	None
5	13	8	KIBBEY PROPERTY	R-3	Pending	NECK ST	Yes	CPF	Good	Buffer/Waterfront	None
5	13	14	KIBBEY PROPERTY	R-3	Pending	279-REAR NECK ST	Yes	CPF	Good	None	Walking (Park Access)
5	21	1	GREAT HILL PARK	POS	Yes	GT HILL PK/BRADLEY RD	Yes	No	Fair	Historic Site, Scenic Views	Misc. Passive
7	84	1	LEO MADDEN FIELD - PARK DEPT.	POS	Yes	SEA ST	Yes	No	Fair	Ballfield, Soccer Fields	Baseball, Soccer
7	97	5	BEALS PARK	POS	Yes	SEA ST	Yes	No	Good	Basketball Ct., Playground, Walkways	Basketball, Misc. Passive
8	14	1	GREAT ESKER PARK	POS	Yes	BRIDGE ST	Yes	No	Good	Multi-Use Trails, Scenic Views	Biking, Fishing, Walking
8	115	14	PARK DEPT	R-1	No	SEABURY ST	No	No	Excellent	Buffer/Woodland	None
8	118	1	GREAT ESKER PARK	R-1	No	FAIRFAX ST	No	No	Excellent	Buffer/Woodland	None

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-4: Town-Owned Recreation Property**

<b>Zoning: B-2 – General Business; POS – Public Facilities and Open Space; R-1 – Low Density Residential; R-3 – High Density Residential</b>											
<b>Grant: CPF – Community Preservation Funds</b>											
<b>Protected: Pending – Permanent conservation restriction forthcoming as required by Section 12 of MGL Chapter 44B.</b>											
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Name</b>	<b>Zoning</b>	<b>Protected</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreational Potential</b>
8	118	5	ABUTS GREAT ESKER PARK	R-1	No	FAIRFAX ST	No	No	Excellent	Buffer/Woodland	None
9	136	10	NEWELL PLAYGROUND	POS	Yes	CIRCLE DR	Yes	No	Excellent	Ballfield, Basketball Ct., Playground	Baseball, Basketball, Misc. Passive
11	120	14	JULIA RD PLAYGROUND	POS	Yes	GREEN ST	Yes	No	Excellent	Ballfield, Playground, Walkways	Baseball, Playground, Walking
11	163	1	PARK BUFFER	R-1	No	SUNSET RD	No	No	Good	Buffer/Woodland	None
14	168	1	ABUTS GREAT ESKER PARK	R-1	Yes <sup>1</sup>	CALHOUN ST	No	No	Good	Buffer/Woodland, Tidal Flow/Wetland	None
14	184	1	EMERY ESTATE	R-1	Pending	780 COMMERCIAL ST	Yes	CPF	Good	None	Misc. Passive, Walking Trails
15	171	5	ABUTS GREAT ESKER PARK	R-1	No	CALHOUN ST	No	No	Good	Buffer/Woodland, Tidal Flow/Wetland	None
16	201	5	WEBB PARK	POS	Yes	SUMMIT/GIBBENS ST	Yes	No	Excellent	Ballfield, Basketball Ct. , Playground	Baseball, Basketball, Misc. Passive
16	213	22	CRANBERRY POND PARK	R-1	No	PIERCE RD	Yes	No	Excellent	Buffer, Waterbody Access	Fishing
16	215	13	CRANBERRY POND PARK	POS	Yes	DOROTHEA DR	Yes	No	Excellent	Scenic Views, Waterbody	Fishing, Swimming

<sup>1</sup> The final order for the Coastal Wetlands Restriction Program in Weymouth, adopted under MGL c. 130, § 105, indicates that this parcel is to be restricted. Additional research is needed to confirm whether or not the final order has been recorded.

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-4: Town-Owned Recreation Property**

<b>Zoning: B-2 – General Business; POS – Public Facilities and Open Space; R-1 – Low Density Residential; R-3 – High Density Residential</b>											
<b>Grant: CPF – Community Preservation Funds</b>											
<b>Protected: Pending – Permanent conservation restriction forthcoming as required by Section 12 of MGL Chapter 44B.</b>											
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Name</b>	<b>Zoning</b>	<b>Protected</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreational Potential</b>
18	239	1	LEGION MEMORIAL FIELD	POS	Yes	MID COML GAREY/HIL	Yes	No	Poor	Under Design	Misc. Passive, Playground, Soccer, Tennis, Walking, Wetland
18	240	21	LIBBEY FIELD/VOC SCHOOL	POS	Yes	CHARD ST	Yes	No	Good	Ballfield	Baseball, Misc. Passive
20	276	38	WESTON PARK	POS	Yes	WASHINGTON/FRONT STS	Yes	No	Good	Ballfield, Basketball Ct., Playground, Walkways	Baseball, Basketball, Walking
21	220	5	PARK DEPT	POS	Yes	BROAD ST	Yes	No	Excellent	Ballfields, Soccer Fields	Baseball, Soccer, Walking
21	290	32	HOUSE ROCK PARK	POS	Yes	HOUSE ROCK RD	Yes	No	Good	Basketball Ct., Swings, Woodland	Misc. Passive, Trails/Walking
22	237	22	ACADEMY AVE SCHOOL	POS	Yes	BROAD ST PL	Yes	No	Fair	School Access	None
22	296	2	HUMPHREY FIELD	POS	Yes	LAKE ST/RANDALL AVE	Yes	No	Fair/Good	Ballfield	Baseball
22	299	12	ROBERT HOFFMAN PARK	POS	Yes	BROAD ST	No	No	Good	Buffer/Woodland	None
23	253	26	LOVELL PLAYGROUND	POS	Yes	LOVELL PLAYGROUND	Yes	No	Fair	Ballfields, Green Field, Playground, Walkways	Baseball, Basketball, Football, Soccer, Walking
23	253	27	SKATEBOARD PARK	B-2	No	BROAD ST	Yes	No	Fair	Skate Park	Rollerblading, Skateboarding

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-4: Town-Owned Recreation Property**

<b>Zoning: B-2 – General Business; POS – Public Facilities and Open Space; R-1 – Low Density Residential; R-3 – High Density Residential</b>											
<b>Grant: CPF – Community Preservation Funds</b>											
<b>Protected: Pending – Permanent conservation restriction forthcoming as required by Section 12 of MGL Chapter 44B.</b>											
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Name</b>	<b>Zoning</b>	<b>Protected</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreational Potential</b>
23	303	8	KOREAN WAR MEMORIAL	B-2	No	BROAD/COMMERCIAL STS	Yes	No	Excellent	Gazebo, Memorial, Walkways	Walking
23	305	6	HERRING RUN PARK	B-2	No	1440 COMMERCIAL ST	Yes	No	Excellent	Scenic Views, Walkways	Walking
23	305	12	HERRING RUN PARK	B-2	No	COMMERCIAL ST	Yes	No	Excellent	Scenic Views	None
23	305	13	HERRING RUN PARK	B-2	No	COMMERCIAL ST	Yes	No	Excellent	Scenic Views	None
26	297	10	LAKE STREET BEACH	R-1	No	LAKE ST	Yes	No	Fair	Closed Beach	Swimming
26	343	1	WHITMANS POND PARK	R-1	No	MIDDLE ST	Yes	No	Excellent	Boat Ramp, Fishing Platforms, Gazebo	Boating, Fishing, Swimming
26	349	1	BIRCHES PARK	POS	Yes	WESTMINSTER RD	Yes	No	Fair/Good	Ballfield	Baseball
26	349	2	BIRCHES PARK	POS	Yes	WESTMINSTER RD	Yes	No	Good	Traffic Circle Island	None
30	395	1	CAVERN ROCK PARK	POS	Yes	WESTMINSTER RD	Yes	No	Good	Ledges, Woodland	Limited Walking
32	410	10	GAGNON PARK	POS	Yes	BELMONT ST OFF	Yes	No	Fair	Playground, Woodland (linear)	None
35	444	3	BRADFORD HAWES PARK	POS	Yes	LAKEHURST AVE	Yes	CPF (partial)	Fair	Ballfield, Basketball Ct., Green Field, Playground, Woodland	Baseball, Basketball, Misc. Passive, Soccer

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-4: Town-Owned Recreation Property**

<b>Zoning: B-2 – General Business; POS – Public Facilities and Open Space; R-1 – Low Density Residential; R-3 – High Density Residential</b>											
<b>Grant: CPF – Community Preservation Funds</b>											
<b>Protected: Pending – Permanent conservation restriction forthcoming as required by Section 12 of MGL Chapter 44B.</b>											
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Name</b>	<b>Zoning</b>	<b>Protected</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreational Potential</b>
37	410	163	GAGNON PARK	POS	Yes	BELMONT ST	No	No	Good	Buffer/Woodland	None
40	487	6	WETLANDS	R-1	No	EASTERN AV	No	No	Excellent	Wetland, Woodland	None
42	466	3	BIRD & WILDFIFE SANCTUARY	POS	Yes	MAIN ST	Yes	No	Excellent	Bird/Wildlife Sanctuary, Pathways, Woodland	Walking
43	477	53	SARAH BRASSIL PLAYGROUND	POS	Yes	OAK ROAD	Yes	No	Good	Basketball Ct., Swings	Basketball, Misc. Passive
45	527	1	STELLA TIRRELL PLAYGROUND	POS	Yes	UNION/CENTRAL STS	Yes	No	Good	Ballfield, Basketball Ct., Green Field, Playground, Tennis Ct.	Baseball, Basketball, Soccer, Tennis
53	581	1	NEGUS PARK	POS	Yes	POND ST	Yes	No	Excellent	Ballfields	Baseball

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-5: Town-Owned Conservation Property**

<b>Zoning: B-1 Limited Business; B-2 General Business; HT Highway Transition; POS Public Facilities and Open Space; R-1 Low Density Residential</b>									
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Zoning</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreation Potential</b>
4	36	17	R-1	PAOMET-WITUWAMAT	Yes	No	Fair (extensive phragmites)	Wetlands	None
7	103	4	POS	NECK, SHAW, AND GREEN ST	Yes	No	Good	Wetlands	None
8	103	50	POS	GREEN STREET	Yes	No	Fair (phragmites, utility crossings)	Wetlands	None
8	114	12	R-1	CALL RD, ADJ. TO GREAT ESKER PARK	Yes	No	Fair (phragmites)	Wetlands	None
10	82	9	R-1	BREWSTER RD, MILL COVE SHORELINE	Yes	No	Good	Waterfront/wetlands	Waterfront access, Birding
10	82	13	R-1	BREWSTER RD, MILL COVE SHORELINE	Yes	No	Good	Waterfront/wetlands	Waterfront access, Birding
10	128	13	I-2; R-1	NORTON STREET (OFF)-FORE RIVER	No	No	Good (phragmites)	Salt marsh, tidal creek	None
10	128	14	R-1	NORTON STREET (OFF)-FORE RIVER	No	No	Good (phragmites)	Salt marsh, tidal creek	None
10	130	1	R-1	LAUDERVALE, CADMAN CONS AREA	Yes	No	Good	Salt marsh, tidal creek	Birding
13	130	16	R-1	CADMAN CONS AREA	No	No	Good (utility crossing)	Salt marsh, tidal creek	Birding
13	159	1	R-1	NORTH ST/EAST ST, ABIGAIL ADAMS PARK	Yes	No	Excellent	Pocket park	None
15	194	2	R-1	CLINTON RD, BACK RIVER SALT MARSH	Yes	No	Excellent	Salt marsh, tidal creek	Birding

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-5: Town-Owned Conservation Property**

<b>Zoning: B-1 Limited Business; B-2 General Business; HT Highway Transition; POS Public Facilities and Open Space; R-1 Low Density Residential</b>									
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Zoning</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreation Potential</b>
17	177	10	R-1	JAFFREY & ESSEX STREETS, BETWEEN	No	No	Good	Wetlands, riverfront	None
19	173	1	POS	OFF WHARF; ABUTS LANDFILL, GRT ESKER	Yes	No	Good	Salt marsh, tidal creek	Birding
19	253	25	POS	HERRING RUN OLD CANAL	Yes	No	Poor (invasives, trash)	Riverfront	Walking
21	291	4	R-1	HOUSE ROCK PARK, ADDITION TO	Yes	No	Fair (invasives, trash, degraded stream)	Passive recreation	Walking
23	253	25	B-2	HERRING RUN PARK	Yes	No	Good	Park, herring viewing	Herring viewing
23	305	5	B-2	HERRING RUN/MIDDLE POOL	Yes	No	Good	Herring run access, parking	None
23	309	16	R-1	PLEASEANT ST, OFF	No	No	Fair	Elias Pond outlet	None
27	345	24	R-1	RALEIGH /LAMBERT	Yes	No	Poor (unkempt triangle of land between streets)	Vacant land, parking	None
33	422	6	R-1	FRONT STREET	No	No	Poor	Embankment adjacent to highway	None
33	427	2	R-1	CIRCUIT AV AND MIDDLE STREET	No	No	Good	Wetlands adjacent to water supply	None
33	429	17	R-1	CIRCUIT AV	No	No	Fair (steep embankment)	Access to interior parcel	None
33	430	16	POS	MIDDLE ST, WHORTLEBERRY POND	Yes	No	Fair (impaired near roadway, good near pond)	Wetland adjacent Whortleberry Pond	Ice Skating
33	430	31	POS	HOBSON, WHORTLEBERRY POND	Yes	No	Good	Steep pond embankment	None

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-5: Town-Owned Conservation Property**

<b>Zoning: B-1 Limited Business; B-2 General Business; HT Highway Transition; POS Public Facilities and Open Space; R-1 Low Density Residential</b>									
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Zoning</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreation Potential</b>
33	430	31	R-1; POS	HOBSON, WHORTLEBERRY POND	Yes	No	Good	Steep pond embankment	None
33	430	34	POS	HOBSON, WHORTLEBERRY POND	Yes	No	Good	Steep pond embankment	None
33	430	54	POS	HOBSON, WHORTLEBERRY POND	Yes	No	Good	Wooded buffer Whortleberry Pond	Misc. Passive
33	430	57	R-1	HOBSON, WHORTLEBERRY POND	Yes	No	Good	Wooded buffer Whortleberry Pond	Misc. Passive
33	433	6	POS	WHORTLEBERRY POND (OFF LIBBEY PKWY)	No	No	Good	Wetland adjacent Whortleberry Pond	None
34	433	2	R-1	HANOVER ST, WHORTLEBERRY POND	Yes	No	Good	Wooded swamp adjacent to pond	None
34	434	11	R-1	SOUTH COVE- WYCLIFFE ST	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	434	12	R-1	SOUTH COVE- WYCLIFFE ST	Yes	No	Good	Wooded buffer, pot'l vernal pool	Misc. Passive
34	434	13	R-1	SOUTH COVE- WYCLIFFE ST	Yes	No	Good	Wooded buffer, pot'l vernal pool	Misc. Passive
34	434	14	R-1	SOUTH COVE- WYCLIFFE ST	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	434	15	R-1	SOUTH COVE- WYCLIFFE ST	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	436	1	POS	SOUTH COVE- LELAND PATH	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	436	2	POS	SOUTH COVE- LELAND PATH	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive



## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-5: Town-Owned Conservation Property**

<b>Zoning: B-1 Limited Business; B-2 General Business; HT Highway Transition; POS Public Facilities and Open Space; R-1 Low Density Residential</b>									
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Zoning</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreation Potential</b>
34	436	3	POS	SOUTH COVE-LELAND PATH	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	436	4	POS	SOUTH COVE-LELAND PATH	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	437	13	POS	SOUTH COVE-BRIDLE PATH	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
34	437	14	POS	SOUTH COVE-BRIDLE PATH	Yes	No	Good	Pond buffer, parking for residents	Misc. Passive
34	437	17	POS	SOUTH COVE-BRIDLE PATH	Yes	No	Good	Wooded buffer to South Cove	Misc. Passive
37	462	1	R-1	HIGHLAND PL, ABUTS BRADFORD TORREY	Yes	No	Fair (trash, unauthorized activity)	Woodland, abuts Bradford Torrey	Misc. Passive
37	466	2	POS	HILTON DR, ABUTS BRADFORD TORREY	Yes	No	Good (with some degraded areas)	Woodland, abuts Bradford Torrey	Misc. Passive
40	479	3	R-1	WEST STREET, OFF	Yes	No	Fair (yard waste dumping, sewer & drain easement)	Wetlands	None
40	480	2	B-1	COLUMBIAN, OFF	No	No	Good (some invasives)	Wetlands, floodplain	None
40	483	1	R-1	MERCURY STREET	Yes	No	Fair (yard waste dumping, sewer easement)	Wetlands, floodplain	None
40	489	51	R-1	EISENHOWER RD-MILL RIVER	Yes	No	Good	Wetland, floodplain	None
41	462	14	R-1	MAIN ST, ABUTS BRADFORD TORREY	Yes	No	Good (with some degraded areas near Route-18)	Woodland; encroachment from neighbor	Proposed location for Route-18 access
41	462	17	R-1	OFF MAIN ST., ABUTS BRADFORD TORREY	Yes	No	Good (woods, wetlands pot'l vernal pool)	Abuts Bradford Torrey Bird Sanctuary	Misc. Passive

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-5: Town-Owned Conservation Property**

<b>Zoning: B-1 Limited Business; B-2 General Business; HT Highway Transition; POS Public Facilities and Open Space; R-1 Low Density Residential</b>									
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Zoning</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreation Potential</b>
41	466	6	R-1	OFF MIDDLE ST, ABUTS BRADFORD TORREY	Yes	No	Good (woodlands)	Abuts Bradford Torrey Bird Sanctuary	Misc. Passive
41	488	2	R-1	EASTERN AVENUE	No	No	Good	Wetland, floodplain	None
41	490	5	R-1	MAIN ST, ABUTS BRADFORD TORREY	Yes	No	Good (neighbors use as lawn, woods)	20-ft wide access path	Access point to Conservation land
41	490	14	R-1	BRADFORD TORREY	Yes	No	Good (with some degraded areas)	Woods, isolated wetlands, abuts sanctuary	Misc. Passive
41	492	12	POS	HILTON DR, ABUTS BRADFORD TORREY	Yes	No	Fair (trash, dirt bikes, utility lines)	Woodland, abuts Bradford Torrey	Misc. Passive
42	466	3	POS	BRADFORD TORREY BIRD SANCTUARY	Yes	No	Good (woodlands)	Bradford Torrey Bird Sanctuary	Misc. Passive
42	467	1	POS	BRADFORD TORREY BIRD SANCT. (PARK AVE)	Yes	No	Good (woods, perennial storm, wetlands)	Bradford Torrey Bird Sanctuary	Misc. Passive
43	474	6	R-1	CENTURY RD	Yes	No	Good	Wetlands, floodplain	None
43	474	25	R-1	PINE STREET	Yes	No	Good (some neighbor encroachment)	Wetlands, woods, field	Walking
44	483	2	R-1	MERCURY STREET/COLUMBIA N ST	Yes	No	Good (bisected by sewer easement)	Wetlands, floodplain	Walking
44	504	2	R-1	FOREST STREET	No	No	Good	Wetlands, floodplain	None
44	508	11	R-1	KING PHILIP STREET	No	No	Good	Wetlands, floodplain	None
45	516	19	R-1	ROYDEN ROAD-WETLANDS	No	No	Good	Wetlands, floodplain	None

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-5: Town-Owned Conservation Property**

<b>Zoning: B-1 Limited Business; B-2 General Business; HT Highway Transition; POS Public Facilities and Open Space; R-1 Low Density Residential</b>									
<b>Map</b>	<b>Block</b>	<b>Parcel</b>	<b>Zoning</b>	<b>Location</b>	<b>Public Access</b>	<b>Grant</b>	<b>Condition</b>	<b>Current Use</b>	<b>Recreation Potential</b>
47	536	3	POS	PINE ST, OLD SWAMP RIVER	Yes	No	Good (bisected by sewer easement)	Wetlands, floodplain	Walking
47	539	1	R-1	PINE ST, OLD SWAMP RIVER	Yes	No	Good (stormwater discharges, sewer easement)	Wetlands, floodplain	Walking
48	508	98	R-1	HEATHER LANE, MILL RIVER	No	No	Fair (neighbor encroachment, sewer easement)	Wetlands, floodplain	None
48	543	1	R-1	WAMPUM STREET	Yes	No	Good (neighbor encroachment)	Woodlands, vernal pool	Walking
48	543	8	POS	WAMPUM STREET	Yes	No	Good (bisected by power lines)	Woodlands, wetlands	Walking
49	509	4	R-1	MILL RIVER (OFF HEATHER LN)	No	No	Fair (sewer easement, RR track)	Wetlands, floodplain	None
49	509	5	R-1	MILL RIVER (OFF HEATHER LN)	No	No	Fair (sewer easement, RR track)	Wetlands, floodplain	None
49	557	18	R-1	ROYDEN ROAD, MILL RIVER	Yes	No	Fair (phragmites, encroachment, RR track)	Wetlands, floodplain	None
51	539	49	R-1	TILDEN RD, OLD SWAMP RIVER	Yes	No	Fair (encroachment stormwater discharge/sewer easement)	Wetlands, floodplain	Walking
53	554	11	HT	MAIN STREET	Yes	No	Poor (Route-18 drainage, phragmites)	Wetlands, floodplain	None
56	614	6	R-1	RANDOLPH STREET	Yes	No	Good	Wetlands	None

## Section 5 – Inventory of Lands of Conservation and Recreation

The Town of Weymouth also has numerous parcels that are zoned and designated as open space, though these properties are not under the custody of either the Parks Department or Conservation Commission. The parcels are listed in Table 5-6 and are organized by department ownership.

**Table 5-6: Town-Owned Non-Recreation and Non-Conservation Property Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN_USE
10	122	18	NORTH ST	CEMETERY	SOLDIERS MONUMENT
4	50	9	SEA ST	HISTORICAL	WESSAGUSSET WETLANDS & WOODLANDS
38	467	1	PARK AVE	TOWN	BIRD & WILDFIFE SANCTUARY
2	3	5	RIVER ST	TOWN	BOAT LANDING & PARKING & PUMP STATION
5	13	6	BRIDGE ST	TOWN	KIBBY PROPETY
11	163	9	SUNSET RD	TOWN	PARK BUFFER
52	545	16	RANDOLPH ST	TOWN	WATER SUPPLY PROTECTION
65	644	1	THICKET ST	TOWN	WATER SUPPLY PROTECTION
13	174	33	CHURCH ST	TOWN	COMMON LAND
13	174	8	CHURCH ST	TOWN	COMMON LAND
29	377	1	MAIN ST	WATER DEPT	PUBLIC WATER SUPPLY
34	435	13	WOODSIDE PTH	WATER DEPT	PUBLIC WATER SUPPLY
48	549	1	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
52	545	1	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
52	545	2	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
52	545	3	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
53	581	2	POND ST	WATER DEPT	WATER SUPPLY PROTECTION
29	376	8	WINTER ST	WATER DEPT	PUBLIC WATER SUPPLY
34	433	7	MIDDLE ST	WATER DEPT	PUBLIC WATER SUPPLY
48	549	16	HOLLIS ST	WATER DEPT	WATER SUPPLY PROTECTION
48	545	22	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-6: Town-Owned Non-Recreation and Non-Conservation Property  
Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN_USE
48	549	21	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
52	578	2	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
52	579	1	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
53	580	1	PINE CIR	WATER DEPT	WATER SUPPLY PROTECTION
56	579	2	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
56	616	2	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
57	619	1	POND ST	WATER DEPT	WATER SUPPLY PROTECTION
60	617	2	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
60	632	1	RANDOLPH ST	WATER DEPT	WATER SUPPLY PROTECTION
61	618	1	THICKET ST	WATER DEPT	WATER SUPPLY PROTECTION
61	634	1	THICKET ST	WATER DEPT	WATER SUPPLY PROTECTION
61	635	8	THICKET ST	WATER DEPT	WATER SUPPLY PROTECTION
63	643	2	THICKET ST	WATER DEPT	WATER SUPPLY PROTECTION
65	644	2	ANNE ST OFF	WATER DEPT	WATER SUPPLY PROTECTION
65	648	3	ANNE ST	WATER SUPPLY	WATER SUPPLY PROTECTION

## Section 5 – Inventory of Lands of Conservation and Recreation

The Town of Weymouth also has numerous parcels that have open space and recreational elements that are not specifically designated as open space. They are identified here (Table 5-7) for the benefit of the departments with jurisdiction – so these departments may be more aware of the open space value of the parcels and may better consult with the Parks Department or additional Town personnel to maintain and enhance the open space aspects of the properties.

**Table 5-7: Town-Owned Property with Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
26	289	9	MIDDLE ST	CEMETERY COMMISSION	ALPHEUS BATES CEMETERY
20	280	4	FRONT ST	CEMETERY COMMISSION	ASHWOOD CEMETERY
56	617	1	RANDOLPH ST	CEMETERY COMMISSION	EIPHALET BELCHER CEMETERY
55	604	42	UNION ST	CEMETERY COMMISSION	ELMWOOD CEMETER
41	492	10	HILTON DRIVE	CEMETERY COMMISSION	NASH CEMETERY
39	472	5	PLEASANT ST	CEMETERY COMMISSION	OLD BURIAL GROUND
33	425	5	FRONT ST	CEMETERY COMMISSION	REED CEMETERY
27	308	14	PLEASANT ST	CEMETERY COMMISSION	WATERMAN CEMETERY
13	159	1	EAST/NORTH STS	CONSERVATION	ABIGAIL ADAMS GREEN
7	107	16	NORTH ST	LIBRARY	NORTH BRANCH LIBRARY
23	304	16	PLEASANT ST	LIBRARY	FRANKLIN PRATT BRANCH
20	276	14	BROAD ST	LIBRARY	TUFTS MAIN BRANCH
22	237	22	BROAD ST PL	PARK DEPT	ACADEMY AVE SCHOOL
23	253	27	BROAD ST	PARK DEPT	SKATEBOARD PARK
17	233	2	ACADEMY AVE	SCHOOL DEPT	ACADEMY AVE SCH
18	235	1	MIDDLE ST	SCHOOL DEPT	ADAMS INTERMEDIATE SCHOOL
18	245	1	COMMERCIAL ST	SCHOOL DEPT	CHAPMAN MIDDLE SCHOOL
7	100	15	PEARL ST	SCHOOL DEPT	ELDEN JOHNSON LEARNING CTR
28	326	36	FRONT ST	SCHOOL DEPT	FREDERICK MURPHY ELEM. SCHOOL
8	119	7	GREEN ST	SCHOOL DEPT	JOHN F MCCULLOCH BUILDING

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-7: Town-Owned Property with Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
19	253	8	COMMERCIAL ST	SCHOOL DEPT	L W PINGREE ELEM. SCHOOL
46	534	14	RALPH TALBOT ST	SCHOOL DEPT	RALPH TALBOT SCHOOL
18	236	17	MIDDLE ST	SCHOOL DEPT	SCHOOL AD BLDG./MITCHELL FIELD
51	575	6	UNION ST	SCHOOL DEPT	THOMAS HAMILTON ELEM.SCHOOL
41	457	30	FRONT ST	SCHOOL DEPT	THOMAS NASH ELEM. SCHOOL
41	489	1	FRONT ST	SCHOOL DEPT	THOMAS NASH ELEM. SCHOOL
4	24	20	PILGRIM RD	SCHOOL DEPT	WESSAGUSSETT SCHOOL
42	493	1	PLEASANT ST	SCHOOL DEPT	WEYMOUTH HIGH SCHOOL
42	495	3	PLEASANT ST	SCHOOL DEPT	WEYMOUTH HIGH SCHOOL
34	434	3	MIDDLE ST	SCHOOL DEPT	WILLIAM SEACH SCHOOL
23	305	6	COMMERCIAL ST	TOW	ABUTS HERRING RUN
20	264	1	WASHINGTON ST	TOW	BAILEY GREEN
27	346	6	LAMBERT AVE	TOW	BIRCHES BEACH
15	199	10	COMMERCIAL ST	TOW	CAR TOP BOAT LAUNCH
45	522	7	COLUMBIAN ST	TOW	FOGG LIBRARY
46	497	1	PARK AVE	TOW	HISTORICAL SOCIETY
23	302	19	IRON HILL ST	TOW	IRON HILL PARK
21	232	1	BROAD ST/ACADEMY AVE	TOW	LANDSCAPE STREET CORNER
35	444	32	MUTTON LN	TOW	PARK BUFFER/WETLANDS
33	432	3	LIBBEY IND PKY	TOW	RIVERFRONT/WETLANDS
23	253	22	COMMERCIAL ST	TOW	STEVEN RENNIE PARK
23	306	4	PLEASANT ST	TOW	TEEN CENTER
17	220	6	ESSEX ST	TOW	TOWN ANNEX/RILEY FIELD PARKING

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-7: Town-Owned Property with Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
29	376	1	WINTER/MIDDLE STS	TOW	TOWN HISTORICAL MARKER
20	280	17	BROAD ST	TOW	OPEN SPACE ACROSS FROM TUFTS LIBRARY
30	390	1	WHITMANS POND ISLAND	TOW	WATERFRONT
30	391	29	WOODBINE RD	TOW	WATERFRONT
42	495	2	PLEASANT ST	TOW	WEYMOUTH HIGH SCHOOL
7	100	15	PEARL ST	SCHOOL DEPT	ELDEN JOHNSON LEARNING CTR



## Section 5 – Inventory of Lands of Conservation and Recreation

Throughout town there are parcels in public ownership with some potential for open space and recreational use. These parcels require some further assessment by the town to evaluate their potential. In some cases the review may be rather quick and a simple change in designation and departmental jurisdiction. Other parcels may require a more detailed review. They are noted here (Table 5-8) so that over time these parcels may be examined and, if found suitable be developed for the open space and recreational value as needed.

**Table 5-8: Town-Owned Property with Potential Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
19	172	2	WHARF ST	DPW	TRANSFER STA/PARK POTENTIAL
27	308	50	IRON HILL ST	SEWER DEPT	ABUTS WHITMANS POND
10	122	220	MORELAND RD	SEWER DEPT	POSSIBLE WETLANDS
25	333	19	GREENVALE AVE	SEWER DEPT	POTENTIAL WETLAND
34	433	18	LIBBEY IND PKWY	SEWER DEPT	PUMP STA./WATER SUPPLY BUFFER
39	473	55	PINE ST	SEWER DEPT	PUMP STA./WETLANDS
38	471	12	PLEASANT ST	SEWER DEPT	SEWER EASE/WETLANDS
15	195	41	CLINTON RD	SEWER DEPT	SEWER PUMP STA./POT. WATERFNT.
15	197	34	ALTON TER	SEWER DEPT	SEWER PUMP STA./POT. WATERFNT.
19	172	13	WHARF ST	SEWER DEPT	SEWER PUMP STA./POT. WATERFNT.
30	386	13	SEAVAR RD	SEWER DEPT	SEWER PUMP STA./WATERFRONT
30	392	31	ISLAND VIEW RD	SEWER DEPT	WETLAND
8	116	11	SEABURY ST	SEWER DEPT	SEWER PUMP STAT WITH OS VALUE
42	495	1	PARK AVE	TOWN	ABUTS BIRD SANCT.
48	541	6	WAMPUM ST	TOWN	ABUTS CONSERVATION LAND
23	253	37	COMMERCIAL ST	TOWN	ABUTS HERRING RUN
21	220	9	BROAD ST	TOWN	ABUTS DCR RINK
53	582	4	POND ST	TOWN	ABUTS PARK
19	171	29	LEE ST	TOWN	ABUTS TRANSFER STA.

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-8: Town-Owned Property with Potential Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
26	347	27	ALPINE RD	TOWN	ABUTS WHITHANS POND
23	298	22	IRON HILL ST	TOWN	ABUTS WHITMANS POND
29	375	14	WASHINGTON/WINTER STS	TOWN	LANDSCAPE CORNER
4	24	1	PILGRIM RD/NORTH ST	TOWN	MUNICIPAL PARKING
20	202	10	COMMERCIAL ST	TOWN	MUNICIPAL PARKING/SMELT REST.
43	477	1	CENTURY RD	TOWN	PARK BUFFER
31	350	40	MOUNTAIN VIEW RD	TOWN	PARK BUFFER/POTENTIAL ACCESS
31	350	41	MOUNTAIN VIEW RD	TOWN	PARK BUFFER/POTENTIAL ACCESS
23	307	18	PLEASANT ST	TOWN	PARKING/STREETSCAPE
10	122	112	NORTH ST	TOWN	POSSIBLE WETLANDS
20	280	18	BROAD ST	TOWN	POT. ACCESS ASHWOOD CEM
34	436	11	BRIDLE PTH	TOWN	POTENTIAL BUFFER
34	436	15	BRIDLE PTH	TOWN	POTENTIAL BUFFER
34	436	7	BRIDLE PTH	TOWN	POTENTIAL BUFFER
34	436	9	BRIDLE PTH	TOWN	POTENTIAL BUFFER
13	159	6	EAST ST	TOWN	POTENTIAL ADD TO AA GREEN
22	296	40	LAKE ST	TOWN	POTENTIAL BUFFER
34	437	18	LAKECREST PTH	TOWN	POTENTIAL BUFFER
34	443	10	CARVER ST	TOWN	POTENTIAL BUFFER
5	13	46	NECK ST	TOWN	POTENTIAL CONSERVATION
12	146	15	SEMINOLE AVE	TOWN	POTENTIAL CONSERVATION
4	36	10	PAOMET RD	TOWN	POTENTIAL CONSERVATION
4	36	16	PAOMET/WITAWAUMAT RD	TOWN	POTENTIAL CONSERVATION

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-8: Town-Owned Property with Potential Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
11	120	170	SUNRISE DR	TOWN	POTENTIAL PARK BUFFER
19	193	32	DEPOT ST	TOWN	POTENTIAL TO DURANTE PROP.
4	27	25	PILGRIM/MASSASOIT RD	TOWN	POTENTIAL WATERVIEW
53	591	12	IVY RD	TOWN	POTENTIAL WETLAND
27	355	5	VILLAGE RD	TOWN	POTENTIAL WETLAND
44	509	1	COLUMBIAN ST	TOWN	POTENTIAL WETLAND
45	516	1	KIRKLAND RD	TOWN	POTENTIAL WETLAND
53	592	1	MAIN ST	TOWN	POTENTIAL WETLAND
18	248	20	MADISON ST	TOWN	POTENTIAL WETLANDS
19	248	30	COMMERCIAL ST	TOWN	POTENTIAL WETLANDS
2	5	23	PARNELL ST	TOWN	ROW POTENTIAL WATERFRONT
38	472	11	PLEASANT ST	TOWN	SEWER EASE/WETLANDS
29	376	28	WINTER ST	TOWN	STREETSCAPE
29	376	29	WINTER ST	TOWN	STREETSCAPE
30	397	1	OAK CLIFF RD	TOWN	STREETSCAPE
32	410	138	BELMONT ST	TOWN	STREETSCAPE
19	193	7	WHARF ST NORTH	TOWN	TO BE PART OF DURANTE PROP
3	3	58	RIVER ST	TOWN	WATERFRONT
4	29	7	WESSAGUSSETT RD	TOWN	WATERFRONT
6	62	8	BRIDGE ST	TOWN	WATERFRONT
10	79	3	WORONOCO RD	TOWN	WATERFRONT
10	80	16	GILMORE ST	TOWN	WATERFRONT
10	80	9	GILMORE ST	TOWN	WATERFRONT

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-8: Town-Owned Property with Potential Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
29	332	49	WEST LAKE DR	TOWN	WATERFRONT
30	393	12	WESTMINSTER RD	TOWN	WATERFRONT
34	400	32	BEACH AVE	TOWN	WATERFRONT
34	400	36	BEACH AVE	TOWN	WATERFRONT
10	82	17	BREWSTER RD	TOWN	WATERFRONT/WETLANDS
12	145	2	ARLINGTON ST	TOWN	WATERFRONT/WETLANDS
12	146	16	SEMINOLE AVE	TOWN	WATERFRONT/WETLANDS
12	146	17	SEMINOLE AVE	TOWN	WATERFRONT/WETLANDS
12	146	19	SEMINOLE AVE	TOWN	WATERFRONT/WETLANDS
12	146	2	HIBISCUS AVE	TOWN	WATERFRONT/WETLANDS
12	146	3	HIBISCUS AVE	TOWN	WATERFRONT/WETLANDS
12	146	4	HIBISCUS AVE	TOWN	WATERFRONT/WETLANDS
12	147	10	BISCAYNE AVE	TOWN	WATERFRONT/WETLANDS
12	147	4	SEMINOLE AVE	TOWN	WATERFRONT/WETLANDS
12	148	9	BISCAYNE AVE/CABOT ST	TOWN	WATERFRONT/WETLANDS
12	149	1	CAMP ST	TOWN	WATERFRONT/WETLANDS
33	376	15	MAIN ST	TOWN	WATERSUPPLY BUFFER
17	177	17	JAFFREY ST	TOWN	WETLAND
30	392	29	ISLAND VIEW RD	TOWN	WETLAND
25	331	35	GREENVALE AVE	TOWN	WETLANDS
28	319	97	LESTER LN	TOWN	WETLANDS
41	489	120	KATHLEEN RD	TOWN	WETLANDS
41	489	122	KATHLEEN RD	TOWN	WETLANDS

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-8: Town-Owned Property with Potential Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
41	489	123	KATHLEEN RD	TOWN	WETLANDS
41	489	126	KATHLEEN RD	TOWN	WETLANDS
41	489	127	KATHLEEN RD	TOWN	WETLANDS
41	489	129	STEPHEN RD	TOWN	WETLANDS
41	489	130	KATHLEEN RD	TOWN	WETLANDS
41	489	131	STEPHEN RD	TOWN	WETLANDS
61	637	2	SHERI LN	TOWN	WETLANDS
64	636	4	CHELSEY WAY	TOWN	WETLANDS
64	637	50	ROBERT POST RD	TOWN	WETLANDS
64	640	2	MICHELE DR	TOWN	WETLANDS
32	423	31	SPORTSMENS WAY	TOWN	WETLANDS
32	423	39	TIRRELL/SHERMAN STS	TOWN	WETLANDS
32	423	52	ORCUTT ST	TOWN	WETLANDS
34	439	1	QUARRY AVE	TOWN	WETLANDS
40	486	8	NORTHERN AVE	TOWN	WETLANDS
40	487	4	NORTHERN AVE	TOWN	WETLANDS
40	488	1	NORTHERN AVE	TOWN	WETLANDS
41	489	125	KATHLEEN RD	TOWN	WETLANDS
47	540	4	MERRYMOUNT RD	TOWN	WETLANDS
49	509	2	ROYDEN RD	TOWN	WETLANDS
49	554	2	DERBY ST	TOWN	WETLANDS
46	535	16	GREAT REPUBLIC AVE	TOWN	WETLANDS/RIVERFRONT
46	535	1	GREAT REPUBLIC AVE	TOWN	WETLANDS/RIVERFRONT

## Section 5 – Inventory of Lands of Conservation and Recreation

**Table 5-8: Town-Owned Property with Potential Open Space and Recreational Elements, Not Specifically Designated as Open Space**

MAP	BLOCK	PARCEL	STREET LOCUS	DEPARTMENT	TOWN USE
46	535	20	BALD EAGLE RD	TOWN	WETLANDS/RIVERFRONT
46	535	88	CONSTITUTION AVE	TOWN	WETLANDS/RIVERFRONT
46	535	89	RED JACKET RD	TOWN	WETLANDS/RIVERFRONT
47	534	18	RALPH TALBOT ST	TOWN	WETLANDS/RIVERFRONT
47	538	14	ELLIS CIR	TOWN	WETLANDS/RIVERFRONT
47	538	15	ELLIS CIR	TOWN	WETLANDS/RIVERFRONT
47	538	16	ELLIS CIR	TOWN	WETLANDS/RIVERFRONT
50	535	37	CANDLEWOOD RD	TOWN	WETLANDS/RIVERFRONT
51	577	3	CAMPBELL ST	TOWN	WETLANDS/RIVERFRONT
33	378	45	ORLEANS RD	TOWN	WETLANDS/WATER BUFFER
23	302	25	IRON HILL ST	WATER DEPT	ABUTS WHITMANS POND
23	302	26	IRON HILL ST	WATER DEPT	ABUTS WHITMANS POND
5	21	2	GT HILL PK/BRADLEY RD	WATER DEPT	GREAT HILL STANDPIPE
49	548	13	HOLLIS ST	WATER DEPT	TOWN COMPOST/WETLANDS
30	382	12	WASHINGTON ST	WATER DEPT	WATER PUMP STA/WATERFRONT
41	491	28	PARK AVE	WATER DEPT	WATER STANDPIPE/BUFFER

## Section 6 – Community Vision

### A. Description of Process

The community goals for this plan came from three separate and distinct sources. The town's Master Plan was updated in 2001; many of the natural resource protection goals listed below were taken from the updated Master Plan. The Master Plan involved an extensive community outreach process that involved a community workshop, interviews, questionnaires and several focus group meetings with neighborhood / civic organizations and business groups.

The second source for community input for this plan came from two public forums held in November 2010 and a final public meeting convened in August 2012. During the drafting of this plan, a variety of methods, as described in Section 2, Introduction, were undertaken to gather information about the town's Open Space and Recreation areas and goals the community has for maintaining and improving these areas, as well as future acquisitions.

In November 2005, voters approved a ballot question to accept the Community Preservation Act for Weymouth. A Community Preservation Committee was appointed in the summer, 2006. As part of their work to implement the act, they developed a set of guidelines and goals to judge projects in the areas of Recreation, Open Space, Historic Preservation, and Community Housing. These goals and guidelines were reviewed for compatibility and were the third source to form the goals and objectives presented in this plan.

The town established a staff working group to revise the prior plan, assemble new information, and to assist committees/boards with their work. The members of the Working Group included:

James Clarke, Planning	Valerie Sullivan, Health
Rod Fuqua, Planning	Mike Doyle, Recreation
Mary Ellen Schloss, Conservation	Garrett Walsh, I.T.

The first public forum was held at the McCulloch Building and the second at Town Hall. The Planning Board conducted the meeting. Also in attendance were all the parties involved in writing the plan: staff from the Weymouth Planning and Community Development, Recreation and Conservation Departments; members of the Recreation and Conservation Commissions; other town officials and staff; representatives of VHB; representatives of youth sports leagues; neighborhood and civic associations; environmental organizations; and interested citizens. During the first public forum in November 2010, the previous Open Space and Recreation Plan goals were presented to citizens, and the participants had an opportunity to review and comment on which goals and objectives they found most important. A dialogue ensued where the participants at the forum provided their suggestions on amendments and additions to the goals and objectives as they were worded in the previous plan. This input was used in developing the comprehensive list of goals and objectives found in Section 8, and the community goals are summarized in *Section 6.2* below.

In addition to this, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) exercise was conducted. The purpose of a SWOT is not to dictate what the public sees as important in the planning process, but rather to hear how they valued Weymouth's open space and recreational resources and develop an updated set of goals and objectives based upon their opinions. During the SWOT exercise held in November 2010, the following views were expressed:

### **Strengths**

- Preserved a lot of land, including waterfront land
- Large areas of open space
- Great resource areas – geography and topography
- Waterways
- Nice diversity of open space types
- Large tracts of forest land
- Beaches
- Webb Park
- Active and vocal citizenry
- Pond Meadow Park – Braintree
- Good relationship with DCR
- New high school facilities
- Unique geological features
- Baseball fields (Negus and Riley) in great shape
- League built facilities
- Future opportunities at the Navy base
- Park and Recreation programs
- Cooperation with leagues and park groups

### **Weaknesses**

- Flooding problems – hazard mitigation
- Limited financial resources
- Maintenance of fields – drainage, mowing, trash
- Abandoned businesses/zoning issues
- Great Hill is a mess
- High demand for fields and scheduling
- Buildings on park land that should not be there
- Need management plans for conservation lands and ACEC
- Need access, signage, and parking at many places
- Lack of communication between sports leagues
- Environmental and civic groups don't work together
- Field drainage
- Lack of sanitation facilities
- Lack of "respect"/trash/vandalism
- Boards and commissions need more people
- Conflict with fields and schools programs

### **Opportunities**

- Private civic organizations
- Get people involved



## Section 6 – Community Vision

- Formalize arrangements
- Field permits require a municipal fee but provide no revenue stream for maintenance, etc.
- User fees for some facilities
- Need equitable manner to maintain and pay for field maintenance
- CPC and grant money
- Incorporating Weymouth's history in open space
- Link history, environment and other town strengths and promote them
- Recent grant for Abigail Adams site
- Walking trails to connect historic/cultural assets – becomes a recreational activity
- Town's website
- Real commitment of the Town to implement this plan
- Educational model for all ages to tie this all together
- Federal CZM money to repair seawalls
- Market these ideas
- Mitigation fees from developers

### **Threats**

- Lack of money
- Vandalism
- Overdevelopment at Tri-town
- Lack of usage and maintenance
- Invasive species – upland and aquatic
- Overuse of the fields
- People will not be attracted to the town if quality of life is not maintained
- Need to attract more young people
- Need a bike trail – lack of good bike and pedestrian facilities
- “Fuzzy” property lines abutting open spaces
- Poor tree health
- Illegal dumping

Minutes summarizing the November 2010 public forum can be found in Appendix B.

Additionally, an online survey was conducted from December 2010 through January 2011 and 88 responses were received. The following summarizes the top responses to each of the questions asked. The full survey and results can be found in Appendix C.

1. What are your five favorite open space, parks, or natural places in Weymouth?
  - Great Esker
  - Webb Memorial State Park
  - Pond Meadow
  - Lane Beach
  - Weston/Tufts Library

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Note that most of the people that ranked these facilities in their top five favorite places indicated that they visited them more than seven times a year.

2. What do you like about the parks and open spaces of Weymouth listed above?

- Water views and/or access
- Natural, wooded open spaces
- Peaceful, pleasant, attractive areas
- Walkable, accessible areas open to all
- Bird/animal habitats

3. What are your major concerns regarding the recreational and natural open spaces in Weymouth?

- Vandalism/graffiti
- Maintenance, in general
- Loss of open space
- Insufficient open space
- Safety and security
- Does Weymouth have an adequate amount of the following?

<b>YES</b>	<b>NO</b>
➤ Neighborhood parks	➤ Community gardens
➤ Boat ramps	➤ Walking/bike trails
➤ Fishing access	➤ Natural areas/nature trails
➤ Outdoor/indoor swimming	➤ Interpretive signage on trails
➤ Team playing fields	➤ Picnic areas

Note that this list represents the top five vote getters, but in some cases, more people indicated there was an adequate amount.

4. Funding open space: Select up to five improvements from the following list that you consider important for Weymouth to invest in.

- Better park/playground maintenance
- Acquisition of land for open space
- More wooded/natural areas
- Better field maintenance
- More walking/nature trails

5. How often do you exercise per week through the following outlets?

- Public facility (43% - none; 41% - 1 to 3 times; 16% - 4 to 7 times)
- Private facility (43% - none; 41% - 1 to 3 times; 16% - 4 to 7 times)
- Public streets (20% - none; 49% - 1 to 3 times; 31% - 4 to 7 times)

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### 6. How do you prefer to get information on open space and recreation in Weymouth?

- Town website
- Newspaper
- Recreation brochure/website

The second public forum was held in August 2012 at which the major findings of the planning process were presented. The goals and objectives of the plan were presented and the seven year action plan was discussed and reviewed. Participants prioritized the action items, which are reflected in the Seven Year Action Plan in Section 9, Seven Year Action Plan, of this Plan.

### **B. Statement of Open Space and Recreation Goals**

The end product of this process was used as a baseline to formulate the new goals and objectives for the updated 2012 plan.

The overarching vision of this plan is:

- To ensure long-term stewardship and protection of Weymouth's open spaces, natural environment and historic resources.
- Enhance connections between existing open space resources.
- Maintain the town's open space and recreational facilities and promote their accessibility to Weymouth's citizens of all ages and abilities.

The goals that establish the town's policies for this plan are as follows:

- Improve access to and management of the town parks and open space/conservation land.
- Maintain, expand, and enhance the town's waterfront assets, both on the land and in the town's corporate waters.
- Provide open space networks linking town, state, and other open space lands.
- Protect, enhance, and preserve important natural resources and develop a sustainable community in harmony with natural systems.
- Incorporate health living concepts in all phases of town activities and development.
- Identify, protect, and preserve scenic and unique historic, cultural, and archeological resources of the community.

More details on the specific objectives under each goal can be found in Section 8, Goals and Objectives.

## **Section 7 – Analysis of Needs**

This Analysis of Needs was created by reviewing the 2010 survey conducted by the town as part of this planning process; assessing the input from the November 2010 public forum; discussions with the Staff Working Group; evaluating the plans and programs of town departments including Planning & Community Development, DPW, Recreation, and the Conservation Commission; the Needs Assessment prepared by the Community Preservation Committee; and other research into Weymouth's resource, community, and management needs. This analysis summarizes the major open space issues and concerns facing the town in 2012 and in the future. Additionally, a summary of major improvements, acquisitions and other open space and recreation programs that have occurred in the last ten years are summarized.

### **A. Summary of Resource Protection Needs**

Weymouth, like most communities, is involved in the debate over growth and preservation, jobs and the environment, economic development and watershed protection. To effectively consider environmental concerns with respect to growth, goals and objectives in the areas of basic human needs, community awareness and involvement, economic development, natural environment, and the town's values must all be considered. The inherent value of the town's natural resources cannot be readily quantified, but should be considered by decision makers within the parameters of the permit process. The needs of the town are many, including economic security, ecological integrity, quality of life and empowerment with responsibility.

For Weymouth to integrate sustainable growth with protection of the environment, we must establish balanced performance standards that are clear and measurable. Development must be allowed to continue, to provide housing, create and expand businesses opportunities; but the growth of our economy must be compatible with existing natural resources. To accomplish these goals we must:

- Follow best management practices for storm water management.
- Apply design standards that are sensitive to resource areas such as wetlands, rivers and water bodies.
- Maintain and upgrade existing storm water management systems.
- Identify and maximize funding sources for land acquisition of key properties to protect the public drinking water supply.

The six key needs identified through data collection, public input and resource evaluation are noted below.

1. Develop and implement low impact access and land use and management plans for appropriate conservation land and other town owned open space.

The actions could be as simple as access points for automobile, bikes, and walkers; creation of walking trails; interpretive signage; and publicity for the site. Specific examples could include creation of an access point for the Bradford Torrey Bird Sanctuary, walking and biking trail along the Back River, and a trail system at the newly acquired Emery Estate.

2. Create more accessible connections to the Weymouth shoreline.

## **Section 7 – Analysis of Needs**

The town has a wonderful resource with its saltwater shoreline and Fore and Back Rivers. The town should continue to enhance access points to the water, including the recently opened car top boat launch in Weymouth Landing. The town also negotiated with the MBTA for a walkway along the Smelt Run and additional access to the Back River.

3. Identify critical parcels for purchase or conservation restrictions and be ready to move quickly when opportunity arises.

The town acted in three months to acquire the Emery Estate. Clear communication between the Community Preservation Committee, Mayor, Town Council and the public allowed this to happen.

4. Identify and develop connections between open spaces, natural and cultural resources.

The key project here is the Back River Trail from North Weymouth to Whitman's Pond. Other possible connections are the Emery Estate, Meetinghouse National Register District, and Legion Field, and Southfield open space with the Columbian Square neighborhood.

5. Emphasize actions that address multiple needs.

Focusing on projects with multiple benefits is a better allocation of limited resources (both funding and personnel). At the Durante site on the Back River, completion of that project would provide hazardous material remediation, wetland restoration, trail development and water access.

6. Work to enhance and improve natural resource areas with directed improvement projects.

Some resource areas need direct action by the community to offset the effects of time and previous actions by the community. The elimination of a tidal restriction in Great Esker Park will allow full tidal flushing of the marsh and promote appropriate plant growth. Development of a woodlands management plan for the Emery Estate would help to restore scenic vistas that were in place eighty years ago. Selective removal of invasive species, in Whitman's Pond, in Great Esker, and along riverbanks will improve the ecological functions and the public's enjoyment of these areas.

An appreciation for the special history and character of the town and the wealth of its natural resources must also be considered. We need to remember that woodlands do more than add interest to the scenery, they help clean the air, provide wildlife habitat, absorb noise, provide shade, keep soil from eroding and create a pollution buffer for waterways. Water quality and quantity are of special concern to the Town of Weymouth.

### **B. Summary of Community's Needs**

If a general theme can be conveyed by this Plan, it is the need to concentrate our resources on the rehabilitation and enhancement of our existing parks and recreational facilities. We must take better care of the recreational facilities, parks and open space we have before we consider new land acquisitions. This was borne out in the survey results. The two exceptions to this policy are (1) land

## Section 7 – Analysis of Needs

acquisition for water supply protection and (2) unique one time opportunities to purchase land when it becomes available (although this too was a priority identified in the survey results).

The needs analysis and comments received at public meetings indicate that better management and maintenance of the town's parks and open space will increase the number of residents that use the recreational facilities. The town's playing fields are heavily used and under pressure from competing demands. Management and scheduling of the use of these facilities is important to protect them from over-use. Playing fields should be periodically "rested" to allow the grass to recover from constant use.

### *Facility Standards*

There is one major source of information available for quantifying standards for recreation and open space facilities. The National Recreation and Park Association (NRPA) established guidelines used around the country for the size and number of different types of facilities, as well as their location in relationship to nearby residential areas that would be served by such facilities. These standards are generally adopted by other reference materials for landscape architects and recreational facility design. A review of sources used by the landscape architects in designing recreation and open space facilities reveals general consistency with the NRPA standards.

Additionally, the NRPA guidelines provide recommendations for the size of the playing fields. These can serve as useful comparisons with the inventory of facilities in Weymouth. The purpose of these guidelines is to present park and recreation space recommendations that are applicable for planning, acquisition, and development of park, recreation, and open space lands, primarily at the community level. They should be interpreted according to the particular situation to which they are applied and specific local needs. Thus, even if the town exceeds these guidelines, the ultimate demand is determined by the number of users and the degree to which there are waiting lists or scheduling pressures associated with certain facilities. The guidelines relating to the parks, open spaces, and pathways found or potentially planned in Weymouth are outlined in the Table 7-1 below. Table 7-2 shows the guidelines that can be used for various playing fields including size; how many are recommended for a community; and the service area radius for each.

**Table 7-1: NRPA Parks and Open Space Classifications (1995)**

<b>Parks, Open Space, and Pathways Classification Table</b>			
<b>Parks and Open Space Classifications</b>			
<b>Classification</b>	<b>General Description</b>	<b>Location</b>	<b>Size Criteria</b>
<b>Mini-Park</b>	Used to address limited, isolated or unique recreational needs	Less 0.25 mile distance in residential setting	Between 2500 sq. ft. and one acre in size
<b>Neighborhood Park</b>	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal activity and passive recreation	0.25 mile to 0.50 mile distance and uninterrupted by non-residential roads and other physical barriers	5 acres is considered minimum size. 5 to 10 acres is optimal.

## Section 7 – Analysis of Needs

**Table 7-1: NRPA Parks and Open Space Classifications (1995)**

<b>Parks, Open Space, and Pathways Classification Table</b> <b>Parks and Open Space Classifications</b>			
<b>Classification</b>	<b>General Description</b>	<b>Location</b>	<b>Size Criteria</b>
<b>School Park</b>	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex, and special use	Determined by location of school district property	Variable, depends on function
<b>Community Park</b>	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods within a 0.5 to 3 mile distance	As needed to accommodate desired uses. Usually between 30 and 50 acres
<b>Large Urban Park</b>	Large urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs as well as preserving unique landscapes and open spaces	Determined by the quality and suitability of the site. Usually serves the entire community.	As needed to accommodate desired uses. Usually a minimum of 50 acres with 75 or more acres being optimal.
<b>Natural Resource Areas</b>	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics or buffering	Resource availability and opportunity	Variable
<b>Greenways</b>	Effectively tie the park system components together to form a continuous park environment	Resource availability and opportunity	Variable
<b>Sports Complex</b>	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community	Strategically located community-wide facilities	Determined by projected demand usually a minimum of 25 acres with 40 to 80 acres being optimal
<b>Special Use Park</b>	Covers a broad range of parks and recreation facilities oriented toward single-purpose use	Variable – dependent on specific use	Variable

## Section 7 – Analysis of Needs

**Table 7-1: NRPA Parks and Open Space Classifications (1995)**

<b>Parks, Open Space, and Pathways Classification Table</b> <b>Parks and Open Space Classifications</b>			
<b>Classification</b>	<b>General Description</b>	<b>Location</b>	<b>Size Criteria</b>
<b>Private Park/Recreation Facility</b>	Parks and recreational facilities that are privately owned yet contribute to the public park and recreation system	Variable – dependent on specific use	Variable

Source: Lancaster, R.A. (Ed.). (1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association.

**Table 7-2: NRPA Playing Field Guidelines**

<b>ACTIVITY/ FACILITY</b>	<b>RECOMMENDED SPACE REQUIREMENTS</b>	<b>NO. OF UNITS PER POPULATION</b>	<b>SERVICE RADIUS</b>	<b>LOCATION NOTES</b>
<b><u>Basketball</u></b> <b>Youth</b>	2400-3036 sq. ft.	1 per 5000	0.25 - 0.5 mile	Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
<b>High School</b>	5040-7280 sq. ft.			
<b>Collegiate</b>	5600-7980 sq. ft.			
<b>Tennis</b>	Minimum of 7,200 sq. ft. single court (2 acres for complex)	1 court per 2000	0.25 - 0.5 mile	Best in batteries of 2-4. Located in neighborhood park or adjacent to school.
<b><u>Baseball</u></b> <b>Official</b>	3.0-3.85 acre minimum	1 per 5000	0.25 - 0.5 mile	Part of neighborhood complex. Lighted fields part of community complex.
<b>Little League</b>	1.2 acre minimum	Lighted 1 per 30,000		
<b>Field Hockey</b>	1.5 acre minimum	1 per 20,000	15-30 minutes travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
<b>Football</b>	1.5 acre minimum	1 per 20,000	15-30 minutes travel time	Same as field hockey.



## Section 7 – Analysis of Needs

**Table 7-2: NRPA Playing Field Guidelines**

<b>ACTIVITY/ FACILITY</b>	<b>RECOMMENDED SPACE REQUIREMENTS</b>	<b>NO. OF UNITS PER POPULATION</b>	<b>SERVICE RADIUS</b>	<b>LOCATION NOTES</b>
<b>Soccer</b>	1.7 – 2.1 acre	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
<b>¼ Mile Running Track</b>	4.3 acre	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
<b>Softball</b>	1.5 to 2.0 acre	1 per 5,000 (if also used for youth baseball)	0.25 - 0.5 mile	Slight differences in dimensions for 16" slow pitch. May also be used for youth baseball.
<b>Multiple Recreation Court (basketball, volleyball, tennis)</b>	9, 840 sq. ft.	1 per 10,000	1-2 miles	
<b>Trails</b>	N/A	1 system per region	N/A	
<b>Swimming Pools</b>	Varies on size of pool and amenities. Usually 0.5 to 2 acre site.	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4 m) to accommodate 1 m and 3 m diving boards. Located in community park or school site.

Source: Lancaster, R.A. (Ed.). (1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association.

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### *Facility Maintenance*

Weymouth has had several reorganizations of the maintenance of fields and playgrounds since the form of government changed in 2000. Prior to that, the School Department maintained their fields and the DPW maintained non-school fields and playgrounds. Efforts were made to combine both groups into a central maintenance organization. There were efficiencies created, but the effort was not completely successful. Schools and DPW coordinate and assist each other; for example Schools cut fields north of Route 53 and DPW cuts fields south of Route 53, however they remain independent.

Youth sports organizations play an important role in maintaining fields in town. Baseball fields in particular benefit from this; however soccer and football organizations also spend time and money to maintain fields.

A general management plan should be developed for the preservation, maintenance and operation of the town's open space and recreational properties. Within the general plan there needs to be a section with facility specific needs for each major town-owned facility. The current turf/grass fields study will provide most of the information required above. The study is being conducted by Stantec, Inc. of Boston and will review all playing fields and then provide detailed recommendations and cost analysis for six fields. This study will be completed by the fall, 2012. In addition to planning for the routine maintenance of the facility and grounds, long-term capital needs and repairs can be identified and scheduled. This should be a joint effort between the DPW and the School Department as property caretakers with input from the users such as the Park Department, sports leagues and others.

A maintenance plan should be prepared that establishes standards designed to achieve specific results. A number of municipal and county governments have instituted such standards to include the following:

- The condition of each facility after satisfactory completion of routine maintenance work
- The tasks required to achieve that result
- The procedures for completion of those tasks
- The time necessary to complete a particular task, as well as frequency
- The number of people required to meet the standard
- The equipment needed to complete the task
- The materials and supplies needed to complete the task

A cooperative arrangement between the town and the various leagues and sports associations will enhance this effort. This would create a shared understanding of what it takes to accomplish certain tasks, how to ascertain staffing needs, how to identify specific needs, and how to rectify any deficiencies. It would also be useful to track the costs involved with the various items in the maintenance plan so that long-range projections could be made for allocating staff and fiscal resources.

## Section 7 – Analysis of Needs

Similar to the efforts undertaken by the various leagues to maintain the fields they use, the town should encourage the creation of “friends of” groups to provide stewardship of other parks. These groups can help to sponsor cleanups and similar activities, as well as flag issues that the town may need to address but may not be aware of.

### **C. Management Needs, Potential Change of Use**

The main management needs Weymouth faces today relate to how the town manages its open spaces and recreational facilities. In particular, the town needs to:

- Provide capital funding for maintenance, ADA compliance, and upgrading of parks, recreational facilities and open spaces
- Enhance preservation of natural and historic resources
- Empower the town agencies to facilitate, help implement, update and advance the goals of this Open Space and Recreation Plan
- Foster public/private partnerships to help manage and maintain the town’s recreational and open space properties

Some funding for recreation programs come from the user fees the Recreation Division charges for fields and activities. Additionally, the town has adopted the Community Preservation Act, which can provide funds to support park improvements and open space acquisitions. That being said, like most communities, it is unlikely that the town is in a position to purchase as many additional parcels for open space and recreation as it may wish. Moreover, as expenses and maintenance needs increase, the town may not be in a position where all short- and long-term needs can be met.

A high level of open space and recreational facility interest and commitment exists on behalf of the citizens by those who serve on the Recreation Commission, Conservation Commission, and many other neighborhood and Friends groups. This interest indicates the potential for expanded citizen support for park, playground, and other open space revitalization.

#### *General Open Space and Recreation Needs*

The diversity in age, ethnicity, and income in Weymouth’s population indicate a need to provide open space and recreation opportunities that appeal to a wide variety of potential users. The fact that Weymouth’s population is getting older, as noted in Section 3.3, Population Characteristics, points toward a need for open space and recreation areas that allow access for elderly and disabled residents, entrances that permit access, and trails that are well marked and conducive to “easy” walks.

The Weymouth Commission on Disabilities, along with the Recreation Commission, has surveyed public buildings and open spaces in Weymouth to evaluate their compliance with accessibility guidelines under the Americans with Disability Act (ADA). Needed improvements have been

## Section 7 – Analysis of Needs

identified, and a three-volume ADA evaluation report on town-owned park and recreation facilities was prepared by Gale Associates in May 2005.

The Weymouth ADA Access Self-Evaluation report and transition plan are provided in Appendix F. Although the Town generally selects the locations for specially programmed events based on the sites that can best accommodate visitors with disabilities, the evaluation report finds that only one of the Town's bleacher systems, one of the picnic facilities, and none of the Town's baseball fields are accessible. In addition, few of the walking trails satisfy the ADA accessibility guidelines. A considerable number of projects must be undertaken to meet the guidelines, though the majority are simple projects requiring limited funding to provide accessible routes. The following recommendations for accessibility enhancements were provided by Gale Associates. First, focus resources on improvements to the Town's four main parks (the "big four"), each serving one of Weymouth's four main geographic regions: James T. O'Sullivan Playground in North Weymouth; Lovell Playground and Skate Park in East Weymouth; Stella Tirrell Playground in South Weymouth; and Weston Park in Weymouth Landing. Second, ensure that special low-density facilities offering unique recreation opportunities are made available to all residents and visitors (e.g., George Lane Beach). Third, improve accessibility to those parks and facilities that traditionally host unique town events or municipally-ordered skills lessons (e.g., Great Esker Park). Fourth, address compliance issues in Weymouth's other large, multi-function parks as alterations, renovations or repairs are made to those facilities. These priorities will ensure that those sites receiving the greatest amount of use and event programming in Weymouth will be accessible to all.

### *Regional Resource Protection Needs*

Successful implementation of a good open space plan for Weymouth requires cooperation with nearby communities and resource-oriented organizations in the region. The town should continue and expand upon efforts to coordinate with neighboring communities regarding the protection and maintenance of open space areas that provide green corridors across town boundaries and as they relate to open space resources in the South Weymouth Naval Air Station parcel.

### *Open Space and Recreation Activities 2000-2010*

On January 1, 2000, the Town of Weymouth changed the form of government from a representative Town Meeting to a Mayor – Town Council format. Most elected boards and commissions were eliminated and all administrative authority, except the schools, came under the control of the Mayor. This gave the Mayor direct oversight of field scheduling, maintenance and capital improvements for playing fields and playgrounds. The new administration created a more efficient process to upgrade fields throughout town. The Mayor focused the first years on improving the main recreational facility in each of the four villages in the town.

Table 7-3 provides a listing of improvements completed by calendar year. Post 2007 was minimal due to the recession, but some projects are included in the Community Preservation discussion.

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**Table 7-3: Open Space and Recreational Improvements by Year**

YEAR	IMPROVEMENT
2000	➤ A new skate park was created on the edge of Pingree Playground in East Weymouth.
2001	➤ Fencing was replaced at Lovell Playground, Riley Fields, Brad Hawes Park and O'Sullivan Playground. ➤ Irrigation wells were installed at Riley Fields, Negus Park, O'Sullivan Playground, Stella Tirrell. ➤ New soccer, softball and baseball fields were developed abutting the Ralph Talbot School.
2002	➤ Children's playground installed at Beal's Park. ➤ New parking, landscaping, and a fishing platform created at Whitman's Pond.
2003	➤ Beach restoration at Wessagusset Beach.
2004	➤ Soil preloading to compress peat at Legion Field.
2005	➤ New infields at ballfields at Webb and Weston Park.
2006	➤ Major makeover at Julia Road Park, including the removal of unsuitable soil, new playground equipment and fencing, repaving basketball court and parking, new parking added. ➤ Pruning and trimming of bushes and trees, refurbishing stone dust walkways at Abigail Adams Green. ➤ New playground equipment and infields at Gifford, Webb, Academy, Seach, Hamilton, Murphy, Newell, Stella Tirrell, and Brad Hawes Park.
2007	➤ Improvements to playground equipment and playing fields at Weston Park.

Source: Town Annual Reports

The Town of Weymouth voted to adopt the Community Preservation Act in November, 2005. The act generates an additional tax on local real estate that is collected for specific projects that are recreation, open space, historic preservation or community housing qualified. The town will receive about \$549,955 in local receipts and \$143,908 in state reimbursements during FY13. A nine member committee reviews funding requests and recommends to the Mayor, who forwards proposals to the Town Council for approval. During the past five years these funds have helped to preserve open space, protect historic structures, and create affordable housing despite tough financial times.

The following is a list of open space and recreation projects funded through the Community Preservation Act.

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- Wessagussett Field. A lawn between the Wessagussett School and North Street was regarded for drainage purposes and reseeded for use as playing fields, mostly soccer. New fencing encompasses three quarters of the field. The field was placed online in 2008.
- Fogg Library. The town allocated \$1.7 million for the National Register designated branch library for a complete renovation of the exterior. The work was completed in the fall, 2010. The town recently hired an architect to prepare plans for the renovation of the interior for library and meeting space.
- Woodbine Road. The town purchased a 1.75A land parcel and a one acre island along the south shore of Whitman's Pond in 2008. Some trails through the site are contemplated, but no firm plans are in place at this time.
- Reed and Elmwood Cemeteries. A conditions assessment for both cemeteries was prepared by a cemetery preservation consultant. The Cemetery Commission then requested \$80,000 to restore graves in the town-owned Reed Cemetery. That work was completed in the spring, 2011.
- Whitman's Pond. The Whitman's Pond Working Group received funding to hire a lake management consultant to prepare a Vegetation Management Action Plan to identify management approaches to combat nuisance and invasive vegetation in Whitman's Pond. The plan was finalized in September 2013.
- Abigail Adams Birthplace. The Abigail Adams Historical Society used CPC funds to prepare a comprehensive assessment of building and collections for display to the public. Based on that assessment, the town awarded the Society \$90,000 to make repairs to the building and install a heating system. Window repairs are completed and additional funds have been awarded for clapboard replacement.
- Brad Hawes Park. Mutton Lane. In the spring, 2010 the town purchased two acres adjacent to Brad Hawes Park that was the rear portion of a house lot on Mutton Lane.
- Kibby Property. In conjunction with the State Department of Conservation and Recreation, the town purchased just over one acre of the property on the Back River and adjacent to Abigail Adams State Park. A single-family dwelling was removed and the land will be connected to the state park.
- Herring Run Pool Park. The former site of the Youth Office, this small park is adjacent to the fish ladders and a pool to assist the herring and alewives in their return to Whitman's Pond. Interpretive displays tell the history of the herring and seating, and steps allow first hand viewing of the herrings' travels. The park was officially opened in the fall, 2010.
- Legion Field Memorial Wall. The Legion Field Wall is a brick pier and iron fence enclosure that is part of the Legion Field sports complex and runs along Middle Street. Restoration of the wall will be funded in three phases. The first phase, rebuilding the brick piers, was

## Section 7 – Analysis of Needs

completed in the fall, 2010. The iron fence and masonry repair was completed by June 30, 2012.

The Community Preservation Committee has prepared a community needs study which includes a number of the projects listed above as well as those identified in Chapter 9, Seven Year Action Plan.

During the past year the town completed improvement projects in two neighborhood parks. In Webb Park, an Environmental justice low income area, the tot lot and swings were rehabbed, decorative fencing was installed, the basketball court was sealed and painted, the baseball backstop was replaced, and a handicap parking space was created. At Newell Playground, CDBG funds were used to clean, grub, and reseed a sliding slope, install new swings, pave a travel way to the field area, install two handicap spaces, and install a shade port.

### *Summary of Needs – Public Input*

The Town of Weymouth has an active and vocal citizenry who share many common interests and concerns regarding the town's parks and open space. They agree that Weymouth has many strengths regarding its open space, and while also facing many challenges, there are distinct opportunities as well.

Throughout the decades, Weymouth has preserved an impressive stock of open space. These include vast forests, beaches and other bodies of water. Amongst them is an array of unique geologic features set in scenic geography and topography. Webb Park, with its scenic views of Boston Harbor and the city skyline, and Pond Meadow Park (shared with Braintree) are two examples of open space areas treasured by the town and its residents. A strong relationship with the MA Department of Conservation and Recreation has ensured that state facilities within the town are well maintained and accessible.

However, the town also faces many challenges and obstacles not only to expanding its facilities to accommodate a growing demand, but also maintaining those that it already has. Residents note that a lack of maintenance has created issues of field drainage and flooding. A "lack of respect" by some has resulted in vandalism and litter with some residents noting that Great Hill is often a mess. Some facilities lack signage and accessibility, sufficient parking and adequate sanitation facilities. Many feel there is a need for better management plans and for environmental and civic groups to work together.

Like many towns, the lack of funding available for parks and recreation creates additional short- and long-term threats both to the facilities themselves, and also the attractiveness of the town as a whole. Residents are concerned over the condition of many of the facilities which have suffered from over-use and acts of vandalism. There have been instances of illegal dumping and invasive species and poor tree health threatens the ecological health of some open space areas. The surrounding areas have an impact on the town's open space. Residents are concerned about overdevelopment and a lack of pedestrian and bicycle facilities. They also note that property lines abutting some parks are unclear.

## Section 7 – Analysis of Needs

The fear that these issues provoke is a longer term trend where poorly maintained facilities would lead to a lack of usage and a poorer quality of life for the town as a whole. The ability of Weymouth to attract residents in the future could be threatened if its open space facilities are not useable.

Residents also feel that better marketing of the town's strengths, needs, and opportunities would help to solidify the support needed to implement the Plan. Linking strengths such as the town's history and environment together may attract broader support. For example, constructing walking and cycling paths which connect the town's historic and cultural sites would expand opportunities and interest both in recreation and culture. This would also promote Healthy Wey initiatives spearheaded by the Health Department.

### *SCORP*

In 2006, the Commonwealth of Massachusetts produced a document called the *Massachusetts Outdoors 2006, Statewide Comprehensive Outdoor Recreation Plan* (SCORP). The SCORP document looks at open space and recreation from a regional perspective. The purpose of the plan is to help direct the best investment of funds and effort towards protecting and enhancing recreation resources.

Weymouth is located in the Metropolitan Boston Region of the SCORP, the most highly urbanized and densely populated area in the Commonwealth. Since this region is so dense, land available for open space and recreation is limited when compared to other parts of Massachusetts—the per capita acreage is only .03 acres per person. The Metropolitan Boston Region is the smallest of the SCORP regions, containing the least amount of open space acreage while having the largest population. In spite of this, the percentage of total land area dedicated to recreation and open space in this region is 26 percent, among the highest in the state. This ranks third among the seven SCORP regions in total land area percentage dedicated to recreation and open space. This is significant when considering that the Metropolitan Boston Region of the SCORP contains 32 percent of the state population but only 4.8 percent of the state's land area. While these statistics are meant to characterize the region as a whole, the reality in Weymouth is somewhat different. Its location at the periphery of the region makes it the beneficiary of considerably larger portions of open space and fewer residents than cities closer to the core.

The most popular activities (listed sequentially from highest to lowest) in this region's open space areas include: walking, sightseeing, swimming, golfing, picnicking, playground activity, sunbathing, fishing, biking, tot lot activity, basketball and baseball. The Town of Weymouth provides opportunities for many of these pastimes, such as walking and sightseeing in Great Esker Park, which provides views of woodlands and salt marshes. The 110 acre Bradford Torrey Bird Sanctuary offers bird and wildlife watching opportunities, and swimmers and kayakers flock to Lane Beach and Wessagusset Beach in the summertime to take in impressive views of the Boston Harbor Islands and city skyline. For those seeking more active recreational activities, there are also numerous playground, basketball, and baseball venues in Weymouth, such as Weston Park. The Town of Weymouth offers a comprehensive summer recreation program for children of all ages utilizing these many local resources.



## **Section 7 – Analysis of Needs**

The redevelopment of the South Weymouth Naval Air Station will provide the opportunity for additional open space and recreational facilities to be constructed and made available to the public on a regional basis. Other community goals for improving recreational and open space include improving public access to the Fore and Back Rivers, development of bicycle paths and facilities to connect Great Esker and Abigail Adams Park with other open space links, and the expansion of Pond Meadow Park which is shared with the neighboring Town of Braintree.

Within the Metropolitan Boston Region, the more heavily used resources are golf courses, neighborhood parks, playgrounds as well as tot lots, lakes and ponds, and historic/cultural sites. Agricultural sites and wetland resources were less frequently used, and there was a high level of dissatisfaction relating to them. Significant dissatisfaction was also associated with rivers or streams, bikeways and golf courses, neighborhood parks, playgrounds and tot lots. These resources seem to be suffering due the overall population density of the region. Overall, the satisfaction levels of the Metropolitan Boston Region are much lower than other SCORP regions. Historic resources are the only assets to receive high satisfaction levels, which the region's residents travel the least distance to visit. Of these, Weymouth has several, including the birthplace of Abigail Adams, the wife of President John Adams and mother of President John Quincy Adams.

It was indicated that the most pressing need among the region's residents is improved access for people with disabilities. Weymouth's policy is to improve access to its parks for all of its residents, including the disabled, as the parks are rehabilitated. Additionally, all new parks are designed to meet current accessibility standards. The region places maintenance of facilities high on the list, followed by a desire to expand environmental education programs and improve access to open space resources from public transport. Residents from the Metropolitan Boston Region placed walking, swimming and road biking as the highest priorities. Needs for tennis and basketball were also well above the state average.

## **Section 8 – Goals and Objectives**

In the spring of 2001 the town completed an update of the Master Plan. The plan included elements in open space, recreation and natural resource protection. Many of the following goals and objectives listed in this section were included in the Master Plan. The open space and recreation goals appear as town-wide goals and are broken down to specific recommended action items by geographic area. The following are the goals and objectives from the 2001 Master Plan along with the goals and objectives developed from the public outreach and analysis done for this plan.

### **Goal 1: Improve the management of the town's parks and open space/conservation land.**

Give top priority to the rehabilitation and maintenance of existing parks, playgrounds, and indoor recreation facilities.

Identify regular maintenance needs and the resources necessary to achieve the maintenance schedule.

Assess conditions at town parks and playgrounds annually and take corrective action through routine maintenance and by budgeting capital improvements.

Provide adequate funding and staffing to maintain parks and playgrounds and to coordinate programs in them.

Take advantage of hilltop views by designing, enhancing, and maintaining hill top park sites including Great Hill and the recently acquired King Oak Hill property.

Preserve, enhance, and restore wetland areas through open space acquisition, easements and deed restrictions.

Begin implementing standardized procedures for measuring resident satisfaction and complaints with the recreation services and facilities.

Develop a written maintenance plan with clear assigned duties and annual and periodic maintenance projects.

### **Goal 2: Provide appropriate and sufficient facilities and playing fields to meet the demands of the town, in particular the youth sports organizations.**

Complete grass/turf field assessment study and begin to implement recommendations.

Enhance and monitor the process for issuing field permits to better track field usage.

Push for the development of recreational fields at Southfield and shift some activities to those fields.

## **Section 8 – Goals and Objectives**

Develop a new plan for the redevelopment of Legion Field that respects the neighborhood while maintaining the property as a community-wide recreational facility.

Coordinate field usage/demand with annual maintenance and periodic field refurbishing.

### **Goal 3: Establish a public/private stewardship program for the town's open space and recreational facilities.**

Work with neighbors and park users to achieve compatible use at parks and playgrounds and to upgrade and maintain them. Encourage local park groups and school programs to be involved in programming activities.

Expand public/private stewardship programs to identify and rectify maintenance and scheduling conflict problems.

Encourage neighborhood and civic groups, sports organizations and business leaders to assist the town in maintaining and improving upon public spaces. Consider an Adopt-a-Park program for volunteer participation by groups such as boy and girl scouts.

### **Goal 4: Develop links such as a multi-use trail along the Back River that connects existing public land.**

Develop a resource management plan for the Back River Area of Critical Environmental Concern (ACEC). Work with the Waterfront Committee and Hingham on this plan.

Integrate newly acquired Kibby property into the Abigail Adams State Park.

Develop a new pedestrian/bicycle crossing between Great Esker and Abigail Adams Park to a pedestrian/bicycle pathway extending the length of the Back River and down the Herring Run with open space links that extend into Jackson Square consisting of both on- and off- road components.

## Section 8 – Goals and Objectives



*Osprey and Nest along the Weymouth Back River*

### **Goal 5: Protect, enhance and preserve important natural resources.**

Develop criteria for determining priority sites for acquisition, identify and prioritize sites with water quality protection and open space and recreation potential.

Ensure that critical environmental resources are protected, wetlands are restored, and future wetland alterations and pollutant discharges are minimized as part of the permitting process.

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 management plans for the town's conservation lands. Consider using the Massachusetts Audubon Society's methodology for management planning.

Work with regional land trusts such as the Audubon Society and the Trust for Public Lands.

## **Section 8 – Goals and Objectives**

Support regional initiatives to acquire open space and work with adjacent communities to jointly purchase valuable open space areas that extend across political boundaries.

Protect the use of the Herring Run as a resource and improve the water quality within the Herring Run and Whitman's Pond while improving access.

Continue efforts to daylight a portion of the Smelt Run and identify other methods to enhance the smelt habitat.

### **Goal 6: Preserve natural and cultural heritage while promoting passive recreational use of conservation land.**

Examine feasibility of developing a riverwalk or preservation corridor along the major rivers within Weymouth.

Protect views along and from the coastline. Propose identification of Ocean Street, Regatta Road and Fort Point Street as a scenic waterfront route.

### **Goal 7: Improve park and recreational facilities to provide recreational opportunities for all ages and/or abilities.**

Provide each neighborhood with an adequate range of appropriately located parks, playgrounds and recreation facilities.

Design facilities to serve the disabled, special needs, and elderly populations of Weymouth; remove barriers that prevent access to and use of existing parks.

Continue town policy to build all new facilities to meet ADA standards and develop plan to upgrade existing facilities as needed to meet standards.

Use ADA Self Evaluation information to develop a list of the top ten remaining safety and ADA compliance issues.

Work with the town's ADA/EEO/FH Coordinators and organizations specializing in elder services and special needs programs, establish a prioritized, five (5) year plan to improve and create new opportunities for seniors and emotionally or physically challenged populations.

Submit facility redesign requests to Capital Improvement Committee for funding.

Create a variety of new green spaces and small parks to serve a range of user groups, including community gardens and passive parks for socialization and relaxation.

## **Section 8 – Goals and Objectives**

Provide safe and secure pedestrian and bicycle connections to major open space and recreation opportunities, transit, and Weymouth's schools. Encourage walking and hiking for transportation and fitness. Provide adequate parking facilities at major facilities.

Establish a system for scheduling and permitting field and gym use, including non-league community users. Coordinate access to all facilities with private sports organizations. Information regarding the scheduling and permitting (including a calendar) for fields should be more prominently displayed on the town's website.

Provide public outreach through the use of maps, program guides, and the internet for the town's parks, fields, and recreation programs.

Provide playground facilities for each neighborhood park with safe surfaces to minimize injuries.

### **Goal 8: Coordinate Healthy-Wey objectives with objectives of the Recreation and Open Space Plan.**

Create and publicize walks both within and outside the town's park system.

Continue to participate in national "Walk to School" programs.

Create recreation facilities that appeal to all age cohorts of Weymouth's population.

Evaluate public ways as exercise venues when looking at sidewalks and bike lanes.

### **Goal 9: Protect the town's public drinking water supply.**

Identify vacant and underutilized parcels to acquire around the south cove of Whitman's Pond for watershed protection purposes.

Continue to monitor water quality in the main cove of Whitman's Pond and provide public awareness of ways in which to improve water quality.

Use innovative land use techniques such as planned unit development and clustering to preserve land to enhance protection of water resources.

Work with the adjacent communities of Hingham, Quincy, Braintree, Rockland and Abington on watershed protection strategies for the shared rivers.

Educate residents and businesses on water conservation strategies.

Use deed restrictions, conservation restrictions, easements and purchases to preserve land and protect the water quality around Whitman's Pond, the Mill and Old Swamp Rivers.

## **Section 8 – Goals and Objectives**

Identify key undeveloped land in close proximity to the town's wells and water bodies that are part of the town's water supply system.

### **Goal 10: Preserve, protect and enhance the town waterfront as a recreational and historic asset.**

Continue upgrades to sewer and stormwater systems to protect our beaches.

Improve boat access by adding kayak and canoe launches on Fore and Back Rivers.

Improve public access to waterfront vistas at town parks such as Newell Playground, Lovell's Grove, the Kibby property and Great Esker.

Enhance habitat for shellfish, herring and smelt in Fore and Back Rivers.

### **Goal 11: Identify, protect and preserve scenic and unique historic, cultural, and archeological resources of the community.**

Incorporate Weymouth's historic resources, including the Abigail Adams House and the Old North Cemetery and Emery Estate, into the open space system.

Develop a wayfinding program for Weymouth's historic resources including signage.

Work with DCR and other state agencies in planning the acquisition, programming, operation, and maintenance of the town's natural, historic, and cultural resources.

### **Goal 12: Continue the ongoing maintenance and improvement program of park and playground facilities.**

Develop management plans for each major town-owned facility. In addition to planning for the routine maintenance of the facility and grounds, long-term capital needs and repairs can be identified and scheduled.

Inventory playground equipment and the dates of installation to determine when equipment replacement may be necessary.

### **Goal 13: Implement federal and state stormwater management programs.**

Revise zoning and subdivision regulations as appropriate to implement stormwater management programs and best management practices.

Consider low-impact development (LID) standards in zoning and subdivision regulations. Incorporate LID techniques into site plan and special permit approvals.

## **Section 8 – Goals and Objectives**

Develop stormwater management pilot projects to improve water quality.

**Goal 14: Keep the open space and recreation plan relevant by integrating periodic updates and evaluations.**

Establish an oversight committee or some similar entity to monitor progress in implementing this Open Space and Recreation Plan and report to Town Council on a regular basis.



## Section 9 – Action Plan

### Introduction

The Seven-Year Action Plan is based on the goals and objectives of the previous section. To ensure the implementation on a year-to-year basis of these actions, the Town of Weymouth will rely on existing town staff such as the directors of Planning and Community Development, Public Works, the School Department, Recreation and Health for overall execution of the Plan. The town will also work to ensure that public outreach and education is achieved as the implementation process moves forward.

The Seven-Year Action Plan is often the most difficult component of an Open Space and Recreation Plan. Unlike the lofty goals and objectives of the previous sections, here is where the rubber meets the road, where the planning ideals are translated into concrete actions. An Action Plan can sometimes be difficult to commit to and be problematic to review over time. Items that have been accomplished fade from view, while the more intractable problems linger for years. Financial and political trends may change, advancing some items while leaving others untouched. For these reasons alone, many communities are hesitant to put in writing the full scope of their intentions.

The following action plan intends to deliver on the promise of the goals and objectives expressed throughout this process, with a program of tangible steps for the town to take over the next seven years. There is a high level of activity already underway on many of these steps, based upon the input received during the planning process.

These actions are targeted to address the physical as well as the organizational issues confronting the town, as described and analyzed in *Section 7, Analysis of Needs*. The action plan described below focuses on the substantive issues of open space and recreation preservation, acquisition, enhancement, management, and maintenance. In addition to the more detailed plan below, some key items are displayed on Map 8 Action Plan in Appendix A.

Some of these actions may already be well underway; others are ongoing but need additional support. And while all actions listed are recognized as important, three areas in particular rise to the top as being absolutely essential for any future progress towards meeting the goals of this Plan:

- Obtaining support from town staff, commissions, and boards that open space and recreation is a central and lasting priority for Weymouth. While it is to be understood that there may be competing needs in the town, all groups must abide by the central tenet that these issues are extremely important to the residents of Weymouth. Essentially, this was the tone of the public comments, which reinforced the need for the town to enhance connections between open space resources and to maintain high quality open space and recreational resources. Where open space and recreational resources are concerned, the goals and policies of this Plan and the committee members and staff of the town must be consulted. Furthermore, groups must agree in advance on the proper decision making procedures to be followed in such matters.

## Section 9 – Action Plan

- Securing additional sources of funding, staffing, and other support for park facility maintenance and enhancement. One of the town’s main concerns is the need to maintain and enhance its existing parks and playing fields. Resources to achieve these goals can be scarce and the town must be creative in how funds are raised. Several recommendations are made specifically to identify the means for spreading the responsibility specifically for parks maintenance, such as creating “friends of” groups for local parks.
- Obtaining financial resources to assist in open space parcels. The town recently purchased a high priority property – the King Oak Hill property. Additional parcels are on the town’s “wish list” and CPA funding will only cover a portion of the anticipated costs if the opportunity arises to obtain any of these parcels.

It is a general policy of the town that parks and open space must be maximized to:

- ◆ Provide active and passive recreational opportunities suited to the town’s population;
- ◆ Resolve conflicts among those competing to use open space that is available;
- ◆ Take advantage of local and state-owned/managed environmental, historic and scenic resources; and
- ◆ Integrate the open space system into the town fabric to help link neighborhoods, provide buffers against incompatible uses and add value to surrounding properties.

Moreover, the town’s recreation facilities need to be assessed and updated:

- ◆ To monitor the condition of existing facilities;
- ◆ To meet standards for recreational facilities; and
- ◆ To address changes in recreation demand.

The programs included in this Plan allow the town to better maintain its existing open space while also providing the resources to increase recreational opportunity to other parcels in the town. Specific action items include:

- ◆ Continue to implement this Seven-Year Action Plan contained in the town’s Open Space and Recreation Plan (2014-2020) to guide development and enhancements to the park and open space system;
- ◆ Adopt a more robust Comprehensive Maintenance Program for all town open space and recreation facilities, coordinated with the school playground and playfield facilities;
- ◆ Development of a management plan for the town’s conservation lands; and

## **Section 9 – Action Plan**

- ◆ Renovation of community parks and open spaces to improve recreation opportunities and enhance the quality of life for the town's residents.

The Open Space and Recreation Plan will focus on making the following types of enhancements over the next seven years:

- ◆ Renovations to playing fields, basketball and tennis courts, and playground areas at existing parks to address the most pressing safety concerns and community needs in the park system, including meeting relevant ADA requirements;
- ◆ Assessment of ongoing open space needs as they pertain to recreation and resource (passive) opportunities;
- ◆ Enhancement of existing open spaces to improve recreational opportunities;
- ◆ Enhancing public access and activities on the Fore and Back Rivers; and
- ◆ Update the Open Space and Recreation Plan, as needed, to maintain the town's eligibility for open space and recreation funding.

One recommendation of the 2001 Master Plan for the Town of Weymouth is to link open space parcels to create a pedestrian and bicycle trail system connecting currently isolated park areas and various sections of the Town. The town's first area of focus is to extend existing pathways in Great Esker Park to Abigail Adams State Park to the north and Whitman's Pond to the south (see recommendation under Goal 3 in Table 9.1 below). To that end, in 2005 the town retained ICON Parks Design of Dorchester to prepare a master plan for the design and construction of the Back River Trail. The town should strive to implement the recommendations in the plan.

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
Goal 1: Improve the management of the town’s parks and open space/conservation land.									
• Give top priority to the rehabilitation and maintenance of existing parks, playgrounds and indoor recreation facilities.		DPW; Recreation; Schools	●	●	●	●	●	●	●
• Identify regular maintenance needs and the resources necessary to achieve the maintenance schedule.		DPW; Recreation; Schools	●						
• Assess conditions at town parks and playgrounds annually and take corrective action through routine maintenance and by budgeting capital improvements.		DPW; Schools; Planning Board	●	●	●	●	●	●	●
• Provide adequate funding and staffing to maintain parks and playgrounds and to coordinate programs in them.		Town Council; DPW; Recreation	●	●	●	●	●	●	●
• Take advantage of hilltop views by designing, enhancing, and maintaining hill top park sites including Great Hill and the recently acquired King Oak Hill property.	LAND; CPA	CPC; Recreation; DPW; Planning & Community Development	●	●					
• Preserve, enhance, and restore wetland areas through open space acquisition, easements and deed restrictions.	LAND; CPA	Conservation Commission; CPC			●	●			
• Begin implementing standardized procedures for measuring resident satisfaction and complaints with the recreation services and facilities.		Recreation	●	●					
• Develop a written maintenance plan with clear assigned duties and annual and periodic maintenance projects.		Admin.; DPW; Schools		●					

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
Goal 2: Provide appropriate and sufficient facilities and playing fields to meet the demands of the town, in particular the youth sports organizations.									
• Complete grass/turf field assessment study and begin to implement recommendations.		DPW; Recreation & Planning & Community Development	●	●	●	●	●		●
• Enhance and monitor the process for issuing field permits to better track field usage.		Recreation	●	●	●	●	●	●	●
• Push for the development of recreational fields at Southfield and shift some activities to those fields.		Planning & Community Development	●	●	●				
• Develop a new plan for the redevelopment of Legion Field that respects the neighborhood while maintaining the property as a community-wide recreational facility.		Planning & Community Development		●	●	●			
Coordinate field usage/demand with annual maintenance and periodic field refurbishing.		DPW & Recreation	●	●	●	●	●	●	●
Goal 3: Establish a public/private stewardship program for the town’s open space and recreational facilities.									
• Work with neighbors and park users to achieve compatible use at parks and playgrounds and to upgrade and maintain them. Encourage local park groups and school programs to be involved in programming activities.	Private in-kind	Recreation; Schools; Leagues and park groups	●	●	●	●	●	●	●
• Expand public/private stewardship programs to identify and rectify maintenance and scheduling conflict problems.	Private in-kind	Leagues and park groups; Recreation	●	●	●	●	●	●	●
• Encourage neighborhood and civic groups, sports organizations and business leaders to assist the town in maintaining and improving upon public spaces. Consider an Adopt-a-Park program for volunteer participation by groups such as boy and girl scouts.		Recreation	●	●	●	●	●	●	●

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
Goal 4: Develop links such as a multi-use trail along the Back River that connects existing public land									
<ul style="list-style-type: none"><li>Develop a resource management plan for the Back River Area of Critical Environmental Concern (ACEC). Work with the Waterfront Committee and Hingham on this plan.</li></ul>	Coastal Zone Management; CPA	Planning & Community Development; Conservation Commission; Waterfront	●		●	●			
<ul style="list-style-type: none"><li>Integrate newly acquired Kibby property into the A. Adams State Park.</li></ul>		Planning; DCR; Waterfront		●					
<ul style="list-style-type: none"><li>Develop a new pedestrian/bicycle crossing between Great Esker and Abigail Adams Park to a pedestrian/bicycle pathway extending the length of the Back River and down the Herring Run with open space links that extend into Jackson Square consisting of both on- and off- road components.</li></ul>	Recreation Trails Grant, PARC, CPA	Planning & Community Development		●	●	●			
Goal 5: Protect, enhance and preserve important natural resources.									
<ul style="list-style-type: none"><li>Develop criteria for determining priority sites for acquisition, identify and prioritize sites with water quality protection and open space and recreation potential.</li></ul>		Planning & Community Development; Conservation Commission	●	●					
<ul style="list-style-type: none"><li>Ensure that critical environmental resources are protected, wetlands are restored, and future wetland alterations and pollutant discharges are minimized as part of the permitting process.</li></ul>		Conservation Commission; Planning Board	●	●	●	●	●	●	●
<ul style="list-style-type: none"><li>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.</li></ul>		CPC; Planning & Community Development							
<ul style="list-style-type: none"><li>Develop management plans for the town's conservation lands. Consider using the Massachusetts Audubon Society's methodology for management planning.</li></ul>	CPA	Conservation Commission		●	●	●			

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
<ul style="list-style-type: none"> <li>Work with 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.</li> </ul>	CPA; LAND	Conservation Commission; MAPC			●	●	●	●	●
<ul style="list-style-type: none"> <li>Protect the use of the Herring Run as a resource and improve the water quality within the Herring Run and Whitman's Pond while improving access.</li> </ul>	CPA; LAND	Conservation Commission; Herring Run Committee				●	●		
<ul style="list-style-type: none"> <li>Continue efforts to daylight a portion of the smelt run and identify other methods to enhance the smelt habitat.</li> </ul>		Planning & Community Development; Conservation Commission	●	●	●	●	●	●	●
<b>Goal 6: Preserve natural and cultural heritage while promoting passive recreational use of conservation land.</b>									
<ul style="list-style-type: none"> <li>Examine feasibility of developing a riverwalk or preservation corridor along the major rivers within Weymouth.</li> </ul>	CPA	Planning & Community Development; Conservation Commission					●	●	●
<ul style="list-style-type: none"> <li>Protect views along and from the coastline. Propose identification of Ocean Street, Regatta Road and Fort Point Street as a scenic waterfront route.</li> </ul>		Planning & Community Development; Planning Board; Waterfront			●				
<b>Goal 7: Improve park and recreational facilities to provide recreational opportunities for all ages and/or abilities.</b>									
<ul style="list-style-type: none"> <li>Provide each neighborhood with an adequate range of appropriately located parks, playgrounds and recreation facilities.</li> </ul>		Recreation; Planning & Community Development	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Design facilities to serve the disabled, special needs, and elderly populations of Weymouth; remove barriers that prevent access to and use of existing parks.</li> </ul>	PARC	Recreation; Planning & Community Development; DPW	●	●	●	●	●	●	●

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
<ul style="list-style-type: none"> <li>Continue town policy to build all new facilities to meet ADA standards and develop plan to upgrade existing facilities as needed to meet standards.</li> </ul>	PARC	Recreation; Planning & Community Development; DPW	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Use ADA self assessment information to develop a list of the top ten remaining safety and ADA compliance issues.</li> </ul>		Recreation; Planning & Community Development; DPW	●	●					
<ul style="list-style-type: none"> <li>Work with the town's ADA/EEO/FH Coordinators and organizations specializing in elder services and special needs programs, establish a prioritized, five (50 year plan to improve and create new opportunities for seniors and emotionally or physically challenged populations.</li> </ul>	PARC	Recreation			●	●	●	●	●
<ul style="list-style-type: none"> <li>Submit facility redesign requests to Capital Improvement Committee for funding.</li> </ul>		Planning Board	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Create a variety of new green spaces and small parks to serve a range of user groups including community gardens and passive parks for socialization and relaxation.</li> </ul>	LAND, PARC	Town Council; Planning & Community Development; Health		●	●				
<ul style="list-style-type: none"> <li>Provide safe and secure pedestrian and bicycle connections to major open space and recreation opportunities, transit, and Weymouth's schools. Encourage walking and hiking for transportation and fitness. Provide adequate parking facilities at major facilities.</li> </ul>	Recreation Trail Grants, PARC	Planning & Community Development; DPW; Health; Schools	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Establish a system for scheduling and permitting field and gym use, including non-league community users. Coordinate access to all facilities with private sports organizations. Information regarding the scheduling and permitting (including a calendar) for fields should be more prominently displayed on the Town's website.</li> </ul>		Recreation; Schools	●	●	●	●	●	●	●



## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
<ul style="list-style-type: none"> <li>Provide public outreach through the use of maps, program guides, and the internet for the town's parks, fields, and recreation programs.</li> </ul>		Recreation; Schools; Administration		●	●	●	●		
<ul style="list-style-type: none"> <li>Provide playground facilities for each neighborhood park with safe surfaces to minimize injuries.</li> </ul>	PARC	Recreation; Schools; DPW	●	●	●	●	●	●	●
<b>Goal 8: Coordinate Healthy-Wey objectives with objectives of the Recreation and Open Space Plan.</b>									
<ul style="list-style-type: none"> <li>Create and publicize walks both within and outside the town's park system.</li> </ul>		Health; Recreation	●	●	●				
<ul style="list-style-type: none"> <li>Continue to participate in national "Walk to School" programs.</li> </ul>		Health; Schools	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Create recreation facilities that appeal to all age cohorts of Weymouth's population.</li> </ul>		Recreation; Health		●	●	●			
<ul style="list-style-type: none"> <li>Evaluate public ways as exercise venues when looking at sidewalks and bike lanes.</li> </ul>		DPW; Planning & Community Development; Health	●	●	●	●	●	●	●
<b>Goal 9: Protect the Town's public drinking water supply.</b>									
<ul style="list-style-type: none"> <li>Identify vacant and underutilized parcels to acquire around the south cove of Whitman's Pond for watershed protection purposes.</li> </ul>	LAND, CPA	DPW, Planning & Community Development	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Continue to monitor water quality in the main cove of Whitman's Pond and provide public awareness of ways in which to improve water quality.</li> </ul>		Whitman's Pond Comm.; DPW	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Use innovative land use techniques such as planned unit development and clustering to preserve land to enhance protection of water resources.</li> </ul>		Planning & Community Development		●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Work with the adjacent communities of Hingham, Quincy, Braintree, Rockland and Abington on watershed protection strategies for the shared rivers.</li> </ul>		Planning & Community Development; DPW RPA'S	●	●	●	●	●	●	●

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2019	2019
<ul style="list-style-type: none"> <li>Educate residents and businesses on water conservation strategies.</li> </ul>		DPW	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Use deed restrictions, conservation restrictions, easements and purchases to preserve land and protect the water quality around Whitman's Pond, the Mill and Old Swamp Rivers.</li> </ul>	CPA; LAND	Planning & Community Development; Conservation Commission				●	●		
<ul style="list-style-type: none"> <li>Identify key undeveloped land in close proximity to the Town's wells and water bodies that are part of the town's water supply system.</li> </ul>		Planning & Community Development; DPW		●	●				
<b>Goal 10: Preserve, protect, and enhance the town waterfront as a recreational and historic asset.</b>									
<ul style="list-style-type: none"> <li>Continue upgrades to sewer and stormwater systems to protect our beaches.</li> </ul>		DPW		●	●	●	●	●	
<ul style="list-style-type: none"> <li>Improve boat access by adding kayak and canoe launches on Fore and Back River.</li> </ul>		Planning & Community Development; Waterfront	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Improve public access to waterfront vistas at town parks such as Newell Playground, Lovell's Grove, the Kibby property, and Great Esker.</li> </ul>		DPW; Waterfront; Planning & Community Development	●	●	●	●	●	●	●
<ul style="list-style-type: none"> <li>Enhance habitat for shellfish, herring and smelt in Fore and Back Rivers.</li> </ul>		Conservation Commission; Waterfront; Herring Run Committee; DPW; Shellfish Warden	●	●	●	●	●	●	●

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)							
			2013	2014	2015	2016	2017	2019	2019	
Goal 11: Identify, protect and preserve scenic and unique historic, cultural, and archeological resources of the community.										
• Incorporate Weymouth's historic resources, including the Abigail Adams House and the Old North Cemetery and Emery Estate, into the open space system.	CPA	Planning & Community Development; Historical Commission		●	●	●	●	●		
• Develop a wayfinding program for Weymouth's historic resources including signage.	CPA	Planning & Community Development; Historical Commission		●	●	●	●	●		
• Work with DCR and other state agencies in planning the acquisition, programming, operation, and maintenance of the town's natural, historic, and cultural resources.	LAND, Historic tax credits; CPA	Planning & Community Development	●	●	●	●	●	●	●	
Goal 12: Continue the ongoing maintenance and improvement program of park and playground facilities.										
• Develop management plans for each major town-owned facility. In addition to planning for the routine maintenance of the facility and grounds, long-term capital needs and repairs can be identified and scheduled.		DPW; Schools	●	●	●					
• Inventory playground equipment and the dates of installation to determine when equipment replacement may be necessary.		DPW; Schools			●					
Goal 13: Implement federal and state stormwater management programs.										
• Revise zoning and subdivision regulations as appropriate to implement stormwater management programs and best management practices.		Planning & Community Development; DPW; Conservation Commission; Planning Board		●	●					

## Section 9 – Action Plan

Table 9-1  
Seven-Year Action Plan

Objective/Action Item	Potential Funding Source	Responsible Party	Action Year(s)						
			2013	2014	2015	2016	2017	2018	2019
<ul style="list-style-type: none"> <li>Consider low-impact development (LID) standards in zoning and subdivision regulations. Incorporate LID techniques into site plan and special permit approvals.</li> </ul>		Planning & Community Development; Conservation Commission; DPW & Planning Board		●	●				
<ul style="list-style-type: none"> <li>Develop stormwater management pilot projects to improve water quality</li> </ul>	Public/private collaboration	DPW; Planning & Community Development; Conservation Commission; Planning Board		●	●				
<b>Goal 14: Keep the open space and recreation plan relevant by integrating periodic updates and evaluations.</b>									
<ul style="list-style-type: none"> <li>Establish an oversight committee or some similar entity to monitor progress in implementing this Open Space and Recreation Plan and report to Town Council on a regular basis.</li> </ul>		Planning & Community Development		●		●		●	

## **Section 10 – Public Comments**



*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Deval Patrick  
GOVERNOR

Timothy Murray  
LIEUTENANT GOVERNOR

Richard K. Sullivan, Jr.  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1181

January 30, 2013

James Clarke  
Department of Planning and Community Development  
75 Middle Street  
Weymouth, MA 02189

Re: Open Space and Recreation Plan

Dear Mr. Clarke:

Thank you for submitting the draft Open Space and Recreation Plan for Weymouth to this office for review and compliance with the current Open Space and Recreation Plan Requirements. This plan was particularly thorough and has been conditionally approved through January 2020. Conditional approval will allow the town to participate in DCS grant rounds through January 2020, and a grant award may be offered to the town. However, no final grant payments will be made until the plan is completed.

Once the following items are addressed, your plan will receive final approval:

1. Planning Process and Public Participation – the Public Participation section should describe how the public was informed of the public meetings and the survey.
2. Vegetation – more specifics in the general inventory section are needed.
3. Section 5 – the table that lists the town's conservation and recreation properties must include columns on current use, condition, recreation potential, type of grant (if any) used to purchase or renovate the property, public access, zoning, and degree of protection. Please note that this information is only required for the town-owned conservation and recreation properties.
4. Action Plan – the color and shape of the dots in the table needs an explanation.
5. Letters of Review – letters from the chief municipal officer, planning board, and regional planning agency must be included.
6. The ADA section is missing. For more information on that section, please read the Open Space and Recreation Planner's Workbook online at <http://www.mass.gov/eea/docs/eea/dcs/osrp-workbook08.pdf>.
7. Maps – the Inventory map should denote ownership as well.

Congratulations on undertaking such an important task! Please contact me at (617) 626-1171 or [melissa.cryan@state.ma.us](mailto:melissa.cryan@state.ma.us) if you have any questions or concerns, and I look forward to reviewing your final plan.

Sincerely,

  
Melissa Cryan  
Grants Manager



*The Commonwealth of Massachusetts*  
*Executive Office of Energy and Environmental Affairs*  
*100 Cambridge Street, Suite 900*  
*Boston, MA 02114*

Deval Patrick  
GOVERNOR

Richard K. Sullivan, Jr.  
SECRETARY

Tel: (617) 626-1000  
Fax: (617) 626-1181

April 7, 2014

James Clarke  
Department of Planning and Community Development  
75 Middle Street  
Weymouth, MA 02189

Re: Open Space and Recreation Plan

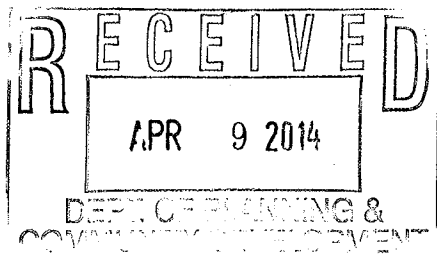
Dear Mr. Clarke:

Thank you for submitting Weymouth's Open Space and Recreation Plan to this office for review for compliance with the current Open Space and Recreation Plan Requirements. I am pleased to write that the plan is approved. This final approval will allow Weymouth to participate in DCS grant rounds through January 2020.

Congratulations on a great job. Please call me at (617) 626-1171 if you have any questions or concerns about the plan.

Sincerely,

Melissa Cryan  
Grants Manager



*Town of Weymouth  
Massachusetts*

Susan M. Kay  
Mayor

75 Middle Street  
Weymouth, MA 02189



Office: (781) 340-5012  
Fax: (781) 335-8184

[www.weymouth.ma.us](http://www.weymouth.ma.us)

March 27, 2014

Melissa Cryan, Grants Manager  
Commonwealth of Massachusetts  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

RE: Town of Weymouth 2013 Open Space and Recreation Plan

Dear Ms. Cryan,

On behalf of the Town of Weymouth, it is my pleasure to endorse the 2013 Open Space and Recreation Plan prepared by the Weymouth Department of Planning and Community Development. This plan is the product of more than two years of persistence and hard work provided by numerous Town staff as well as multiple boards, commissions, and committees. I am very grateful to the many individuals who contributed their time and energy to the preparation of this very important document.

Through the preparation of an Open Space and Recreation Plan, Weymouth had the opportunity to assess as a community where we are and where we would like to go with our open space infrastructure. The Town's 2013 plan provides a blueprint for thoughtful development and active stewardship of our many green spaces, natural habitats, waterways, neighborhood parks, and quality outdoor recreation facilities. Already the Town has taken a number of actions to preserve, protect, and enhance these resources for all Weymouth residents:

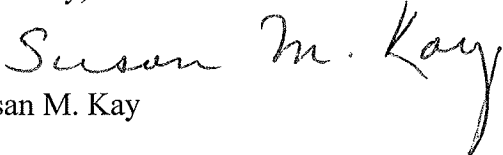
- Since 2010, the Weymouth Community Preservation Committee and Town Council have authorized the acquisition of more than 25 acres of formerly private land for public open space and recreational opportunities. Three newly acquired properties are immediately adjacent to a neighborhood or state park, and another is the historically significant Emery Estate, which is being considered for such public uses as walking trails, community supported agriculture, and an indoor-outdoor events venue.

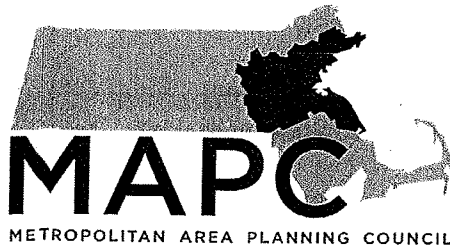


- The Weymouth Board of Zoning Appeals adopted new Smart Growth design guidelines for Weymouth's office, retail and village-center district in January 2013. These guidelines will promote the development of mixed-used districts that are pedestrian friendly and transit oriented and hence preserve open space that would otherwise be lost to sprawling or low density development
- In April 2013, the Weymouth Town Council approved adoption of the Massachusetts Local Option Meals Excise (M.G.L. c. 4, §4) with the specific intention to dedicate new revenues from the tax to the improvement of Weymouth's athletic fields and outdoor recreational facilities. The Local Options Meals Excise is anticipated to add \$500,000 in annual revenue for this very important purpose.
- With funding provided by the Weymouth Community Preservation Committee, the Whitman's Pond Working Group partnered with a lake management consultant to prepare the Whitman's Pond Vegetation Management Action Plan in September 2013. This important document provides a framework for managing nuisance and invasive vegetation at the pond while also preserving the water body as a critical herring spawning ground, recreation asset, water supply, and central aesthetic feature.
- Design plans are currently underway for rehabilitation of Weymouth's Legion Field and Lovell Playground – two large, multi-functional parks that have historically hosted popular sporting and community events. The 75 percent design plans lay out a variety of improvements for both active and passive recreation at the sites, including artificial turf fields, hardtop athletic courts, playgrounds for multiple age groups, tree planting, walking trails, and wetland replication.

Of course, the Town of Weymouth will continue to invest in our community's open space infrastructure, from Weymouth's neighborhood parks to its beaches and waterways. I am confident that the Town's Open Space and Recreation Plan will allow us to pursue this goal with thoughtful planning and access to new resources, including the Land and Water Conservation Fund, PARC Program, and other grant programs administered by the Executive Office of Energy and Environmental Affairs. Since receiving conditional approval of its Open Space and Recreation Plan, the Town has already submitted a number of funding proposals for the improvement of its walking trails and neighborhood parks. I am optimistic that the goals and action items stated in Weymouth's 2013 Open Space and Recreation Plan will address our community's need to confront and manage future growth in a way that preserves, protects, and enhances Weymouth's unique natural environment.

Sincerely,

  
 Susan M. Kay  
 Mayor



January 29, 2013

James Clarke  
Planning Director  
Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

Dear Mr. Clarke:

Thank you for submitting the "Open Space and Recreation Plan" dated November 16, to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans must be submitted to the regional planning agency for review. This review is advisory and only DCS has the power to approve a municipal open space plan. While DCS reviews open space plans for compliance with their guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroFuture*, the regional policy plan for the Boston metropolitan area.

The following are MAPC's recommendations for amendments to the Weymouth Open Space and Recreation Plan:

**Subregion** - The open space plan does not mention that Weymouth is a member of the South Shore Coalition (SSC) which is one of eight MAPC subregions. SSC is a group of twelve cities and towns that meet regularly to discuss issues of common interest and is an excellent forum for discussing regional open space issues and opportunities. We recommend that a reference to the South Shore Coalition be included in the section on Regional Context.

**Surrounding Communities** - In the section on regional context, there should be mention made of the open space planning activities and open space plans of surrounding communities. Connections between those communities and the open space needs and objectives of Weymouth should be explored. We encourage all communities to consult with their neighbors concerning their open space plans and initiatives especially since open space parcels and similar resources often occur near municipal boundaries and can be influenced by the actions of neighbors.

**Consistency with *MetroFuture*** - *MetroFuture* is the official regional plan for Greater Boston, adopted consistently with the requirements of Massachusetts General Law. The plan includes goals and objectives as well as 13 detailed implementation strategies for accomplishing these goals. We encourage all communities to become familiar with the plan by visiting the web-site at <http://www.metrofuture.org/>.

The Weymouth Open Space and Recreation Plan does not specifically mention *MetroFuture*. We encourage communities to include a brief paragraph about *MetroFuture* in Chapter III under Regional Context. Ideally this paragraph should explain ways in which Weymouth's Open Space and Recreation Plan will help to advance some of the goals and implementation strategies that relate specifically to open space, recreation, and the environment generally.

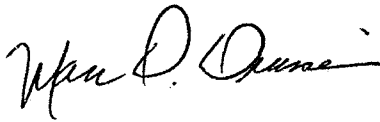
In the case of Weymouth's plan, this shouldn't be too hard to do since we see many positive connections between your plan and *MetroFuture* such as the adoption and implementation of the Community Preservation Act and innovative zoning such as a watershed overlay district, planned unit development and a cluster bylaw. These activities are highly consistent with *MetroFuture*.

For further information on the implementation strategies related to environmental issues, please see <http://www.metrofuture.org/strategy/11>.

Weymouth's Open Space and Recreation Plan is very thorough and it should serve the town well as it continues its efforts to preserve open space and provide for the recreational needs of its residents.

Thank you for the opportunity to review this plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc D. Draisen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Marc D. Draisen  
Executive Director

cc: Melissa Cryan, Division of Conservation Services  
Mayor Susan M. Kay, MAPC Representative, Town of Weymouth

Department of Planning and  
Community Development

James F. Clarke, Jr.  
Director of Planning and  
Community Development  
email: jclarke@weymouth.ma.us

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Susan M. Kay  
Mayor

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November 12, 2013

Melissa Cryan  
Grants Manager  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, 9<sup>th</sup> Floor  
Boston, MA 02114


Re: Open Space Plan Review Letter

Dear Ms. Cryan:

The Weymouth Planning Board is pleased to endorse the Town's 2012 Open Space and Recreation Plan. The Board was a major participant in preparing the document by providing input throughout the process in 2011 and 2012. Public meetings were held and a citizen survey was completed in 2011 that provided valuable insight that was incorporated into the final plan submitted in 2012.

The Board believes that the vision and goals captured in the plan accurately reflects and addresses the community's needs and makes providing, protecting, and maintaining open space a major priority for the Town. The Board looks forward to receiving final approval from the Division of Conservation Services and is committed to see the items outlined in the plan come to fruition over the next several years.

Sincerely,

  
Walter Flynn, Jr.  
Chairperson

**Town of Weymouth Planning Board**  
Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, Weymouth, MA 02189  
Telephone: (781) 340-5015 Fax: (781) 335-3283  
Website: [www.weymouth.ma.us](http://www.weymouth.ma.us)

## Section 11 - References

- The Cecil Group, Inc. *Columbian Square Village Center, Conceptual Plans and Design*, September, 2008.
- The Cecil Group, Inc., Cambridge Economic Research *The Emery Estate in Weymouth*, August, 2012.
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- Massachusetts Natural Heritage & Endangered Species Program. (2011). *BioMap and Living Waters: Guiding Land Conservation for Biodiversity in Massachusetts* – Core Habitats of Weymouth, Boston, Massachusetts: Commonwealth of Massachusetts, Executive Office of Environmental Affairs, Division of Fisheries and Wildlife.
- National Recreation and Parks Association and the American Academy of Park and Recreation Administration. (1996). *Park, Recreation, Open Space and Greenway Guidelines*. Retrieved 2009, from <http://www.nrpa.org>.
- Town of Weymouth, Annual Reports – various years.
- Town of Weymouth Community Development Block Grant – *2010 – 2014 Five Year Consolidated Plan, Town of Weymouth*, May, 2010.

## Section 11 - References

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Woolsey, H., A. Finton, J. DeNormandie. 2010. *BioMap2: Conserving the Biodiversity of Massachusetts in a Changing World*. MA Department of Fish and Game/Natural Heritage & Endangered Species Program and The Nature Conservancy/Massachusetts program. [http://www.mass.gov/dfwele/dfw/nhesp/land\\_protection/biomap/biomap2\\_summary\\_report.pdf](http://www.mass.gov/dfwele/dfw/nhesp/land_protection/biomap/biomap2_summary_report.pdf).