

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Whipple Center, 182 Green Street**  
**November 9, 2010**  
**Minutes**

**PRESENT:**

Walter Flynn, Chairman  
Dave Chandler  
Sandra Williams  
Mary Akoury

**NOT PRESENT:**

Paul Hurley

**ALSO PRESENT:**

James Clarke, Director of Planning & Community  
Development  
Rod Fuqua, Principal Planner/Dept. Planning &  
Community Development  
Ralph Willmer, VHB

Chairman Flynn called the November 9, 2010 meeting of the Planning Board to order at 7:00PM.

**PUBLIC FORUM - WEYMOUTH OPEN SPACE AND RECREATION PLAN**

Chairman Flynn thanked everyone for coming to tonight's forum; Chairman Flynn wanted to recognize Steven Ford, Chairman of the Recreation Committee, the newly appointed Waterfront Commission, Councilor DiFazio, and many others.

Mr. Willmer was hired by the Town of Weymouth to assist with the Open Space and Recreation Plan. Mr. Willmer is working with the Recreation Commission, Planning Board, Development Committee and conservation Commission on the Open Space and Recreation Plan. Mr. Willmer gave an overview presentation on open space planning and status in Weymouth.

What is the Open Space and Recreation Plan? It is a review of conservation land, recreation land, agricultural land, small parks, etc. and an action plan for the future.

Land use: total land area 17.7 square miles. One half of that is residential, one third of that is forest and wetlands and the last 12% is commercial industry.

Some of the many open space parcels are:

- Weymouth Back River
- Wessagusset and Lane Beach
- Great Hill
- Back River Trail
- Great Esker Park
- Negus Field
- Stella Terrill

- High School Field
- O'Sullivan Park
- Webb Park
- Weston Park
- Reilly Field
- Bradford Torres Bird Sanctuary

## **PROCESS & SCHEDULE**

### **Process:**

- Public outreach and information gathering
- Data collection and analysis
- Assess community needs
- Create 7 year action plan
- Submit plan December 10, 2010 to Division of Conservation Services

Currently updating the existing Open Space and Recreation Plan; try and identify who is responsible for which project. Leverage resources to accomplish the plan. Weymouth is fortunate to have CPC funds.

### **What is required?**

- Demographic data
- Environment resources
- Inventory of open space and recreation facilities, such as:
  - List each park or open space area, how the land was obtained (grant), what uses land are currently using parcel for and potential for same parcel; most of this information is already done and is land ADA compliant.
- Resource and community needs
- Goals and objectives
- 7 year action plan

Mr. Chandler asked where Legion Field falls into play in this plan. Mr. Willmer stated that this plan is not all inclusive. The various options will be discussed. Mr. Clarke stated that Mayor Kay has organized a committee to decide what to do with Legion Field. The first priority is to get rid of the excess soil and regrade. CPC has just restored the brick piers on the Memorial Wall and the next item on the Mayor's list is removal and abatement of the asbestos bleachers.

## **GOALS & OBJECTIVES**

### **Protect the Town's public drinking water supply**

- Continue to deliver an uninterrupted supply of water to the Town's residents and businesses that require the least amount of treatment.

- Protect the Town's wells and water bodies from future contamination.
- Reduce costs to the Town and prevent the need for costly expansion of the water supply system.

Improve the management of the Town's parks and open space/conservation land

- Continue the ongoing efforts to provide safe, clean well maintained public parks and open space/conservation lands for the town's residents and visitors to use for passive and active recreation.

Develop links such as a multi-use trail along the Back River that connects existing public land.

- To provide open space networks linking town and state land with parks by continuing work on the multi-purpose trail.

Protect, enhance and preserve important natural resources

- To provide protection to critical environmental resources and to minimize wetland alterations and the discharge of pollutants to wetlands and water bodies.
- To develop a community that is in harmony with the natural systems, while utilizing environmental resources for human needs without undermining their ability to function over time.

Preserve natural and cultural heritage while promoting passive recreation use of conservation land

- To preserve resources and educate the public about the Town's natural and cultural resources with the knowledge that educated, environmentally sensitive recreation users can play a key role in protecting sensitive cultural, natural and scenic resources.
- Create signs so people know how to get around the parcel

Implement federal and state storm water management programs

- To promote the advancement of stormwater technology to bring the Town into compliance with federal and state policy and improve surface and groundwater quality.

Establish a public/private stewardship program for the Town's open space and recreational facilities

- To establish a program that encourages community-based groups, sports leagues, and other civic associations and business to participate in maintenance, protection and preservation of open space areas.
- To continue and expand supportive services to various user groups of athletic and recreation facilities.
- Establish a "friends of XXXX Park" group to help obtain funds to improve the park.

Improve park and recreational facilities to provide recreational opportunities for all ages and/or abilities

- To assure that all parks, playgrounds and recreational facilities are utilized to their fullest potential.

Identify, protect and preserve scenic and unique historic, cultural and archeological resources of the community

- To preserve and protect the Town's burial grounds and other identified archeological areas.
- To preserve significant structures and sites as well as the contextual landscape in which they are located.

Continue ongoing maintenance and improvement program of park and playground facilities.

- To continue improvements and upgrades to town recreational facilities.

Keep the open space and recreation plan relevant with periodic reviews and evaluations

- To provide tools to evaluate the success of the Town's work and make adjustments to the plan as necessary.

One recommendation is an entity that has oversight of the overall plan and makes sure it is checked and evaluated on an annual basis.

**QUESTIONS**

Mr. Willmer opened up the forum for questions at this point.

Ms. Schloss stated that there is no access to or signage to the conservation areas. Ms. Akoury suggested that in the section on Goals and Objectives, Slide #5, Item #2, it is "too wordy" and needs editing. Mr. Clarke suggested getting more people to use the Back River Trail, it is a natural area and hopefully it will not degrade by allowing too many people in to use it.

Chairman Flynn suggested Mr. Willmer use the CPC Needs Assessment document to help in writing the following chapter in the Open Space and Recreation Plan.

Mr. Clarke stated that Val Sullivan from the Healthy Wey Program reminds him that park of the open space plan is to make sure that our sidewalks are clear so that people can get out and walk.

Mr. Willmer stated that the plan is balanced and covers a lot of policy issues.

North Weymouth Civic Association stated that Great Hill sidewalks up to the hill need work, Great Hill is an historic site and it needs pruning.

Val Sullivan stated that she would like to have more information out to the citizens about all the resources in the town; people are not aware of all the parks in town. Mr. Willmer stated that there are a number of ways to make residents more aware of the resources in the town. Uniform signage style is very helpful. Ms. Willmer's recommendations will be written out in detail.

Ms. Harbottle stated that she would like to see the Town preserve a small area of open space to provide visual relief; limitation of paving in front yards and that sort of thing. Mr. Willmer stated that open space plans varies from town to town. As he goes through our town's inventory he may include those very landscape requirements.

Sea Street - bear fawn statue was vandalized. Mr. Clarke stated that he had spoken with Mayor Kay today and it was suggested perhaps more lighting in that area would deter any more vandalism. Mr. Clarke will speak privately to this person after the meeting.

Question: the last open space plan, what percentage of the goal was reached? Did they reach their goal in the 7 years? Mr. Willmer stated that he will be looking at that plan and how it relates to this plan.

North Weymouth Flag Football Association is willing to put money into the fields to help utilize and maintain the fields; to re-seed the field, would have to not use the field for a year, how do you displace 700-800 kids for a year? What do you do with them? Mr. Clarke stated we need to keep the plan relevant with periodic reviews. This is an area at a street level where the Recreation Commission and the Planning Board need to help keep the plan relevant. Now the town has the CPC and coastal zone management, they can help with funds. We need to engage more people like Flag Football that wants to help fund the maintenance.

Rugby Team would like to help. Does the town have a process in place already? Mr. Clarke stated that currently people have come forward to the Mayor personally and helped personally, on a case by case basis.

Mr. Willmer facilitated a listing of strengths, weaknesses, opportunities, and threats from the audience.

### **STRENGTHS**

- Preserve land along the waterfront and coast
- Rivers, herring run
- Whitman's pond
- Great pond

### **WEAKNESSES**

- Flooding
- Natural hazard maintenance plans
- Financial schools
- Abandoned buildings and zoning/business in residential areas

- Great hill, full of cultural heritage, is a mess could be a huge strength
- Scheduling fields use
- Old incineration buildings on park land
- Need for management plan, a.c.e.c. plan
- Signage, trails, parking
- Lack of communication between the sports groups all played on same fields, no one talks to each other
- Nowhere for environmental groups to get together in the town.
- Drainage - fields, streets, landing
- Sanitation facilities @ sports fields
- Parks need to be cleaned up
- Fields for schools are used by other sports groups, being destroyed by those groups and then students at the schools cannot use the fields

### **OPPORTUNITIES**

- Formal process of organized sports groups to talk about use of the fields
- Permit fields, does not allow for money to improve the fields
- Rent the fields
- CPC and state and fed grants are available
- Link history, environmental, CPC funded, Abigail Adams Society, Meeting House on National District, First Church, Abigail Adams Green, make a walking trail to the old tombs.
- Add all this above information to the town's web site to promote tourism.
- Develop an education model to tie in all previous to educate kids to adults.
- Coastal zone to apply for federal funds for sea walls.
- Make placemats that highlight areas in the town, have them at every restaurant in the town.

### **THREATS**

- Vandalism
- Development - tri town
- Whitman's pond
- Over development
- Over use of fields
- Mitigation, over development
- Maintain quality of life in Weymouth, will see shift in ages of people in town
- Transportation
- Japanese beetle

### **SURVEY QUESTIONS**

Mr. Clarke thanked everyone for coming out this evening. The committee obtained great information, will stay in touch and try and address the specific issues that were brought forth this evening.

### **MARTIN STREET**

Mr. Luongo stated this is a request for a release of performance bond. A three lot sub-division, DPW has inspected the project.

Ms. Akoury made a MOTION TO APPROVE. Ms. Williams SECONDED THE MOTION. It was UNANIMOUSLY VOTED.

### **CAPITAL IMPROVEMENT DRAFT**

Mr. Luongo stated that he will schedule people for next Tuesday's meeting. Mr. Luongo will try and consolidate the evenings.

### **MINUTES**

Minutes will be voted on at the next meeting.

### **ADJOURNMENT**

At 9:25PM, there being no further business, a MOTION was made by Ms. Akoury to ADJOURN and was SECONDED by Ms. Williams. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck  
Recording Secretary

Approved by:

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Chairman, Walter Flynn

Dated:

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