

**WEYMOUTH PLANNING BOARD  
TUFTS LIBRARY/Jones Meeting Room  
May 4, 2004 Meeting**

**PRESENT:** Paul Dillon/Chairman, Paul Hurley and Mary Akoury

**ALSO PRESENT:** Jim Clarke/Director of Planning & Community Development  
Paul Halkiotis, Economic Development Planner

**RESIDENT SPEAKERS:** Kathy Swain, Art Doine and Dominic Galluzzo

**RECEIVED**  
2004 JUN 21 A 10:01  
OFFICE OF THE TOWN CLERK  
WEYMOUTH, MASS

Chairman Dillon called the May 4th, 2004 special meeting of the Planning Board, which included discussion of Open Space and Recreation Plan, to order at 7:36 PM.

Chairman Dillon announced the first item on the agenda this evening would be the continued public hearing for Petitioner Thomas Tanner.

Public Hearing Cont. – 7:30 PM – Hearing to be cont. to May 11, 2004

Petr: Thomas Tanner, Trustee, Tanner Family Realty Trust

Locus: Tanner Terrace, formerly Joie's Circle, off Chelsey Way  
Between and southerly of number 10 and 30 Chelsey Way  
Sheet 64, Block 636, Lot 4 and Block 637, Lot 60

Zoning: R-1

Mr. Hurley moved to open the hearing for Thomas Tanner/Tanner Terrace. Re. Sheet 64, Block 636, Lot 4 and Block 637, Lot 60.

UNANIMOUSLY VOTED

Chairman Dillon announced that the applicant has requested a continuance to May 11, 2004.

Mr. Hurley moved to continue the public hearing for Thomas Tanner to May 11, 2004 at 7:30 PM.

UNANIMOUSLY VOTED

99 Hollis Street  
Realty Trust  
Form A Plan  
Single Family House Lot

Mr. Clarke informed members that their proposal includes a two-lot subdivision, the size of one lot was 53,000+-sq. ft. and the other 25,000 sq. ft. He told members that this property was bequeathed to the Historical Society - a private and not public organization. The Society has chosen to sell the building and the land. He said that there was the 40-ft. access way was not permissible. Additional land here could be subdivided, but they could run into zoning problems. He stated that he read the regulation - and if you do it sequentially or at the same time, you could run into problems.

Mr. Clarke noted that they do meet the subdivision requirement of 40-ft. frontage re. the Form A Plan, although they might have to come back – adding there is a similar problem with the Tanner Terrace proposal. They need 72 ft. all the way back. He said that this parcel has a big old house with a good size barn. Plans call for taking down the barn.

Mr. Hurley moved to approve.  
UNANIMOUSLY VOTED

**7:45 PM – Open Space and Recreation Plan Workshop**

Chairman Dillon introduced the members of the Board, the Planning staff and Mayor Madden to those in the audience. He commented that he felt the Open Space plan was moving in the right direction – and tonight they would be speaking about the current conditions.

Mr. Clarke began the discussion with a Power Point presentation.

Mr. Clarke referred to the Town's demographics and statistical information, which he pointed out is a required part of the Plan. He said they have ideas on where they want to go and at the conclusion of the presentation, they would open it up for public comment and feedback. Before proceeding he took a moment to introduce Town Councilor Greg Shanahan who represented District 1 – adding that the other town officials were unable to be present due to budget hearings that were also taking place this evening.

Mr. Halkiotis explained that an update of the Town's Open Space and Recreation Plan is required every 5 years. The last one was done in 1999. He noted that a state-approved plan qualifies the Town to be eligible for certain discretionary state grants and it also helps to make Weymouth a more attractive community to live in. He stated that an Open Space plan helps to identify the Town's natural resources that need to be protected and preserved. The plan includes the priorities for the future with respect to recreational facilities and programs.

Mr. Halkiotis then reviewed the following facts about Weymouth:  
Demographics:

- population is 54, 063
- average income is \$46,000
- Race statistics – 94% white and 6% smaller minorities
- The average person is between 25-54 years of age

He noted that in the past 10 years there has been a big decline in the young adult population in Weymouth.

Geographic:

- Weymouth is 17 ½ sq. miles in size
- There is 12 ½ miles of shoreline
- Weymouth has 38 parks and playgrounds
- And 346 acres of park land
- Land protected = 430 acres
- Great Pond Reservoir = 522 acres
- 1300 acres (12 ½% of the land in Weymouth) is protected from future development

### Recent Park and Playground Improvements

Mayor Madden spoke next, addressing the park and playground improvements that have taken place since he took office. He stated that in 1999, when he was running for office, he pointed out the need to upgrade parks/playgrounds and he had \$2,000,000 to invest. Since that time the money was invested in a number of improvements, which included:

- new fences
- improvements to playing fields
- backstops
- irrigation and wells
- lighting
- playground equipment
- equipment and storage buildings

More specifically, improvements were made at a variety of parks and beaches, including:

- Beals Park (play area for children)
- North Weymouth
- Kids Landing
- Skate Board Park
- School House Rd.
- A new field at O'Sullivan
- Stella Tirrell – this field involved a large project including a new field in the Fall at a cost of \$300,000
- Brad Howes Field
- Wessagussett Beach restoration (with the help of the Yacht Club they upgraded the beach and are maintaining it)
- Whitman's Pond – a new park on Middle Street, done with the help of the Rotary/volunteers, including weed harvesting
- Ralph Talbot
- Skateboard Park
- Negus Park
- Kids Landing – new equipment

Mayor Madden said his goal was also to spread the money out. At this point almost all of the \$2,000,000 has been spent. He found the biggest challenge in addressing the work needed in this area was to come up with the funding.

Presently they are working on the Back River Trail, which is being reviewed by a design firm, with the ultimate goal of linking the Trail to 7 publicly owned properties along the Back River from Abigail Adams Park in North Weymouth to Whitman's Pond.

Mayor Madden went on to say that they are also evaluating Webb Park for plan improvements.

The Legion Field reuse plan is expected to be a very large project and the most expensive of all - as it has a number of issues which include flooding – a problem that has been difficult to address. He said that the wall at the field needs attention and they are still looking at how it will be used as well as the cost. Mayor Madden also reported that they are working with the "T" for some of the excess soil from construction of the Weymouth site to stabilize the field. He estimated that it might be a 2-½ year project.

#### Other improvements included:

- a handicapped accessibility study and improvements to parks
- new recreational facilities at the high school, which he said he was very excited about
- a new football and soccer field will be a maintenance free facility (turf) and this stadium will be used by many

#### Priorities for the Future, Priorities and Maintenance

Mayor Madden told those present that he has combined the DPW and Schools with reference to maintenance of the parks/playgrounds, noting the Schools have the most expertise in this area and utilizing the staff of DPW has proved very beneficial.

Mayor Madden went on to say that when he first looked at the parks, he found that they all offered shuffleboard, which no one plays anymore. He noted that the Skateboard Park was a new successful idea as it gets a lot of use. At this point they are looking to provide additional (smaller) areas for skateboarding. In closing he said he hoped to be able to move forward, based on the ability to obtain funding.

Mr. Clarke spoke next, addressing priorities for the future re. recreational programs and facilities. He said they have talked about adding programs and in doing so have asked:

- do we serve all of the population – like seniors??
- do they need to add a bike path or walking trails
- what is the value of waterfront usage and activities – is there access for swimmers/boats/fishing

#### Priorities

##### Land acquisition/options to consider:

- Water supply protection
- Shoreline access
- Use of the Back River Trail
- Future use of the So. Weymouth Naval Air Base
- Should they connect or add to existing open space

Mr. Clarke said that in the past 15 months they have acquired one property on Lakecrest Path. There is a working group of town officials that is studying town land and making recommendations to Mayor Madden.

#### Scenic Views

- It was agreed that Weymouth has great views (Great Hill)

#### Linking existing Conservation Land was addressed –

Mr. Clarke said he was very excited about the Back River Trail project, which will include linking Abigail Adams Park and creating a gateway at Riverway Plaza. He continued to inform those present that the plans also call for enhancing the parks with the Trail coming down to the MBTA/Greenbush station in East Weymouth (Durante property) and ending at Whitman's Pond. He said the path would be a multi use trail for biking and walking. Additionally there will be a Canoe launch – with the path continuing along the Herring Run to Whitman's Pond and the Iron Hill Dam area.

#### Re. Back River

Mr. Halkiotis spoke of Habitat Protection re. the Osprey Chicks that were observed along Back River – and showed a picture of an Osprey nest with three chicks.

#### Whitman's Pond

Mr. Halkiotis said recently an egret was spotted on the Pond and they now need to look into Management of the Open Space and Recreational Facilities

To do so they must:

- identify the environmental problems on conservation land and develop mitigation strategies
- Develop a maintenance schedule for recreational facilities

Mr. Halkiotis said they just received a report on the restricted tide land. He stated that Weymouth had unique recreational facilities which must be maintained, citing:

- the MDC pool/ice rink
- future opportunities with the Naval Air Station
- working with the Tri-Town Development Corporation on coming up with new plans for the reuse of the base

#### Next Steps:

- there will be a second workshop on May 18<sup>th</sup>
- they will be incorporating comments into the Open Space Plan
- Reviewing results of the workshops with the Planning Board
- Plans are to post a draft plan on the Town's website for review and comment
- Lastly they will review all comments and revise the plan taking all comments into consideration

#### Last Steps will include:

- the final draft will be presented to the Planning Board for a public hearing
- a handicapped accessibility study
- the Planning Board votes on the Plan
- Plan goes next to Mayor Madden & Town Council for approval/endorsement
- Plan is submitted to the state for certification
- Once approved – the plan is implemented

Chairman Dillon then opened the hearing for public comment.

Town Councilor Greg Shanahan told members that he fully supported the program and complemented the staff and Mayor on their ideas and hard work. He said that he was looking forward to enacting the plan and to provide access for the handicapped.

Paul Malone/Harbormaster spoke next. He stated that he liked the plan for the Back River Trail and the proposal to link Whitman's Pond to the Park. He told the members that the ramps are well used and asked if there would be a new ramp located by the old lumberyard.

Mr. Clarke confirmed this was correct, adding they would have parking for the "T" in the Landing as well as a park area and small craft launch for canoes and kayaks.

Mr. Malone stated that he has observed a 100% increase in this sport (kayaking/canoes). He told members that he would like to see support of a Town-owned facility for boaters so they could put their boats in the water, which he felt would benefit the Town by its financial intake (re. fees). He supported the Town pier for commercial fishermen, which he pointed out, works well in Plymouth. He felt if it was to be located in the Northwest corner of the Exelon property.

Mr. Nash/Asst. Harbormaster spoke. He stated that his main concern was the shellfish in the Mill Cove area. He said the area was contaminated according to the state. He informed the members that there are a lot of shellfish beds there and if they cleared the contamination up, it would bring back a lot of diggers to the area and a lot of income to the Town. He noted that it has been closed since 1985. He pointed out that the new popular area for diggers are the islands. This year they were only allowed to dig for four months (Jan/Feb/Nov/Dec). He thought that there was a possibility they might have a parcel open in Fore River, as the state is focusing on this area.

Mr. Nash went on to say that the Iantosca area is being capped. He felt it would be a great area to own if they could acquire some or all of it – a great area for Open Space.

Mr. Clarke said they have been trying to deal with that issue for 10 years. He stated that the intermediate pumping station should open soon and help with the pollution problem. In addition, the Town is undergoing a major capital improvement project in this area.

Mr. Malone explained that the reason Weymouth is only given four months for digging is because they share the calendar year with adjoining shoreline communities Hingham and Hull who also are allotted 4 months each. The reason they do it in this manner is so they aren't all 'dug out'. He added that they do receive funds to reseed and they could do this jointly with Quincy.

Mr. Frank Singleton/member of the Back River Committee and resident spoke. He said they were working with the state regarding the shellfish. He said he would like to condition all activities in that area, as there are tremendous resources there. With reference to the north parcel – he said they have an agreement with the Power Company. Re. Lovell's Grove – this site is not available right now due to the temporary 'Fore River' Bridge, which he commented was a critical part of the proposed trail. He said they are looking at the area for a Town dock (the north parcel). He felt there was another parcel (the old water tank) that could be swapped for the gatehouse, he felt it shouldn't be a park.

Re. the proposed Waterfront Plan (drafted/proposed some time ago) – Mr. Singleton felt it should be taken off the shelf and given consideration. He said they were also looking at the impact of the shellfish, he felt there were a lot of issues there; i.e., north parcel/shellfish issues/dredging and mooring funds.

The next speaker was Lorraine Larrabee of the Whitman's Pond Assn.

Ms. Larrabee questioned if the 430 acres of conservation land had been identified and if so, asked, how is it protected.

Mr. Clarke told her that their map identified all park and conservation land.

Mr. Halkiotis pointed out that a majority of the conservation land was not owned by the Conservation Commission, but by private property owners who have agreed to conservation restrictions – which means if they want to do anything this designated land they would need the approval of the state legislature.

Mr. Halkiotis stated that they are also working on upgrading and identifying the Open Space on the maps.

Ms. Larrabee was very pleased to hear that. She then asked about protection of the water supply and Mr. Clarke told her that over the years they have focused on the South Cove – which goes back 10-12 years. He said Planning has recommended that 6-12 parcels of Town-owned land have been rezoned to Open Space and turned over to the Conservation Commission. They are now looking at ways to connect Town parcels. In one instance they purchased Lakecrest Path house.

Mr. Clarke went on to say that they still need to do more research and speak with the DPW regarding acquisitions done some years ago. He stated that another aspect to consider is zoning. In the past they have created the Great Pond Watershed Protection District and most recently updated it to come in line with the state, which was approved unanimously by Town Council. He also noted that Mayor Madden is meeting with Health/DPW/Planning/Legislature re. sewer connections.

Mayor Madden stated that they are looking at homes with septic tanks that are located on the water's edge or areas that impact the Town's water supply. He said their goal is to have all homes off septic tanks and onto the Town's sewer system.

Ms. Larrabee informed the Board that there are still 45 storm drains entering Whitman's Pond that needed to be addressed.

Mayor Madden told her that all storm drains have been inspected during dry times and they did not find any contamination, but he acknowledged that they need to commit to a maintenance plan on the catchbasins.

Mr. Clarke told those present that they are now in Phase II of the EPA requirements on storm drains - along with the Dept. of Health and the DPW. The EPA is now requiring that a Town the size of Weymouth enhance their storm water management system – public and private.

Mayor Madden stated that the DPW would be hosting an educational seminar in the near future that will include the use of law fertilizer.

Ms. Larrabee asked why the homes adjacent to Whitman's Pond were allowed to use fertilizer, she felt there should be some kind of 'condition' that disallowed use of fertilizer 25' from the Herring Run.

Mr. Clarke said he would check with the Weymouth Conservation Commission to see if this was part of their Order of Conditions.

Ms. Larrabee said they allow a 'time release' process.

Mr. Halkiotis said they must draw a line somewhere and he felt they should start with education in order to create this type of regulation, but noted it was difficult to enforce and commented, it's a fine line to regulate.

Ms. Larrabee felt this was a major problem with Whitman's Pond, noting that the fertilizer contributes to the seriousness of eutrophication. She said, in his opinion, there should be a stipulation.

Next speaker was Art Doine. Mr. Doine told members that he hated to see them use asphalt on the Trail, although he felt that around Rt. 3A it would be okay, adding he felt there was a real need for handicapped access.

Mr. Clarke commented that Webb State Park had a great trail system, adding he has enjoyed it himself. He informed those present that the Town is in discussion with the Town of Hingham on the trail. He encouraged everyone's input – and he asked those interested to leave their address.

Mr. Doine stated that the So. Weymouth Naval Air Station was developing a perimeter trail for mountain bikes and runners.

Mr. Halkiotis pointed out that the trail is also on their Open Space plan.

Next speaker was Dominic Galluzzo/Candia Street. He commended the Board/staff on their efforts, adding he would like to see a museum to record the past and to document all events being planned. He felt a lot of the history has been lost and he wanted present/future generations to see what's been there and what is being proposed.

Mr. Clarke spoke about creating signage that would address education/history and the environment of Great Esker and Iron Hill Street (the old foundry) – something similar to what was done at the Herring Run. He said that at Greenbush they were also doing this.

Mr. Galluzzo questioned the work at the Herring Run. He said that he heard the Town drainage system emptied into the Herring Run and asked if it was true – and also wanted to know if the East Weymouth business district parking lot emptied into the Herring Run.

Mr. Clarke said it was true, adding that back in the 50's, 60's and 70's engineering felt that the solution was to get the water/runoff into the channel as soon as possible – but now they are more sensitive and they focus on infiltration, containment and sumps.

Mayor Madden told those present that when CVS went in at East Weymouth they requested they install a sump to take all the sedimentation out – this was done.

Mr. Clarke state that in Weymouth Landing the water flows into Smelt Brook, but now with the new proposed development, the runoff will be pretreated and carried by pumps in the brook which will generate much higher, cleaner water.

Mr. Halkiotis stated that now the runoff from the CVS parking lot must meet the TSS requirements (80% total suspended solids) – the same requirement is in place at Harborlight Mall.

Mr. Galluzzo asked if there would be a walkway beside the Herring Run to Commercial Street to Water Street.

Mr. Clarke told him that was their goal – and they are requesting a consultant help with this.

Mr. Galluzzo asked if the Town owned any land there and Mr. Clarke said not very much and if they do, it will be used for a sidewalk/road. He said they have plans to create a bike lane.

Ms. Larrabee commented that the area by the Herring Run – on Iron Hill Road by the Herring Run Ladders was quite a beautiful area and asked if it was being considered for Open Space.

Mr. Clarke told her it was, with Ms. Larrabee interjecting – does that mean it can never be developed and Mr. Clarke told her that the consultant is giving them options for this area which will be presented at the next meeting – adding it would be for better access to the Herring Run/Herring Run ladders and a park.



Ms. Larrabee next asked about the use of Lake Street Beach and if it would be staffed this summer. She said the reason it was barely used in the past was because of the fear of "Swimmers Itch". She explained that all people needed to do was take a quick shower and they would no longer be vulnerable to getting the Itch.

Mayor Madden told her that lifeguards/staffing/funding were an issue due to its minimal use. He said he has discussed the issue with the Board of Health and Mr. Clarke told her that opening the Beach was still being considered.

Kathy Swain/34 Mill Street asked why other Town Board and Committee members weren't present this evening and specifically asked about the Weymouth Conservation Commission.

Mr. Clarke explained that different town officials (including Board and committee members) have been invited to different public hearings and many are expected to be at the May 18<sup>th</sup> hearing.

Ms. Swain then asked if the town had a forest and Mr. Clarke responded that he didn't think so.

Mr. Doine said that he read an article about free forestland in South Weymouth, off Route 18.

Mayor Madden explained that a property owner can classify their land as agricultural forestry land for the purpose of tax abatement, but in doing so they cannot do anything with it. He said that the Town received a large parcel of forestland in South Weymouth, which came about due to a land swap at no cost to the Town.

Mr. Ron Gaffney/229 Roosevelt Rd. wanted to thank the Board/staff and Mayor for all their hard work on the parks and ponds. He said he was the VP of the Weymouth Youth Hockey League and is also involved with soccer, adding that there are 500 Weymouth kids in the program now and now that they are adding girls to it, it should really take off.

Mr. Gaffney next asked if the MDC rink/pool were shut down could the Town take it over.

Mayor Madden told him that he has met with them and the Town would need a lot of money to put into the facility for capital improvements. Additionally, he said, the state may not be willing to sell it at a reduced rate. At this point he thought the state might be considering packaging them (pool/rink). He said he has seen reports that the building needs between \$7-\$10 million over the upcoming years.

Mayor Madden noted that the pool also provides recreation for seniors too and that it was very attractive to him, but the money was a big factor.

It was noted that 'ice' time was very difficult to obtain in the Town/area as well as other MDC facilities.

Mr. Clarke stated that the So. Weymouth Naval Air Base /Tri-Town Committee was also looking at this need.

Mr. Gaffney informed members that rink time is very expensive – from \$180 to \$250 an hour. He said he would rather give this kind of money to Weymouth than anyone else, adding that he felt the MDC ice was the best.

Ms. Larrabee asked about a Town Forest/the Naval Air Base.

Mr. Clarke said they had 1,500 total acres at the Base, with 750 of the acres belonging to Weymouth. He said the current reuse plans call for utilizing 600+ acres. He said there would be more meetings coming up regarding the proposed use, which would include Open Space. He noted that the proposed Golf course includes 125-150 acres – other use would be 50 acres for playing fields and the balance – 400-500 acres going for Open Space.

Ms. Swain asked if there were significant wetlands there and Mr. Clarke said there were some.

Ms. Swain then asked if the golf course would be town-owned and Mayor Madden said the matter was under negotiation and it would be municipally owned by all three towns (Abington/Rockland and Weymouth).

Mr. Doine asked if the golf course was located by Ralph Talbot and if so, he commented, it was a sensitive area.

Mr. Clarke said the proposed course would be a 9-hole golf course.

Mr. Doine asked how it got by the Weymouth Conservation Commission with wetlands and runoff going into the Pond and Mr. Clarke explained that the Conservation Commission hired a consultant to assess the project and report his findings/recommendations to them – this was done and they have an extensive file on the project that includes a lengthy and involved Order of Conditions with many safeguards.

Ms. Swain said there should be a lot of restrictions on the golf course re. fertilizer use.

Ms. Larrabee commented that the Open Space program could open many doors for grants and asked if the Town had a grant writer.

Mayor Madden responded ‘not one specific person’ but there were many in Town with different areas of expertise who pursue a variety of grants throughout the year; i.e., Fire, Planning.

Mr. Clarke stated that when different applicable grants become available, they would go after them. He thanked everyone for coming and for their comments.

Chairman Dillon all those interested to attend the next Open Space workshop on May 18<sup>th</sup>.

#### **ADJOURNMENT**

Mr. Hurley moved to adjourn at 9:20 PM.

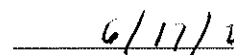
UNANIMOUSLY VOTED

APPROVED:

  
Paul Dillon, Chair

Respectfully submitted,

Susan DeChristoforo  
Acting Recording Secretary

  
Date