

*Town of Weymouth
Massachusetts*

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189




Office: 781.340.5012
Fax: 781.335.8184

www.weymouth.ma.us

MEMORANDUM

23 008

TO: TOWN COUNCIL
FROM: MAYOR ROBERT L. HEDLUND 
RE: CPA FUNDING REQUEST – CONSTRUCTION AND RESTORATION OF BEALS PARK
DATE: FEBRUARY 16, 2023

2023 FEB 16 AM 9:58

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

I hereby submit the following measure to Town Council for its consideration and action:

“That the Town of Weymouth appropriate the sum of \$2.6M from the Unreserved Fund Balance Account (4906-321001), for the construction and restoration of Beals Park in North Weymouth.”

Please see the attached supporting documentation.

This measure requires a legal notice and public hearing.

At the time of this submittal, the balance in the Unreserved Fund Balance Account is \$3,219,640.02.

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
(781) 340-5015

*Town of Weymouth
Massachusetts*




Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189

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MEMORANDUM

TO: Robert L. Hedlund, Mayor

FROM: Robert J. Luongo, Director of Planning & Community Development 

DATE: February 3, 2023

SUBJECT: **Request for Funding - CPA**

At the February 2, 2023 meeting of the Community Preservation Committee, the committee reviewed and discussed the application put forward by Steve Reilly, Director, Department of Parks & Recreation in the amount of \$2.6M. The request is for the construction and restoration of Beals Park in North Weymouth.

After review and discussion, the following motion was approved unanimously.

Motion to appropriate and fund \$2.6M from the unreserved fund balance account.

The Community Preservation Committee appreciates your consideration on this recommendation.

ATTACHMENT: Funding Request dated January 13, 2022

CC: Christopher Hannan, Chair, CPC
Dan Condón, Vice Chair, CPC
Brent Lydon, Town Accountant
Jeanne Savoy, Office of the Mayor

WEYMOUTH
Community Preservation Committee
Application for Funding

Name Steve Reilly, Director of Parks & Recreation Date 1/13/2022
Phone 781-682-6124
Email sreilly@weymouth.ma.us
Address 1393 Pleasant Street, Weymouth, MA 02189
Affiliation/Organization (if applicable) Weymouth Recreation Department

Project Name: Beals Park
Amount: \$2.6M

Purpose
(please select all that apply)

- Historic Preservation
 Open Space & Recreation
 Housing

Description:

Please provide a written narrative with detailed data; including cost estimates, schedule, budget, maintenance plan, if any and implementation strategy. Include other funding sources and the amounts of funding. Attach separate sheets as needed.

See attached

Describe how this this project helps to preserve Weymouth's character:

Please provide a written narrative including the goals of the project, who benefits, and how the project relates to planning documents such as the Town's Master Plan. Describe the nature of support and outreach for the project. Attach separate sheets as needed.

See attached

Applicants are encouraged to be creative and consider projects that will benefit the community; including, but not limited to; projects which may not receive typical funding from traditional sources.

Submit to:
Community Preservation Committee
c/o Dept. of Planning & Community Development
75 Middle Street, Weymouth, MA 02189

Description:

Improvements at Beals Park in North Weymouth keep with Mayor Hedlund's vision, commitment and investment in Weymouth's parks and playgrounds.

Background

Beals Park is a neighborhood park nestled between Sea Street, Athens Street and Bridge Street (RT 3A). The Town's recently updated Open Space & Recreation Plan recommends enhancing Beal's Park for its green spaces adjacent to the RT 3A corridor and its proximity to Bicknell Square. Currently, an inventory of the grounds is limited to some off-street parking, a basketball court and play equipment. The topography of the site offers a popular venue for sledding during the winter months.

In September of 2021, the Town hired Activitas Inc. of Dedham, MA, (\$27,000) for park planning, sound analysis and thoughtful design options, including:

- Public process with interactive input
- Analysis of site constraints and opportunities
- Public presentation of conceptual design alternatives with cost estimates

The goals of the project include enhanced opportunities for play and passive recreation while revitalizing and preserving public open space for future generations to enjoy.

The Town and Activitas hosted 6 public meetings over a 15-month period. Additionally, Activitas met with Town staff several times during this same time frame. In December of 2022, after receiving public input and feedback via the meetings, emails and survey materials, Activitas presented the attached preferred conceptual design for Beals Park. The design may be viewed on the Town's website as follows: <https://activitas.com/beals-park-weymouth-ma/>

In June of 2022, the Town hired Activitas (\$325,000) for complete engineering and design services. This contract includes plans and specifications for bidding and construction oversight through final completion of the project. The timeframe for construction is April, 2023 through September, 2023. The cost is estimated at \$2.6M. The Town plans to go out to bid in February with a bid opening at the beginning of March.

New park elements include gateway points with signage and lighting at Athens Street, Bridge Street and Sea Street. The Bridge Street entrance includes a gazebo, plaza area, interpretive panels and seating. Other amenities include a skatepark, half basketball court, play structures for kids, a pickle ball court and walking paths. The hill used for sledding remains in the new plan. The existing parking lot will be expanded on Sea Street and the parking lot on Athens Street will be re-built while staying approximately the same size as it is today. At the end of the project, Activitas will provide a maintenance plan for the park and the Town will maintain it.

All presentations, to date, may be found on the Town's website, under Planning & Community Development, Parks Update, Beals Park.

Describe how this project helps to preserve Weymouth's character:

Beals Park is located in the Sea Street Historic District, as listed on the National Register of Historic Places (2009). One of at least 8 shoe factories in the Sea Street District was owned by Elias S. Beals. His factory was located at 48 Sea Street and Beals lived next door at 40 Sea Street. Additionally, Beals opened a shop at the corner of North Street and Bridge Street where he sold boots and shoes until 1849.

In addition to being a prominent shoemaker, Elias S. Beals (1814-1897) was one of the first three park commissioners in Weymouth.

The new park plan includes interpretive panels. The panels will provide an educational component related to the Sea Street Historic District and the life of Elias S. Beals.

PROPOSED SITE PLAN

BRIDGE STREET (ROUTE 24)



ACTIVITAS

ATHENS ST

SEAST

*Town of Weymouth
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MEMORANDUM

23 009

TO: TOWN COUNCIL
FROM: MAYOR ROBERT L. HEDLUND 
RE: CPA FUNDING REQUEST - PLAYGROUND EQUIPMENT & GAZEBO FOR BEALS PARK
DATE: FEBRUARY 16, 2023

2023 FEB 16 AM 9:59

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

I hereby submit the following measure to Town Council for its consideration and action:

“That the Town of Weymouth appropriate the sum of \$400,000 from the Unreserved Fund Balance Account (4906-321001), for the supply of playground equipment and a gazebo for the upcoming construction of Beals Park in North Weymouth.”

Please see the attached supporting documentation.

This measure requires a legal notice and public hearing.

At the time of this submittal, the balance in the Unreserved Fund Balance Account is \$3,219,640.02.

Department of Planning and
Community Development

Robert J. Luongo
Director of Planning and
Community Development
email: rluongo@weymouth.ma.us
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MEMORANDUM

TO: Robert L. Hedlund, Mayor

FROM: Robert J. Luongo, Director of Planning & Community Development 

DATE: February 3, 2023

SUBJECT: Request for Funding - CPA

At the February 2, 2023 meeting of the Community Preservation Committee, the committee reviewed and discussed the application put forward by Steve Reilly, Director, Department of Parks & Recreation in the amount of \$400,000. The request is for the supply of playground equipment and a gazebo for the upcoming construction and restoration of Beals Park in North Weymouth.

After review and discussion, the following motion was approved unanimously.

Motion to appropriate and fund \$400,000 from the unreserved fund balance account.

The Community Preservation Committee appreciates your consideration on this recommendation.

ATTACHMENT: Funding Request dated January 13, 2022

CC:

Christopher Hannan, Chair, CPC
Dan Condon, Vice Chair, CPC
Brent Lydon, Town Accountant
Jeanne Savoy, Office of the Mayor

WEYMOUTH
Community Preservation Committee
Application for Funding

Name Steve Reilly, Director of Parks & Recreation Date 1/13/2022
Phone 781-682-6124
Email sreilly@weymouth.ma.us
Address 1393 Pleasant Street, Weymouth, MA 02189
Affiliation/Organization (if applicable) Weymouth Recreation Department

Project Name: Beals Park Playground Equipment and Gazebo
Amount: \$400,000

Purpose
(please select all that apply)

- Historic Preservation
 Open Space & Recreation
 Housing

Description:

Please provide a written narrative with detailed data; including cost estimates, schedule, budget, maintenance plan, if any and implementation strategy. Include other funding sources and the amounts of funding. Attach separate sheets as needed.

See attached

Describe how this this project helps to preserve Weymouth's character:

Please provide a written narrative including the goals of the project, who benefits, and how the project relates to planning documents such as the Town's Master Plan. Describe the nature of support and outreach for the project. Attach separate sheets as needed.

See attached

Applicants are encouraged to be creative and consider projects that will benefit the community; including, but not limited to; projects which may not receive typical funding from traditional sources.

Submit to:
Community Preservation Committee
c/o Dept. of Planning & Community Development
75 Middle Street, Weymouth, MA 02189

Description:

This request, in the amount of \$400,000, is for the Town's direct procurement for the supply of the playground equipment and gazebo proposed in the plans for the restoration of Beals Park. Childscapes of Marshfield is an approved playground contractor on the Commonwealth's official state contractor list. The Commonwealth's Operational Services Division procures contracts and encourages municipalities to use the list for a variety of supplies and services. This procurement will be administered through the Town's Procurement Division. When bidding the project, interested bidders will be instructed to install the equipment purchased from Childscapes by the Town. The supply of the equipment *only* is covered under this request. The installation of the equipment is covered under another appropriation for the restoration of Beals Park.

Describe how this project helps to preserve Weymouth's character:

Beals Park is located in the Sea Street Historic District, as listed on the National Register of Historic Places (2009). One of at least 8 shoe factories in the Sea Street District was owned by Elias S. Beals. His factory was located at 48 Sea Street and Beals lived next door at 40 Sea Street. Additionally, Beals opened a shop at the corner of North Street and Bridge Street where he sold boots and shoes until 1849.

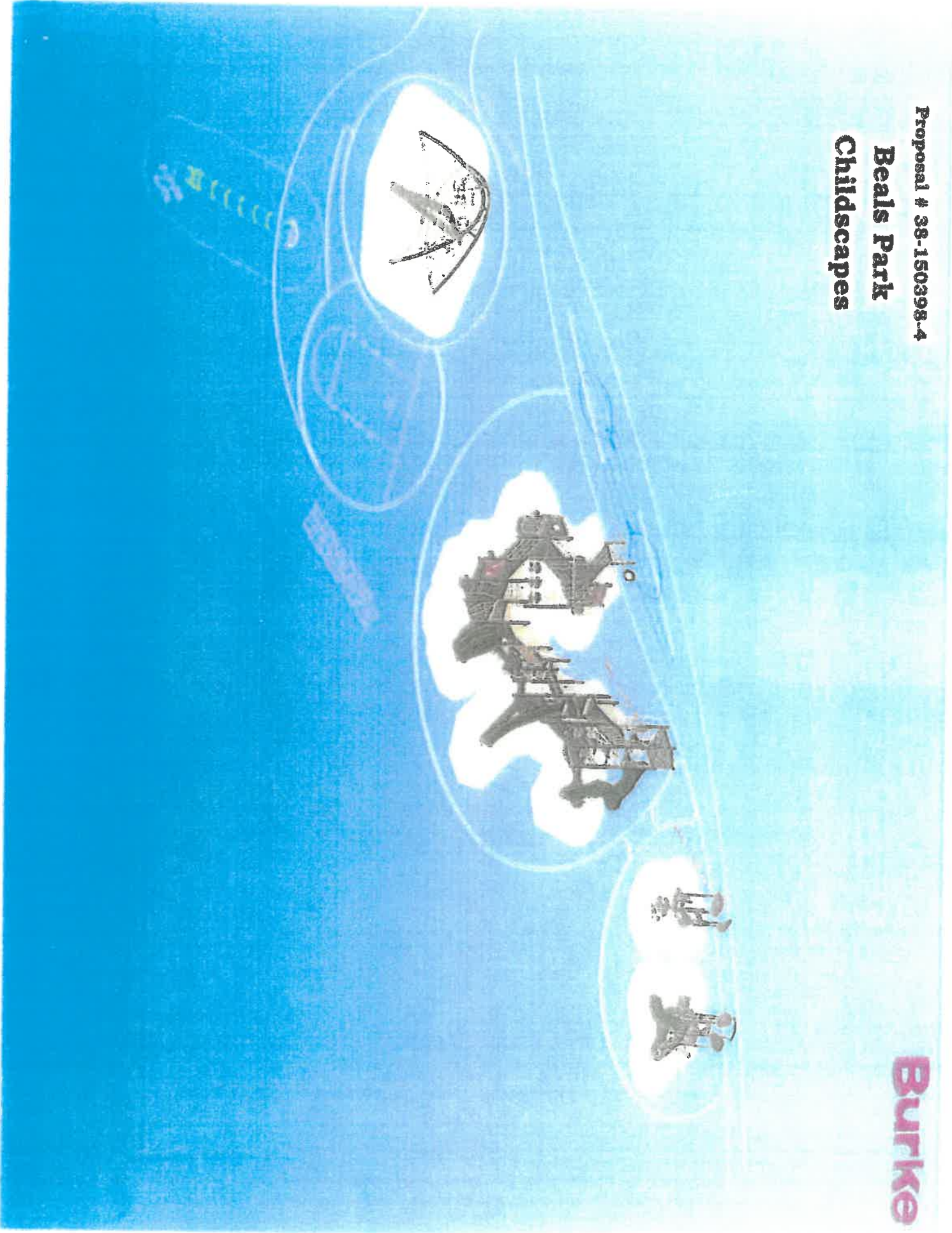
In addition to being a prominent shoemaker, Elias S. Beals (1814-1897) was one of the first three park commissioners in Weymouth.

The new park plan includes interpretive panels. The panels will provide an educational component related to the Sea Street Historic District and the life of Elias S. Beals.

Proposal # 38-150398-4

**Beals Park
Childscapes**

Burke





Bridge Street Perspective