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### Building a Vision for Our Weir River Estuary: An Inventory of Open Space and Public Access around the Weir River Area of Critical Environmental Concern and Summary of the Weir River Estuary Visioning Workshop

Chantal Lefebvre

*University of Massachusetts Boston*

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# BUILDING A VISION FOR OUR WEIR RIVER ESTUARY

An Inventory of Open Space and Public Access Around the  
Weir River Area of Critical Environmental Concern and  
Summary of the Weir River Estuary Visioning Workshop

Massachusetts Executive Office of Environmental Affairs (EOEA)  
Massachusetts Department of Conservation and Recreation (DCR)  
Areas of Critical Environmental Concern (ACEC) Program

Mitt Romney, Governor  
Ellen Roy Herzfelder, Secretary, EOEA  
Peter C. Webber, Acting Director, Division of State Parks and Recreation, DCR

Final Report  
August 2003



Prepared for the Massachusetts Department of Conservation and Recreation (formerly the  
Department of Environmental Management)

Prepared by  
Chantal Lefebvre  
August 2003  
Urban Harbors Institute  
University of Massachusetts Boston

Photos: Urban Harbors Institute

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# SECTION 1: WEIR RIVER ESTUARY OPEN SPACE AND PUBLIC ACCESS INVENTORY

## INTRODUCTION

The Weir River Estuary Park Open Space and Public Access Inventory is a planning document designed to provide collective information on public open space and water access opportunities around the Weir River Area of Critical Environmental Concern (ACEC). It catalogs what is known about all undeveloped lands and accessways around the estuary and draws from existing reports and plans, interviews with government officials, and comments conveyed during a day-long public visioning workshop in May 2003. The inventory is intended as a support document to augment existing open space plans, master plans, and harbor management plans in Hingham, Hull, and Cohasset—the communities that share the estuary and the ACEC—and to unify common elements of these plans to assist local and state planning efforts around the estuary.

The central estuarine habitats (approximately 922 acres) were designated in 1986 as an Area of Critical Environmental Concern by the Massachusetts Secretary of Environmental Affairs (figures 1 and 2). The Department of Conservation and Recreation (DCR) (formerly the Department of Environmental Management (DEM)) administers the ACEC Program for the Secretary and provided funds and technical support for the visioning workshop and report. Massachusetts Coastal Zone Management (CZM) staff also provide ongoing support to this ACEC, as does the Land Acquisition staff of DCR (formerly Metropolitan District Commission (MDC)).

There are a number of reasons why it is important to examine open space and public access around the estuary. First, all three communities have prepared various plans that address these topics to some degree. But these sources have not been formally combined to depict what is known about the arrangement and extent of open spaces and accessways exclusively around the estuary. Second, with almost 17 miles of shoreline, the Weir River estuary is one of the South Shore's most valuable natural resources, but only a small percentage of this shore can be considered permanently *protected* open space, with much of it at risk of being developed in a manner that may cause harm to many environmental and aesthetic values that are both rare and fragile (Figure 3). Finally, this inventory will provide a planning tool for the municipalities, open space committees, and community stewardship groups by informing local residents about what land is already accessible and what land might be worthy of protecting or acquiring. To this end, the information presented in this report will form a base from which the communities can work towards the common goals of preserving scenic beauty and local character, providing better access to the estuary, and improving awareness of the estuary's natural and recreational resources.

## BACKGROUND

### **Weir River Estuary Park Planning**

In the early 1990s, the Hull selectmen appointed a Weir River Study Committee to research open space around the Weir River estuary. A concept plan was developed in 1990, but lacking priority in the community, this group lost momentum and disbanded. In 2002, a committee re-formed under the name Weir River Estuary Park Committee (WREP) to identify and increase public access opportunities, create a public park based on the estuary, and expand its membership to all three towns. A draft Weir River Estuary Park Concept Plan was developed (WREP 2002). This plan provided a detailed history of the region, an overview of natural resources, and a list of next steps. The goals of the estuary park, as defined by the committee, were to preserve wildlife, protect water quality, provide recreation, and promote education and awareness.

The Concept Plan envisions the Weir River Estuary Park area as a unique regional park with both upland and water-based components. As such, the estuary's waterways will be an integral part of the park's trail system because "getting out on the estuary is the best way to discover the beauty and wildlife that makes the estuary precious" (WREP 2002). The estuary park will complement existing parks and conservation lands, such as

the Trustees of Reservations' World's End, the Boston Harbor Islands National Recreation Area, and Wompatuck State Park (see Figure 3).

In 1997, the Hull Conservation Commission, with financial assistance from the MDC, secured "Gateway East"—the "Green Building" property—on George Washington Boulevard. Several other small sites in Hull adjacent to the estuary have also been protected as conservation land. The Green Building will be developed as a watershed education center at an estimated cost of \$45,000, much of which will come from in-kind donations. In 2002, the Town of Hull received a Coastal Access grant for \$5,000 from DEM and CZM to design a canoe/kayak boat access on the site. The committee's efforts are now focused on formalizing the tri-town committee and determining what additional lands should be protected and how to protect them. State agency staff, in particular DCR, and non-profit land trusts may be able to contribute to and strengthen this effort through a partnership approach.

### **Weir River Area of Critical Environmental Concern**

Intimate in scale, the Weir River estuary offers a unique environment that lends itself to active and passive recreation. Long established traditions of water-oriented activities—such as fishing, bird watching, kayaking, canoeing, sight seeing, and painting—have grown more popular over the years along with recognition of the estuary's value as important wildlife habitat.

The study area for this open space and water access inventory includes the Weir River Area of Critical Environmental Concern (ACEC) and the adjacent upland. Figures 1 and 2 illustrate the ACEC boundary, with Figure 1 providing greater detail on the various segments of the boundary and the features used to delineate it. The estuary comprises nearly 17 miles of shoreline, beginning at the tidal extent of the Weir River at the dam at Foundry Pond and extending to where it empties into Hingham Harbor between the northernmost point of the World's End Reservation in Hingham and Sunset Point in Hull. Straits Pond, the inner estuary, and the outer estuary are the main hydrographic features of the Weir River estuary.

Within the estuary, there are approximately 922 acres of open water and diverse wetlands habitat, including salt marsh, shallow marsh meadow, and wooded swamp (see Figure 4). Abundant mollusks, crustaceans, salt marsh grasses, and aquatic vegetation found in the area provide a constant food source for over 100 resident and migratory birds. Clam flats in the ACEC are particularly productive, accounting for 17 percent of the total clams harvested within Boston Harbor, although recent harvests suggest this population may be in decline (Lefebvre et al. 2002).

The Weir River ACEC was designated in recognition of one of the largest salt marsh ecosystems in the Boston Harbor area. As an ACEC, the region is afforded additional attention and protection from state agencies in order to achieve the ACEC program goals of resource protection, restoration, enhancement, and management. More detailed information on the ACEC program and the Weir River designation as well as specific data on natural resources in the estuary can be found in the *Weir River Estuary Area of Critical Environmental Concern Natural Resource Inventory* (Lefebvre et al. 2002) (available at [www.uhi.umb.edu](http://www.uhi.umb.edu)). Figure 4 illustrates the various natural habitats of the Weir River ACEC.

The Weir River estuary straddles the communities of Hull, Hingham, and Cohasset. Hull encompasses 55 percent of the study area; Hingham, 42 percent; and Cohasset, 3 percent. The function and economic makeup of these communities have changed considerably since the first settlers arrived in the 1600s. Originally serving as pastureland and homesteads, major fishing, shipbuilding, and saltworks industries developed in the 1700s, followed by more diverse economies—such as dairy farms, tanneries, and foundries—in the 1800s, and tourism in the early part of the 20<sup>th</sup> century. Today, Hull, Hingham, and Cohasset function largely as suburban communities with limited local employment and a large number of commuters to Boston.

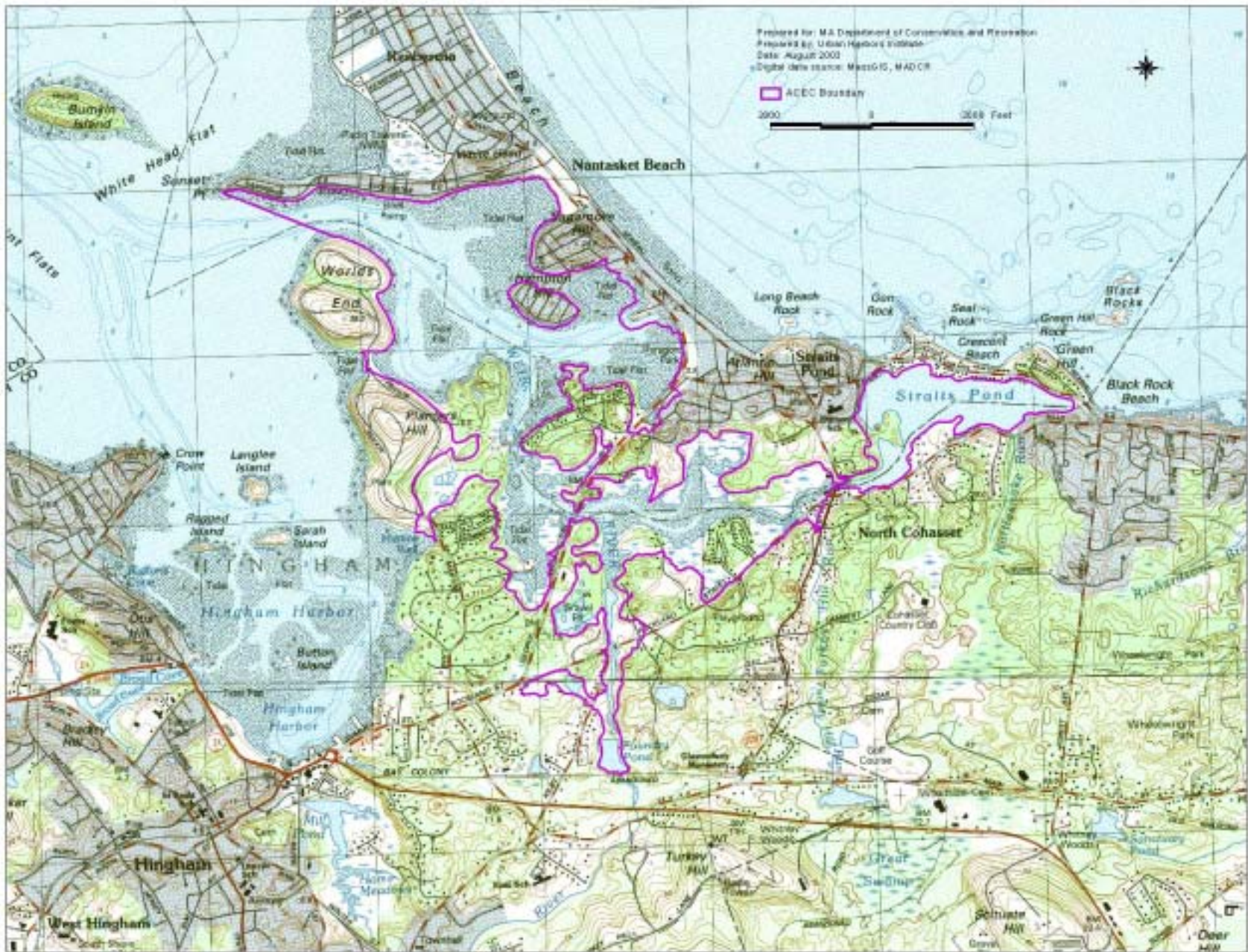
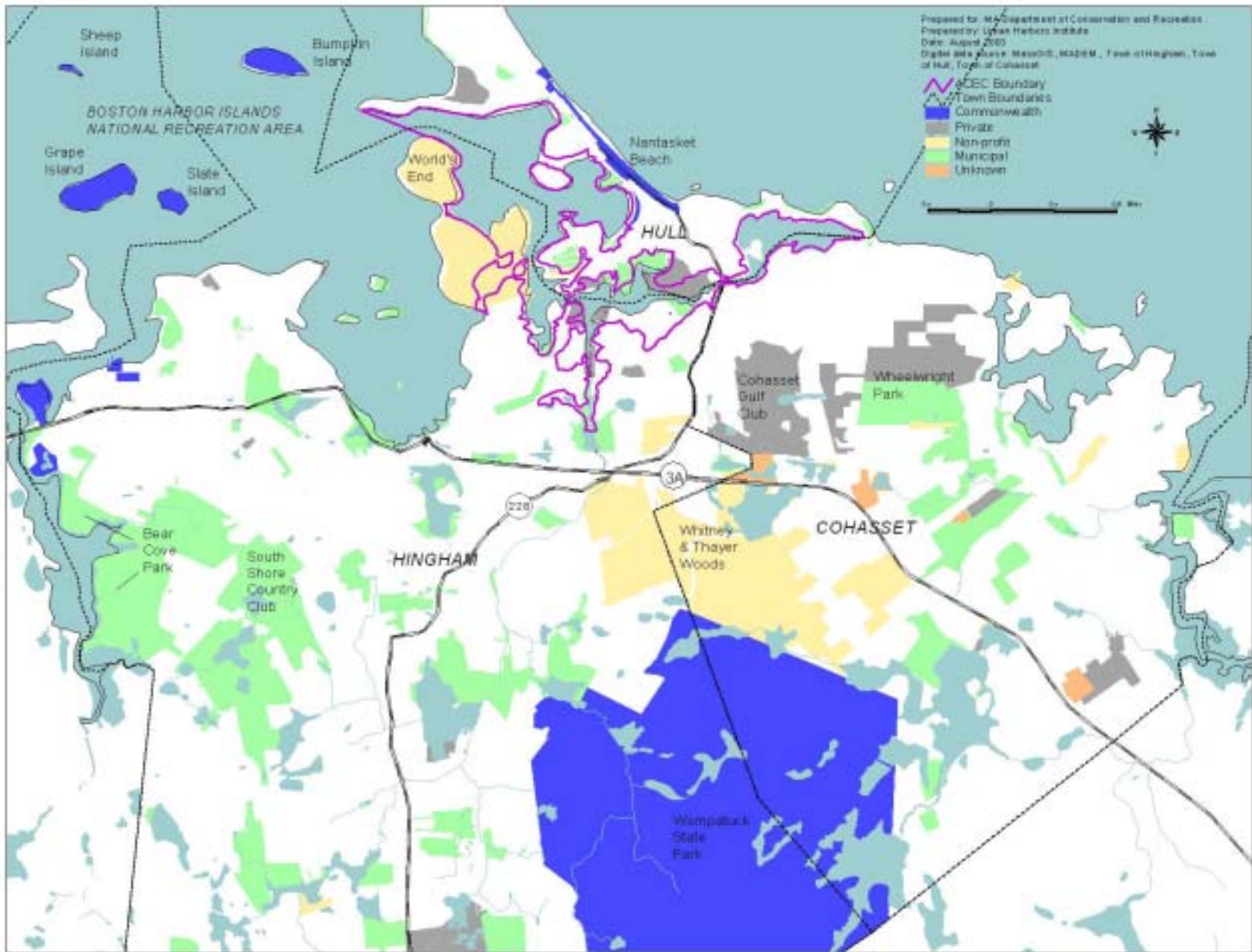


Figure 1. Weir River Area of Critical Environmental Concern with USGS topographic map (Data sources: MassGIS, DCR)





**Figure 2.** Weir River Area of Critical Environmental Concern with aerial photo (Data sources: MassGIS, DCR).



**Figure 3.** View of All Protected Open Space Around the Weir River Estuary (Data sources: MassGIS, Town's of Cohasset, Hingham, and Hull).

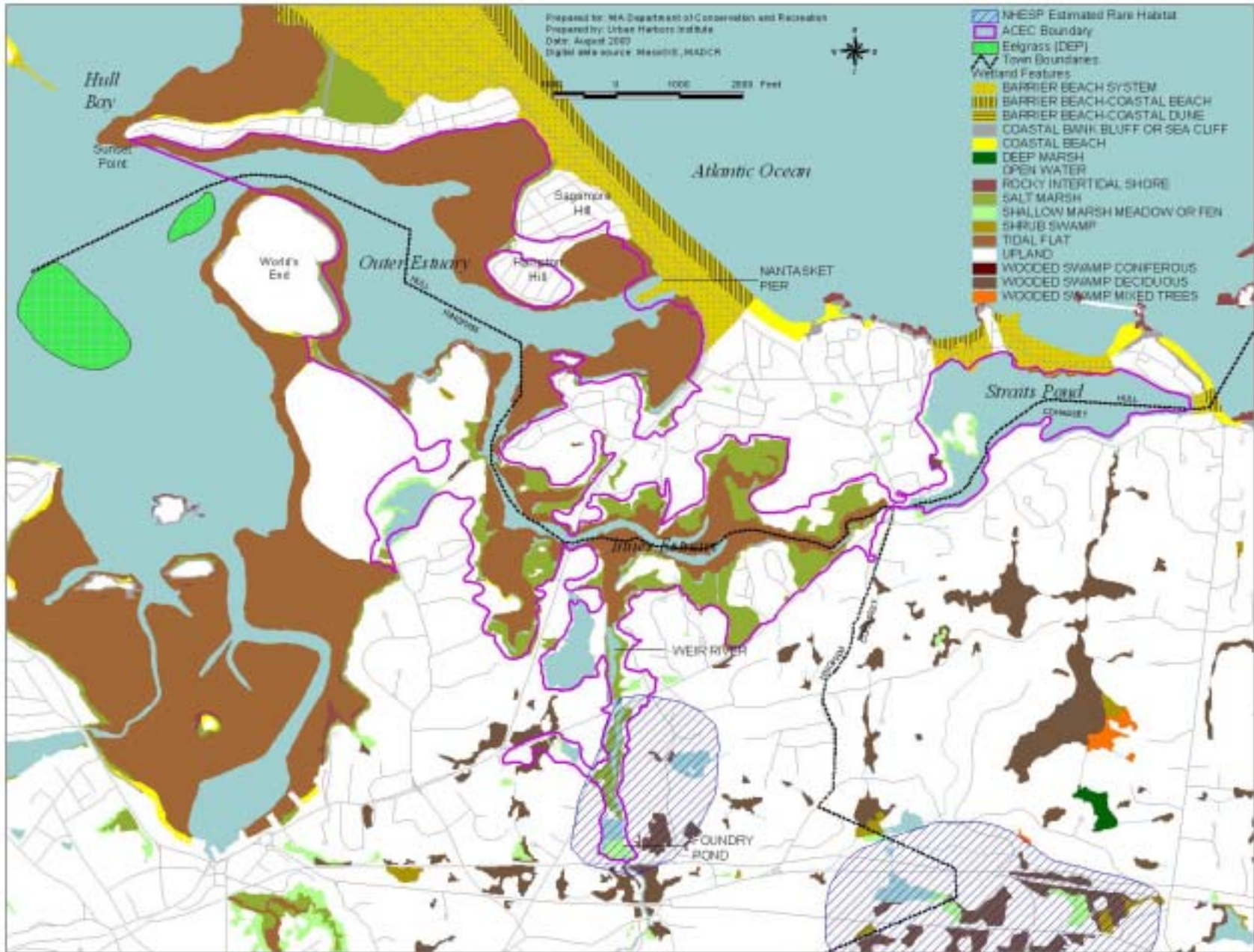


Figure 4. Habitats of the Weir River Area of Critical Environmental Concern (Data sources: MassGIS, DCR, DEP).

## **SUMMARY OF TOWN POLICIES AND PLANNING OBJECTIVES REGARDING OPEN SPACE AND PUBLIC ACCESS**

All three communities have explicit interests in maintaining and acquiring public open space and water access. Specific details regarding each town's commitment, as described in their open space plans and community master plans, are detailed below.

### **Cohasset (from Cohasset Open Space and Recreation Plan (2001))**

Cohasset's ideal of an open space system is one that protects the water supply and wetlands resources, preserves and enhances wildlife habitat (e.g., wildlife corridors), protects the scenic character of the town, and limits additional development. Recreational goals include additional access to the waterfront for walkers, bicyclists, and boaters; greater opportunities for walking and bicycling; resources to serve both an older population and families with children; and improved access for the disabled.

Approximately one-third of Cohasset's land is protected as open space, the majority of which is owned in large parcels by the Trustees of Reservations at Whitney & Thayer Woods and by DCR at Wompatuck State Park. Smaller, scattered parcels are owned by the Cohasset Conservation Trust. Of the privately held land, 10 percent is classified "undeveloped," while 6.6 percent of land is classified "developable" or "potentially developable." Public and semi-public waterfront lands are particularly valued by the residents of Cohasset. Unfortunately, only 3.4 percent of the town's 6.12 miles of shoreline is publicly owned—the second smallest percentage of public coastal frontage of any municipality on the South Shore.

### **Hingham (from Hingham Master Plan (2001))**

The protection and acquisition of open space in Hingham is prioritized according to whether the area is important to protect drinking water and water quality, to protect vegetation and wildlife, and to create contiguous corridors of protected land. Recreational improvements, such as providing additional trails, are considered a lower priority for open space protection. Specific goals of Hingham with respect to open space are (1) to expand the network of open spaces to create an open space system that preserves examples of all of Hingham's major landscape types; (2) to develop an effective and cost-efficient strategy to increase the amount of permanently protected open space in Hingham; (3) to provide sufficient open space resources for all sectors of the public; (4) to increase public access to and use of open space areas within Hingham and improve public knowledge of open space resources; and (5) to preserve Hingham's scenic character. Recreational goals include acquiring open space that provides water access and improving existing open space to make it more useable for recreation.

More than 30 percent of Hingham's land area is undeveloped. Nearly half of this land is part of Wompatuck State Park, which is owned and managed by DCR. Wompatuck State Park includes within its boundaries a headwater tributary to the Weir River (Accord Brook, above Triphammer Pond). Its 3,500 acres are within Hingham, Cohasset, Norwell, and Scituate. Other undeveloped properties are owned by The Trustees of Reservations, the Hingham Conservation Trust, the Massachusetts-American Water Company, and private landowners. The Town of Hingham owns more than 40 parcels of undeveloped open space, most of which are zoned as open space but are not considered protected because zoning can be readily changed through town meeting or variance. The town owns a variety of wetland areas but has few scenic hilltop or ridge top holdings (John Brown Associates *et al.* 2001). A number of the town's parcels are contiguous, forming open space corridors—or greenways—that are considered unique "given the typical fragmented ownership patterns of land in Massachusetts," (John Brown Associates *et al.* 2001).

### **Hull (from Hull Open Space and Recreation Plan Update, (2000))**

Hull's open space update builds upon a planning process that originated from a town-wide comprehensive visioning process held in 1994. Two workshops, attracting over 200 residents, agreed upon the following vision statement regarding open space and recreation:

*We the people of Hull seek to shape the future for our town that preserves and enhances its natural features...Hull's distinguishing characteristics are its spectacular coastal setting, its location in the harbor of a metropolitan region, and its small town identity...the natural*

*peninsular setting of the town, with its diverse topography, varied landscape and views, and extensive beach front, continues to be its dominant feature and great asset.*

Compared to Hingham and Cohasset, Hull has limited open space due to its geography and historical patterns of development. It also has few remaining undeveloped parcels (either private or town-owned), and a population density that is 5 to 6 times higher than the other two towns'. For these reasons, land use planning in Hull emphasizes the maintenance and enhancement of open space to provide relief from urban development, as well as offering recreational resources. The Weir River estuary and Straits Pond, in particular, are singled out in the Open Space and Recreation Plan as resources that "provide Hull with high-quality and diverse open space areas" worthy of long-term protection.

Priorities and goals for open space and public access include preserving and enhancing the town's natural features, such as its peninsular setting, varied landscape and views, and extensive beaches; preserving the town's maritime identity; and providing public access to the waterfront, parks, and playfields. Recreational planning in Hull emphasizes wetlands resource protection, ACEC resources, beach access, viewsheds, shoreline habitat for migratory birds, and diversity of recreational opportunities. It also recognizes that the recreational needs of Hull's residents are paramount to maintaining the local quality of life, and that visitors and summer residents (important to Hull's employment and tax base) come to Hull mainly for its waterfront amenities. Intense shoreline development is considered inconsistent with these priorities, particularly development that increases traffic and requires more parking spaces.

## **SUMMARY OF LOCAL TOOLS AND PROVISIONS FOR OPEN SPACE AND PUBLIC ACCESS**

Each town has a number of provisions to protect and provide open space within the community. All three towns have open space plans or, for Hingham, a master plan that addresses open space, as described above. The three communities have local wetlands protection by-laws to supplement the Commonwealth's Wetlands Protection Act Regulations and provide additional local protection for wetlands and the lands within 100 feet of them. Hingham and Cohasset voted to accept the provisions of the Community Preservation Act (CPA) at municipal elections in 2000; Hull voters turned it down. The CPA is a statewide program that allows towns to surcharge up to three percent of the real estate tax levied in order to establish a local community preservation fund. The funds are used for open space acquisition, historic preservation, and low to moderate-income housing.

### **Cohasset**

Cohasset's zoning by-laws include provisions for the protection and promotion of open space. This open space zoning does not, however, apply to the vast majority of the property within Cohasset that is adjacent to the Weir River estuary (Harrington 2003).

An Open Space Committee has been appointed in Cohasset. Currently, this committee has not identified properties that might be purchased by the town to add to Cohasset's open space or improve access. Other than a few properties owned by the Town of Cohasset on Strait's Pond, there are currently no efforts to acquire or further protect open space in the small area of Cohasset that is part of the Weir River estuary (Harrington 2003).

### **Hingham**

To maintain and build its greenways and "buffer" major development areas, Hingham's zoning by-law provides an alternative to conventional subdivisions that allows clustering and requires a minimum of 40 percent open space. There is also an Official and Open Space district that includes World's End and Lyford's Lyking, and a Flood Plain and Watershed District, which is a zoning overlay district designed to protect the low-lying areas that are subject to flooding and high ground water. Within this district, major allowed uses are limited to conservation, outdoor recreation, and agriculture.

Hingham has established an Open Space Acquisition Committee who has identified specific properties that are a priority for protection. At this time, the Hingham Open Space Acquisition Committee has insufficient

funds to make any land purchases. Rather, the Committee is focused on low-cost land protection techniques such as encouraging the provision of conservation land in new subdivisions.

## **Hull**

The Zoning By-law of the Town of Hull establishes a number of districts to promote and protect open space and access—the Waterfront, Commercial Recreation, Public Open Space, and Conservation districts—as well as a zoning overlay district to provide additional protection as warranted—the Floodplain District. The uses allowed in the Waterfront District are consistent with the Commonwealth’s Waterways Regulations (310 CMR 9.00), explicitly promoting the water-dependent use and public purpose goals of the Public Waterways Act (Chapter 91). The Commercial Recreation district permits marinas and accessory uses, such as boat storage. Uses in the Conservation District are limited to soil-, water-, plant-, and wildlife-conservation uses, boating and fishing, nature study, walkways, and wildlife management shelters. The Floodplain overlay district boundaries coincide with the Federal Emergency Management Agency’s (FEMA’s) 100-year regulatory floodplain and high velocity zones. Permitted uses must meet the standards as defined in the by-laws as well as state regulations for building in a floodplain. In the coastal high hazard area, uses are restricted to agriculture, outdoor recreation, conservation, wildlife management, and certain temporary structures.

The Hull selectmen have appointed a Weir River Study Committee to research open space around the Weir River estuary. In 1994, the Town of Hull, the Metropolitan District Commission, and the Executive Office of Environmental Affairs finalized an agreement to create the park. Hull’s Open Space Plan summarizes the history and progress of this effort, noting that the project had fallen from high priority status since 1995. In 2002, a group of citizens gathered to bring the park idea back to life and to the forefront of Hull, Hingham, and Cohasset decision-making.

## **UNDEVELOPED LAND INVENTORY**

Undeveloped land is a highly diverse resource with every property having its own unique context and set of characteristics. Undeveloped land that borders on residential properties, for example, is highly valuable as a recreational resource to residents in the immediate vicinity. Undeveloped land adjacent to a site that is designated for some sort of protection—such as the Weir River ACEC—might be valued as a wildlife buffer, habitat, or as additional semi-natural open space.

According to the Massachusetts Division of Conservation Services, undeveloped land can be divided into two broad categories: protected and unprotected land. An undeveloped property is considered *protected land* when there are legal restrictions in place that guarantee the site will remain undeveloped as conservation land, even if there is a transfer of ownership. A property can be protected either by a conservation easement/restriction or a deed restriction. A conservation restriction is a voluntary and legal agreement between a landowner and a land trust or government entity (or a legal arrangement within a town if the property is town-owned) that permanently limits uses of the land to protect its conservation values. A conservation restriction need not prohibit all commercial use of the land and can allow some development. But by removing or limiting the land’s development potential, the conservation restriction lowers its market value. Future landowners are bound by the terms of the restriction and the land trust or government agency is responsible for making sure the terms are followed. A conservation restriction does not guarantee public access to the property unless it is a term of the agreement. A deed restriction is generally less effective than a conservation easement because it limits who can enforce a restriction and for how long. A deed restriction enables a landowner to place restrictions that control its future use but does not require a 3<sup>rd</sup> party, such as a land trust, to oversee enforcement. In Massachusetts the restrictions are only good for 30 years unless a longer period is stated in the restriction and the restriction is re-recorded every thirty years, or unless the restriction is for public, charitable, or religious purposes. Undeveloped private property is wholly *unprotected land* if the existing local zoning supports development, there is no legal restriction, and if the property is subject to sale or change of use.

The following information about protected open space, World's End, properties owned by the Town of Hull, and the Tufts University property, was extracted from the *Weir River Area of Critical Environmental Concern Natural Resources Inventory* (Lefebvre et al. 2002).

*From the headwaters of the Weir River to Hingham Bay, protected open space surrounds the Weir River, providing excellent recreational opportunities and a buffer from development for the watershed drainage area. The total acreage of protected open space in the ACEC is estimated at 140 acres.*

*The state of Massachusetts recognizes public, private and non-profit open space with varying degrees of protection from destruction and degradation. Private holdings could include agricultural properties (Chapter 61A restrictions), forested land (Chapter 61 restrictions), significant areas for water resource protection (high yield aquifers), priority areas for protection of rare species, private recreation areas, estates, major institution holdings, and less-than-fee-interests. Less-than-fee-interests are lands encumbered by conservation restrictions, wetland restrictions, watershed protection restrictions and historic preservation restrictions. Public open space includes federal, state, county, and municipal lands and facilities for conservation and recreational use. Non-profit open space is usually associated with a local land trust or similar private nonprofit. Land belonging to public institutions such as state and federal schools or universities, state hospitals, and prisons is also sometimes considered open space (EOEA 2001).*

*In the upper regions of the Weir River, Wompatuck State Park (3500 acres), Turkey Hill, Whitney and Thayer Woods (824 acres) and George Washington Town Forest (110 acres) in Hingham bank the river as it flows toward the estuary. Within the ACEC, World's End is the largest parcel of open space bordering the Weir River Estuary. The Town of Hull and Tufts University also own parcels of land either in the ACEC or directly bordering the ACEC. Nantasket Beach is another important adjacent open space. This beach is managed by the Metropolitan District Commission [now the Department of Conservation and Recreation] and is a major recreational attraction in the summer.*

#### **WORLD'S END**

*The Trustees of Reservations own and maintain this 251-acre peninsula jutting into Hingham Harbor. Fredrick Law Olmsted originally landscaped the park for a development of homes in 1886, which were never realized. The Trustees established the reservation in 1967 and in 1996 World's End was designated a part of the Boston Harbor Islands national park area. The Trustees have completed a management plan for the property in 2002 and have applied for permits to restore the 15-acre "Damde Meadows" portion of World's End from a brackish salt pond fringed with Phragmites back to salt marsh. Bird watching, cross country skiing, hiking, kayaking, fishing, horseback riding and picnicking along the shores of the Weir River are among the recreational activities offered at World's End.*

#### **TOWN OF HULL**

*The Town of Hull owns the salt marsh that borders the ACEC on the Hull side of the river within the ACEC, along with the 40-acre site that use to be the town landfill directly adjacent to the marshes. The Conservation Commission manages the salt marsh as conservation land (Weir River Estuary Park Management Plan, 1995). The landfill has been Phase I capped and the site is monitored bimonthly by SEA Consultants of Cambridge(Maddox 2001). The landfill is still open to limited use from beach cleanings and some municipal buildings but the bulk of the property has been planted over and could be used for recreational activity. In 1994, the town of Hull also acquired the 3-acre site along George Washington Boulevard through the MDC. Most plans for the use of Open Space in Hull consider this parcel a potential site for a welcoming center and educational facility.*

*The Weir River Woods is a 10.6-acre open space parcel on the southern portion of Rockaway Annex in Hull adjacent to the ACEC. The site was originally zoned for development but the area proved unsuitable to potential buyers and ended up in town ownership through unpaid taxes(Coler and*

*Colantino 2001). Town residents voted to protect the area with a conservation easement in 1987, placing the park in the hands of the town Conservation Commission. A trail system was in place in the 1970s but has fallen into disrepair. Hull was awarded a Coastal Access Grant from CZM and DEM in 2002 to assess the potential for recreational use and develop a management plan. Two possible access points for water recreation and several potential trails were identified.*

#### **TUFTS UNIVERSITY**

*Tufts University owns two parcels of open space land bordering the ACEC, just northwest of George Washington Boulevard next to the Weir River Woods. The geology department at the university purchased these parcels in 1983 as a resource for undergraduate Geology classes. One parcel is 1.67 acres and the other is 4.25 acres, totaling close to 6 acres of tidal marsh in the Weir River ACEC. Introductory Environmental Geology students took field trips to this site every year until around 2000. The section of salt marsh that the university owns once was a fresh water pond. When sea level rose to the current level, salt water inundated the pond and the area became a marsh. Geology students have been taking soil cores to study the overlaying saltwater peat and subsurface freshwater peat that indicates this change in habitat (Ridge 2002). Due to the traffic problems in and around Boston in the past few years, classes have not come to the marsh regularly, but the department hopes to revisit the site again soon (Ridge 2002).*

The following pages provide an inventory of undeveloped lands abutting the Weir River estuary that are important to the three towns because of their open space or recreational value. The lands are categorized according to whether they are protected or unprotected. These areas are illustrated in Figures 5a – 5d. Property ownership is depicted in Figure 6. Note that the “protected” status of each property must be verified by reviewing the properties’ deeds. To facilitate this research, a registry of deeds number is provided, if available, from the town assessors records.



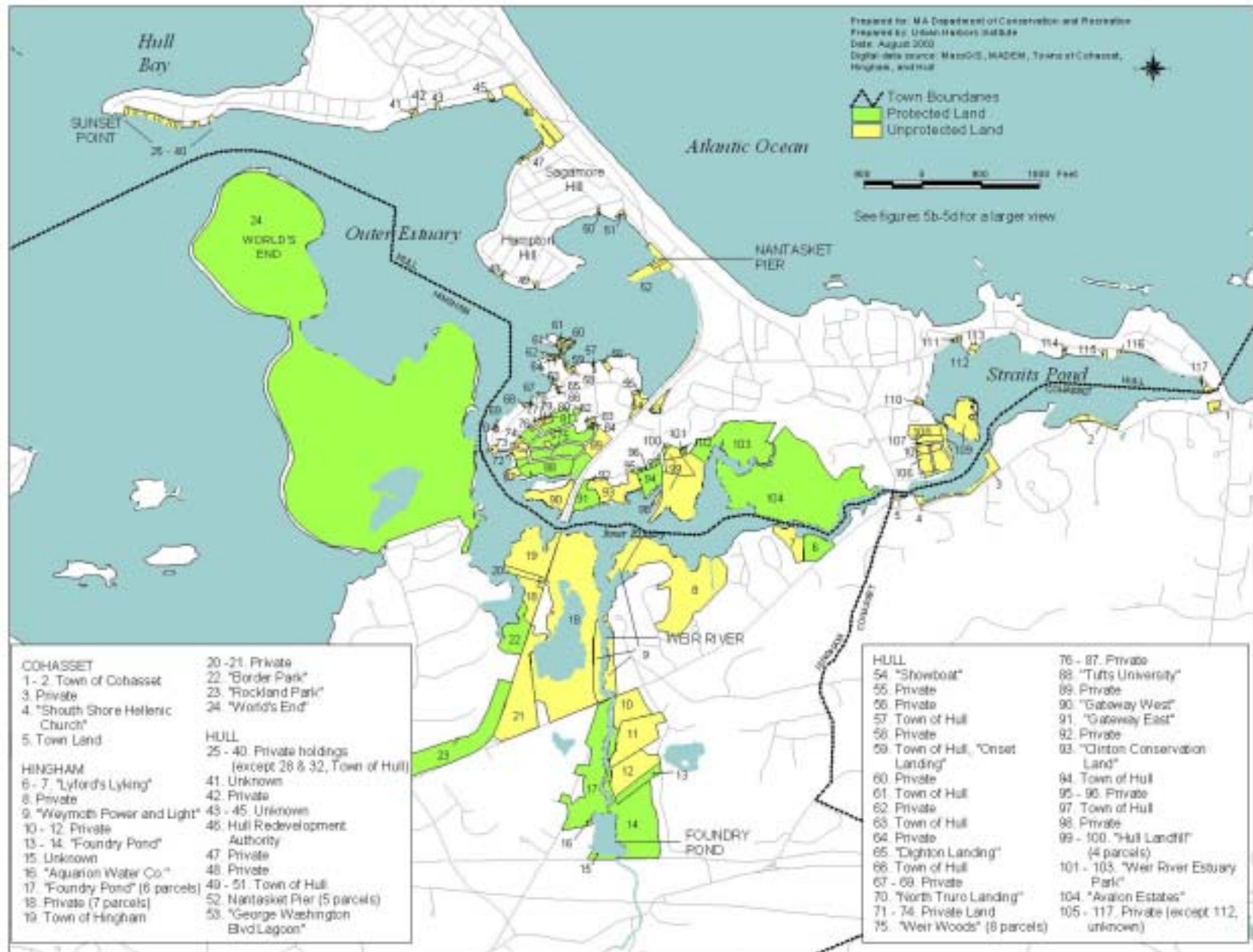


Figure 5a. Inventory of Undeveloped Lands Around the Weir River Estuary (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

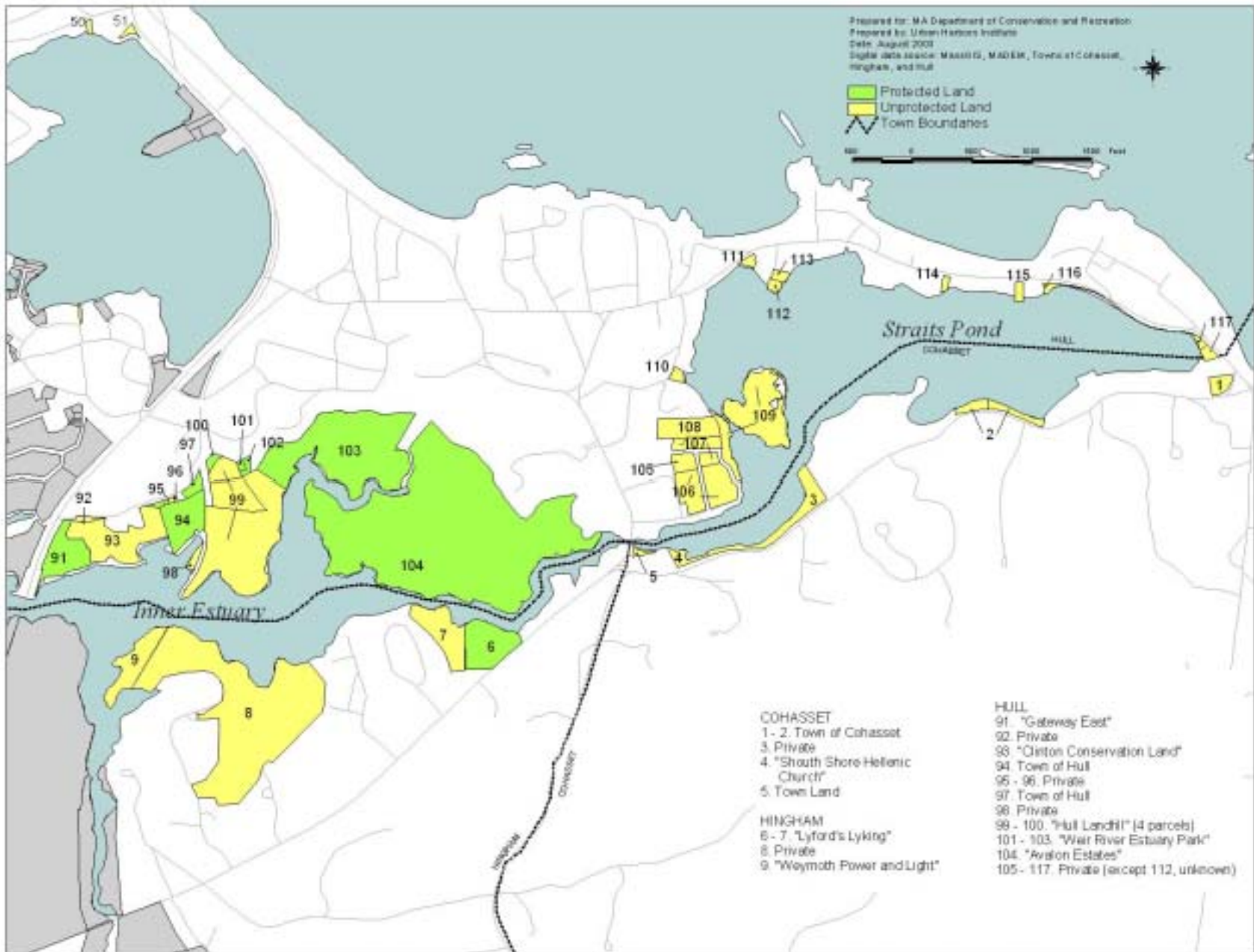


Figure 5b. Inventory of Undeveloped Lands (Straits Pond and Inner Estuary) (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

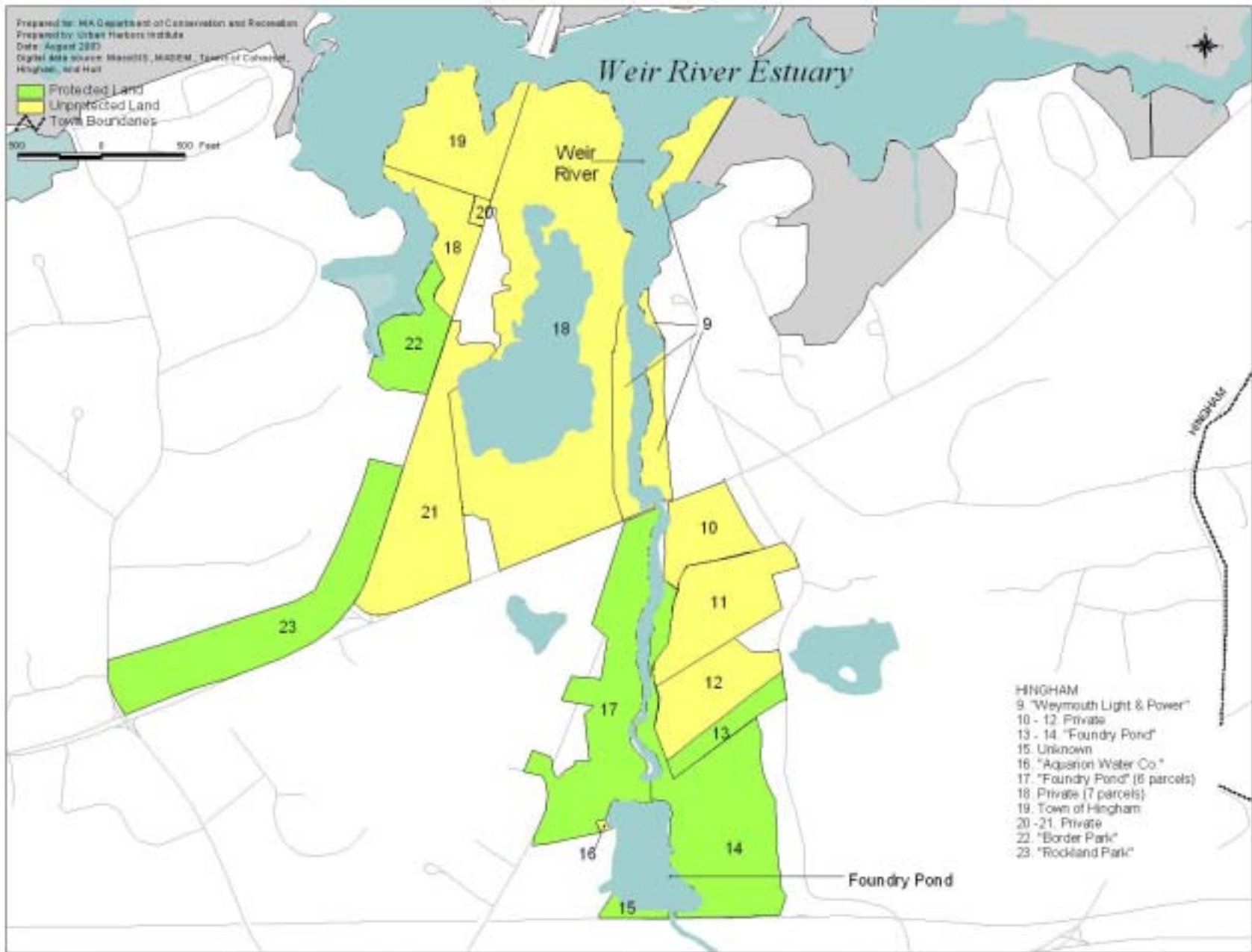
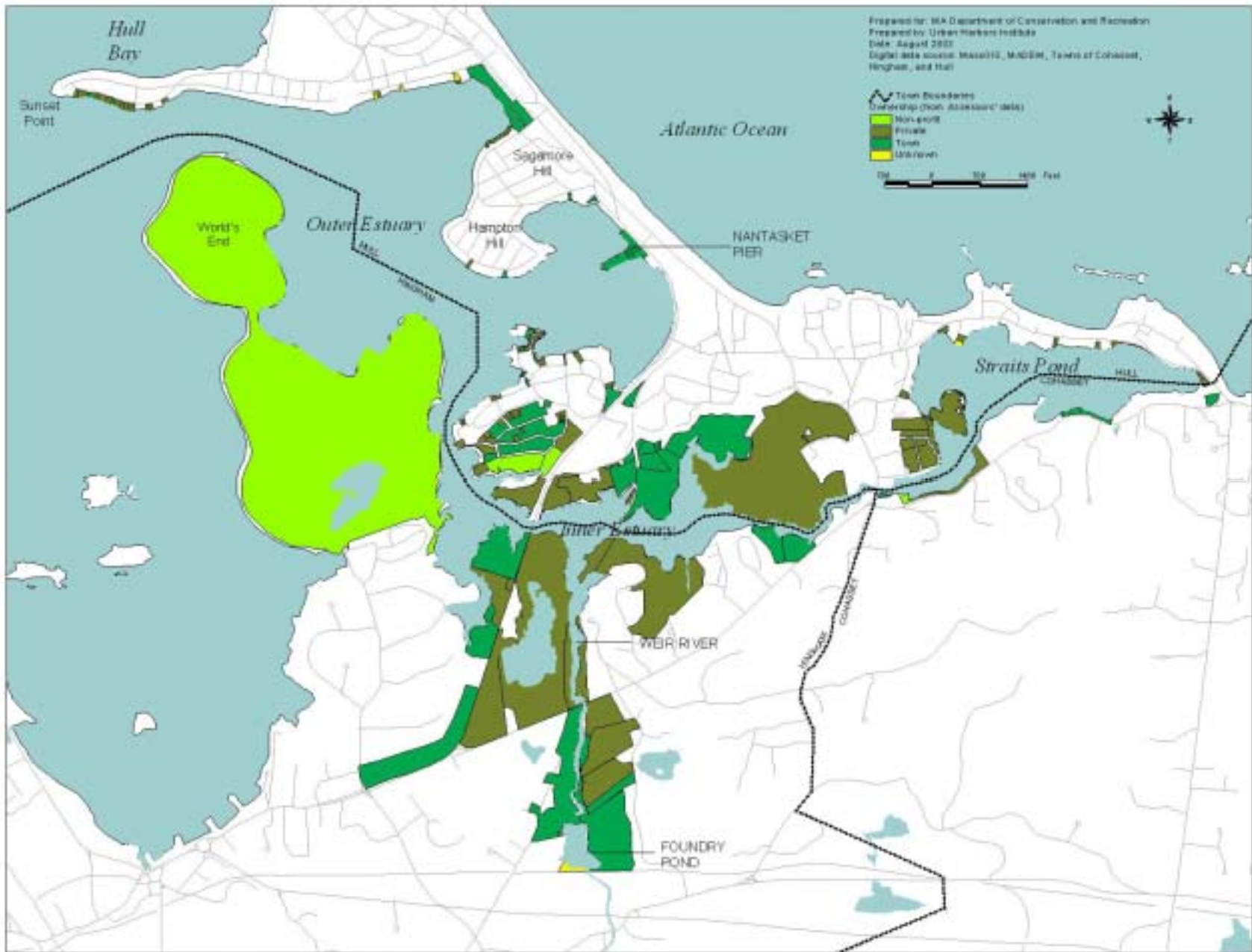


Figure 5c. Inventory of Undeveloped Lands (Weir River) (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).



Figure 5d. Inventory of Undeveloped Lands (Outer Estuary) (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).



**Figure 6.** Ownership Status of Undeveloped Lands Around the Weir River Estuary (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

**Table 1.** Inventory of Undeveloped lands surrounding the Weir River ACEC.

Map No.	Name and Assessors No.	Registry of Deeds No. <sup>1</sup> (Date Acquired)	Town	Acres	Public or Private or Non-profit	Protection	Public Access	Water Access	Parking	Zoning	Site Characteristics (References)
1	Town Land 9-026	Unknown	Cohasset	0.77	Public	None	No	Yes	No	Residential	(Cohasset Assessor, 2003)
2	Town Land 9-039 and 9-040	603-97 (2/28/85)	Cohasset	5.72	Public	None	Yes	Yes	No	Residential	(Cohasset Assessor, 2003) Property is overgrown but has good recreational potential (Cohasset Open Space Advisory Committee 2001).
3	Private 1-048	12037-384 (10/16/97)	Cohasset	1.86	Private	Public access easement	No	No	No	Residential	(Cohasset Assessor, 2003) Deed from 1883 reserves for public use “one hundred feet in length...agreed to be a suitable place on front to drive horses and carriages from street down to water and for persons on foot” (see 620-292).
4	S. Shore Hellenic Church 01-049 and 01-050	4324-504 (1/17/66)	Cohasset	1.12	Private	None	Yes	Yes	Yes	Residential	(Cohasset Assessor, 2003) Property deed restriction from 1932 states that “no building except a church and other structures properly appurtenant to a church, shall ever be erected on the granted premises” (see 879-232).
5	Town Land 01-054	Unknown	Cohasset	0.25	Public	None	Yes	Yes	No	Downtown	(Cohasset Assessor, 2003). Former fire station. Property in poor condition but has good recreational potential (Cohasset Open Space Advisory Committee 2001). Cohasset Selectmen designated this land for canoe and kayak access in 2003.

<sup>1</sup> Format of deed references are as follows: [book number]-[page number]. “LCC” refers to a Land Court book and page number.

Map No.	Name and Assessors No.	Registry of Deeds No. <sup>1</sup> (Date Acquired)	Town	Acres	Public or Private or Non-profit	Protection	Public Access	Water Access	Parking	Zoning	Site Characteristics (References)
6	“Lyford’s Lyking” 22-034	5478-471 (1/12/83)	Hingham	2.88	Public	Conservation Restriction	Yes	Yes	No	Conservation	(Hingham Assessor, 2003). Salt marsh owned by Hingham Conservation Commission (CAP VINAL 1993; John Brown Associates et al. 2001).
7	“Lyford’s Lyking” 22-033	1807-419 (5/15/41)	Hingham	3.75	Public	None	Yes	Yes	No	Open Space	(Hingham Assessor, 2003)
8	Private Trust 32-079 and 32-075	414-54 (4/22/92) LCC82854	Hingham	13+	Private	None	No	No	No	Residential	(Hingham Assessor, 2003)
9	Weymouth Light & Power 42-003 42-004	1773-245	Hingham	17	Private	None	No	No	No	Residential, Flood Plain and Water- shed	(Hingham Assessor, 2003)
10	Private 42-036	18519-345 (5/15/2000)	Hingham	4.2	Private	None	No	No	No	Residential	(Hingham Assessor, 2003)
11	Private 42-012	18519-347 (5/15/2000)	Hingham	4.4	Private	None	No	No	No	Residential	(Hingham Assessor, 2003)
12	Private 42-035	4246-657 (3/11/77)	Hingham	6.8	Private	None	No	No	No	Residential	(Hingham Assessor, 2003)
13	“Foundry Pond” 53-054	2866-467 (7/7/61)	Hingham	1.8	Public	Conservation Restriction	Yes	Yes	No	Open Space	(Hingham Assessor, 2003)
14	“Foundry Pond” 53-055	3955-32 (12/12/73)	Hingham	14.2	Public	Conservation Restriction	Yes	Yes	No	Open Space	(Hingham Assessor, 2003)
15	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Open Space	(Hingham Assessor, 2003)
16	Aquarion Water Co. 53-048	Unknown	Hingham	0.15	Private	None	No	No	No	Open Space	(Hingham Assessor, 2003)

Map No.	Name and Assessors No.	Registry of Deeds No. <sup>1</sup> (Date Acquired)	Town	Acres	Public or Private or Non-profit	Protection	Public Access	Water Access	Parking	Zoning	Site Characteristics (References)
17	“Foundry Pond” 53-042 53-043 53-044 53-047 53-052 53-053	2905-215 (12/15/61)	Hingham	10	Public	Conservation Restriction	Yes	Yes	No	Open Space	(Hingham Assessor, 2003). Owned by Hingham Conservation Commission, including salt marsh below the dam and abandoned quarry.
18	Private 31-004 31-003 31-033 31-032 31-035 42-058 42-059	17940-244 (10/8/99)	Hingham	48.4	Private	None	No	No	No	Residential	(Hingham Assessor, 2003) The freshwater quarry on this site provides important bird habitat.
19	Town Land 21-001 21-003	6968-318 (7/24/86)	Hingham	7+	Public	None	Yes	No	No	Residential	(Hingham Assessor, 2003)
20	Private Trust 31-003	454-74 (3/18/99) LCC444762	Hingham	0.46	Private	None	No	No	No	Residential	(Hingham Assessor, 2003)
21	Private Trust 31-004 31-031 42-055 42-038 42-039 42-040 42-041 42-042 42-043	457-126 (3/18/99)	Hingham	14.4	Private	None	No	No	No	Residential	(Hingham Assessor, 2003)
22	“Border Park” 31-001	315-49 (1/15/80)	Hingham	3.5+	Public	Conservation Restriction	Yes	No	No	Open Space	(Hingham Assessor, 2003) Forested open space owned by Hingham Conservation Commission. Property to the north of Boulevard Park (Table 1, #18, parcel no. 42-54) is identified in Hingham Master Plan as property to acquire for



Map No.	Name and Assessors No.	Registry of Deeds No. <sup>1</sup> (Date Acquired)	Town	Acres	Public or Private or Non-profit	Protection	Public Access	Water Access	Parking	Zoning	Site Characteristics (References)
23	“Rockland Park” 41-036 41-050 41-051A	315-49 (1/15/80) 287-197 (1/15/77) 325-95 (6/29/81)	Hingham	8.1	Public	Conservation Restriction	Yes	No	Yes	Open Space	additional open space (John Brown Associates et al. 2001).  (Hingham Assessor, 2003). Forested open space owned by Hingham Conservation Commission.
24	“World’s End” 20-057	Unknown	Hingham	258	Public	Conservation Restriction	Yes	Yes	Yes	Open Space	(Hingham Assessor, 2003) Owned and managed by The Trustees of Reservations. The property was landscaped by Frederick Law Olmsted and is open to the public for a fee. (Hull Assessor, 2003)
25	Private 32-046	16681-327 (10/7/1998)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
26	Private 32-045-A	3388-481 (1/1/1900)	Hull	0.27	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
27	Private 32-045-B	16681-237 (10/7/98)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
28	Town Land 32-045-C	Unknown	Hull	0.27	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
29	Private 32-045-D	20536-148 (9/14/2001)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
30	Private 32-045-E	2414-135 (1/1/1900)	Hull	0.34	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
31	Private 32-045-F	11075-267 (1/1/1900)	Hull	0.18	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
32	Town Land 32-045-G	Unknown	Hull	0.13	Public	None	Yes	Yes	Yes	Residential	(Hull Assessor, 2003)
33	Private 32-044	3997-473 (6/24/1974)	Hull	0.28	Private	None	No	No	No	Residential	(Hull Assessor, 2003)

<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
34	Public 32-042	Unknown	Hull	0.14	Public	None	No	No	No	Residential	(Hull Assessor, 2003)
35	Private 32-041	13859-76 (1/10/1995)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
36	Private 32-040	5216-441 (9/30/1982)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
37	Private 32-039	5216-440 (9/30/1982)	Hull	0.17	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
38	Private 32-036	3953-153 (1/1/1900)	Hull	0.15	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
39	Private 32-035	4118-397 (11/25/1975)	Hull	0.15	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
40	Private 31-083	355-151 (1/1/1900)	Hull	0.3	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
41	Unknown 29-022	Unknown	Hull	0.14	Unknown	None	Unknown	Unknown	Unknown	Residential	(Hull Assessor, 2003)
42	Private 29-021	25346-347 (6/13/2003)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
43	Unknown 29-016	Unknown	Hull	0.14	Unknown	None	Unknown	Unknown	Unknown	Residential	(Hull Assessor, 2003)
44	Unknown 27-124-A	Unknown	Hull	0.04	Unknown	None	Unknown	Unknown	Unknown	Residential	(Hull Assessor, 2003)
45	Unknown 27-124	Unknown	Hull	0.2	Unknown	None	Unknown	Unknown	Unknown	Residential	(Hull Assessor, 2003)
46	Hull Redevelopment Authority 33-067	3974-514 (3/1/1974)	Hull	5.3	Private	None	Yes	Yes	Yes	Commercial Recreation	(Hull Assessor, 2003). Pebbly beach and salt marsh. Upland is currently undeveloped land.
47	Private 33-101	9919-337 (1/1/1900)	Hull	0.56	Private	None	No	No	No	Residential	(Hull Assessor, 2003)

<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
48	Private 36-176	11183-205 (1/1/1900)	Hull	0.16	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
49	Town Land 36-165	2923-240 (3/1/1962)	Hull	0.16	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
50	Town Land 34-005	Unknown	Hull	0.12	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
51	Town Land 34-001	Unknown	Hull	0.16	Public	None	Yes	Yes	No	Commercial Recreation	(Hull Assessor, 2003)
52	Nantasket Pier 37-006 37-006-B 37-006-D 37-006-C 37-007	Unknown	Hull	2.77	Public	None	Yes	Yes	Yes	Waterfront	(Hull Assessor, 2003). Pier is town-owned with five associated land parcels that are significantly underutilized. Pier was reconstructed by the Commonwealth in 1982 and 1985 at a total cost of \$2.9 million (The Cecil Group Inc. et al. 1998). The site is currently used by several businesses and the public. Pier also serves as a parking lot to visitors during the summer season. Hull's Open Space and Recreation Plan (2000) promotes the idea of a marina with public access and park-like improvements to accommodate residents and visitors (see Table 2, #18-19)
53	"GW Blvd Lagoon" 43-023	Unknown	Hull	0.76	Public	None	Yes	No	No	Residential	(Hull Assessor, 2003)
54	"Showboat" 45-121	7939-340 (1/1/1900)	Hull	0.76	Public	None	Yes	Yes	No	Waterfront	(Hull Assessor, 2003)
55	Private 45-116	357-100 (1/1/1900)	Hull	0.15	Private	None	No	No	No	Residential	(Hull Assessor, 2003)

<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
56	Private 45-100	436-18 (10/31/1994)	Hull	0.3	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
57	Town Land 45-087		Hull	0.07	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
58	Private 45-078	459-138 (8/27/1997)	Hull	0.24	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
59	“Onset Landing” 45-053	Unknown	Hull	0.12	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
60	Private 45-049	435-128 (10/20/1994)	Hull	0.41	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
61	Town Land 45-038 45-017	361-149 (11/12/1985)	Hull	0.13	Public	None	Yes	Yes		Residential	(Hull Assessor, 2003)
62	Private 45-013	275-4 (8/1/1975)	Hull	0.16	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
63	Town Land 45-010	3610-149 (11/12/1985)	Hull	0.10	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
64	Private 45-008	414-73 (1/1/1900)	Hull	0.09	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
65	“Dighton Street Landing” 45-003	Unknown	Hull	0.12	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
66	Town Land 47-074	202-136 (6/1/1967)	Hull	0.05	Public	None	Yes	Yes	No	Residential	(Hull Assessor, 2003)
67	Private 47-058	457-106 (6/5/1997)	Hull	0.09	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
68	Private 47-056	389-11 (1/7/1988)	Hull	0.11	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
69	Private 47-036	444-14 (11/30/1995)	Hull	0.10	Private	None	No	No	No	Residential	(Hull Assessor, 2003)

Map No.	Name and Assessors No.	Registry of Deeds No. <sup>1</sup> (Date Acquired)	Town	Acres	Public or Private or Non-profit	Protection	Public Access	Water Access	Parking	Zoning	Site Characteristics (References)
70	“North Truro Landing” 47-034	Unknown	Hull	0.03	Public	None	Yes	Yes	Yes	Residential	(Hull Assessor, 2003). Forested land owned by Town of Hull (The Cecil Group Inc. et al. 1998)..
71	Private 47-022	429-137 (1/1/1900)	Hull	0.30	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
72	Private 47-011	417-97 (7/15/1996)	Hull	0.72	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
73	Private 47-226	100-167 (10/26/01)	Hull	0.2	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
74	Private 47-222 47-232	444-114 (11/30/1995)	Hull	0.45	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
75	“Weir Woods” 47-230 47-250 47-300 45-125 45-126 45-127 47-400 47-003	Unknown	Hull	10.4	Public	Conservation Restriction	Yes	No	No	Public Open Space	(Hull Assessor, 2003). Forested conservation land owned by Hull Conservation Commission (Town of Hull 2000).
76	Private 47-208	418-115 (1/1/1900)	Hull	0.15	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
77	Private 47-205	268-85 (1/1/1990)	Hull	0.17	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
78	Private 47-202	399-63	Hull	0.10	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
79	Private 47-200	72-9 (1/1/1990)	Hull	0.10	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
80	Private 47-197	203-84 (1/1/1990)	Hull	0.20	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
81	Private 47-194	409-25 (8/13/1991)	Hull	0.10	Private	None	No	No	No	Residential	(Hull Assessor, 2003)

<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
82	Private 45-131	500-167 (10/26/2001)	Hull	0.14	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
83	Private 45-129	442-33 (8/22/1995)	Hull	0.13	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
84	Private 45-128	382-191 (2/10/1988)	Hull	0.07	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
85	Private 47-298	Unknown	Hull	0.09	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
86	Private 47-327	362-147 (1/1/1900)	Hull	0.17	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
87	Private 47-002	18-50 (1/1/1900)	Hull	0.64	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
88	“Tufts University” 47-001 46-002	343-128 (12/29/83)	Hull	5.72	Private	Conservation Restriction	No	No	No	Residential	(Hull Assessor, 2003). Property is owned by The Trustees of Reservations. Used by Tufts University geology students for field research (Town of Hull 2000).
89	Private 45-124-A	487-477 (8/3/2001)	Hull	2.01	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
90	“Gateway West” 46-001	506-28 (5/8/2002)	Hull	3.8	Private	None	No	No	No	Residential	(Hull Assessor, 2003).
91	“Gateway East” 46-014	15771-1 (12/30/1997)	Hull	2.67	Public	Conservation Restriction	Yes	Yes	Yes	Residential	(Hull Assessor, 2003). Owned by Hull Conservation Commission. Existing “green building” will be developed as an educational center for the Weir River estuary. Plans are also underway to build an accessway for canoes and kayaks.

<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
92	Private 46-015	507-179 (7/1/2002)	Hull	0.2	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
93	“Clinton Conservation Land” 44-138-E	496-179 (6/7/2001)	Hull	4.57	Private	None	No	No	No	Residential	Mostly marsh. (Hull Assessor, 2003). Owners plan to obtain a conservation restriction.
94	Town Land 44-136 44-141	Unknown	Hull	2.9	Public	Conservation Restriction	Yes	Yes	No	Residential	(Hull Assessor, 2003)
95	Private 44-134	363-20 (1/1/1900)	Hull	0.08	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
96	Private 44-133	11-105 (1/1/1900)	Hull	0.03	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
97	Town Land 44-127	363-76 (1/16/86)	Hull	0.39	Public	Conservation Restriction	Yes	No	No	Residential	(Hull Assessor, 2003)
98	Private 44-140	Unknown	Hull	0.28	Private	None	No	No	No	Residential	Salt marsh meadow. (Hull Assessor, 2003)
99	“Hull Landfill” 44-157 44-156 44-155	2579-364 (7/1/1957)	Hull	13.3	Public	Conservation Restriction	No	No	No	Residential & Conservation	Former municipal solid waste landfill. (Hull Assessor, 2003)
100	“Hull Landfill” 44-154	2075-440 (7/1/1957)	Hull	0.24	Public	Conservation Restriction	Yes	No	No	Residential	(Hull Assessor, 2003)
101	“Weir River Estuary Park” 43-132	3674-423 (5/1/1971)	Hull	0.11	Public	Conservation Restriction	Yes	No	No	Residential	(Hull Assessor, 2003)
102	“Weir River Estuary Park” 43-130	3673-424 (5/1/1971)	Hull	0.20	Public	Conservation Restriction	Yes	No	No	Residential	(Hull Assessor, 2003)
103	“Weir River Estuary Park” 43-140	Unknown	Hull	13.07	Public	Conservation Restriction	Yes	Yes	No	Residential	Salt marsh. (Hull Assessor, 2003)

<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
104	“Avalon Estates” 40-005	18112-64 (12/8/1999)	Hull	65.3 (total)	Private	Conservation Restriction	Yes	Yes	No	Residential & Conservation	(Hull Assessor, 2003) Conservation restriction only on waterfront portion of property.
105	Private 50-046	878-25 (3/30/1995)	Hull	0.66	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
106	Private 50-059 50-040	440-39 (5/25/1995)	Hull	3.23	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
107	Private 50-024 50-043	439-25 (3/30/1995)	Hull	1.31	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
108	Private 50-007	537-938 (1/1/1900)	Hull	1.89	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
109	Private 50-028	6374-276 (10/18/1995)	Hull	5.93	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
110	Private 49-019	6439-273 (1/1/1990)	Hull	0.23	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
111	Private 51-007	507-154 (6/19/2002)	Hull	0.21	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
112	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Residential	(Hull Assessor, 2003)
113	Private 51-001	10237-186 (1/1/1900)	Hull	0.25	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
114	Private 53-001	4353-119 (1/1/1900)	Hull	0.16	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
115	Private 54-040	18589-250 (6/7/2000)	Hull	0.26	Private	None	No	No	No	Residential	(Hull Assessor, 2003)
116	Private 54-036	2013-170 (1/1/1900)	Hull	0.17	Private	None	No	No	No	Residential	(Hull Assessor, 2003)



<i>Map No.</i>	<i>Name and Assessors No.</i>	<i>Registry of Deeds No.<sup>1</sup> (Date Acquired)</i>	<i>Town</i>	<i>Acres</i>	<i>Public or Private or Non-profit</i>	<i>Protection</i>	<i>Public Access</i>	<i>Water Access</i>	<i>Parking</i>	<i>Zoning</i>	<i>Site Characteristics (References)</i>
117	Private 55-010 55-009	15429-87 (1/1/1900)	Hull	0.60	Private	None	No	No	No	Residential	(Hull Assessor, 2003)

## **WATER ACCESS INVENTORY**

Cohasset, Hull, Hingham are communities historically tied to the ocean, and the Weir River estuary provides shelter for many recreational and commercial boaters. Figure 7 illustrates water features and access to the estuary.

“Boating is common in the ACEC in the inner Hull Bay, from the tip of World’s End to Rockaway Annex in Hull. A channel in the Weir River provides access to Nantasket Pier for larger boats (GZA 2000). The entire estuary and river are well suited to canoe and kayak travel and some residents use small boats all the way up the estuary to Straits Pond. Because of the shallow depth of the estuary and the residential neighborhoods along the Weir, the entire region from Sunset Point to the George Washington Bridge is a no wake zone (Souther 2001). Limited water and the low bridge passage from the Rockaway to Straits Pond make it nearly impossible for most motorboats to maneuver,” (Lefebvre *et al.* 2002).

### **Cohasset**

Cohasset lands around the Weir River estuary are limited to Straits Pond. Two town-owned parcels provide access to Straits Pond; but the properties have no amenities, such as boat ramps.

### **Hull**

From Weir River ACEC Natural Resources Inventory (Lefebvre *et al.* 2002):

*Hull has a 45-foot size limit for boats moored in town and a mooring fee of three dollars. Close to one hundred boats have mooring sites within the Weir River ACEC on the Hull side. Moorings are assigned by the harbor masters, but it is the responsibility of the owner to pay for installation and maintenance (Bornhiem 2001).*

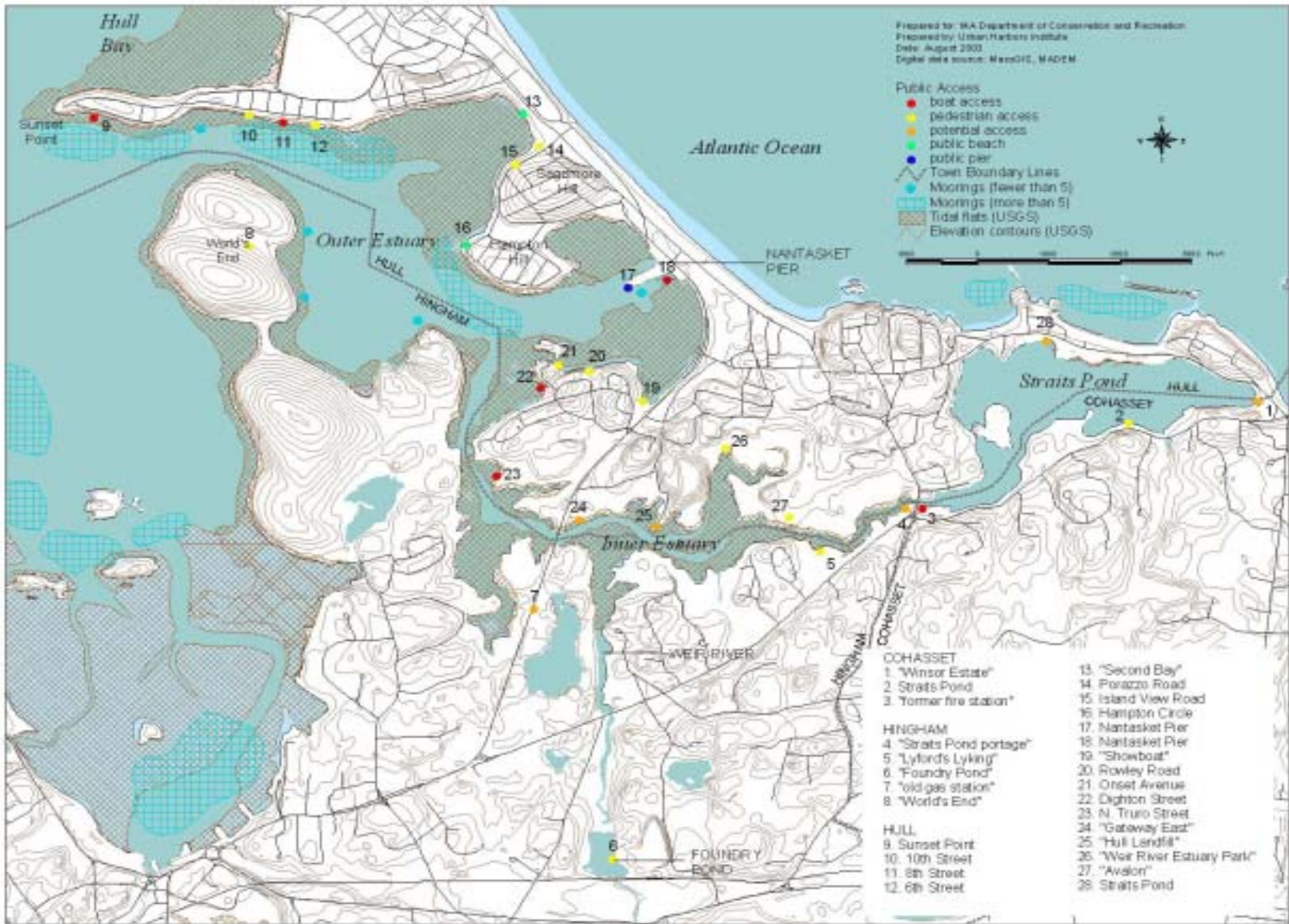
*Due to the lack of transient moorings, fuel docks, marinas, and parking for visiting boaters, the Hull side of the Weir River ACEC is a waterway used primarily by the residents with adjacent properties. The closest gas station in Hull is located at the A-Street Pier and the town operates a pump out service through the Harbor master’s boat. The Hull pump out service handles approximately 2,700 gallons of waste a year (Bornhiem 2001). Proposals have been made to build a marina near Nantasket Pier with between 100-120 boat slips. The harbor master has stressed that any projects of this scope would be required to include a pump out facility. Negotiations are underway in 2002 for a request for proposals that originally included an apartment complex and marina, although now due to zoning issues, only the marina component of the proposal is moving forward (Clerkin 2002).*

### **Hingham**

From Weir River ACEC Natural Resources Inventory (Lefebvre *et al.* 2002):

*No commercial fishing enterprises operate from the Hingham side of the ACEC, but recreational boaters are more prevalent due to the proximity of World’s End. Twenty-three permanent moorings in the study area are registered in Hingham (Souther 2001). The closest gas dock is in Hingham Harbor and as with Hull, the Harbor master in Hingham operates a pump-out boat. Much of the Hingham side of the river is owned by The Trustees of Reservations, so few of the moorings belong to residents living on the Weir River. Hingham has no mooring fee and each weekend in the summer and early fall several visitors congregate at the tip of World’s End. Yacht clubs and private boat owners have maintained and installed the moorings around World’s End and most boaters anchor or raft for one or more days. On a busy day, an estimated 250-300 boats from all over New England bring people to swim, fish and relax in the inner Hull Bay in the Weir River ACEC (Souther 2001). This density of boaters requires a more active pump out service. The Hingham harbor master and his assistants make a concerted effort to educate the public about their pump-out boat and make themselves available to the weekly crowds.*

Undeveloped properties that provide public access to water around the Weir River estuary are listed in Table 1. There are additional points of access, such as street ends identified in Table 2. All access ways are summarized in Figure 7.



**Figure 7.** Inventory of Water Access and Potential Water Access Around the Weir River Estuary (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

**Table 2.** Inventory of Existing and Potential Water Access in the Weir River ACEC.

No.	Name	Town	Street End	Boat Ramp	Parking	Site Characteristics (References)
1	“Winsor Estate”	Cohasset	No	No	No	Identified in the Visioning Workshop as a parcel with potential for an access easement or possibly a conservation restriction.
2	Straits Pond	Cohasset	No	No	No	Forested upland owned by the Town of Cohasset (Cohasset Board of Assessors) See Table 1, #2
3	“Former Fire Station”	Cohasset	No	No	No	Property in poor condition but has good recreational potential (Cohasset Open Space Advisory Committee 2001). Cohasset Selectmen designated this land for canoe and kayak access in 2003.
4	“Straits Pond Portage”	Hingham	No	No	No	Identified in Visioning workshop as potential site for access easement and canoe and kayak portage.
5	Lyford’s Lyking	Hingham	No	No	No	Salt marsh owned by Cohasset Conservation Commission (CAP VINAL 1993; John Brown Associates et al. 2001). Identified in the Visioning Workshop as a site with potential for public access and kayak and canoe portage. (See Table 1, #6-7)
6	Foundry Pond	Hingham	No	No	?	Owned by Hingham Conservation Commission, including salt marsh below the dam and abandoned quarry. (See Table 1, #13, 14, 17)
7	“Old Gas Station”	Hingham	No	No	No	Identified in the Visioning Workshop as a site with potential for access easement.
8	World’s End	Hingham	No	No	Yes	Owned and managed by The Trustees of Reservations. The property was landscaped by Frederick Law Olmsted and is open to the public for a fee. Boat moorings are offered on the east side (see Figure 7) and dinghies are allowed at World’s End. Swimming is allowed but there is no beach. (See Table 1, #24)
9	Sunset Point	Hull	Yes	No	No	Scenic vista and public access at Beech Avenue(MACZM 1995; The Cecil Group Inc. <i>et al.</i> 1998).
10-12	6 <sup>th</sup> , 8 <sup>th</sup> , 10 <sup>th</sup> streets	Hull	Yes	Yes	No	Boat ramps at these streets (MACZM 1995). Parking is for residents only.
13	HRA/”Second Bay”	Hull	No	No	Yes	Pebbly beach and salt marsh. Upland is currently undeveloped land.
14	Porazzo Road	Hull	Yes	No	No	(The Cecil Group Inc. et al. 1998; Town of Hull 2000).
15	Island View Road	Hull	Yes	No	No	Salt marsh and rocky beach (MACZM 1995).
16	Hampton Circle	Hull	No	No	Yes	Sandy beach with 5 public parking spaces (Town of Hull 2000). This area is also identified as Standish Street Beach (MACZM 1995).

<i>No.</i>	<i>Name</i>	<i>Town</i>	<i>Street End</i>	<i>Boat Ramp</i>	<i>Parking</i>	<i>Site Characteristics (References)</i>
17-18	Nantasket Pier	Hull	No	Yes	Yes	See Table 1 for details. Visioning Workshop identified the pier as a good site for canoe and kayak access. A float along the southern edge of the pier is used as a transient dock. A small boat ramp is located along the west end of the pier. The water around the pier is shallow and would require dredging to accommodate boats (The Cecil Group Inc. et al. 1998).
19	“Showboat”	Hull	No	No	No	Property contains protected wetland (Town of Hull 2000).
20	Rowley Street	Hull	Yes	No	No	(The Cecil Group Inc. et al. 1998; Town of Hull 2000)
21	Onset Avenue	Hull	Yes	No	No	(The Cecil Group Inc. et al. 1998; Town of Hull 2000)
22	Dighton Street	Hull	Yes	Yes	No	(MACZM 1995) See Table 1, #65.
23	N. Truro Street	Hull	Yes	Yes	No	Forested conservation land owned by Hull Conservation Commission (The Cecil Group Inc. et al. 1998). See Table 1, #70.
24	Gateway “East”	Hull	No	No	Yes	Owned by Hull Conservation Commission. Existing “green building” will be developed as an educational center for the Weir River estuary. Plans are also underway to build a boat ramp for canoes and kayaks. See Table 1, #91.
25	Hull Landfill					Identified in the Visioning Workshop for potential access easement. See Table 1, #99.
26	Weir River Estuary Park land	Hull	No	No	No	Owned by Hull Conservation Commission. See Table 1, #103.
27	Hall Estates/Avalon	Hull	No	No	No	Properties recently transferred to Hull Conservation Commission in May 2003 town meeting. See Table 1, #104
28	Straits Pond	Hull	No	No	No	Identified in the Visioning Workshop for potential access easement.

## **SECTION 2: BUILDING A VISION FOR OUR WEIR RIVER ESTUARY – WORKSHOP SUMMARY**

### **BACKGROUND**

The Weir River Estuary Park (WREP) community and outreach visioning session builds upon years of earlier park and open space planning efforts in and around the Weir River ACEC. The WREP Committee, the Weir River Watershed Association, the Straits Pond Watershed Association, and others have played a critical role in these planning efforts. Present efforts by these groups have expanded the scope of an earlier Weir River estuary park concept into a land and water-based park that will feature canoe and kayak trails, key upland viewing areas, and public access points (from both land and water). Environmental education and restoration of the Town of Hull's "Green Building" as a visitor center are central to the park concept (WREP 2002). The WREP Committee also feels strongly that habitat protection and restoration are integral to the overall vision and implementation framework. The following is a summary of a community visioning session, which in combination with the open space and access inventory, provide the foundation for the next steps in the effort to create the Weir River Estuary Park.

The community visioning workshop—*Building a Vision for Our Weir River Estuary*—was a day-long workshop held on Saturday, May 17, 2003. Nearly 70 people attended the workshop, which was organized and directed by the Urban Harbors Institute at the University of Massachusetts Boston, funded by DCR (formerly DEM), and hosted by Jake's Seafood Restaurant in Hull, Massachusetts. The workshop was open to the general public and notice was given via post mail and e-mail, as well as direct phone calls to a large mailing list.

### **PURPOSE**

The workshop was directed at local residents and users of the estuary who share an interest in providing for and expanding public access into and around the Weir River Estuary. Some of the questions the workshop intended to explore included: Why is the estuary worth protecting? What efforts are underway to protect it? What opportunities are there to improve it? How can open space and recreational opportunities be balanced and expanded to provide broader appreciation?

The WREP Committee and workshop organizers had some expected outcomes for the workshop. First, they wanted to provoke excitement and support for a Weir River Estuary Park. Second, it was necessary to establish an overall vision for the park. Third, the WREP Committee needed a set of priority actions that would determine their future course. Finally, a tri-town commitment to support and implement the park was desired, as well as an expanded committee membership with broader support from the town's of Cohasset and Hingham.

### **OVERVIEW**

The morning started with an exercise to elicit ideas and opinions about the park concept. Those ideas were grouped into the following topics to serve as working groups for the rest of the day: (1) recreation and public access, (2) education and outreach, (3) land protection, and (4) habitat.

The working groups brainstormed and established 2-3 priorities for each topic, based on the question "What do you really want to see happen in the Weir River Estuary Park?" They also discussed what implementation steps were needed, including what structure (organization or group) could take action or should be formed to take action, what potential allies were available as partners, and what support was available to fund or assist projects. Finally, the group as a whole discussed the next steps needed to move forward. These priorities and recommendations are extracted as a summary, and the brainstorming suggestions recorded in their entirety are listed as an appendix.

## RECOMMENDATIONS FROM WORKING GROUPS

### (1) Land Protection

#### *Key Priorities*

1. Develop a land acquisition plan:
  - a. Look at economic implications
  - b. Identify important resources
  - c. Prioritize parcels by natural and cultural importance
  - d. Access points
  - e. Land-based park parcels
  - f. Corridor along estuary
2. Create knowledgeable team:
  - a. Determine its structure
  - b. Learn about acquisitions and donation implications/laws
  - c. Learn about land holding
3. Create buy-in of citizens and elected officials
  - a. Support goals of acquisition plan through education

#### *Implementation*

1. The structure of the WREP Committee should be able to support land protection priorities. The Committee should be task driven with working subcommittees, representation from all three towns, and technical expertise in land acquisition.
2. The WREP Committee should have equal representation from all three towns and members should be appointed by the Board of Selectmen.
3. There should be an effort to expand the talent bank through an inter-municipal group.
4. The public process should involve meeting with boards in all three towns, with neighborhoods, and with resource experts.
5. Tasks of the Committee must be identified to draw in Hingham and Cohasset. In particular, awareness must be increased about “backyard” issues. “Hooks” for communities:
  - a. Hull – Gateway East
  - b. Hingham – Harbor, Back River, and Weir River resources
  - c. Straits Pond – Overdevelopment of Straits Pond
6. Volunteers should be used to implement a number of assessments:
  - a. How to gather data on natural resources
  - b. Water quality in the Weir River and Straits Pond
  - c. Infrastructure
  - d. Recreational paths
7. Some quick successes would bolster public support (e.g., the acquisition of the “Winsor” parcel).
8. There should be a part-time WREP staff member position funded through grants.
9. Funding of land acquisition—payment in lieu of taxes
10. Partner with research institutions to identify important resources
11. Tap into existing open space committees

### (2) Education Group

#### *Key Priorities*

The following are prioritized in order of importance and mirrors the natural progression of developing the educational aspect of the Estuary Park.

1. Establish education opportunities and target audiences. Target audiences would include school children, abutters, general public, recreational users, funding sources, local governments, families, and developers.
2. Develop the “Green Building” as an education and visitor’s center.
3. Establish continuing, long-term monitoring and establish a regional database to facilitate the exchange of information.

### ***Implementation***

1. It is essential that there be an organization that includes representatives from as many of the partners listed below. It must include the three towns. A “Friends of the Weir River” partnership or alliance to coordinate development of the park was suggested. Members of the alliance would be voluntary. Within the alliance there would be focus teams with tasks such as education, public access, land acquisition, etc. The alliance should not be elected government officials.
2. Because of their privileges in using the “Green Building,” the alliance should include: Surfrider, the Weir River Watershed Association, Hull Performing Arts, and, to a lesser extent, the Weir River Estuary Park Committee. Other potential allies include Straits Pond Watershed Association (SPWA), abutting landowners, The Trustees of Reservations (TTOR), CCSCR, SSSC, Massachusetts Audubon Society, Ducks Unlimited, Hull Lifesaving Museum, wildlife centers, Boy and Girl Scouts, fishermen associations, conservation committees, and boards of health.
3. Supporters of alliance, who provide monetary or in-kind assistance, could include Eastern Mountain Sports, local merchants, larger corporations (e.g., Lowe’s, Home Depot), Lions Club, universities, and grants.

### **(3) Habitat**

#### ***Key Priorities***

1. Identify tidal blockages or obstructions and correct them
2. Impact assessment
3. Fish spawning and anadromous fish runs
4. Monitoring
5. Water quality impacts (e.g., storm drain outfalls)

#### ***Implementation***

1. Watershed associations may be a good start, but the methods used by other similar projects should be reviewed. One option is to form a “Weir River Estuary Alliance,” which would be a formal group established through MOUs (or something similar) and based on similar groups who have been successful in their endeavors. The alliance should be comprised of members from existing interest groups (e.g., environmental, historical). The alliance needs to have members from all three towns. Lessons learned from past park planning should be considered.
2. The alliance should include non-profits (e.g., Massachusetts Audubon, SPWA, TTOR), National Park Service, Boston Harbor Alliance, Commonwealth agencies, citizen volunteers, pro-bono consultants, school groups, technology and developers.
3. Potential supporters, providing monetary or in kind assistance, could participate in outreach, research and data gaps, and lectures.

### **(4) Recreation and Public Access**

#### ***Key Priorities***

1. Facility planning:
  - a. Parking
  - b. Zoning/permitting
  - c. Trash
  - d. Public safety
  - e. Law enforcement and jurisdiction
2. Sites and access identification
  - a. Hall Estates
  - b. Weir River Woods
  - c. Harbor Islands
  - d. Gateway East (“Green Building”)
  - e. Nantasket Pier
  - f. Straits Pond “Island”



3. Outreach
  - a. Website
  - b. Access map
  - c. Cable TV
  - d. Use existing groups and networks

### ***Implementation***

1. An alliance should be formed, comprised of members from existing groups (SPWA, WRWA, WREP), new groups, and local officials.
2. Develop a public access guide. For each site, describe: type of access (e.g., canoe or kayak), description of area, highlights, parking, tidal accessibility, substrate, photo, map, public safety numbers, website of related organizations, GPS coordinates.
3. Put access guide on map.
4. Find funding for map.
5. Plan for public facilities around the estuary.
6. Identify potential access sites in Hingham and Hull.

### **NEXT STEPS**

The whole group present wrapped up the day by brainstorming the next steps required as follow-up to this visioning workshop. These steps will be discussed and further defined during future committee meetings.

### **Education and Outreach**

1. The core groups present must talk to everyone, including cable TV, newspapers, selectmen, and town administrators.
2. Arrange a public meeting for the summer.
3. UHI final report with maps. Maps to be displayed in Hingham. Reports to be distributed to participants and to include a request for involvement.
4. Contact all those identified as potential “allies.”

### **Organizational Structure**

5. Set-up a “Bridge Group” with the town selectmen and conservation agents. More appointments needed from Hingham and Cohasset.
6. Establish a “Friends of the Weir River” partnership or alliance to coordinate development of the park. Members of the alliance should be voluntary, not elected government officials. Within the alliance there should be focus teams with tasks such as education, public access, land acquisition, etc.
7. Set-up a steering committee with a rotating leadership. Within this committee there should be an implementation subcommittee. The committee should host a series of focus groups to develop an action plan.
8. Other ideas for organizational structure were presented as part of a presentation by the ACEC Program, including voluntary focus groups on resource restoration, coalitions of existing groups for public outreach and education, and formal MOAs between towns with town staff participation and a paid coordinator.

### **Future Actions**

9. The action plan will spell out the next steps and tasks.
10. Possible leaders for various groups as: Elizabeth Fuller (education), Jason Burtner (Habitat), Lawry Reid (land), and Scott Plymton (recreation and public access).

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## APPENDIX – ADDITIONAL INFORMATION GATHERED FROM WORKSHOP SESSIONS

### CHARACTER, OPPORTUNITY, AND CHALLENGES

The participants were asked to brainstorm some initial thoughts about the Weir River Estuary under the categories: What is great? What is not great? What are the opportunities? What are the challenges? Following is a summary of their responses.

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#### WHAT IS GREAT?

##### Nature

- Natural resources
- Sense of wilderness
- Bird life
- Wildlife
- Beauty
- Snowy egret / Blue heron
- Untouched
- Gift from God
- Nature
- Pristine / Natural
- Diversity of geologic history
- The resource
- The water
- Biodiversity
- Non-human beings call it “home”
- Biodiversity
- Natural habitats for various species
- The existing waterway and adjacent marsh and woods
- Geology – rare volcanic rock & drumlins & tombolos
- What we already have in the estuary

##### Recreation/Education

- Wonderful recreational place
- Educational Opportunities
- Opportunity to study nature
- Recreational opportunities

##### Limited impact of development

- Solitude
- No wake zone
- Open shellfish beds
- Limited industrial and commercial development

##### People & Protection

- The people in this room
- Coordinated 3 town program of outreach & education
- More meetings at Jake’s
- We are talking
- Don’t get gentrified out
- A beautiful threatened vista protected by a growing body of people

##### Open Space

- Scenic vistas
- Open vistas
- Open space / wilderness
- Open space
- Existing open space
- Open space

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#### WHAT IS NOT GREAT?

##### Tidal restrictions

- Obstruction of natural tidal flow
- Culvert obstruction leading to island in Straits Pond – preventing better flushing
- Tidal restrictions
- Condition of west gate and culvert

##### Flooding

- Ocean overwash
- Coastal flood impact

##### Straits Pond

- Condition of seawall adjacent to Straits Pond
- Unhealthy Straits Pond
- Very poor health of Straits Pond
- Midges
- Pond scum making Straits Pond uninviting to paddlers

### **Pollution & Water Quality**

- Protect organisms by not using unnecessary pesticides, herbicides and larvicides in pond and on lawns
- Trash
- Disposal of yard waste
- Understanding the freshwater source of water protection
- Dumping
- Abuse
- Trash in the marsh and along shorelines
- Trash from George Washington Blvd
- Dumping
- Too many streets and cars
- Road runoff
- Sewage
- Non-point source pollution
- Stormwater outfall impacts
- Pesticides

### **Desalinization Plant**

- Consideration of a desalinization plant
- No desalinization plant

### **Open Space & Public Access**

- Lack of public access
- Lack of understanding about value of open space
- Accessibility
- Limited access

### **Public Awareness**

- Public misunderstanding about management and protection of environmental land (turf)
- Lack of public awareness and appreciation

### **Development**

- Building additional parking while the town owns parking already
- Land for sale
- Unprotected properties
- Excessive residential development
- Looming development

### **Invasive Species**

- Invasive species
  - Phragmites
- 

## **WHAT ARE THE OPPORTUNITIES?**

### **Restoration**

- Ability to protect water quality and quantity
- Low impact aquaculture (shellfish / oyster rafts)
- Removal of invasive species
- Bilge pump filters (regulations)
- Restore alewife in Straits Pond
- Pond restoration

### **Coordination**

- Build community awareness of shared responsibility for an endangered local asset
- Increasing environmental awareness of all three towns
- Environmental awareness has achieved “escape velocity” with today’s generation
- Get the word out
- College & University involvement (Tufts / Northeastern)
- To create a human / environmental network
- People participation
- Networking
- Sustainable management
- Join a group
- New initiatives for coordination between towns
- Contribute time, talent, money

### **Funding**

- Grants for planting of native species
- Funding
- Grant Funding
- Windmill as a revenue source

### **Environmental Education/Ecotourism**

- Environmental educational programming for all ages
- Wildlife center
- Nature trails & birding blinds
- Green Building Education Center
- Natural classroom
- Community support
- Ecotourism
- Sense of place
- Improve the looks of the Green Building

### **Recreation**

- Local & world class recreation
- Connect to beach recreation
- Better public access
- Public access

### **Open Space**

- Land acquisition
- Properties as identified in open space plans or by WREP committee
- Hingham Quarry
- Use Nantasket Pier as a gateway to Estuary & Boston Harbor
- Showboat site
- Conservation of Straits Pond Island
- Acquire more land for conservation
- Preserve the open space we already have.

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## **WHAT ARE THE CHALLENGES?**

### **Ecosystem**

- Protecting the base flow of freshwater in the watershed
- Protecting the watershed and estuary system to sustain nature, ecosystems and water supply
- Pollution
- Management plan for the estuary

### **Wildlife**

- Different definitions of what “wild” is.
- Keeping the Weir River forever wild
- Encourage spawning of fish
- Protecting shellfish and wildlife habitat
- Balancing human needs with wildlife needs
- Maintaining natural “disorder”

### **Recreation & Education**

- Transportation from schools to estuary
- Working with community schools
- Defining boundaries of “park”
- Develop landfill into town recreational fields
- Future use of landfill as ball fields
- Parking without causing change to the environment
- Low impact recreation & education
- Responsible recreation
- Providing recreational opportunities & access while minimizing human impacts

- 1000 kayaks arrive?
- Visitor use (recreation / education / outreach)
- Land owners
- Water to the Green Building
- Redesign of the Green Building

### **Straits Pond**

- Restoring tidal flow in Straits Pond
- How to get exception to ban on outboard motors on Straits Pond for removal of decayed algae, grass and debris
- Herring spawning in Straits Pond – how to document this rather than verbal “proof”

### **Funding**

- Funding for land acquisition
- Locating funds to support initiatives
- Funds for maintenance
- Fund raising
- Funding

### **Consensus, Coordination, Support**

- State bureaucracy
- Differing opinions
- Building consensus yet valuing the “odd duck”
- Consensus
- Coordination of various efforts
- Lack of widely credible WREP organization
- Obtaining volunteers
- Resources
- Political boundaries
- Varying levels of support
- Organizational structure
- Getting tri-town participation
- Getting three towns to work together

### **Development threats**

- Natural resource threats
- Rate of development is faster than the ability to protect
- Development
- Pending 52 units development at Rockland St and George Washington Blvd
- Securing buildable land

## **Open Space**

- Land conservation / acquisition
- Land acquisition
- Land acquisition / preservation
- Preserving the quarry and 200ft buffer zones

## **OTHER OBJECTIVES, CONCERNS AND ISSUES**

### **Land Protection**

- River as path by boat
- Access Points
- Wildlife Habitat
- Straits Pond “Island”
- Landbase center
- “Green Building” education center
- Gateway East
- Hull Hill scenic view
- Properties as identified in open space plans
- “Showboat” parcel viewshed critical
- Work with utilities
- Community Preservation Fund
- Identify funding based on communities ability
- Funding – need partnership for Executive Office of Environmental Affairs
- Look at options within local control

### **Education**

- There is a need for continuing, long term monitoring to provide an inventory so that knowledge can be shared.
- These data should be entered into a regional database, perhaps located at the Green Building that would allow educational groups to enter their research or to view an inventory of what exists etc. Perhaps a university could set up such a database. However, it would need to be maintained.
- The Green Building should be developed as an education center but also should be a visitors’ center for the Estuary and also for Hull.
- Education opportunities must be established and specific educational audiences should be identified. There is no point in preaching to the converted. It is important to target those who cause damage without knowing what they are doing or how valuable the resource is as well as those who know that they shouldn’t be doing what they are.

### **Habitat**

- Habitat Protection and Restoration (Enhancement)
- Invasive species (plant with native species)
- Fish spawning and anadromous fish runs
- Identifying tidal obstructions / blockages and correcting these
- To what level do we want to / can we restore habitat?
- Trash / trash pickup
- Desalination plant impacts
- Resource management (i.e. shellfish)
- Monitoring
- Communicate / disseminate information (via the web?). Re: Natural Resource Inventories and other studies / surveys
- Water quality impacts – outfalls

- Impact assessment (“Threat”)
- Base flow reduction

### **Recreation and Public Access**

- Convert landfill to recreational fields (need research / feasibility study)
- Kayak / canoe access (rentals)
- Parking
- Zoning / permitting
- Trash disposal
- Green Building – research possible use for private / commercial use
- Link / gateway to Harbor Islands – promotion / advertising
- Website for recreation and access
- Hall Estate access
- Opportunities for advertising / education through existing groups (WREP, SPWA, WRWA)
- Map development of access (trails, launch sites, mooring areas, no wake zones)
- Types of Access
  - Fishing
  - Canoe / kayak
  - Recreational boating
  - Hiking
  - Camping
  - Bird watching
  - Swimming
  - Shellfishing
  - Public parks
- Trails (Weir River Woods)
  - Parking
  - Trail maintenance
  - Fee structure?
  - Signage
  - Maps
  - Restoration
  - Trash / waste
  - Handicap access
  - Site planning
  - New trails
- Pier Redevelopment
  - Ferry access
  - Recreational access from water / canoe / kayak
  - Handicap access
  - Commuter issues / needs
  - Infrastructure planning
- Green Building
  - Launch site design
  - Restoration (planting of natives, benches)
  - Education site (inside and outside, environmental center, nature walks, signs, maps)
  - Planning and safety (emergency access, traffic)