



WEIR RIVER ESTUARY LAND PROTECTION PLAN

Weir River Estuary Park Committee
Hull, Hingham, and Cohasset
October 2006

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Prepared for the Weir River Estuary Park Committee
Hull, Hingham, and Cohasset

Prepared by
Chantal Lefebvre
Michelle Portman
Urban Harbors Institute
University of Massachusetts Boston

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Dick Avery, Weir River Estuary Park Committee and Cohasset Land Conservation Trust
David Beck, Town of Hull Assessor
Faith Burbank, Weir River Estuary Park (WREP) Committee
Jason Burtner, Massachusetts Office of Coastal Zone Management
Margo Clerkin, Conservation Agent, Town of Hull
David Clinton, Weir River Estuary Park Committee
Jim Comeau, Department of Conservation and Recreation (formerly MDC)
Lloyd Emery, Weir River Estuary Park Committee
Liz Harrington, Town Planner, Town of Cohasset
Lealdon Langley, Department of Environmental Protection
Katie Lund, Massachusetts Office of Coastal Zone Management
Ben Lynch, Department of Environmental Protection
Jim O'Brien, Jake's Seafood Restaurant
Cliff Prentiss, Conservation Agent, Town of Hingham
Lawry Reid, Weir River Estuary Park Committee and Straits Pond Watershed Association
Jim Rodgers, WREP Recreation sub-committee
Elizabeth Sorenson, Department of Conservation and Recreation (formerly DEM)
Judeth Van Hamm, Weir River Estuary Park Committee
Samantha Woods, Weir River Estuary Park Committee & Weir River Watershed Association

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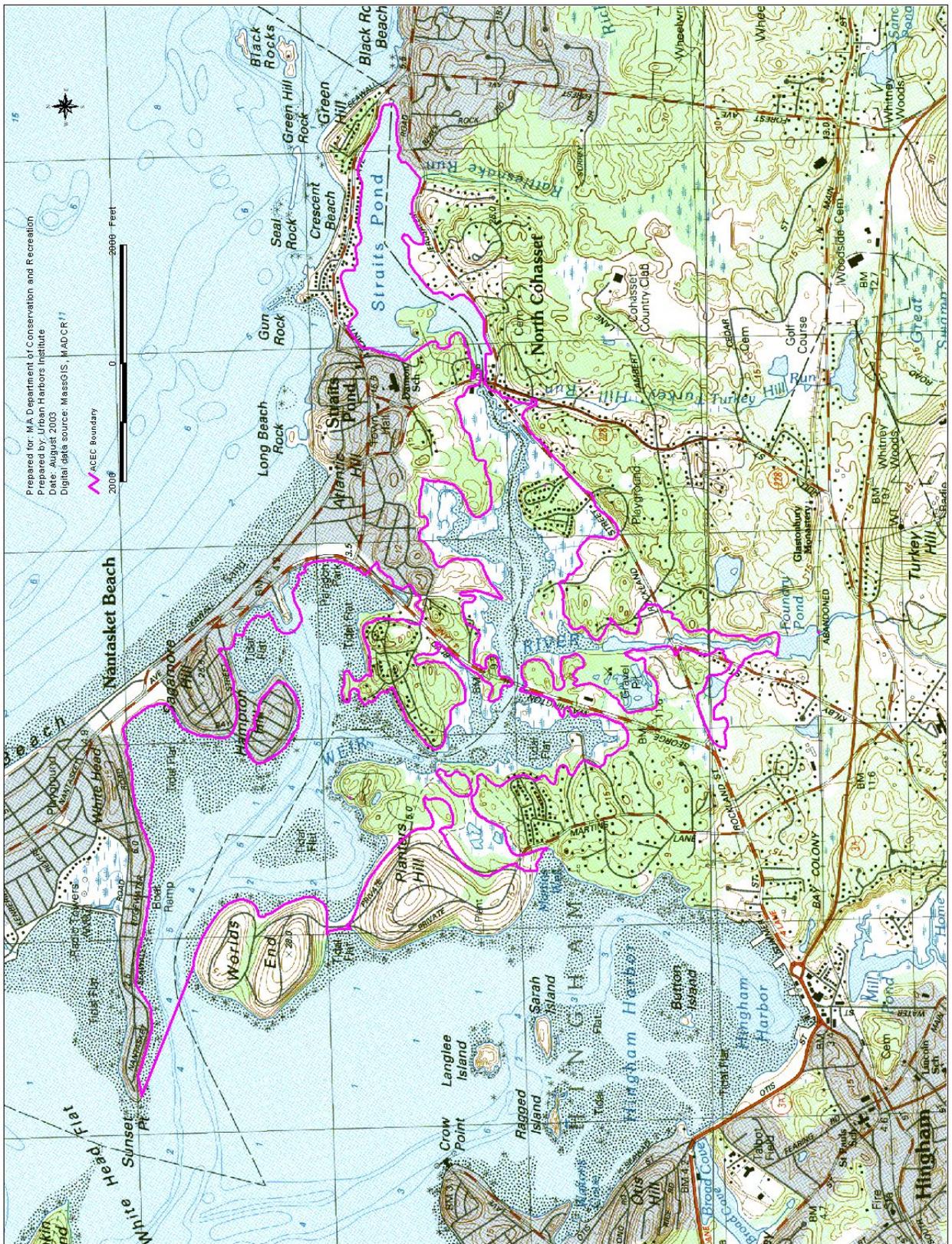


Figure 1-1. Weir River Estuary Area of Critical Environmental Concern.

1 EXECUTIVE SUMMARY

The *Weir River Estuary Park Land Protection Plan* is the shared vision of Hull, Hingham, and Cohasset for protecting this beautiful and important natural resource. The *Land Protection Plan* will provide the reader with a wealth of information about the estuary and provides the details about what we are protecting and why. Each specific parcel of land within the borders of estuary has been identified and documented with colored charts and maps. The plan outlines the opportunities and priorities for acquisition and protection, and identifies the tools and techniques available to implement these goals. It is our ideal for this plan to be legitimized by the towns and adopted into their Open Space considerations as this represents our hopes for the remaining available land within the estuary.

The Weir River Estuary was designated an Area of Critical Environmental Concern (ACEC) in 1986 recognizing its 17 miles of shoreline as one of the largest salt marsh ecosystems in the Boston Harbor area. The concept of the Weir River Estuary Park began in the early 1990's and by 2002 the Weir River Estuary Park (WREP) was formalized as a tri-town committee with the following goals:

1. To preserve the **rare and idyllic setting and character.**
2. Expand **public access and low impact (e.g. no wake) recreational opportunities**
3. Protect the **historical and geological integrity**
4. Protect and **restore natural resources and biological diversity**
5. Conserve a **contiguous corridor of open space and healthy habitats**
6. Develop **educational opportunities and foster stewardship**
7. Establish **community support for land and estuarine habitat protection** and maintain **relationships with Town selectmen, conservation commissions, planning boards, and advisory, open space, and harbor committees, local land trusts, land preservation organizations, and related regional, state, and federal agencies.**

The Weir River estuary faces a number of distinct challenges brought on by the rapid rate of growth and development of the region. There are limits as to how much development the estuary can withstand before the natural scenic beauty and integrity of the landscape is lost. The plan is not to halt growth, but to manage it at a sustainable pace and to provide a balance of open space, healthy land and water habitats and low impact recreational opportunities. The protection of land and water quality with the implementation of this plan will be accomplished through the cooperation of willing land owners, environmental enforcement officers, and citizen stewards.

This unique and relatively undisturbed corridor, with 922 acres of open water and its extensive salt marsh grasses and aquatic vegetation provides a constant food source to more than 100 species of resident and migrating birds. The clam flats account for 17 percent of the total clams harvested within Boston Harbor.

The efforts to date have protected 368 acres of estuary land. Approximately 150 acres of key parcels remain in question and represent our highest priority for protection necessary for the estuary to maintain its integrity as an ecological unit. We must act now to save this land now or it may be lost forever. Help keep our vision of the Weir River Estuary as "*Forever Wild.*"

The body of this work would not have been possible without the generous support of the Massachusetts Department of Environmental Management's Watershed Initiative, the Massachusetts Department of Conservation and Recreation, the Coastal Zone Management program, and the University of Massachusetts/Boston Urban Harbors Institute.



Kayakers follow the bend in the Weir River as it flows past Bass Point.

2 INTRODUCTION

If economic growth were the only measure of a community's health and vitality, then the communities of Cohasset, Hingham, and Hull are faring well. But this economic success is generally accompanied by changes in the physical landscape that can be unsettling for residents, especially when it means more development and expansion at the expense of culturally and socially important open space areas such as parks, woods, and marshes. The rapid pace and fragmented nature of such sprawling development gives communities little opportunity to come to terms with the long-term impacts, which in turn can lead to a sense of powerlessness and an ensuing failure to intervene.

The *Weir River Estuary Land Protection Plan* builds upon the existing open space and public access inventory, *Building a Vision for Our Weir River Estuary*, which was prepared in August 2003 under a separate contract (Lefebvre 2003). The *Building a Vision* report identified unprotected lands around the Weir River Area of Critical Environmental Concern (ACEC), while this follow-up planning project provides strategies about how to protect these lands.

This report identifies the shared vision and goals of the communities of Cohasset, Hingham, and Hull for protecting the region's unique beauty, serenity, and important ecological functions. The plan examines various techniques and tools for land protection and provides guidance as to how these can best be applied to meet the goals for the estuary. Maps and a table with detailed parcel information at the end of the report identify the undeveloped properties around the estuary and the protection possibilities and priorities for each.

Parcel data were obtained from the town assessors' offices and from the Norfolk and Plymouth county Registry of Deeds. Relevant deed information was gathered for those specific parcels targeted for acquisition and is included as a separate attachment to this report. Geographical data used to generate the accompanying geographical information system maps were obtained from MassGIS and from the Town of Hull Planning Department.

The existing residential land uses of Cohasset, Hingham, and Hull stem from former seasonal uses that were strongly oriented to water recreation. In addition to being a resource valued by local residents, the recreational opportunities and the scenic beauty of the region make for a desirable weekend destination for visitors from across metropolitan Boston. A large area of salt marshes and uplands around the estuary remain undeveloped and present an opportunity for the region to further establish itself as a center for water-based recreation and for experiential outdoor education. Using a strategy that combines land acquisition with other management tools, this plan aims to protect the remaining undeveloped lands in order to provide a better balance between the built and natural environments.

The implementation of this plan will require a collaborative approach between the Weir River Estuary Park (WREP) Committee and government, nonprofit organizations, individual property owners, and developers. Implementation will entail land acquisition, easement dedications, outreach and education, and a variety of other land protection strategies to ensure the most efficient expenditure of public and/or private money. It is intended that all protection of land for the purposes of implementing this plan be accomplished in cooperation with willing landowners. Outreach and open communication are an essential part of the land protection strategy.

2-1 Vision for the Estuary

As an urban ‘backyard’ habitat, the unique natural and cultural landscape of the Weir River estuary is unsurpassed. Conservation of this resource is vital to the character of the region and calls for an emphasis on land protection by the surrounding communities of Cohasset, Hingham, and Hull. By protecting critical habitat and engaging the community in nature-oriented activities, the WREP Committee hopes to engender a range of interests in the natural environment and to build awareness that people and their lifestyles are integral to the health and well being of this larger ecological system.

2-2 What Are We Protecting?

The traditional uses of this region for farming, animal husbandry, and seasonal summer housing have long since passed. Much of the land has been converted to single and multi-house developments, small commercial centers, roadways, and planned or private recreational spaces such as playgrounds and golf courses. The region is densely populated and few opportunities remain for acquiring large, contiguous tracts of open space that are available for the public’s benefit.

There are over 600 acres of undeveloped lands that span a two-mile radius around the Weir River Estuary. A 17-acre freshwater pond marks the location of an old quarry and speaks to the varied history of the region. Extensive marshlands provide refuge to wildlife and endless enjoyment to those who choose to explore them. A 258-acre nature preserve, *World’s End*, and a 10-acre woodland, *Weir River Woods*, demonstrate the success of land protection efforts in the region and are representative of the communities’ commitment and desire to protect land and habitat in and around the estuary. Visually, the estuary and its uplands provide much needed breaks in an otherwise intensely developed landscape. Ecologically their natural functions are critical to water supply and quality, storm damage prevention, flood control, and wildlife habitat. Acting on opportunities to protect what makes the Weir River estuary unique and valuable not only preserves the landscape and character of the region, but also sends a message that conservation, preservation, public health, and recreation are important priorities for the people in this region.

Through this plan, the WREP Committee—representing the communities of Cohasset, Hingham, and Hull—is committed to:

- 1 Preserving the rare and idyllic setting of the estuary
- 2 Expanding public access and recreational opportunities
- 3 Protecting the estuary’s cultural and geological integrity
- 4 Protecting and restoring natural resources and biological diversity
- 5 Conserving contiguous open space and habitat
- 6 Developing educational opportunities and fostering stewardship
- 7 Establishing community support for land protection and maintaining relationships with existing local land trusts and land preservation organizations

This plan articulates these goals for the estuary and provides the necessary information and guidance to seize opportunities to protect undeveloped lands around the estuary as they arise.

3 BACKGROUND

3-1 Weir River Estuary Park Planning

The Weir River Area of Critical Environmental Concern (ACEC) was designated by the Secretary of Environmental Affairs in 1986 in recognition of one of the largest salt marsh ecosystems in the Boston Harbor area.

In the early 1990s, the non-profit Hull Council for Business and Cultural Development researched Hull open space along a section of the Weir River estuary. The Council presented a plan for an Outdoor Education Park as the core of a Weir River Estuary Park to the Hull Selectmen in 1993. In 1994, the Town of Hull, the Metropolitan District Commission, and the Executive Office of Environmental Affairs finalized an agreement to create the park. In 1997, with financial assistance from the Metropolitan District Committee (MDC), the Town of Hull secured “Gateway East”—the “Weir River Estuary Center” property—on George Washington Boulevard. Under a lease to the Weir River Watershed Association, the formerly-nicknamed Green Building is being developed as a “green” watershed education and sustainable architecture demonstration center. In 2002, the Town of Hull received a Coastal Access grant for \$5,000 from the Department of Environmental Management (DEM) and the Coastal Zone Management Program (CZM) to design a canoe/kayak boat access on the site (see Figure 3-2). The Hull Light Plant is establishing a mitigation fund from Hull Wind 2, the 1.8 megawatt wind turbine being built on the landfill in the Estuary, to assist in making the Estuary Center a renewable energy demonstration site.

In 2001, at the request of the Hull Conservation Commission, the Hull Selectmen established a Weir River Open Space Study Committee to identify open space along the Estuary. The committee expanded its membership to all three towns. A draft Weir River Estuary Park Concept Plan was submitted to the Hull Selectmen in 2002. (WREP 2002). This plan provided a detailed history of the region, an overview of natural resources, and a list of next steps. The goals adopted by the estuary committee are to 1) preserve wildlife, 2) protect water quality, 3) provide recreation, and 4) promote education and stewardship. A copy of this plan is provided in the Appendices, which are separate from this report.

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 are 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 concept complements 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 3-1).

As an outcome of the 2002 concept plan, the tri-town Weir River Estuary Park (WREP) Committee was formalized. With funding from the Massachusetts Watershed Initiative through DEM, the committee contracted with the Urban Harbors Institute to host a visioning workshop to help the three communities identify the goals, issues and priorities for the region. Results of this gathering were compiled along with an inventory of all the undeveloped lands around the estuary (Lefebvre 2003).

3-2 The Weir River Estuary Area of Critical Environmental Concern

The Weir River estuary connects the town boundaries of Hull, Hingham, and Cohasset. Hull encompasses 55 percent of the Area of Critical Environmental Concern (ACEC); 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. While 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 20th century. Today, Hull, Hingham, and Cohasset function largely as suburban communities with limited local employment and a large number of commuters to the greater Boston area. Intimate in scale, the 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 landscape painting—have grown more popular over the years along with recognition of the estuary’s value as important wildlife habitat.

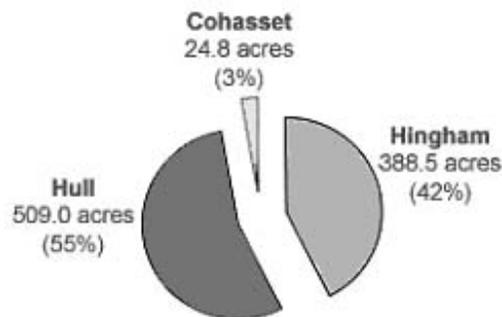


Figure 3-1. Acreage of Towns in Weir River Estuary ACEC (from Lefebvre *et al.* 2002).

The study area for this Land Protection Plan includes the Weir River Area of Critical Environmental Concern (ACEC) (see Figure 1-1) and the adjacent upland. 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 through a small embayment 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 (see Figure 3-2).

Within the ACEC, there are approximately 922 acres of open water and diverse wetlands habitat, including salt marsh, shallow marsh meadow, and wooded swamp. Figure 3-3 illustrates the various natural habitats of the Weir River ACEC. Abundant mollusks, crustaceans, salt marsh grasses, and aquatic vegetation found in the area provide a constant food source for over 100 species of 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). Much of the character and quality of these natural resources are determined by surrounding land use practices. Minimizing the types of development that generate harmful pollutants and greatly alter the natural landscape is vital to habitat protection efforts.

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 Estuary 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 or at the ACEC program website at www.state.ma.us/dem/programs/acec). Also see Section 5-3 on state programs and regulatory tools for more information on the ACEC Program and how it can promote protection.

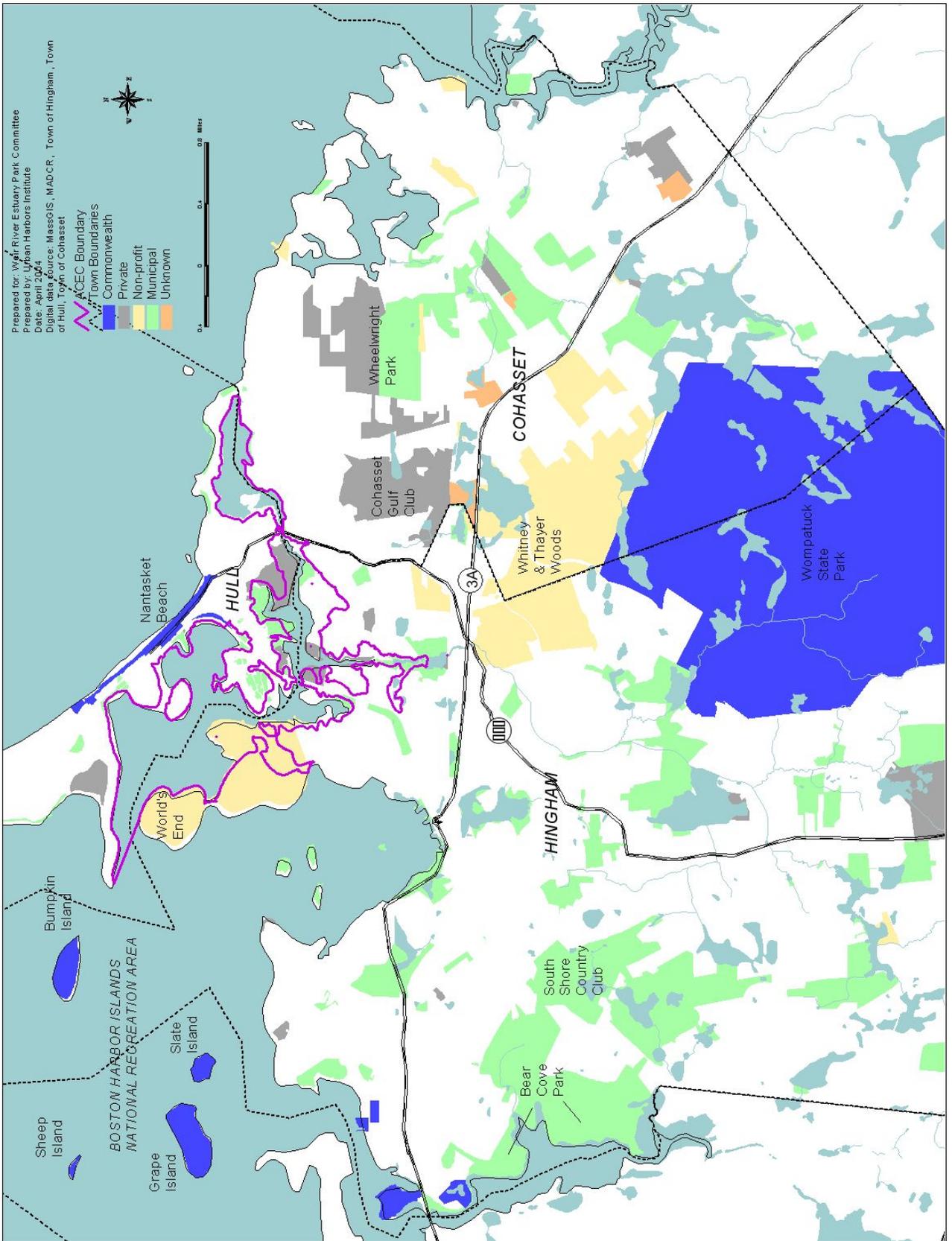


Figure 3-2. Expanded View of Protected Open Space in the Vicinity of the Weir River Estuary.

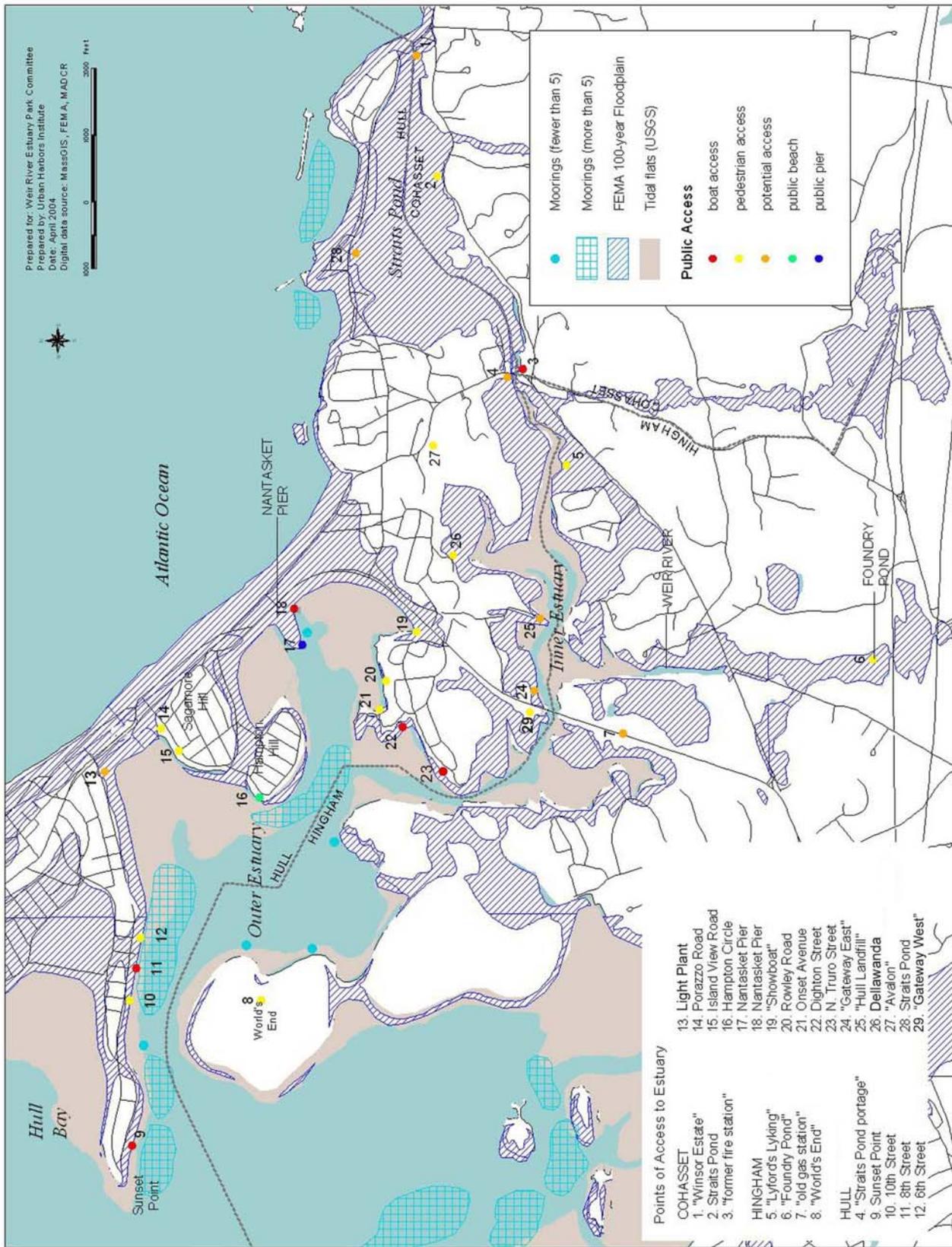


Figure 3-3. Physical Characteristics of the Weir River Estuary.

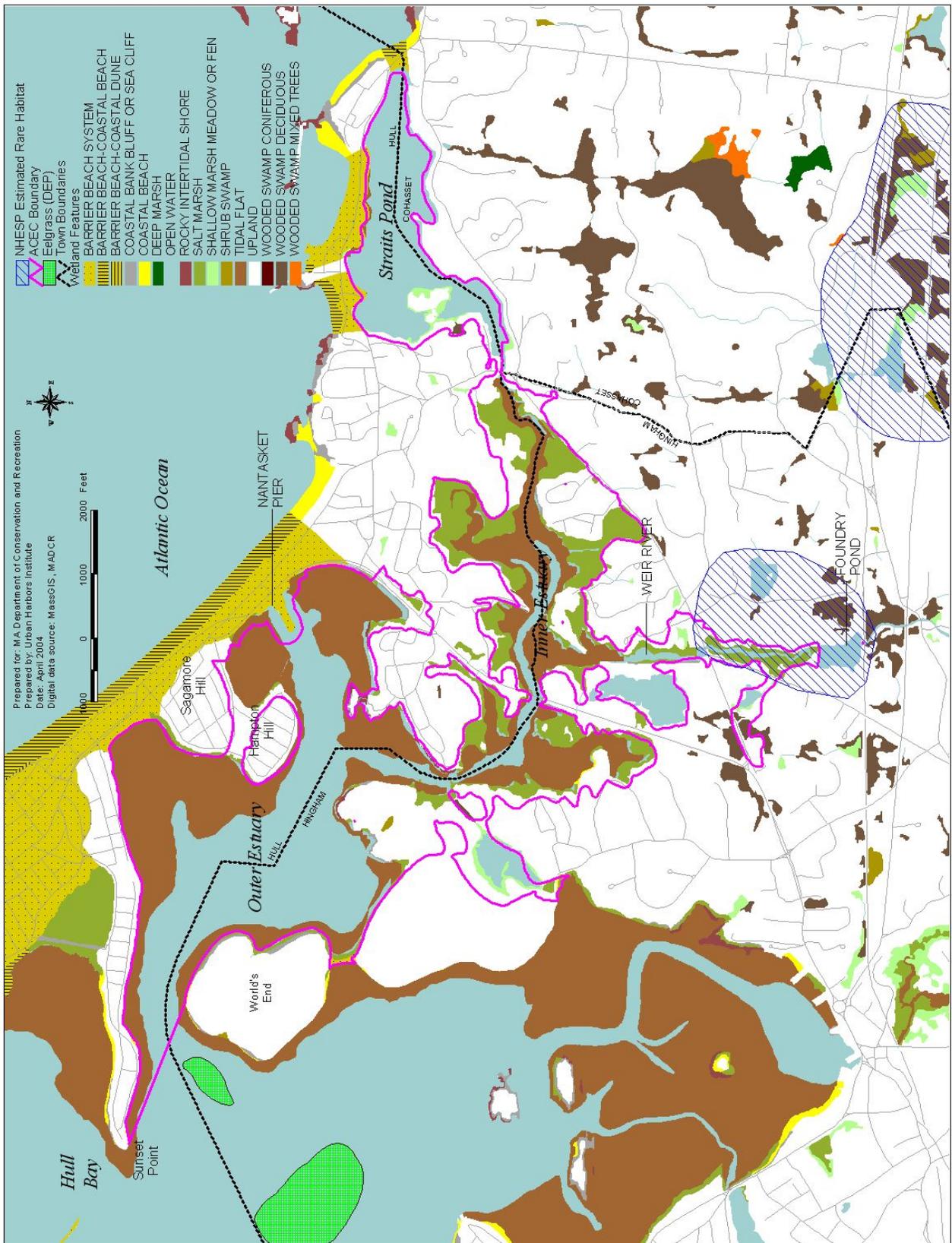


Figure 3-4. Natural Habitats of the Weir River Estuary.



Atlantic Avenue overlooks the western end of Straits Pond, which offers an opportunity to maintain continuous habitat and scenic views.

4 STATE AND LOCAL PRIORITIES FOR LAND PROTECTION

4-1 Massachusetts Priorities

Despite the economic downturn of the past several years, real estate values have continued to climb in Massachusetts—a trend that has continued to impede protection of land at reasonable costs. “Today’s land protection projects are often complex, expensive, and evolve rapidly,” claims TTOR (1998), and the demand for funds continues to outweigh the supply.

A Governor’s Blue Ribbon Panel on land protection has called for a doubling of land protection efforts in Massachusetts by 2008 (EOEA 1998). Some of the specific objectives and recommendations of this panel are to:

- Empower communities to develop land protection plans and assist them in preventing development of lands that are essential to preserving their distinctive characters;
- Protect large blocks of open space and water resources that are linked by a system of trails and wildlife corridors;
- Provide easily accessible recreational and open space near existing developed areas;
- Assist communities in developing techniques for protecting natural and historic resources;
- Place priority, as necessary, on the use of conservation restrictions rather than fee simple acquisition.

Table 4-1 summarizes the mission and priorities for the major land protection partners in Massachusetts. Collectively, these organizations advocate some common actions: avoid sprawl; preserve major areas of biodiversity; provide urban residents the opportunity to reach, enjoy, and better understand the natural environment; provide opportunity for active land protection advocacy; and preserve historic resources. The goals for land protection around the Weir River estuary discussed in the next section closely parallel the statewide land protection agenda.

Table 4-1. Massachusetts Organizations and their Land Protection Focus
(Updated from Massachusetts Land Policy and Protection Plan (1999))

Agency/Organization	Mission	Goals/Priorities
Division of Conservation Services (DCS)	Provides grants to municipalities for land acquisition, parks, and development of recreational facilities through the Self-Help and Urban Self-Help programs.	To preserve lands in their natural state for conservation and passive recreation. Projects that preserve lands in densely populated municipalities receive priority. Must have an open space plan and recreational plan in place to receive funding.
Department of Conservation and Recreation (DCR)	To preserve and maintain State Forests and Parks (formerly managed by the Department of Environmental Management) and properties within metropolitan Boston (formerly managed by the Metropolitan District Commission).	To acquire lands to enlarge, enhance, and protect existing State Forests and Parks and to add new sites. Primary focus includes coastal resources and unique biological/geological areas. Projects that fulfill multiple needs are given preference
Department of Fish and Game (DFG)	Acquires land for protection and management of Wildlife Habitat.	Priority lands for protection include: high quality riparian and estuarine habitats; outstanding natural communities with diverse habitat types; habitats with a diversity of native species including rare species and migratory birds.
Department of Environmental Protection (DEP)	Aquifer Land Acquisition Program assists municipalities in protecting public drinking water supplies.	Provides funds to conduct hydrogeologic studies to determine recharge areas and purchase land or conservation restrictions to protect wells from land uses that might threaten water supply. Communities record of commitment to protecting water supply is important.
Trust for Public Land (TPL)	National nonprofit that protects parks, gardens, recreation, and natural areas to “ensure liveable communities and a healthy environment for generations to come.”	Much of TPL’s work consists of holding land to protect it from development until it can be purchased by local, state, or federal government or some other organization.
Massachusetts Audubon Society	To protect the nature of Massachusetts for wildlife and people.	Protect land adjacent to existing sanctuaries to enhance their habitat value and build connections with other protected land. New properties are acquired to fill habitat protection gaps. Priority is given to areas with high environmental education potential.
The Trustees of Reservations	A Massachusetts-based nonprofit focused on acquisition of land and conservation restrictions.	Protect properties of exceptional scenic, historic, and ecological values for public use and enjoyment
The Wildlands Trust of Southeastern Massachusetts	Dedicated to preservation of the natural heritage of Plymouth, Norfolk, Bristol and Barnstable counties.	Acquire and protect lands in a natural state, according to each opportunity's distinctive characteristics and needs

4-2 Cohasset's Land Protection Priorities (from *Cohasset Open Space and Recreation Plan (2001)*)

Cohasset's open space system aims to protect the water supply and wetlands resources, preserve and enhance wildlife habitat (e.g., wildlife corridors), protect the scenic character of the town, and limit 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 the Department of Conservation and Recreation (DCR) at Wompatuck State Park. Smaller, scattered parcels are owned by the Cohasset Conservation Trust. Of the privately held land in Cohasset, 10 percent is classified "undeveloped," while 7 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 three percent of the town's six miles of shoreline is publicly owned—the second smallest percentage of public coastal frontage of any municipality on the South Shore.

4-3 Hingham's Land Protection Priorities (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. Improving recreational opportunities, for example, by protecting lands that would provide additional trails, is considered a lower priority. Specific goals of Hingham with respect to open space are: to expand the network of open spaces to create an open space system that preserves examples of all of Hingham's major landscape types; to develop an effective and cost-efficient strategy to increase the amount of permanently protected open space in Hingham; to provide sufficient open space resources for all sectors of the public; to increase public access to and use of open space areas within Hingham and improve public knowledge of open space resources; and 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). The Park's 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 Aquarion 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 they have not been reserved for conservation and 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).

4-4 Hull's Land Protection Priorities (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 development patterns. 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, and to provide 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 landscapes and views, and extensive beaches; preserving the town's maritime identity; and providing public access to the waterfront, parks, and playfields. Recreation 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.



Students explore the salt marsh adjacent to the Weir River Woods.

5 WEIR RIVER ESTUARY LAND PROTECTION GOALS AND POLICIES

The Weir River estuary faces a number of distinct challenges brought on by the rapid rate of growth and development in the region. While growth is an important and integral part of any community, the estuary's unique features would be irreplaceable if lost and there are limits on how much development it can sustain. To this end, the purpose of this Land Protection Plan is not to halt growth, but to manage it at a pace that is sustainable, provides a balance of open space and recreational opportunities, and strives to achieve the goals described below. These goals were identified and prioritized by the communities through the WREP Land Protection subcommittee and in coordination with the state's land protection criteria.

1. Preserve the rare and idyllic setting and character
2. Expand public access and recreational opportunities
3. Protect the historical and geological integrity
4. Protect and restore natural resources and biological diversity
5. Conserving a contiguous corridor of open space and habitat
6. Develop educational opportunities and foster stewardship
7. Establish community support for land protection and maintain relationships with existing local land trusts and land preservation organizations

5-1 Preserve the rare and idyllic setting and character

New acquisitions should help further define the boundaries of the Weir River Estuary Park or prevent inappropriate encroachments. Acquiring properties that are critical to the scenic beauty of the estuary, for visibility, or for orienting visitors are also desired.

The lands around the Weir River estuary feature a variety of natural terrain—including expansive salt marsh and rocky outcrops—in a combination that is unique to such an urban environment. People who recreate on the estuary value the unbroken and seemingly rural landscape that surrounds it. For many local residents and outdoor enthusiasts, the estuary provides an escape from an otherwise urban and congested region. Lands that protect these important viewsheds in the estuary are a priority for protection. There are also a number of hilltops around the estuary that should be protected because they provide important scenic views.

Principles

- a. Protect significant or highly valued natural, scenic, or cultural areas
- b. Limit land uses around the estuary to those that preserve the character of the region
- c. Limit the expansion of infrastructure, such as public sewer and water facilities, into those areas surrounding the Weir River estuary that are not considered appropriate for development
- d. Use land protection tools, such as zoning, to limit development where and when appropriate
- e. Permit low-impact development, which recognizes the limitations of the WREP environment, only on areas most suitable for development

- f. Preserve important view corridors
- g. Protect properties that help define the boundaries of the Weir River Estuary Park

5-2 Expand public access and recreational opportunities.

A critical feature of land for protected open space in urban areas is access. Access is therefore key in determining a property's value for protection.

The sheltered and relatively calm waters of the Weir River estuary are ideal for kayaking and canoeing. A water trail brochure guides people through the waterways and provides educational information about the estuary. Safe access can be provided in appropriate places where private property or the character of the region is not adversely affected. Access for the physically disabled will be accommodated as much as possible, although natural topographical features of certain properties, such as wetlands and steep slopes, will be a limiting factor.

The existing roads along and through the Estuary provide an opportunity for access while protecting habitat.

Principles

- a. Use appropriate regulatory tools, such as the state's Waterways Regulation Program – Chapter 91, to achieve and enhance public access.
- b. Provide emergency access to the estuary.
- c. Enable access to visitors with disabilities to the maximum extent practicable.
- d. Provide educational and recreational access in ways that have minimal impact on habitat. Specifically,
 - Use the water as a path. Provide water access for kayaking, canoeing, and other water-based recreation. Provide access to the water in such a way as to protect existing and potential native habitat. Enforce the no wake zone, which includes the entire estuary.
 - Use existing road right-of-ways as bicycle and pedestrian paths. Make roadways bicycle-and-pedestrian-friendly. Install educational signage for bicyclists and pedestrians along existing roadways.
 - Encourage and utilize a public transit access network.
 - Provide foot paths connected to the Estuary Center for public and educational use. Prohibit motorized vehicles from estuary footpaths.
 - Provide parking at the Estuary Center, confined to the existing (paved) boundaries

5-3 Protect the historical and geological integrity

The estuary was named after fish weirs, which were at one time cutting-edge fishing technology. Some of the existing properties around the estuary were part of larger estates and cottages when this region was primarily a summer retreat for wealthy Bostonians. The Ringbolt area includes an historic inn on the Weir River.

The Weir River estuary overlies an ancient geological fault, likely created when the continents first broke apart. Volcanic rock found in the estuary area dates back 600 million years and include lava pillows, volcanic ash, puddingstone, and rock with gas vesicles.

Principles

- a. Support efforts to preserve historic sites and structures
- b. Protect examples of distinctive geological formations

5-4 Protect and restore natural resources and biological diversity

The estuary and the neighboring uplands are regarded locally as an ecological unit—that is, an area defined more by environmental features and relationships than by property lines and land ownership. Much of the area falls within the Weir River Area of Critical Environmental Concern, and as such is officially recognized by the Commonwealth as a vital ecosystem. (Details on the natural resources of the estuary are provided in the Natural Resources Inventory of the Weir River Estuary (Lefebvre et al. 2002)). Some of the more important resource features of the estuary's ecosystem that should be emphasized are:

- The estuary is an important stop on the Atlantic Flyway for a large diversity of migrating birds. Over 100 species of birds have been identified, including osprey, great blue and black-crowned night heron, great and snowy egrets, kingfishers, and horned owls—to name a few.
- The plants in the natural uplands along the edges of the estuary are primarily native species, such as blueberries, sassafras, red cedar, oaks, and green briar. Vernal pools in the Weir River Woods support ferns, sarsaparilla, and red maples and could provide habitat for rare reptiles and amphibians.

The quality of water within the Weir River's watershed is critical to the future health of the estuary. The naturally vegetated wetlands surrounding the estuary serve as important filters of contaminants from land-based sources within the watershed and thus should be protected from development as much as possible.

Lands that provide for a variety of species or rare or endangered species are important for the natural resource base of the estuary. Species diversity is particularly high where water meets land, so protecting water resources is critical to protecting biological diversity. Protecting wetlands, floodplains, and other shoreline habitats will increase the likelihood that rare species will be protected and biological diversity enhanced.

Principles

- a. Prioritize protection of properties that are at risk of being developed for non-open space uses in the near future
- b. Maintain the salt marshes and vegetative cover around the estuary that provide a buffer for the estuary and provide for filtration of nutrients and other land use contaminants
- c. Give priority to parcels that require minimal development and limited maintenance for public use
- d. Encourage Cohasset, Hingham, and Hull to adopt changes to zoning ordinances, or to maintain zoning, that will protect important natural resources and buffers around the estuary

- e. Protect and restore salt marsh and riparian areas to provide a diversity of habitats for migratory birds, anadromous fish, and other wildlife in the region
- f. Protect floodplains, as designated by the Federal Emergency Management Agency and reinforced in zoning overlays in each of the towns

5-5 Conserve a contiguous corridor of open space and habitat

Properties that can be part of a larger, linked system of protected open space should be given high priority for protection. Larger corridors of open space are important yet rare features in an urban setting. Not only can they provide for uninterrupted movement for both wildlife and people, but they also break-up an otherwise congested landscape, impart a sense of connectedness, and offer more desirable habitat for wildlife. There is a significantly greater chance of achieving and maintaining biological diversity and richness in large contiguous parcels than in fragmented parcels.

The sense of connectedness that can be created by linking undeveloped parcels will be an important means of advancing the vision for the Weir River Estuary Park. There are already large tracts of land protected around the estuary, including World's End and the Weir River Woods. Lands that provide extensions of these areas, buffers or that can be linked with neighboring undeveloped parcels are a priority. Protecting lands and marshes that ring the estuary can provide a continuous or nearly continuous greenbelt and habitat buffer.

Principles

- a. Prioritize the protection of properties that provide extensions of existing protected lands around the estuary
- b. Encourage the protection of properties that provide connections or linkages to or between other open spaces
- c. Provide for larger scale habitat management by linking existing lands in a contiguous boundary

5-6 Develop educational opportunities and foster stewardship.

Programming and interpretation are key to implementing key concepts of the Weir River Estuary Park plan and generating the type of positive use that will help build the park's character and public support. With the recent acquisition of the 'Gateway East' and 'Gateway West' properties on George Washington Boulevard through DCR and the restoration of the pre-existing building as an Estuary Center by the Weir River Watershed Association, WREP is poised to provide both facilities and services to educate the general public about the estuary's ecosystem and promote stewardship of the region.

Stewardship is a commitment to protect and care for a particular area or resource by an entity entrusted with its management and protection. Stewardship can include programming, interpretation, education, and other activities that engender a sense of respect and value among the users of a particular area.

While the Weir River estuary is within an urban environment, it has surprisingly rich biodiversity. It has tremendous value as a place for the urban population to engage in outdoor activities, connect with nature, and learn about the natural world that surrounds them. Through a WREP education program, people will learn about the connections between land and water. Children will learn the importance of nurturing and preserving natural environments, carrying

these experiences and lessons into their adult lives. Land that provides unique or unusual opportunities for education about the estuary's natural environment is a priority for protection.

Principles

- a. Prioritize properties that are important for programming/interpretation activities to promote stewardship of the estuary
- b. Actively encourage private landowners to be effective stewards of their properties
- c. Promote and provide general scientific understanding of the estuary's significant natural resources and the need for their preservation for the benefit of the community
- d. Promote best management practices (BMPs) and nutrient management to promote good stewardship of water and soil resources. This means minimizing non-point source pollution to both the receiving surface waters of the estuary and the groundwater within the estuary's watershed.

5-7 Establish community support for land protection and maintain relationships with existing local land trusts and land preservation organizations

An important component of a successful land protection program is the formation of relationships and partnerships, both between municipalities and between municipalities and other conservation organizations. Groups that promote land conservation, such as Massachusetts Audubon Society, The Trustees of Reservations, Trust for Public Land, Nature Conservancy, and Wildlands Trust for Southeastern Massachusetts, are among those that should be considered for partnerships with local preservation entities and advocates. These organizations have an abundance of experience working on similar protection projects throughout the state and nation.

There are a number of institutional arrangements that will be critical to the success of the Weir River Estuary Park: (1) community support for land acquisitions; (2) appointment and maintenance of a WREP Committee, with representatives from the three communities; (3) conducting resource inventories on available, priority parcels to see how they correspond with WREP principles 5-1 through 5-7; and (4) commitment to management and maintenance by an entity over the long-term.

Human and financial resources are needed to support stewardship activities and land acquisition. The WREP Committee will work to build and maintain existing relationships with municipal governments, state government programs, land trusts, and other land preservation organizations to generate a revenue stream to support these activities.

Principles

- a. Focus acquisition efforts on properties that have demonstrated community support
- b. Focus acquisition efforts on properties that are likely to leverage acquisition funds from sources other than the towns of Cohasset, Hingham, and Hull
- c. Set up cooperative agreements with other land protection entities to ensure protection of the Weir River estuary and its upland watershed
- d. Support adoption of the Community Preservation Act in Hull
- e. Ensure permanence of a formal WREP Committee



A land donation with a conservation restriction protected the Winsor property at the eastern end of Straits Pond.

6 TOOLS AND TECHNIQUES FOR LAND PROTECTION

There are a variety of tools and techniques available to implement the goals of this protection plan, including land donation or purchase, easements, transfer of development rights, local and state regulatory programs and zoning. It is anticipated that most protection actions will vary from parcel-to-parcel and that such actions will take place over an extended period of time. This section describes the main tools that may apply to individual properties within the WREP and how they can be used. These tools include:

1. Conservation restrictions
2. Access easements
3. Waterways regulations (Chapter 91)
4. Wetlands Protection Act regulations
5. Rivers Protection Act
6. Massachusetts Environmental Policy Act
7. Area of Critical Environmental Concern (ACEC) regulations
8. Local zoning, including cluster zoning and Open Space Residential Design
9. Other local tools: Open space and recreational plans, town-appointed land protection committees, foreclosure on land in long-term tax arrears, thoughtful sewer extension policy, adoption of Community Preservation Act
10. Land acquisition

The tools are specifically referenced by property in Table 6-2 at the end of this section. The undeveloped parcels around the estuary are mapped in Figures 6-1 to 6-4.

6-1 Conservation Restrictions

Conservation easements (CRs) are one of the most powerful, effective tools available for the permanent conservation of private lands and can be considered for a number of WREP properties. CRs protect land while allowing owners to retain many private property rights and to live on and use their land, at the same time potentially providing them with tax benefits. A CR is a restriction placed on a portion or an entire property to protect its associated resources. The easement is either voluntarily donated or sold by the landowner and constitutes a legally binding 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 limits certain types of uses or prevents development from taking place on the land in perpetuity. Future landowners are bound by the terms of the easement and the land trust or government agency is responsible for making sure the terms are followed. A CR need not prohibit all commercial use of the land and can allow some development. A CR does not, however, guarantee public access to the property unless it is a term of the agreement.

(<http://nature.org/aboutus/howwework/conservationmethods/privatelands>, 2/19/2004)

6-2 Access Easements

Access Easements (AEs) are often used as tools to either enhance CRs that exist on a parcel or to provide linkages across unprotected parcels to protected areas or trails. With this type of

easement public access rights are protected while allowing property owners to retain the vast majority of private property rights including freedom of use. AEs are generally applied to a small portion of a parcel to provide access while limiting impact. Generally, AEs are voluntarily donated by the land owner, but they may also be sold. This type of easement is, similar to the CR, a legally binding agreement between the landowner and a managing entity (e.g., land trust, local government, state authority) that permits certain types of access by the public to a portion of the property. The landowner may not bar access unless exceptions are noted in the agreement (e.g., during certain weather conditions, during harvest periods) and the managing entity is responsible for developing an access plan as well as maintaining the trails, roads, or other corridors. The AE provides perpetual access despite changes in parcel ownership and is irrevocable. The purpose of the access easement is to provide public access to private property that connects to protected areas or recreation systems while avoiding adverse impacts on the property owner's use of his or her property.

6-3 State Programs and Regulatory Tools

Several state regulatory programs complement land protection and protect public interests such as public waterways rights, wetlands, and designated critical areas. The regulations usually do not prevent development, but they can provide a substantial amount of land protection through performance standards, restrictions, and public review that will limit the impact of development. The main programs and their regulations identified as relevant for protection of lands of the Weir River Estuary Park (WREP) are: Department of Environmental Protection's (DEP) Wetlands and Waterways Program - Wetlands Protection Act Regulations (310 CMR 10.00), including 1997 amendments for the Rivers Protection Act, and Waterways Regulations (310 CMR 9.00, based on M.G.L. Chapter 91, the Public Waterfront Act; the Massachusetts Environmental Policy Act (MEPA) Office – MEPA Regulations (301 CMR 11.00); and the Areas of Critical Environmental Concern (ACEC) Program – ACEC Regulations (301 CMR 12.00).

The **Waterways Regulations** (310 CMR 9.00, based on the **Public Waterfront Act** (commonly referred to as "**Chapter 91**") is administered by the state's Department of Environmental Protection (DEP). The Chapter 91 program aims to preserve and promote: a) public access to waterways, and 2) uses that require proximity to the water ("water-dependent") in areas of jurisdiction. Flowed and filled tidelands are within jurisdiction and strict regulations apply to structures proposed seaward of historic mean high water. By and large, new uses proposed seaward of mean high water must be water-dependent. Also, properties on Great Ponds, which are inland bodies of water originally greater than 10 acres, are in jurisdiction. When non-waterdependent development is allowed, public benefits that include public access and water dependent use zones must be provided. Some properties within the WREP (among those listed in Table 6-2) have Chapter 91 license; others may require licenses for any development if they include filled tidelands onsite. Within an ACEC, higher environmental standards for certain Ch. 91 projects are required. (See "Guide to State Regulations & Programs Regarding ACECs," ACEC Program, EOE, Revised, October 2003.)

The **Wetlands Protection Act Regulations** (310 CMR 10.00) require that no one shall remove, fill, dredge, or alter any of the coastal or freshwater (inland) wetlands resource areas listed in the statute without filing a Notice of Intent and receiving an Order of Conditions allowing the project. Wetlands regulations are divided into three parts: procedural requirements for all projects (Part I: 310 CMR 10.01-10.10); regulations for work in coastal wetlands (Part II: 310 CMR 10.21-10.37); and regulations for work in inland wetlands (Part III: 310 CMR 10.51-10.60). The Act defines wetlands Resource Areas as coastal beaches,

dunes and banks, salt marshes, bordering vegetated wetlands, land under streams, rivers, ponds and lakes and land subject to flooding. In addition, a 100-foot buffer zone around any fresh water or coastal resource listed above is subject to jurisdiction. Performance standards for proposed activities are particular for each resource area. Although the DEP promulgates the Wetlands Protection Regulations, local Conservation Commissions are responsible for initial reviews of projects within jurisdiction. Conservation Commissions issue Order of Conditions for such projects to protect the interests and functions described in the statute and regulations. Within an ACEC, higher performance standards for certain wetlands resource areas are required. (See "Guide to State Regulations & Programs Regarding ACECs," ACEC Program, EOE, Revised, October 2003.)

The **Rivers Protection Act** was passed in 1996 and incorporated as an amendment to the Wetlands Protection Act. Regulations promulgated in 1997 as revisions to the Wetlands Protection Act Regulations (310 CMR 10.00) provide protection for rivers, defined as "any natural flowing body of water that empties to any ocean, lake, pond, or other river and which flows throughout the year." Projects and activities proposed in *riverfront areas* -- a 200-foot wide corridor on each side of a perennial river or stream as measured from the mean annual high-water line of the river, are subject to review and standards applied to the riverfront area. The riverfront area, which has no buffer zone, may include or overlap other resource areas or their buffer zones. Riverfront areas are reduced from 200 ft. to 25 ft. in certain communities and in "densely developed areas" as designated by the Secretary of the Environment. In Hingham, Hull and Cohasset, the 200-foot riverfront area applies.

Massachusetts Environmental Policy Act (MEPA) Regulations (301 CMR 11.00) require that state agencies "use all practicable means and measures to minimize damage to the environment," by studying alternatives to the proposed project and by developing enforceable mitigation commitments that become permit conditions for the project if and when it is permitted. MEPA review is not a permitting process. MEPA requires public study, disclosure, and development of feasible mitigation if environmental damage is unavoidable by a proposed project. MEPA review occurs before state permitting agencies act to ensure they know the environmental consequences of their actions. The MEPA review process encourages comments from the public and from state, regional, and local agencies. Projects subject to MEPA jurisdiction located within ACECs require closer scrutiny than projects located outside of ACECs. Any such project located within an ACEC, regardless of size (unless it consists solely of one single family dwelling), must undergo MEPA review. (See "Guide to State Regulations & Programs Regarding ACECs," ACEC Program, EOE, Revised, October 2003)

Area of Critical Environmental Concern (ACEC) Regulations (301 CMR 12.00) direct EOE agencies to take actions, administer programs, and revise regulations in order to preserve, restore and enhance the natural and cultural resources of ACECs. The ACEC designation works through the existing state environmental regulatory and review framework and does not change local regulations or zoning. As described above, not all the properties of the WREP are within the Weir River ACEC; however, projects proposed on properties that are within the ACEC are subject to more rigorous review than would otherwise be required. According to Section 12.12 (2): "All EOE agencies shall subject the projects of federal, state, and local agencies and private parties to the closest scrutiny to assure that the above standards are met for any actions subject to their jurisdiction". Programs that have incorporated higher standards for projects within ACECs into their regulations are: Coastal Zone Management (CZM) program and regulations, MEPA regulations, DEP regulations and programs including: Waterways (Chapter 91) Regulations, Wetlands Protection Act Regulations and Solid Waste Facilities Site Assignment Regulations. (For more information, contact the agencies directly or see "Guide to State Regulations & Programs Regarding

ACECs,” ACEC Program, EOE, Revised, October 2003, on the ACEC Program website [http://www.state.ma.us/dem/programs/acec/.](http://www.state.ma.us/dem/programs/acec/))

In addition to relying on the stricter review standards applied through the various regulatory programs mentioned above, ACEC communities may wish to prepare a Resource Management Plan (RMP) for the area designated as an ACEC. The purpose of an RMP is typically to guide implementation of the ACEC designation, i.e., those activities for preserving, restoring, enhancing, using and managing resources within the area designated, and to provide a framework for coordinating such activities and interests of federal, state and local agencies and the public and private sectors within the ACEC. An RMP can be a general planning document or it can be a state-approved plan that addresses tidelands, Great Ponds, and navigable waterways subject to Ch. 91 jurisdiction. A state-approved RMP is formally adopted by a municipality and approved by the Secretary of Environmental Affairs. ACEC Program staff are available to provide information and guidance during the planning process. An RMP for the Weir River ACEC would be an opportunity to further the goals developed for the WREP and could provide greater protection for the valuable natural assets of the estuary.

6-4 Local Tools - Zoning

Each of the three towns has different zoning by-laws that offer different levels of protection for preservation of natural and cultural landscapes. Designation of current zoning districts may not necessarily correspond with the land protection priorities proposed for the WREP. Efforts can be made to change zoning or further protection can be achieved through the use of overlay districts. However, it should be noted that these are long-term endeavors that may be difficult to implement depending on the town and particular community's commitment to protection.

An additional technique used for land conservation that works in conjunction with existing zoning is conservation **cluster zoning**. A developer can propose smaller size lots provided that a significant portion of the land is set aside as protected open space. The incentive to developers is that they are permitted to increase the density of development, and often times can build more units than would have been allowed by traditional zoning. In developing cluster zoning, it is important to conceptualize how the proposed protected open space relates to other open space in the region and how well it protects natural resources.

Open Space Residential Design (OSRD) is similar to cluster zoning in many respects, but offers a number of distinct advantages. OSRD is a method of planning residential development whose goal is to conserve open space *based on resource value*. While cluster zoning stipulates that 30 percent of land in a new subdivision must be set aside for open space, OSRD goes further by requiring that 30 percent to be land with the most ecological value. OSRD offers a straightforward planning process that is less cumbersome than cluster bylaws and ordinances and similar to the approval process for conventional subdivisions. A number of communities on the North Shore have adopted OSRD. More information is available on the Coastal Zone Management (CZM) website at <http://www.greenneighborhoods.org/site/Index.htm>.

In **Cohasset**, zoning that could potentially protect open space by limiting development is the Official and Open Space District. By special permit, only community facility uses are allowed, such as churches, cemeteries, infrastructure and other public structures. Otherwise, agricultural uses and customary accessory uses are allowed. Structures, which must be permitted by the zoning board of appeals, are limited to no more than 35 feet in height and 25% lot coverage with no minimum requirements for lot size. The by-laws include a provision for cluster development in Residence B and C district which allow for the maintenance and

preservation of common open space “for the use and enjoyment of residents of the residential cluster development”. (Cohasset Zoning By-laws, 2003, p. 38).

The Special Flood Plain and Watershed Protection District is an overlay district that serves to protect, preserve and maintain the water table and water recharge areas within Cohasset so as to preserve and protect the areas water supplies. The overlay also aims to protect the natural flow patterns of the watercourses within the town and to provide water storage and runoff capacity. Boundaries of the district are defined by the 100 year flood plain as shown on flood insurance maps (Cohasset Zoning By-laws, 2003, p. 33). Cohasset properties included in the WREP are within this overlay district to varying degrees (see Properties Table 6-2).

An additional Water Resource District exists in Cohasset as an overlay district established "to conserve the natural resources" of the town. This overlay district is designed to protect ground and surface water resources and the environment (Cohasset Zoning By-laws, 2003, p. 52). However, the Water Resources District overlay does not apply to any properties included in this protection plan.

The Zoning By-law of the Town of **Hingham** establishes a number of districts that can be used for conservation and to protect open space: Official and Open Space District, Waterfront Recreation District, the Floodplain and Watershed District and Accord Pond Watershed and Hingham Aquifer Protection District. Additionally, 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.

The Official and Open Space district that includes World’s End and Lyford’s Lyking restricts uses to agriculture, public buildings, public recreation and parking. Building dimensional requirements limit buildings to 35 ft. in height and up to only 10% lot coverage in this district. In the Waterfront Recreation District uses are limited to churches, schools or playgrounds, public buildings and marine related services including marinas and boat storage; minimum lot size is 3 acres with maximal building height of 35 feet.

Two overlay districts – the Flood Plain and Watershed District and the Accord Pond Watershed and Hingham Aquifer Protection District apply to properties of the WREP. The first 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. The second is an overlay established to protect the water quality of Accord Pond and the Town's aquifer area by regulating and controlling toxic or hazardous substances within this district. As a Great Pond, development of properties abutting Accord Pond must comply with Ch. 91 regulations. The pond, however, is not within WREP.

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. Also the Floodplain District, a zoning overlay district, can provide additional protection.

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 Public Open Space District allows town-owned property, public beaches, parks and DCR (formerly MDC) beaches and parks with public parking and open space, play areas, pedestrian walks, landscaping and incidental structures. In this district maximal building height is 20 ft. and lot

coverage can be only up to 10%. 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 District boundaries coincide with the Federal Emergency Management Agency's (FEMA's) 100-year regulatory floodplain and high velocity zones. Permitted uses in this overlay district must meet the standards as defined in the by-laws as well as state regulations for building in a floodplain. In areas of special flood hazard in which communities are subject to a one percent or greater chance of flooding in any given year, only certain zoning can be designated. In the coastal high hazard areas which are subject to high velocity waters, uses are further restricted to agriculture, outdoor recreation, conservation, wildlife management, and certain temporary structures.

6-5 Other 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.
- 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 May 2006 Town Meeting voted to put CPA on its November ballot. 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. Adoption of the CPA can allow Hull to join Hingham and Cohasset with access to CPA funds to protect key estuary properties.
- **Foreclosing on properties in long-term tax arrears**, which are often undevelopable, is also a useful land protection tool, particularly in Hull, which has many small, undevelopable parcels along the Estuary.
- A policy of **considering protection of estuary habitat when making sewer extension decisions** is also an important local tool.
- The **Open Space Study Committees** are important means to oversee land protection.
 - The tri-town Weir River Estuary Park Committee began as a Weir River Open Space Study Committee in Hull.
 - Hingham has established an Open Space Acquisition Committee that 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. Study of the Turkey Hill Run open space can contribute to protection of the Weir River estuary.
 - 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 to 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. Study of the Rattlesnake Run open space can assist protection of the estuary.

7. WEIR RIVER ESTUARY LAND PROTECTION

7-1 Weir River Estuary Land Protection Summary

Efforts to date have protected 408 acres of estuary land. The 408 acres include 36 acres of private land with conservation restrictions, 73 acres of town land dedicated to conservation, and 259 acres of conservation land held by land trusts, primarily The Trustees of Reservations. These numbers also include four highest priority parcels listed in the draft Land Protection Plan that were acquired in 2004 with the assistance of the Massachusetts Department of Conservation and Recreation (DCR), the Trust for Public Lands, and Dennis Blackall, a private citizen: Gateway West (# 90), Harrington Hill (#164 and 168), Gosnold Knoll (#92), and Sanctuary Cove (#20).

Table 7-1. Weir River Estuary Open Space Summary (Acres)

Total	Hingham	Hull	Cohasset
Public (both protected and unprotected) and private with conservation restrictions 408	310 (World's End 258, Town 52)	91	7
Private unprotected 127	89	37	1
Private wetlands 52	35	13	4
Total 587	434	141	12

The highest priority now is to protect the other key parcels, totaling 101 acres, which will enable the Weir River Estuary to maintain its integrity as an ecological unit.

1. The estuary peninsula in Hingham, including Bass Point, an edge of Porter's Cove, and habitat around the quarry and Sydney's Pond (portions of #18, 21, and 176), Weymouth Light and Power (#9), and Town of Hingham (#19) properties.
2. Estuary salt marsh in Hull, including the McDonald (#87), Tufts University (#88), Grant (#89), and Clinton (# 93) properties.
3. The Lofchie (#108) property in Hull connecting to the Straits Pond Island.

In addition to the above key parcels, about 50 acres of unprotected, undeveloped private land remain under approximately 90 separate ownerships. Out of the 50 acres, 20 acres under 4 ownerships are subject to the Rivers Protection Act requiring 100 foot buffers for single residences. Donations will be sought from 50 owners of a total of 8 acres considered unbuildable because of lot size or topography. For the remaining 22 acres in 36 ownerships, the next tier of priority parcels are targeted for acquisition.

Future protection efforts of privately held land projects include:

1. Securing the Tufts (#88) and Grant (#89) properties will support protection of the nearby 0.76 acre Showboat (#54) property, once a wetland filled to provide a location for the last remaining Nantasket steamboat. The steamboat has since burned and the site is undeveloped..
2. Donation of the Farnsworth 0.3 acre salt marsh (#71) near the Weir River Woods will be sought. After protection of the salt marshes in the key properties, Farnsworth will be the final piece of salt marsh to be protected.

In addition, efforts are underway to bring placement of priority town-owned land under conservation at Town Meetings in both Hull and Hingham. Hull has completed two successful rounds of protection at the 2001 and 2003 Annual Town Meetings. The Hingham Town Meeting 2005 transferred #19 (a key parcel above) to be protected under the Conservation Commission.

When the protection work is completed, over **150 acres** of salt marsh will be permanently protected.

It is intended that all protection of land for the purposes of implementing this plan will be accomplished in cooperation with willing land owners.



The estuary peninsula that borders the Weir River as it enters the estuary is among the top protection priorities because of its scenic views and mix of fresh water, salt marsh, and upland habitat.

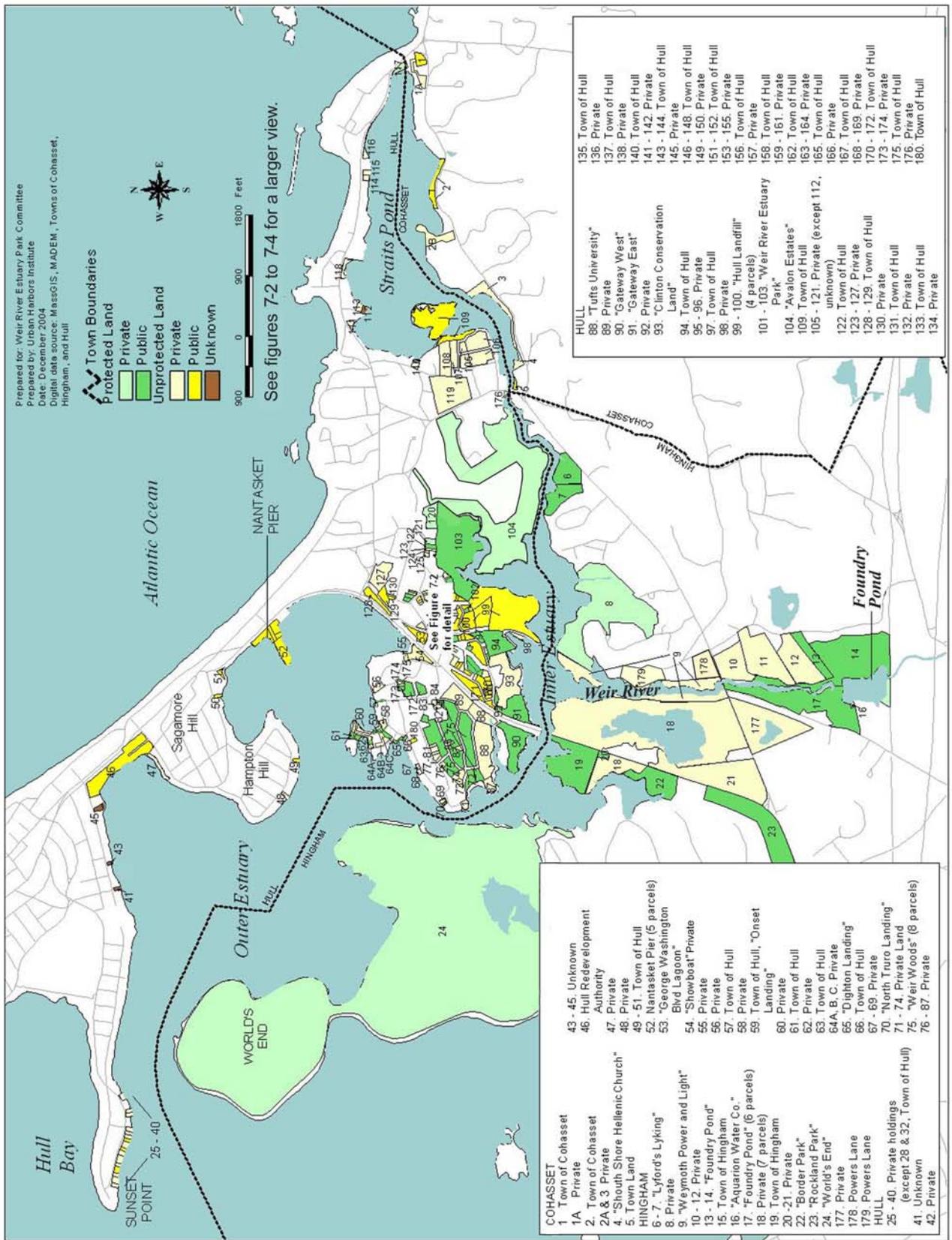


Figure 7-1. Inventory of Undeveloped Lands Around the Weir River Estuary
 (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

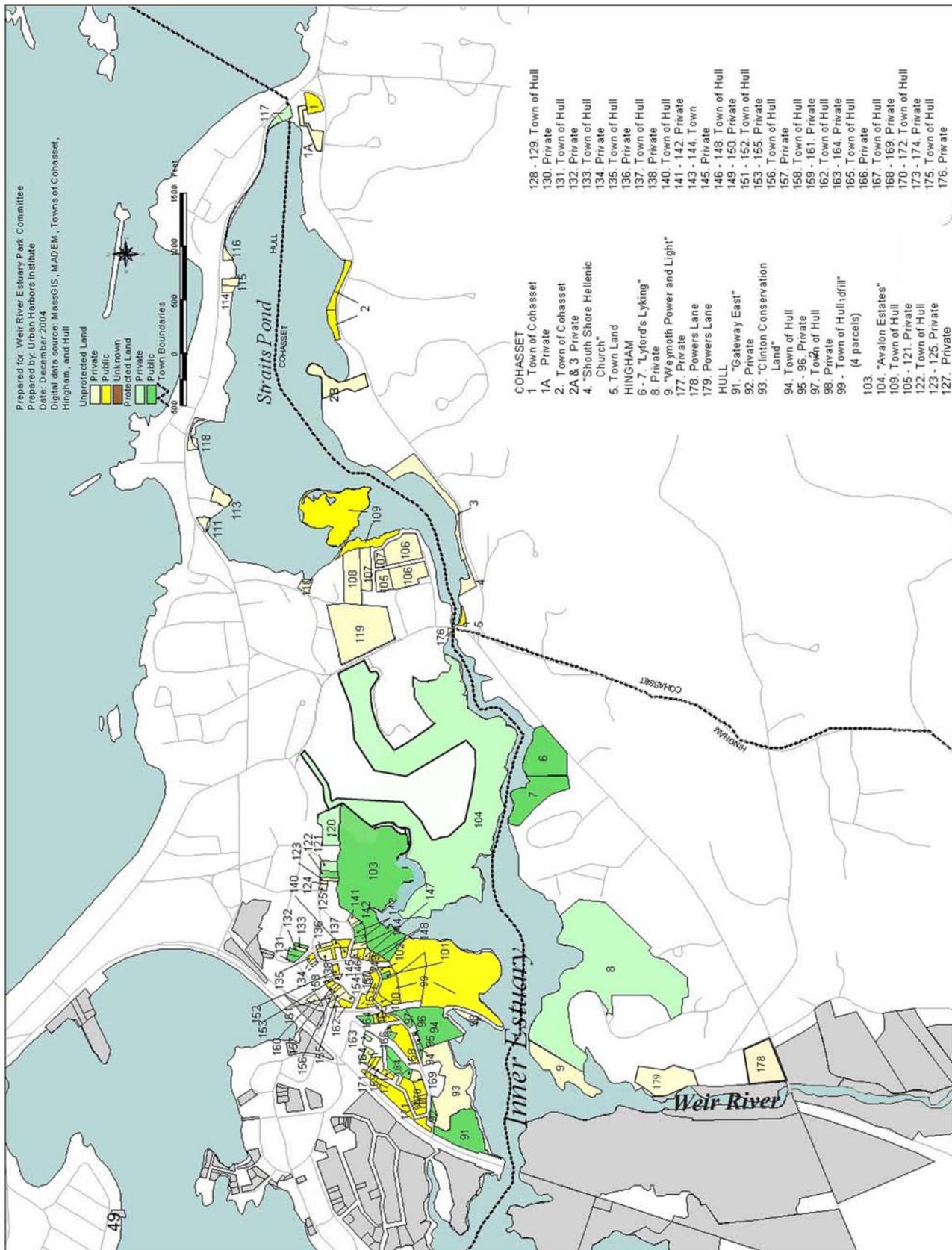


Figure 7-2. Inventory of Undeveloped Lands (Straits Pond and Inner Estuary)
 (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

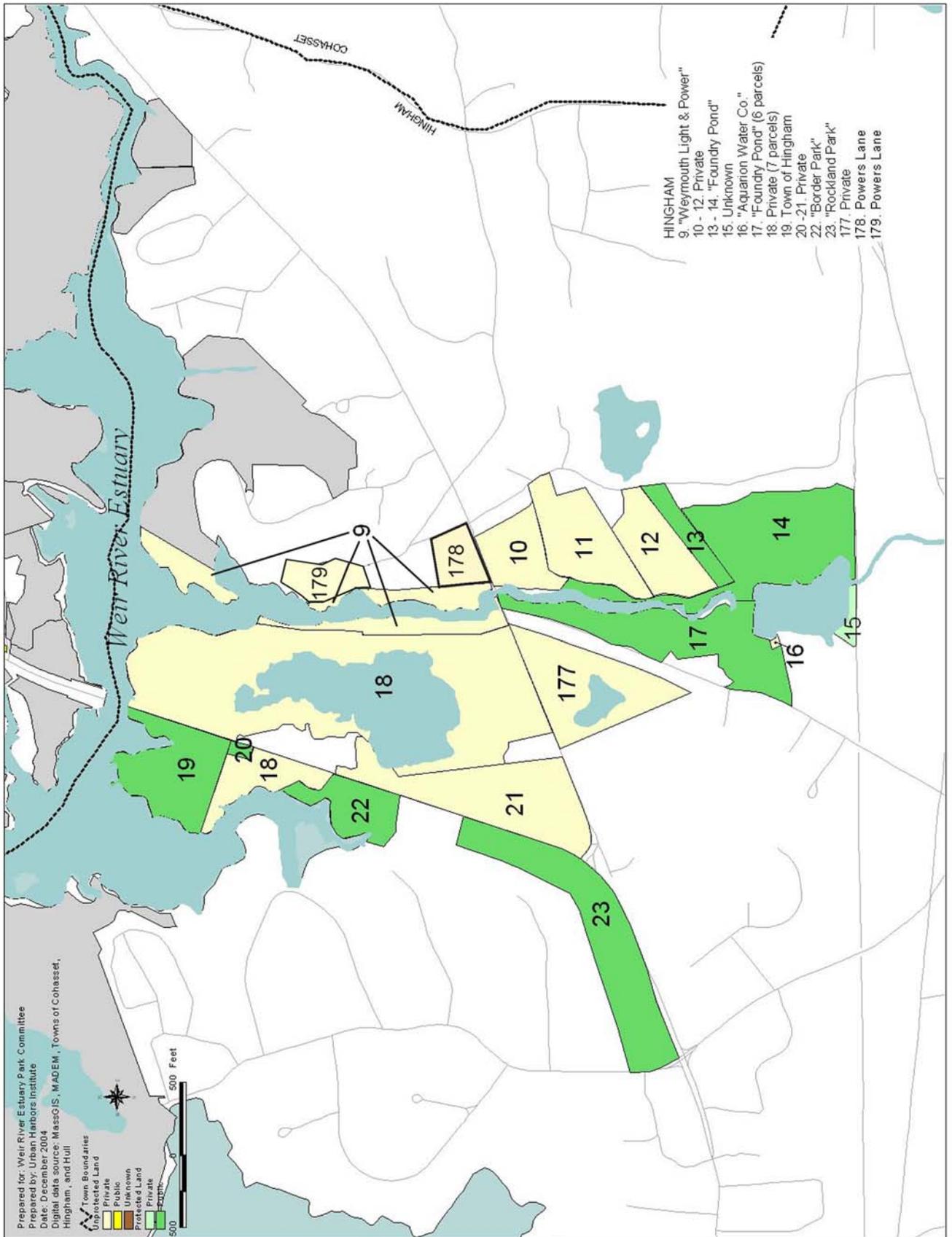


Figure 7-3. Inventory of Undeveloped Lands (Weir River)
 (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

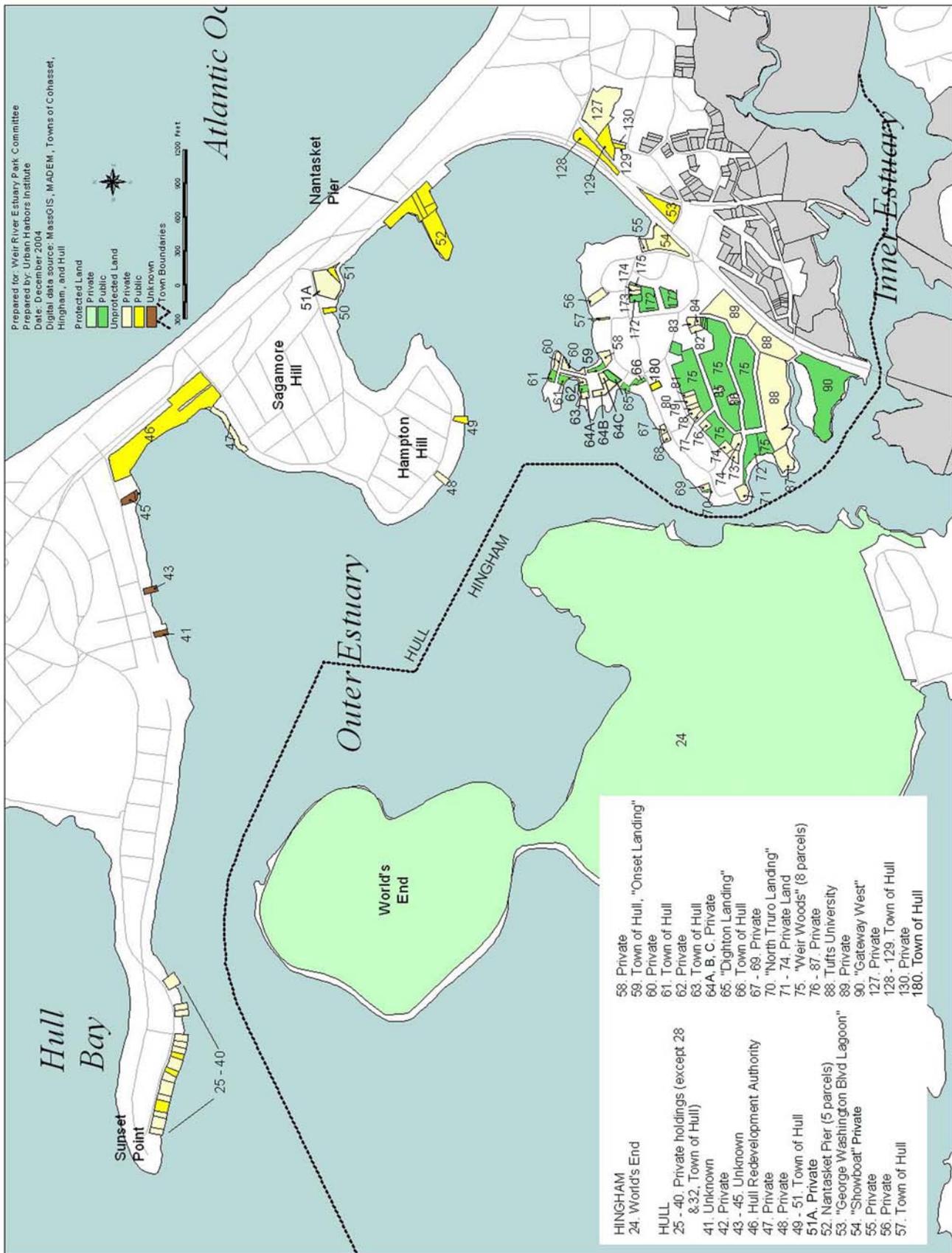


Figure 7-4. Inventory of Undeveloped Lands (Outer Estuary)
 (Data sources: MassGIS, Cohasset, Hingham, and Hull Assessors).

Table 7-2. Existing Land Protection around the Weir River Estuary.

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS-PRIORITY #					Zoning	EXISTING PROTECTION										
							For Sale or Imminent Development- 5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act	Area of Critical Environmental Concern (ACEC)		
1	Town Land	Town of Cohasset	9-026	Unknown	Cohasset	0.77					✓	Residential											
1A	Private	Khemphe t Ford	9-027	10630-657 (8/17/94)	Cohasset	0.80			✓			Residential									✓	✓	
2	Town Land	Town of Cohasset	9-039 and 9-040	603-97 (2/28/85)	Cohasset	5.72					✓	Residential									✓	✓	
2B	Private	Robert & Marilyn McCunney	1-034	11431-477 (7/9/96)	Cohasset	1.58			✓			Residential									✓	✓	
3	Private	David and Clare Caredelle	1-048	12037-384 (10/16/97)	Cohasset	1.86			✓			Residential											
4	S. Shore Hellenic Church	S. Shore Hellenic Church	01-049 and 01-050	4324-504 (1/17/66)	Cohasset	1.12				✓		Residential			✓						✓	✓	
5	Town Land	Town of Cohasset	01-054	Unknown	Cohasset	0.25					✓	Downtown											
6	Lyford's Lyking	Town of Hingham	22-034	5478-471 (1/12/83)	Hingham	2.88					✓	Conservation	✓	✓						✓	✓	✓	100%
7	Lyford's Lyking	Town of Hingham	22-033	1807-419 (5/15/41)	Hingham	3.75					✓	Open Space	✓	✓						✓	✓	✓	100%
8	Private Trust	The Lot 15 Trust	32-079 and 32-075	414-54 (4/22/92), LCC82854	Hingham	13+			✓			Residential									✓	✓	>50%
9	National Grid--Weymouth Light & Power	National Grid--Weymouth Light & Power	42-003 and 42-004	1773-245	Hingham	17.00			✓			Residential, Flood Plain and Watershed			✓						✓	✓	>50%
10	Private	Anthony, Frank and Elizabeth Barbuto	42-036	18519-345 (5/15/2000)	Hingham	4.20			✓			Residential									✓	✓	50%
11	Private	Anthony, Frank and Elizabeth Barbuto	42-012	18519-347 (5/15/2000)	Hingham	4.40			✓			Residential									✓		<50%
12	Private	Dominic P. & Thomas A. Iaria	42-035	4246-657 (3/11/77)	Hingham	6.80			✓			Residential									✓		<50%
13	Foundry Pond	Town of Hingham	53-054	2866-467 (7/7/61)	Hingham	1.80					✓	Open Space	✓										< 50%

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS- PRIORITY #					Zoning	EXISTING PROTECTION									
							For Sale or Imminent Development- 5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act	Area of Critical Environmental Concern (ACEC)	
14	Foundry Pond	Town of Hingham	53-055	3955-32 (12/12/73)	Hingham	14.20					✓	Open Space	✓							✓		<50%
15	Private, Kilby St.	Cushing Family	Unknown	2905-215 (10/5/68)	Hingham	Unknown		✓				Open Space								✓		
16	Aquarion Water Co.	Aquarion Water Co. of MA	53-048	Unknown	Hingham	0.15		✓				Open Space								✓		
17	Foundry Pond	Town of Hingham	53-042, 53-043, 53-044, 53-047, 53-052, 53-053, 53-057	2905-215 (12/15/61)	Hingham	10.00					✓	Open Space	✓							✓		>50%
18	Private	Cliff Boyle	31-004, 31-003, 31-033, 31-032, 31-035, 42-058, 42-059	17940-244 (10/8/99)	Hingham	48.40	✓					Residential								✓	✓	>50%
19	Town Land	Town of Hingham	21-001, 21-003	6968-318(7/24/86)	Hingham	7+					✓	Residential	✓							✓	✓	>50%
20	Town Land	Town of Hingham	31-003	454-74 (3/18/99), LCC444762	Hingham	0.46					✓	Residential	✓									
21	Private Trust	Cove Realty Trust	31-004, 31-031, 42-038, 42-039, 42-040, 42-041, 42-042, 42-043	457-126 (3/18/99)	Hingham	14.40	✓					Residential			✓					✓		<50%

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS-PRIORITY #					Zoning	EXISTING PROTECTION							
							For Sale or Imminent Development-5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act
21A	Private Trust, Quarry	Cove Realty Trust	42-055	457-126 (3/18/99)	Hingham	2.2								✓				✓		
22	Border Park	Town of Hingham	31-001	315-49 (1/15/80)	Hingham	3.5+					✓	Open Space	✓					✓	✓	>50%
23	Rockland Park	Town of Hingham	41-036, 41-050, 41-051A	315-49 (1/15/80), 287-197 (1/15/77), 325-95 (6/29/81)	Hingham	8.10					✓	Open Space	✓					✓		
24	World's End	The Trustees of Reservations	20-057	Unknown	Hingham	258.00				✓		Open Space	✓					✓	✓	<50%
25	Private--Sunset Point	Rydin	32-046	16681-327 (10/7/1998)	Hull	0.14			✓			Residential								>50%
26	Private--Sunset Point	McDonell	32-045-A	3388-481 (1/1/1990)	Hull	0.27			✓			Residential								>50%
27	Private--Sunset Point	Young	32-045-B	16681-237 (10/7/98)	Hull	0.14			✓			Residential								>50%
28	Town Land--Sunset Point	Town of Hull	32-045-C	Unknown	Hull	0.27				✓		Residential								>50%
29	Private--Sunset Point	J. Anastos	32-045-D	20536-148 (9/14/2001)	Hull	0.14			✓			Residential								>50%
30	Private--Sunset Point	J & M Manchester	32-045-E	2414-135 (1/1/1990)	Hull	0.34			✓			Residential								>50%
31	Private--Sunset Point	S. Fludder	32-045-F	11075-267 (1/1/1990)	Hull	0.18			✓			Residential								>50%
32	Town Land--Sunset Point	Town of Hull	32-045-G	Unknown	Hull	0.13				✓		Residential								>50%
33	Private--Sunset Point	J. Donovan	32-044	3997-473 (6/24/1974)	Hull	0.28			✓			Residential								>50%
34	Town Land--Sunset Point	Town of Hull	32-042	Unknown	Hull	0.14				✓		Residential								>50%
35	Private--Sunset Point	Merrigan	32-041	13859-76 (1/10/1995)	Hull	0.14			✓			Residential								>50%

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS- PRIORITY #					Zoning	EXISTING PROTECTION								
							For Sale or Imminent Development- 5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act	Area of Critical Environmental Concern (ACEC)
113	Private-- Straits Pond	P. & M. Cotter	51-001	27752-211 (3/18/2004)	Hull	0.45		✓				Residential									50%
114	Private-- Straits Pond	J. Bohan	53-001	4353-119 (1/1/1900)	Hull	0.16		✓				Residential									50%
115	Private-- Straits Pond	S. Charmoy	54-040	18589-250 (6/7/2000)	Hull	0.26		✓				Residential									50%
116	Private-- Straits Pond	A. Zimman	54-036	2013-170 (1/1/1900)	Hull	0.17		✓				Residential									>50%
117	Private-- Straits Pond	Cohasset Land Conservation Trust	55-009, 55-010	Unknown	Hull	0.60				✓		Residential		✓							
118	Russell Park--not identified as separate lot-- Straits Pond	Town of Hull or Doyle Francis W Jr. & Carol Ann	52-044	2801-356(9/12/1960)	Hull													✓			
119	WORRICK MANSION SITE-- Worrick	P. Gratta V TRS 36 Nant Ave Rlty	49-034	412-104 (1/1/1900)	Hull	5.55		✓				Commercial									
120	Ruth Perry-- Private conservation restriction-- Rockaway	Ruth Perry	40-018	406-49 (1/1/1900)	Hull	1.40				✓		Residential			✓						<50%
121	Ruth Perry-- Private conservation restriction-- Rockaway	Ruth Perry	39-047	6239-27 (1/1/1900)	Hull	1.40				✓		Residential			✓						<50%
122	Conservation Commission-- Rockaway	Hull Conservation Commission	39-051	unknown	Hull	0.24					✓	Residential	✓								

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS- PRIORITY #					Zoning	EXISTING PROTECTION											
							For Sale or Imminent Development- 5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act	Area of Critical Environmental Concern (ACEC)			
123	Private--Rockaway	R. Luggelle	39-052	29222-133 (10/7/2004)	Hull	0.12			✓			Residential												
124	Private--Rockaway	E. Griffin	39-053	3068-79 (1/1/1900)	Hull	0.05			✓			Residential												
125	Private--Rockaway	R. Luggelle	39-054	27279-087 (12/23/2003)	Hull	0.10			✓			Residential												
127	Private--Partly drained salt marsh--Rockaway on GW Blvd	Capporotta Ernesto Trs	38-044	13200-144 (10/13/1994)	Hull	2.11		✓				Residential							✓					
128	Dept. of Conservation & Recreation--Parking--Former salt marsh--Rockaway	MA DCR	38-061			0.00					✓	Public Open Space												50%
129	Town--Sewer pump--Rockaway	Town of Hull	43-001	4105-45 (10/1/1975)	Hull	0.57					✓	Residential												<50%
129	Town of Hull--Steep--Rockaway	Town of Hull	43-008	2646-122 (8/1/1958)	Hull	0.09					✓	Residential												
130	Private--Steep--Rockaway	George Sexeny	43-007	9605-262 (1/1/1900)	Hull	0.09			✓			Residential												
131	Conservation Commission--Rockaway	Conservation Commission	43-095	Unknown	Hull	0.14					✓	Residential	✓											
131	Conservation Commission--Rockaway	Conservation Commission	43-096	3901-437 (6/1/1997)	Hull	0.19					✓	Residential	✓											
132	Private--Rockaway	Stedman Realty Inc.	43-097	3010-2 (1/1/1900)	Hull	0.09			✓			Residential												
133	Conservation Commission	Conservation Commission	43-098	Unknown	Hull	0.09					✓	Residential	✓						✓					

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS- PRIORITY #					Zoning	EXISTING PROTECTION									
							For Sale or Imminent Development- 5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act	Area of Critical Environmental Concern (ACEC)	
	ion--Rockaway	ion																				
134	Private--Wet--Rockaway	Maio, Alberto J.	43-052	Unknown	Hull	0.05			✓			Residential								✓		
134	Private--Wet--Rockaway	Maio, Alberto J.	43-053	Unknown	Hull	0.05			✓			Residential									✓	
135	Town of Hull--Wet--Rockaway	Town of Hull	43-054	2075-440 (1/1/1950)	Hull	0.08					✓	Residential									✓	
136	Private--Rockaway	Jennie E. Kirby	43-115	Unknown	Hull	0.16		✓				Residential										
137	Town of Hull	Town of Hull	43-116	2171-142 (1/1/1951)	Hull	0.11					✓	Residential										
138	Private--Rockaway	Derek Firlejczyk	43-123	17479-152 (5/21/1999)	Hull	0.45		✓				Residential										
140	Town of Hull--Rockaway	Town of Hull	43-122	Unknown	Hull	0.12					✓	Residential										
141	Private--Rockaway	Michael J. Lyons	43-076	1512-464(1/1/1900)	Hull	0.13		✓				Residential										100%
142	Private--Rockaway	Paul J. Hiltz	43-077	8201-319 (1/1/1900)	Hull	0.07			✓			Residential										100%
143	Conservation Commission--Rockaway	Conservation Commission	43-078	Unknown	Hull	0.26					✓	Residential	✓									>50%
143	Conservation Commission--Rockaway	Conservation Commission	43-079	2245-360 (12/1/1952)	Hull	0.15					✓	Residential	✓									>50%
144	Private--Rockaway	E. Kelleher	43-080	2245-360 (12/1/1952)	Hull	0.19		✓				Residential										50%
145	Private--Rockaway	Terrance L. Hughes	43-081	18122-158 (12/8/1999)	Hull	0.11			✓			Residential										
146	Town of Hull--Rockaway	Town of Hull	43-082	2646-122 (1/8/1958)	Hull	0.14					✓	Residential										<50%

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Registry of Deeds No. (Date)	Town	Acre s	OWNERSHIP STATUS- PRIORITY #					Zoning	EXISTING PROTECTION											
							For Sale or Imminent Development- 5	Assessed as Developable-4	Assessed as Undevelopable-3	Non-Profit-2	Public Ownership-1		Conservation Commission	Land Trust	Conservation Restriction	Utility Easement	Public Access Easement	Chapter 91	Wetlands Protection Act	Rivers Act	Area of Critical Environmental Concern (ACEC)			
158	Town of Hull--Rockaway	Town of Hull	43-033	2646-122 (8/1/1953)	Hull	0.13						✓	Municipalities											
159	Mashpee St.- Side of Harrington	Joseph P. Hanton	44-057	60-171 (1/1/1900)	Hull	0.18			✓				Residential											
160	Private--Phragmites--Rockaway	Draper Sumner et al	43-022	Unknown	Hull	0.19		✓					Residential						✓				100%	
161	Private--Rockaway	Edward J. Lenormand	43-062	10099-311 (1/1/1900)	Hull	0.12		✓					Residential											
162	Town of Hull--Rockaway	town of Hull	43-063	2075-440 (1/1/1995)	Hull	0.15						✓	Residential											
162	Town of Hull--Rockaway	Town of Hull	43-026	2075-440 (1/1/1995)	Hull	0.18						✓	Residential											
163	Next to Harrington	R Cleary-verify	44-072	Unknown	Hull	0.07			✓				Residential											
164	Harrington	Conveyed to Town of Hull by Trust for Public Lands	44-015	354-10 (1/1/1900)	Hull	0.45						✓	Residential	✓										
164	Harrington	Conveyed to Town of Hull by Trust for Public Land	44-028	354-9 (1/1/1900)	Hull	0.40						✓	Residential	✓										
164	Harrington	Sold as part of house lot by Trust for Public Land	44-051	354-10 (1/1/1900)	Hull	0.29							Residential											
164	Harrington	Sold as part of house lot by Trust for Public Land	44-070	354-10 (1/1/1900)	Hull	0.61							Residential											
164	Harrington	Conveyed to Town of Hull by Trust for Public	44-092	528-73	Hull	0.16						✓	Residential	✓										

7-2 Weir River Estuary Land Protection Criteria

Land protection balances many goals. The decision to protect property for open space is commonly driven by human needs, particularly scenic, cultural, and recreational needs. An important component of this protection plan is to expand opportunities for people to interact with the estuary and its surroundings by providing more points of access to the estuary and by developing educational programs to better connect people with nature. But there are also sites around the estuary that are not suitable for public access or recreation but that meet the criteria of protecting historical and geological integrity and of protecting and restoring the natural resources and biological diversity. Protection of these sites will require consideration beyond social and personal needs for open space. With these factors in mind, the protection of new properties around the Weir River Estuary will be carried out with a combined overarching objective of balancing access, educational and recreational opportunities on the one hand, with protecting the ecological value of land on the other.

Each property was evaluated for the overall benefit it provides to the park based on its ownership/development status and on a set of desired features or functions that mirror the goals and policies laid out in Section 4.

- a) **Ownership/development status** for each property was assigned a value from 5 to 1 (see Table 6-2).
- b) The properties were then evaluated for various **desired features** (see Table 6-3). Properties with 5 or more features were assigned a value of 5; properties with only 1 feature were assigned a value of 1.
- c) A separate column in Table 6-4 provides the **protection priority ranking** for each property, combining the ownership/development criteria with the desired features criteria.

Table 7-3. Ownership/Development Status of Properties

Definition	Protection Criteria	Numeric Value
Private-For Sale	Pressure for development	5
Private-Developable	Pressure for development	4
Private-Undevelopable	Ease of protection	3
Private-Donor	Ease of protection	2
Private-Protected		None
Non-profit-Protected		None
Non-profit-Unprotected	Ease of protection	2
Public-Protected		None
Public-Unprotected	Ease of protection	1

Table 7-4. Desired Features of Properties in the Weir River Estuary Park

Definition	Protection Criteria
Scenic value	View corridors Scenic value
Edge of ACEC salt marsh	Buffer
Connecting path	Access
Kayak access potential	Access
Near Estuary Center	Education opportunities Proximity to Education Center
Salt marsh	Buffer Quality of habitat
Contiguous habitat	Continuity of habitat corridors
Geological or historical value	Geological/historical value
Restoration of former marsh	Habitat restoration potential
Fresh water wetlands	Quality of habitat
Large Property	Large Property

Interpreting the ranking codes is explained through the examples below.

Protection Criteria Rank:
Ownership/Development Status-
Desired Features

Explanation

5-5	Private land for sale - With 5 or more desired features
3-3	Private undevelopable land - With 3 or more desired features
2-4	Non-profit land - With 4 or more desired features



Much of Porter's Cove is surrounded by protected land valued for its salt marsh, contiguous uplands habitat, geology, and scenic views.

Table 7-5. Proposed Protection Actions.

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA										Protection Criteria Rank	PROPOSED PROTECTION ACTIONS					
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh	Fresh water wetlands		Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action	Comments
1	Town Land	Town of Cohasset	9-026	Cohasset	✓											1-1		✓			
1A	Private	Khemphet Ford	9-027	Cohasset	✓	✓				✓						3-3	✓				
2	Town Land	Town of Cohasset	9-039 and 9-040	Cohasset	✓	✓		✓							✓	1-4		✓			
2A	Private	Robert J. & Marilyn D. McCunney	1-034	Cohasset	✓	✓									✓	3-3	✓				
3	Private	David and Clare Caredele	1-048	Cohasset	✓	✓				✓						N/A				✓	
4	S. Shore Hellenic Church	S. Shore Hellenic Church	01-049 and 01-050	Cohasset				✓		✓					✓	2-3	✓				
5	Town Land	Town of Cohasset	01-054	Cohasset	✓	✓	✓	✓		✓						1-5		✓	✓		Integrate kayak access into culvert work
6	Lyford's Lyking, Rockland St.	Town of Hingham	22-034	Hingham	✓	✓				✓	✓				✓	N/A				✓	
7	Lyford's Lyking, Rockland St.	Town of Hingham	22-033	Hingham	✓	✓				✓	✓				✓	N/A				✓	
8	Private Trust, Ringbolt	The Lot 15 Trust	32-079 and 32-075	Hingham		✓				✓					✓	N/A				✓	Research level of existing protection
9	Weymouth Light & Power	National Grid--Weymouth Light & Power	42-003 and 42-004	Hingham	✓	✓	✓	✓		✓	✓				✓	3-5	✓		✓		
10	Private, Cherry Lane	Anthony, Frank and Elizabeth Barbuto	42-036	Hingham	✓	✓				✓	✓				✓	4-5	✓				Seek buffer conservation restriction
11	Private, Cherry Lane	Anthony, Frank and Elizabeth Barbuto	42-012	Hingham	✓	✓				✓	✓				✓	N/A	✓				Seek buffer conservation restriction
12	Private, Cherry Lane	Dominic P. & Thomas A. Iaria	42-035	Hingham	✓	✓				✓	✓				✓	N/A	✓				Seek buffer conservation restriction
13	Foundry Pond, Weir Ext.	Town of Hingham	53-054	Hingham	✓	✓	✓			✓	✓					N/A				✓	
14	Foundry Pond, Weir Ext.	Town of Hingham	53-055	Hingham	✓	✓	✓			✓	✓	✓			✓	N/A				✓	
15	Private, Kilby St.	Cushing Family	Unknown	Hingham	✓					✓	✓				✓	3-4	✓				
16	Aquarion Water Co..	Aquarion Water Co. of	53-048	Hingham	✓	✓				✓					✓	3-4		✓			Continue discussion with

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS							
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions—See comments	No action	Comments	
27	Private--Sunset Point	Young	32-045-B	Hull	✓					✓							3-2	✓				
28	Town Land--Sunset Point	Town of Hull	32-045-C	Hull	✓					✓							1-2		✓			
29	Private--Sunset Point	J. Anastos	32-045-D	Hull	✓					✓							3-2	✓				
30	Private--Sunset Point	J. & M. Manchester	32-045-E	Hull	✓					✓							3-2	✓				
31	Private--Sunset Point	S. Fludder	32-045-F	Hull	✓					✓							3-2	✓				
32	Town Land--Sunset Point	Town of Hull	32-045-G	Hull	✓					✓							1-2		✓			
33	Private--Sunset Point	J. Donovan	32-044	Hull	✓					✓							3-2	✓				
34	Town Land--Sunset Point	Town of Hull	32-042	Hull	✓					✓							1-2		✓			
35	Private--Sunset Point	Merrigan	32-041	Hull	✓					✓							3-2	✓				
36	Private--Sunset Point	J. O'Brien	32-040	Hull	✓					✓							3-2	✓				
37	Private--Sunset Point	L. Anastos	32-039	Hull	✓					✓							3-2	✓				
38	Private--Sunset Point	J. Kenyan	32-036	Hull	✓					✓							3-2	✓				
39	Private--Sunset Point	Calusdian	32-035	Hull	✓					✓							2-2	✓				
40	Private--Sunset Point	S. Kestler	31-083	Hull	✓					✓							3-2	✓				
41	Street End?--Sunset Point	Unknown	29-022	Hull	✓												?			✓		Determine ownership
43	Unknown—Sunset Point	Unknown	29-016	Hull													?			✓		Check if owned by abutter
45	Unknown—Sunset Point	Unknown	27-124	Hull													?			✓		Check if part of Light Plant
46	Hull Redevelopment Authority	Hull Redevelopment Authority	33-067	Hull	✓	✓		✓		✓							2-4			✓		Work with HRA. Obtain trolley instead of parking
47	Private--Water's edge behind Bay Ave.	J. Leonard	33-101	Hull		✓				✓							3-2					✓
48	Private--Hampton Circle	Weissmeyer	36-176	Hull		✓											4-1					✓
49	Town Land--Sagamore Hill	Town of Hull	36-165	Hull	✓	✓	✓										1-3					✓

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS					
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action
50	Town Land--Sagamore Hill	Town of Hull	34-005	Hull		✓	✓	✓		✓					1-4				✓	
51	Town Land--Anastos Corner	Town of Hull	34-001	Hull	✓	✓	✓			✓			✓		1-5		✓			Create waterfront park with marsh
51A	Private--Anastos Corner	G. Anastos	34-002	Hull	✓	✓							✓		4-3	✓				Work with owner to restore marsh
52	Nantasket Pier	Town of Hull	37-006, 37-006-B, 37-006-D, 37-006-C, 37-007	Hull	✓	✓	✓	✓		✓		✓			1-5			✓		Main kayak access to estuary— establish public access easement
53	GW Blvd Lagoon	Town of Hull	43-023	Hull	✓	✓				✓	✓		✓		1-5		✓	✓		Improve salt water flow
54	Showboat	GW Blvd. Inc.-Kiley	45-121	Hull	✓	✓				✓	✓		✓		4-5	✓				
55	Private--Next to Showboat	A. Simons- F. Kiley	45-116	Hull		✓					✓				4-2	✓				
56	Private--Rockaway Annex	G. Randall	45-100	Hull		✓				✓					4-2				✓	
57	Town Land--Rockaway Annex	Town of Hull	45-087	Hull			✓	✓		✓					N/A				✓	
58	Private--Rockaway Annex	F. Euhler	45-078	Hull		✓				✓					5-2	✓				
59	Onset Landing--Rockaway Annex	Town of Hull	45-053	Hull		✓	✓	✓		✓					N/A				✓	
60	Private--Rockaway Annex	Becker	45-049	Hull		✓				✓	✓				3-3	✓		✓		Owned by abutter. Place in ACEC.
61	Town Land--Rockaway Annex	Town of Hull	45-038, 45-017	Hull		✓				✓	✓				N/A				✓	
62	Private--Rockaway Annex	W. Eaton	45-013	Hull		✓				✓	✓				3-3	✓		✓		Place in ACEC.
63	Town Land--Rockaway Annex	Town of Hull	45-010	Hull		✓				✓	✓				N/A				✓	

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS							
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action	Comments	
64A	Private--Rockaway Annex	M. Walsh	45-008	Hull							✓						3-5	✓				
64B	Private--Rockaway Annex	J. McKenzie	45-063	Hull	✓							✓	✓				4-3	✓				Owned by owners of house across Dighton Street
64C	Private--Rockaway Annex	M.N. Kenney	45-070	Hull		✓						✓	✓				3-3	✓				
65	Dighton Street Landing--Rockaway Annex	Town of Hull	45-003, 45-065	Hull		✓	✓	✓			✓						1-4			✓		Improve safety of landing
66	Town Land--Rockaway Annex	Town of Hull	47-074	Hull		✓					✓						N/A				✓	
67	Private--Rockaway Annex	R. Bradley	47-058	Hull		✓					✓						3-2	✓				Across from owner's house
68	Private--Rockaway Annex	E. Demone	47-056	Hull		✓					✓						3-2	✓				Across from owner's house
69	Private--Rockaway Annex	Dell Apa	47-036	Hull		✓	✓	✓			✓						3-4	✓				
70	North Truro Landing--Rockaway Annex	Town of Hull	47-034	Hull		✓	✓	✓			✓						1-4			✓		Improve safety of kayak access. Extend storm sewer.
71	Private--Weir River Woods--Rockaway Annex	Farnsworth	47-022	Hull	✓	✓	✓				✓	✓	✓				3-5	✓				
72	Wildlands Trust	Wildlands Trust of South-eastern MA	47-011	Hull	✓	✓	✓				✓	✓	✓				N/A				✓	Donated 2003
73	Private--Weir River Woods--Rockaway Annex	Phillips	47-226	Hull	✓	✓	✓				✓	✓					3-5	✓				
74	Private	Dell Apa	47-222, 47-232	Hull	✓	✓					✓						3-4	✓				

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS					
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action
75	Weir Woods--Rockaway Annex	Town of Hull	47-230, 47-250, 47-300, 45-125, 45-126, 45-127, 47-400, 47-003	Hull	✓	✓		✓	✓	✓				✓	N/A		✓			Maintain trails.
76	Private--Weir River Woods--Rockaway Annex	C. Barbuto	47-208	Hull	✓				✓	✓					3-3	✓				
77	Private--Weir River Woods--Rockaway Annex	J. Barbuto	47-205	Hull	✓				✓	✓					3-3	✓				
78	Private--Weir River Woods--Rockaway Annex	C. Barbuto	47-202	Hull	✓				✓	✓					3-3	✓				
79	Private--Weir River Woods--Rockaway Annex	I. Holden	47-200	Hull	✓				✓	✓					3-3	✓				
80	Private--Weir River Woods--Rockaway Annex	R. Loukas	47-197	Hull	✓				✓	✓					4-3	✓				No sewerage
81	Private--Weir River Woods--Rockaway Annex	I. Coots	47-194	Hull	✓				✓	✓					3-3	✓				
82	Private--used as parking for residence and Woods--Weir River Woods--Rockaway Annex	Phillips	45-131	Hull	✓				✓	✓					4-3	✓				
83	Private	Divito	45-129	Hull					✓	✓		✓			4-3	✓				Phragmites
84	Private	E. Brady	45-128	Hull					✓	✓					3-2	✓				
85	Private--Woods Inholding	Gilbride	47-298	Hull	✓				✓	✓					3-3	✓				

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS						
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action	Comments
86	Private— Woods Inholding	J. Young	47-327	Hull	✓				✓	✓	✓	✓				3-5	✓				
87	Private-- Hummock-- Weir River Woods-- Rockaway Annex	McDonald	47-002	Hull	✓				✓	✓	✓				✓	4-5		✓			In tax foreclosure
88	Tufts University	Tufts University	47-001, 46-002	Hull	✓	✓			✓	✓	✓				✓	2-5	✓				
89	Private— Drowned Forest used by Tufts U.-- Weir River Woods-- Rockaway Annex	P. Grant	45-124-A	Hull	✓	✓			✓	✓	✓	✓			✓	5-5	✓				
90	Gateway West— Purchased by DCR 2004	DCR purchased from Marty Coleman 2004	46-001	Hull	✓	✓			✓	✓	✓				✓	N/A				✓	Acquired by DCR 2004
91	Gateway East	Town of Hull	46-014	Hull	✓	✓	✓	✓	✓	✓	✓				✓	N/A					Create Estuary Center
92	Blackall Knoll Purchased by Dennis Blackall to convey for conservation- Gosnold St	Transferred to Hull Conservation Comm. DCR holds CR 2004	46-015	Hull	✓	✓			✓	✓	✓					N/A				✓	Acquired 2004
93	Clinton-- Gosnold St	David and Lindsay Clinton	44-138-E	Hull	✓	✓			✓	✓	✓				✓	3-5	✓				Owner wishes to separate uplands from wetlands
94	Town Land-- Gosnold St	Town of Hull	44-136, 44-141	Hull	✓	✓			✓	✓	✓				✓	1-5		✓			
95	Private--Near Harrington-- Gosnold St	C. Gleavy	44-134	Hull	✓	✓			✓	✓	✓					3-4	✓				Check status of this parcel with Assessor

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA										Protection Criteria Rank	PROPOSED PROTECTION ACTIONS						
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh	Fresh water wetlands		Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action	Comments	
96	Private-Purchaed by abutting residence?--Gosnold St	Anderson	44-133	Hull	✓					✓	✓	✓					3-4	✓				Check status of this parcel with Assessor
97	Town Land— Recycling Center-Landfill	Town of Hull	44-127	Hull		✓				✓	✓	✓				Part of ✓	1-5			✓		Develop use and management plan for closed landfill
98	Private— Landfill inholding	C. Wade	44-140	Hull	✓	✓				✓	✓	✓					3-5	✓		✓		Develop use and management plan for closed landfill
99	Hull Landfill	Town of Hull	44-157, 44-156, 44-155	Hull	✓					✓	✓	✓				✓	1-5			✓		Develop use and management plan for closed landfill
100	Hull Landfill	Town of Hull	44-154	Hull	✓					✓	✓	✓				Part of ✓	1-5			✓		Develop use and management plan for closed landfill
101	Edge of Hull Landfill	Town of Hull	43-132	Hull	✓					✓		✓				Part of ✓	1-4			✓		Develop use and management plan for closed landfill
102	Edge of Hull Landfill	Town of Hull	43-130	Hull	✓	✓					✓	✓					1-4			✓		Develop use and management plan for closed landfill
103	Salt marsh	Town of Hull	43-140	Hull	✓						✓	✓				✓	N/A				✓	
104	Avalon Estates--	Avalon	40-005	Hull	✓	✓	✓				✓	✓					3-5			✓		Research level of existing protection

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					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action
105	Private--Worrick	P. Gratta	50-046	Hull	✓							✓			Part of ✓ 4-3	✓				
106	Private--Worrick	L. Gratta	50-059, 50-040	Hull	✓	✓					✓	✓			Part of ✓ 4-5	✓				
107	Private--Worrick	P. Gratta	50-024, 50-043	Hull	✓	✓					✓	✓			Part of ✓ 4-5	✓				
108	Private--Worrick	H. Lofchie	50-007	Hull	✓	✓	✓				✓	✓			✓ 5-5	✓				
109	Public--Worrick--Straits Pond "Island"	Town of Hull	50-028	Hull	✓	✓					✓	✓			1-5		✓			Transferred to Town of Hull from M. Coleman by Land Court 2004
110	Private--Worrick	P. Gratta	49-019	Hull	✓	✓	✓	✓			✓				4-5	✓				Purchase for storm water filtration system
111	Private--Straits Pond	R. Carle	51-007	Hull		✓					✓				4-3	✓				
112 & 113	Private--Straits Pond	P. & M Cotter	51-001	Hull		✓									4-1					✓
114	Private--Straits Pond	J. Bohan	53-001	Hull	✓	✓						✓			4-3	✓				Yard for house across street
115	Private--Straits Pond	S. Charmoy	54-040	Hull	✓	✓									4-2	✓				Research ownership to see if related to house across the street
116	Private--Straits Pond	A. Zimman	54-036	Hull	✓	✓					✓				2-5	✓				Owned by relative of owner of next door house
117	Private--Straits Pond	Cohasset Land Conservation Trust	55-009, 55-010	Hull	✓	✓	✓	✓			✓				2-5				✓	Donated by Winsor Family in 2005
118	Russell Park--not identified as separate lot--Straits Pond	Town or Doyle Francis W Jr. & Carol Ann	52-044	Hull	✓	✓	✓	✓							1-5		✓	✓		Create deed to overwash land

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131	Conservation Commission--Rockaway	Conservation Commission	43-095	Hull								✓				N/A			✓		Place signage explaining geology
131	Conservation Commission--Rockaway	Conservation Commission	43-096	Hull								✓				N/A			✓		Place signage explaining geology
132	Private--Rockaway	Stedman Realty Inc.	43-097	Hull								✓				3-1					
133	Conservation Commission--Rockaway	Conservation Commission	43-098	Hull								✓				N/A			✓		Place signage explaining geology
134	Private--Wet--Rockaway	Maio, Alberto J.	43-052	Hull										✓		N/A	✓				
134	Private--Wet--Rockaway	Maio, Alberto J.	43-053	Hull										✓		N/A	✓				
135	Town of Hull--Wet--Rockaway	Town of Hull	43-054	Hull										✓		N/A		✓			
136	Private--Rockaway	Jennie E. Kirby	43-115	Hull								✓				4-5	✓				
137	Town of Hull	Town of Hull	43-116	Hull								✓				1-1		✓			
138	Private--Rockaway	Derek Firlejczyk	43-123	Hull								✓				4-1	✓				Seek conservation restriction on portion of land
140	Town of Hull--Rockaway	Town of Hull	43-122	Hull	✓							✓				1-2		✓			
141	Private--Rockaway	Michael J. Lyons	43-076	Hull	✓	✓						✓				4-3	✓				
142	Private--Rockaway	Paul J. Hiltz	43-077	Hull	✓	✓						✓				3-3	✓				
143	Conservation Commission--Rockaway	Conservation Commission	43-078	Hull	✓	✓						✓				N/A				✓	
143	Conservation Commission--Rockaway	Conservation Commission	43-079	Hull	✓	✓						✓				N/A				✓	
144	Private--Rockaway	E. Kelleher	43-080	Hull	✓	✓						✓		Part of ✓	4-4	✓					
145	Private--Rockaway	Terrance L. Hughes	43-081	Hull	✓							✓		Part of ✓	4-3	✓					
146	Town of Hull--Rockaway	Town of Hull	43-082	Hull	✓	✓						✓		Part of	1-4		✓				

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					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh	Fresh water wetlands		Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action	Comments
															✓						
147	Private--Rockaway	J. Bowe	43-083	Hull	✓	✓						✓			Part of ✓	4-4	✓				
148	Town of Hull--Rockaway	Town of Hull	43-084	Hull	✓	✓						✓			Part of ✓	1-4		✓			
148	Town of Hull--Rockaway	Town of Hull	43-085	Hull	✓	✓						✓			Part of ✓	1-4		✓			
149	Private--Rockaway	Eunice Naves	43-135	Hull	✓							✓			Part of ✓	3-3	✓				
150	Gratta --Rockaway	Paul Gratta	43-137	Hull								✓			Part of ✓	3-1	✓				43-137 & 138 are considered one lot
150	Gratta--Rockaway	Paul Gratta	43-138	Hull								✓			Part of ✓	3-1	✓				43-137 & 138 are considered one lot
151	Town of Hull—Adjacent to landfill	Town of Hull	43-134	Hull	✓				✓		✓				Part of ✓	1-4			✓		Develop use and management plan for closed landfill
151	Town of Hull—Adjacent to landfill	Town of Hull	44-147	Hull	✓				✓		✓				Part of ✓	1-4			✓		Develop use and management plan for closed landfill
152	Town of Hull--Rockaway	Town of Hull	43-048	Hull								✓				1-1	✓				
153	Gratta--Attached to a house--Rockaway	Paul Gratta	Part of 43-038	Hull								✓				3-1	✓				Seek conservation restriction to link Town-owned habitat
154	Gratta--Rockaway	Paul Gratta	43-027	Hull								✓				3-1	✓				Seek conservation restriction to link Town-owned habitat
155	Private--Rockaway	Donald W. Moncevicz	43-030	Hull								✓				4-1	✓				
156	Town of Hull--Rockaway	Town of Hull	43-031	Hull								✓				1-1		✓			

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157	Gratta-- Attached to a house-- Rockaway	Paul Gratta	43-038	Hull							✓					3-1	✓				Seek conservation restriction to link Town-owned habitat
158	Town of Hull-- Rockaway	Town of Hull	43-033	Hull							✓					1-1		✓			
159	Next to Harrington	Joseph P. Hanton	44-057	Hull	✓						✓					3-2	✓				At edge of salt marsh
160	Private-- Phragmites-- Rockaway	DRAPER SUMNER J ETAL TRS ROCKAWAY	43-022	Hull		✓					✓	✓		✓		4-4	✓				Improve salt water flow through culvert.
161	Private-- Rockaway	Edward J. Lenormand	43-062	Hull							✓					4-1	✓				
162	Town of Hull-- Rockaway	Town of Hull	43-063	Hull							✓					1-1		✓			Next to #157
162	Town of Hull-- Rockaway	Town of Hull	43-026	Hull							✓					1-1		✓			Next to #157
163	Next to Harrington	R Cleary-- verify	44-072	Hull												N/A				✓	Purchased by house across Quanset Pl. paper street
164	Harrington	Conveyed to Town of Hull by Trust for Public Lands	44-015	Hull	✓				✓	✓	✓			✓		N/A				✓	Donated in 2004
164	Harrington	Conveyed to Town of Hull by Trust for Public Land	44-028	Hull	✓				✓	✓	✓					N/A				✓	Donated in 2004
164	Harrington	Sold as part of house lot by Trust for Public Land	44-051	Hull	✓				✓	✓	✓			✓		N/A				✓	Acquired in 2004
164	Harrington	Sold as part of house lot by Trust for Public Land	44-070	Hull	✓											N/A				✓	Acquired in 2004
164	Harrington	Conveyed to Town of Hull by Trust for Public Lands	44-092	Hull	✓				✓	✓	✓			✓		N/A			✓	✓	Acquired in 2004. Restore native vegetation.
164	Harrington	Conveyed to Town of Hull by Trust for Public Lands	44-111	Hull	✓				✓	✓	✓			✓		N/A				✓	Acquired in 2004.
165	Town of Hull-- Near Harrington-- Landfill	Town of Hull	44-115	Hull					✓	✓	✓					1-3			✓		Initiate curbside recycling. Develop use and management plan for closed landfill.

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS						
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165	Town of Hull--Near Harrington--Landfill	Town of Hull	44-116	Hull					✓		✓	✓				1-3			✓		Initiate curbside recycling. Develop use and management plan for closed landfill.
165	Town of Hull--Near Harrington--Landfill	Town of Hull	44-119	Hull					✓		✓	✓				1-3			✓		Initiate curbside recycling. Develop use and management plan for closed landfill.
166	Private--Near Harrington	MINELLI ERN EST JR & GERTRUDE A	44-087	Hull	✓				✓		✓	✓				3-4	✓				
167	Town of Hull--Near Harrington	Town of Hull	44-100	Hull	✓				✓		✓	✓			✓	1-5		✓			
168	Part of Harrington property	Conveyed to Town of Hull by Trust for Public Lands	44-009	Hull	✓				✓		✓	✓			✓	1-4				✓	Acquired in 2004.
169	Access to Harrington	Owner of Record: Holcomb Norman; Current Owner: HUGHES TERRANCE L TRS HUGHES REALTY TRUST	44-008	Hull	✓				✓		✓	✓			✓	4-5	✓				No public water line
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	44-001	Hull	✓				✓		✓	✓			✓	1-5		✓			Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-011	Hull	✓				✓		✓	✓			✓	1-5		✓			Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-010	Hull	✓				✓		✓	✓			✓	1-5		✓			Work with Light Plant

Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA									Protection Criteria Rank	PROPOSED PROTECTION ACTIONS					
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh		Fresh water wetlands	Large property	Offer protection options to owners	Place under Conservation Commission	Other actions—See comments	No action
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-009	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-007	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh	Town of Hull	46-012	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-005	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-006	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh	Town of Hull	46-004	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	46-003	Hull	✓				✓	✓	✓					✓				Work with Light Plant
170	Town of Hull--Light Board--Includes salt marsh--Near Harrington	Town of Hull	44-038	Hull	✓				✓	✓	✓					✓				Work with Light Plant
171	Town of Hull--Includes salt marsh--Near Harrington	Town of Hull	44-053	Hull	✓				✓	✓	✓					✓		✓		Verify under Conservation Commission
171	Town of Hull--Includes salt marsh--Near Harrington	Town of Hull	44-054	Hull	✓				✓	✓	✓					✓		✓		Verify under Conservation Commission

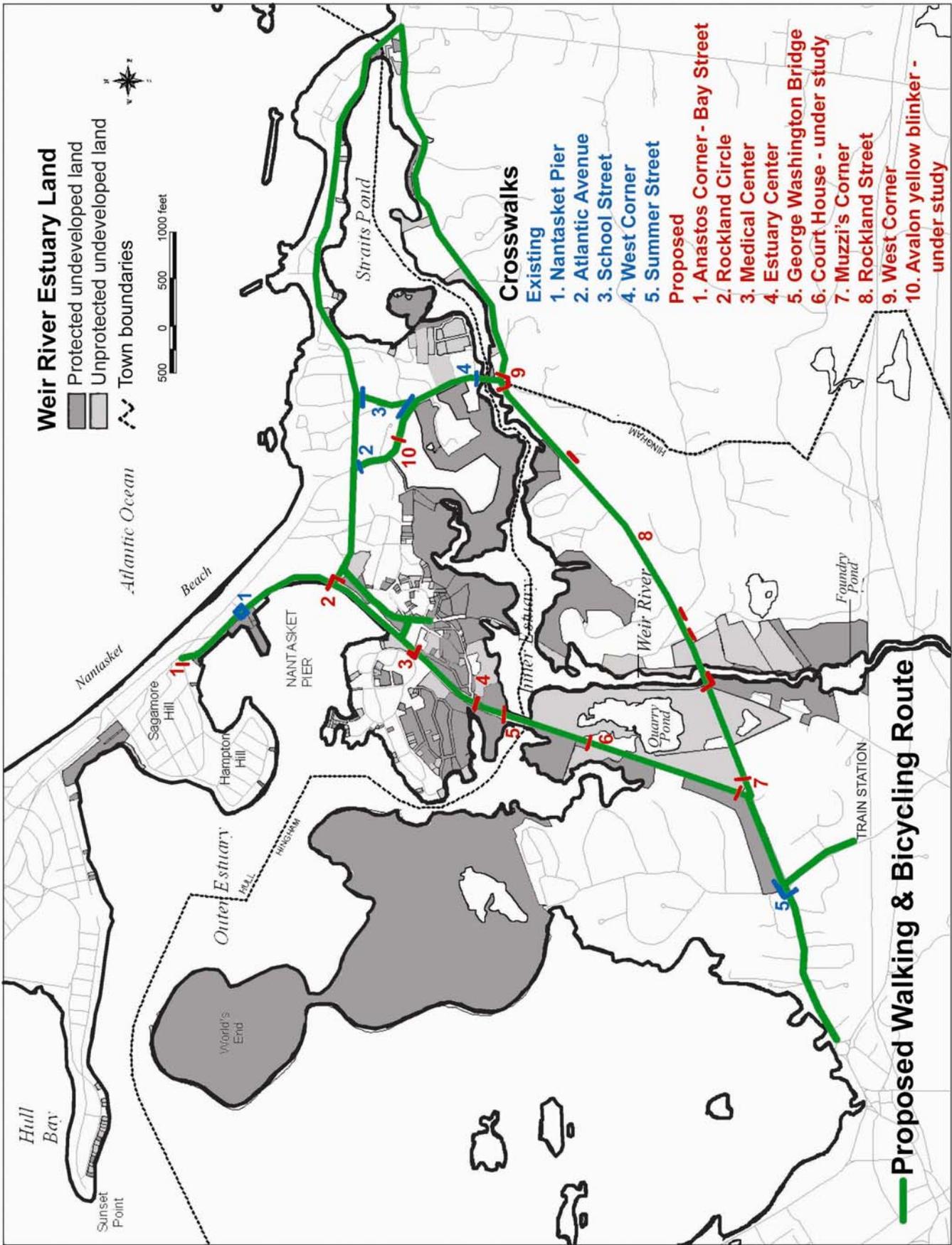
Map No.	Name of Property, Neighborhood	Owner	Assessors No.	Town	DESIRED FEATURES PRIORITY CRITERIA										Protection Criteria Rank	PROPOSED PROTECTION ACTIONS					
					Scenic value	Edge of ACEC	Connecting path	Kayak access potential	Near Estuary Center	Salt marsh	Contiguous habitat	Historical or Geological value	Restoration of former marsh	Fresh water wetlands		Large property	Offer protection options to owners	Place under Conservation Commission	Other actions— See comments	No action	Comments
171	Town of Hull--Includes salt marsh--Near Harrington	Town of Hull	44-060	Hull	✓				✓	✓	✓				✓	N/A			✓		Verify under Conservation Commission
171	Town of Hull--Includes salt marsh--Near Harrington	Town of Hull	44-158	Hull	✓				✓	✓	✓				✓	N/A			✓		Verify under Conservation Commission
172	Conservation Commission--Rockaway Annex	Town of Hull	44-225	Hull					✓		✓	✓				N/A				✓	
172	Conservation Commission--Rockaway Annex	Town of Hull	45-255	Hull					✓		✓	✓				N/A				✓	
172	Conservation Commission--Rockaway Annex	Town of Hull	45-216	Hull					✓		✓	✓				N/A				✓	
173	Private--Rockaway Annex	DOHERTY JE NNIE L & SUL LIVAN MARG ARET	45-214	Hull					✓		✓	✓				3-3	✓				
174	Private--Rockaway Annex	Martha Birnbaum	45-213	Hull					✓		✓	✓				3-3	✓				
175	Conservation Commission--Rockaway Annex	Town of Hull	45-212	Hull					✓		✓	✓				N/A				✓	
176	Abbadessa--West Corner	Abbadessa	41-009, 41-010	Hull		✓		✓			✓					3-3	✓		✓		Integrate kayak access into culvert work.
177	Noonan	Noonan	42-15	Hingham	✓	✓					✓			✓	✓	5-5	✓				
178	Private, Powers La./ Rockland St.	Amonte	42-1A	Hingham	✓	✓					✓	✓				4-4	✓				
179	Powers La.	McGrath-Powers Residence	42-4	Hingham	✓	✓					✓	✓				4-4	✓				A portion of the 2.6-acre house lot could be potential open space
180	Town of Hull--Rockaway Annex	Town of Hull	47-080	Hull							✓					1-1		✓			

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- John Brown Associates, Bluestone Planning Group, Bruce Campbell & Associates Inc., Milder J. 2001. *Hingham Master Plan*, Hingham
- Lefebvre C. 2003. *Building a Vision for Our Weir River Estuary: An Inventory of Open Space and Public Access Around the Weir River Estuary Area of Critical Environmental Concern and Summary of the Weir River Estuary Visioning Workshop*, Massachusetts Department of Conservation and Recreation, Boston
- Lefebvre C, Riley C, Hellin D, Wiggin J. 2002. *Weir River Area of Critical Environmental Concern Natural Resources Inventory*, Urban Harbors Institute, University of Massachusetts Boston, Boston
- Town of Hull. 2000. *Town of Hull Open Space and Recreation Plan Update*, Planning Board, Hull
- TTOR. 1998. *Land Conservation In Massachusetts: Status, Priorities and Future Directions - Conference Summary*, Tower Hill Botanic Gardens, Boylston, MA
- WREP. 2002. *Weir River Estuary Park Concept Plan*, Weir River Estuary Park Committee, Hull



This rocky knoll near the Estuary Center was protected through the concerted efforts of the Massachusetts Department of Conservation and Recreation (DCR) and Dennis Blackall, a private citizen:



Amendment 1. Weir River Estuary Proposed Walking and Bicycling Route

Amendment 2
Weir River Estuary Park
Access Policy

1. It is the intention of the Weir River Estuary Park to **conserve and restore land and water as wildlife habitat.**
2. **Educational and recreational access** will be provided in ways that have **minimal impact on habitat.**
3. Specifically,
 - a) Use the **water as the path.**
 - b) Provide **access to the water in such a way as to protect existing and potential native habitat.**
 - c) Enforce the **no wake zone**, which includes the entire estuary.
 - d) Use **existing road right-of-ways for bicycle and pedestrian paths.**
 - e) Make roadways **bicycle-and-pedestrian-friendly.**
 - f) Install **educational signage** for bicyclists and pedestrians along existing roadways.
 - g) Provide **foot paths connected to the Estuary Center for public and educational use.**
 - h) **Prohibit motorized vehicles from estuary footpaths.**
 - i) Provide **parking at the Estuary Center**, confined to the existing (paved) boundaries.
 - j) **Encourage and utilize a public transit** access network.

REVISION LOG

The following highlights versions and revisions, summarizing significant changes, to this document:

Version	Date	Prepared by	Reviewed by	Summary of Changes
1.0	11/23/2005-5/8/2006	Judeth Van Hamm	WREP Committee	Final Draft
1.1	2/9/2006	Judeth Van Hamm	WREP Committee, Hull Police Chief	Amendment 1. Weir River Estuary Proposed Walking and Bicycling Route
1.2	4/23/2006	Scott Plympton	WREP Committee	Amendment 2. Weir River Estuary Park Access Policy