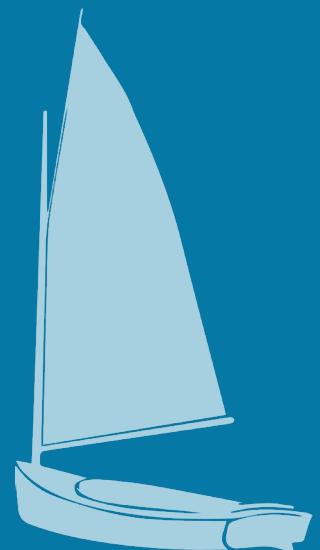




# Town of Hull Open Space and Recreation Plan

2021-2027



# Acknowledgments

This plan would not be possible without the support and leadership of many people in the Town of Hull. The project was conducted by the Metropolitan Area Planning Council (MAPC) with funding from the Town of Hull, the Massachusetts Executive Office of Energy and Environmental Affairs Planning Assistance Grant, and a technical assistance grant from the Metropolitan Area Planning Council (MAPC) through the District Local Technical Assistance program. MAPC wishes to express our thanks to the Governor and the members of the Legislature for their continued support and funding of this program.

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- Erin Wortman, President
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- Samuel Seidel, Treasurer
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## Section 1: Plan Summary

The 2020-2027 Hull Open Space and Recreation Plan (OSRP) updates and revises the 2000 Open Space and Recreation Plan approved by the Massachusetts Executive Office of Energy and Environmental Affairs. This document has been prepared to serve as a planning guide for the protection and preservation of the town's unique open space system, its complex needs, and the goals of the community.

This plan was prepared by the Metropolitan Area Planning Council (MAPC), which is the regional planning agency serving the people who live and work in the 101 cities and towns of Metropolitan Boston. MAPC prepared the plan under the direction of the Open Space and Recreation Committee and staff from the following Town of Hull departments and commissions: Community Development and Planning, Parks and Recreation Commission, Conservation Commission and Department of Public Works.

The quality of life for Hull residents and residents of surrounding communities is enhanced dramatically by Nantasket Beach Reservation, the Weir River Area of Critical Environmental Concern, Straits Pond and the numerous playgrounds, fields, and parks that exist within the community. An inventory of these areas is included in this OSRP as both an educational resource and as a base for the Seven-Year Action Plan (Section 9), which highlights open space and recreation priorities for the next seven years. The Action Plan provides detailed steps for achieving the plan's goals and objectives, including the relevant parties responsible, timeframe for achieving the action, and potential funding sources. This OSRP also includes an overview of the history of Hull, its physical development, demographic characteristics and an environmental analysis.

In addition to serving as a roadmap, an approved Open Space and Recreation Plan allows Hull to apply for specific types of grant funding for projects related to open space and recreation. With final plan approval from the Massachusetts Executive Office of Energy and Environmental Affairs (MA EOEAA) Division of Conservation Services (DCS), Hull is eligible for funding opportunities like the Local Acquisitions for Natural Diversity (LAND) and Parkland Acquisitions and Renovations for Communities (PARC) grants, which the Town can use for land acquisition and improvement of parks and other open spaces.

The Town of Hull has developed six goals on which the OSRP is based:

- **Goal 1:** Hull should beautify its entry points and main roadways with landscaping and other improvements to enhance the image of the Town, welcome visitors, and link its districts.
- **Goal 2:** Hull's beaches, parks, the Weir River area, Straits Pond, and other resources provide Hull with high-quality and diverse open space areas. These critical natural areas should be preserved, enhanced and protected from future development.

- **Goal 3:** Pursue opportunities that enhance Hull's regional, environmental, historic, cultural, scenic and waterfront resources.
- **Goal 4:** The recreational needs of Hull's residents are paramount to maintaining the local quality of life. The Town should ensure adequate space is available to meet these needs, now and into the future through open space acquisition and development regulation.
- **Goal 5:** Improve the accessibility of Hull's passive and active recreational sites for all residents including the elderly and persons with disabilities.
- **Goal 6:** Maintain, enhance, and expand Hull's active recreation facilities and associated programming.



## Section 2: Introduction

### Statement of Purpose

#### Why was this Plan Update Written?

The Town of Hull's 2021 Open Space and Recreation Plan continues the work of previous open space plans completed by the Town, updating and replacing the most recent version produced in 2000. This document will serve to guide the town's decision making around open space and recreation planning and implementation, including spending, for the next seven years. The Plan is designed to provide clearly defined open space and recreation priorities and goals, developed through a participatory public process, to ensure that the needs of the Hull community are met.

This 2021 Plan Update has been compiled in accordance with the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA), Division of Conservation Services (DCS) requirements and guidelines. In order to be eligible for state and federal grant aid offered through the EOAA, an approved Open Space and Recreation Plan is required.

#### What is Open Space?

Open space is land that is undeveloped, usually without buildings or structures, and that is accessible to the public. Open space is typically divided into two categories: conservation lands and recreation resources.

Conservation land is usually left in its natural state and it is often, but not always, open to the public. Conservation lands may include animal and plant habitats, water resources/aquifer protection, and other natural, historical or cultural features.

Recreation involves activity. Active recreation activities include team sports, tennis, swimming competitively, golf, etc. taking place in or on developed facilities. Passive recreation is defined as any activity that can be performed outdoors with a minimum disturbance to an area's natural resources. For example, hiking, picnicking, canoeing, ice-skating, cross country skiing, swimming in a natural water body, and informal sports activities on an open field are considered passive activities. Conservation lands can offer passive recreation opportunities.

This Plan inventories both active and passive recreation areas, as well as open spaces such as cemeteries that serve as historical/cultural features. The inventory of Hull's recreation and open space resources is in Section 5.

## Planning Process and Public Participation<sup>1</sup>

The Town of Hull supported the development of this plan through the work of the Open Space and Recreation Plan Committee. The members of the Open Space and Recreation Plan Committee and their affiliations are listed below:

### Open Space and Recreation Plan Committee Members

- Paul Paquin, Conservation Commission
- Nate Peyton, Planning Board
- Stephanie Peters, School Committee
- Barbara Lawler, Council on Aging
- Greg Grey, Parks and Recreation Commission
- Joe Stigliani, Department of Public Works
- Chris Gardner, Department of Public Works

### Town of Hull Supporting Staff

- Chris Dilorio, Office of Community Development and Planning

During this Open Space and Recreation Plan process, the Open Space and Recreation Plan Committee, whose members represent the open space stakeholders in Hull, met regularly with Metropolitan Area Planning Council (MAPC) staff to review and contribute to elements of the plan and assist with community engagement.

In cooperation with the Town of Hull, MAPC organized and hosted one in-person community forum in September 2019 and one virtual online open house in September 2020. Leading up to both the forum and virtual open house, the Town of Hull did outreach to spread the word about the event. Event flyers were placed in public buildings including Town Hall and the Hull Public Library. The event was also advertised on the Town of Hull's website, on the local cable access channel, in the local newspaper, and through Town email listservs.

The first forum was held in the Exhibition Room at Hull High School. At the September 2019 forum, the MAPC project planners provided an introduction to the purpose and utility of Open Space and Recreation Plans generally and presented an overview of Hull's social demographics, land use patterns, and select open space properties.

Following the presentation, the group broke out into open house stations that attendees could visit in any order. At the stations, attendees could share their input on the strengths, weaknesses, and

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<sup>1</sup> Full documentation of the feedback collected through the various public participation strategies described in this section is included in Appendices C, D and E.



opportunities associated with Hull's open space and recreation facilities. They could also help prioritize and provide feedback on the goals and objectives for the OSRP.

In order to engage the larger Hull community, MAPC and the OSRP Committee developed an online survey. Hull residents and other open space stakeholders had the opportunity to communicate their opinions and preferences through the survey which was, administered from November 14, 2019 through January 8, 2020. The survey was designed to measure levels of agreement with value statements about Hull's open space, e.g. "Preserving Hull's open space and natural areas is important to me;" how frequently respondents visited particular open space properties; what factors limited their utilization of Hull's open space and recreation amenities; and the relative importance of particular actions relating to open space, e.g. construction of new neighborhood parks, planting more trees, etc. The survey, which was completed by over 300 respondents, was advertised on the town's website and social media accounts and in the local newspaper.

The final phase of public review of the draft OSRP occurred in September 2020. An in-person public meeting was not possible under the COVID-19 State of Emergency in Massachusetts. However, Hull hosted a Virtual Open House that was available on-line for two weeks from September 13 to September 27 to inform the public of the key points of the OSRP, gather feedback on the highest priority actions, and provide an opportunity for review of the full OSRP. One-hundred and four community members visited the Virtual Open House and provided input on the highest priority actions. Likely, more residents participated in the Virtual Open House that would have participated in a conventional in-person meeting. The feedback was overwhelmingly supportive of the OSRP and its priority actions.

## Environmental Justice and Equity

The Executive Office of Energy and Environmental Affairs (EOEEA) and other state agencies have been implementing an Environmental Justice (EJ) Policy since 2002 to help ensure that all Massachusetts residents experience equal protection and meaningful involvement with respect to the development, implementation, and enforcement of environmental laws, regulations and policies and the equitable distribution of environmental benefits. This policy was instituted because the Commonwealth realized that low to moderate income residents in densely populated older industrial areas often lack open space and recreation resources and may live near old, abandoned, and/or contaminated sites that can pose risks to public health and the environment

Environmental justice is an integral consideration in all EEA programs, to the extent applicable and allowable by law. The Environmental Justice Executive Order No. 552 requires Secretariats to take action in promoting environmental justice. The Executive Order requires new environmental justice strategies that promote positive impacts in EJ communities.

For example, EOEEA has now amended the PARC and LAND program regulations to incorporate environmental justice in the award scoring system. Similarly, the Division of Ecological Restoration

and the Massachusetts Environmental Trust will work with EOEEA to develop systems for incorporating environmental justice as a criterion for awarding grants. The EOEEA also has determined to target its resources to more effectively create, restore, and maintain open spaces located in neighborhoods where EJ populations reside.

EJ populations in Massachusetts are determined by the following criteria:

- Households earn 65% or less of the statewide household median income; or
- 25% or more of the residents are minority; or
- 25% or more of the residents are foreign-born; or
- 25% or more of the residents are lacking English language proficiency

Based on the most recent analysis completed by MassGIS (Bureau of Geographic Information), using data from the 2010 Census and ACS 2010 5-year Estimates, Hull has not been identified as a community with Environmental Justice populations.



## Section 3: Community Setting

### Regional Context

The Town of Hull is an L-shaped peninsula located at the southern edge of Boston Harbor. It is situated in eastern Massachusetts (Plymouth County) and is bordered by Cohasset and Hingham to the south, Hingham Bay to the west and the Atlantic Ocean to the east. It is located approximately 25 miles from downtown Boston and with a land mass of only three-square miles, it is one of the most densely populated towns in Massachusetts.

The Town is located entirely within the boundaries of the Weir River Watershed, which is a sub-watershed of the Boston Harbor Watershed. There is a total of only three access routes into Hull and all traffic must come through the towns of Hingham and Cohasset.

Major facilities owned, operated and maintained by federal, state, regional or private entities in Hull include: Routes 228 (Mass DOT); local bus service and commuter boat to Boston (MBTA); the Nantasket Beach Reservation (DCR); and the Coast Guard Station Pt. Allerton (U.S. Coast Guard).

Hull has several prominent water features including the Weir River Estuary which it shares with Hingham and Cohasset. The Weir River Estuary provides habitat for an array of wildlife including migratory birds and marine life. It was designated as 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.

An ACEC is a state-designated critical resource area. The objectives of the ACEC program are to identify and designate critical resource areas, to ensure that actions by state agencies protect and enhance the resources, and to support local and regional actions for the long-term stewardship of ACECs. These resource areas may be nominated by citizens groups, municipal officials, regional or state agencies, or by a legislator and they must be formally designated by the Commonwealth’s Secretary of Environmental Affairs. Straits Pond, a 100-acre salt pond is the other major body of water shared by Hull, Hingham and Cohasset.

Hull’s natural resources offer scenic beauty as well as a variety of recreational opportunities such as swimming, boating, and fishing, hiking, picnicking, and biking. Along the shore of Hull Harbor there are two marinas, a number of public boat launches as well as piers for pleasure cruises.

In the summer there is a large influx of visitors and seasonal residents, which generates crowds at the beaches in Hull. Nantasket Beach is the magnet attraction for the town of Hull and is what the tourism industry thrives upon. In the early days Nantasket Beach was a summer playground for the Greater Boston region. The beach now provides a recreational resource to year-round and summer residents as well as nearby south shore towns. The Nantasket Beach Reservation is owned and operated by the Commonwealth’s Department of Conservation and Recreation (DCR). The 26-acre Reservation is a regional recreation resource and encompasses approximately 1.3 miles of beachfront.

## Regional Planning Context

Hull is one of 101 cities and towns that are served by the Metropolitan Area Planning Council (MAPC), the regional planning agency for the Greater Boston region. Council membership consists of community representatives, gubernatorial appointees, and City and state agencies that collaborate around issues of regional importance. MAPC's professional planners, GIS specialists, demographers, and others provide extensive technical assistance to member communities through the development of comprehensive plans and recommendations in areas of housing, transportation, economic development, public health, environment, and more.

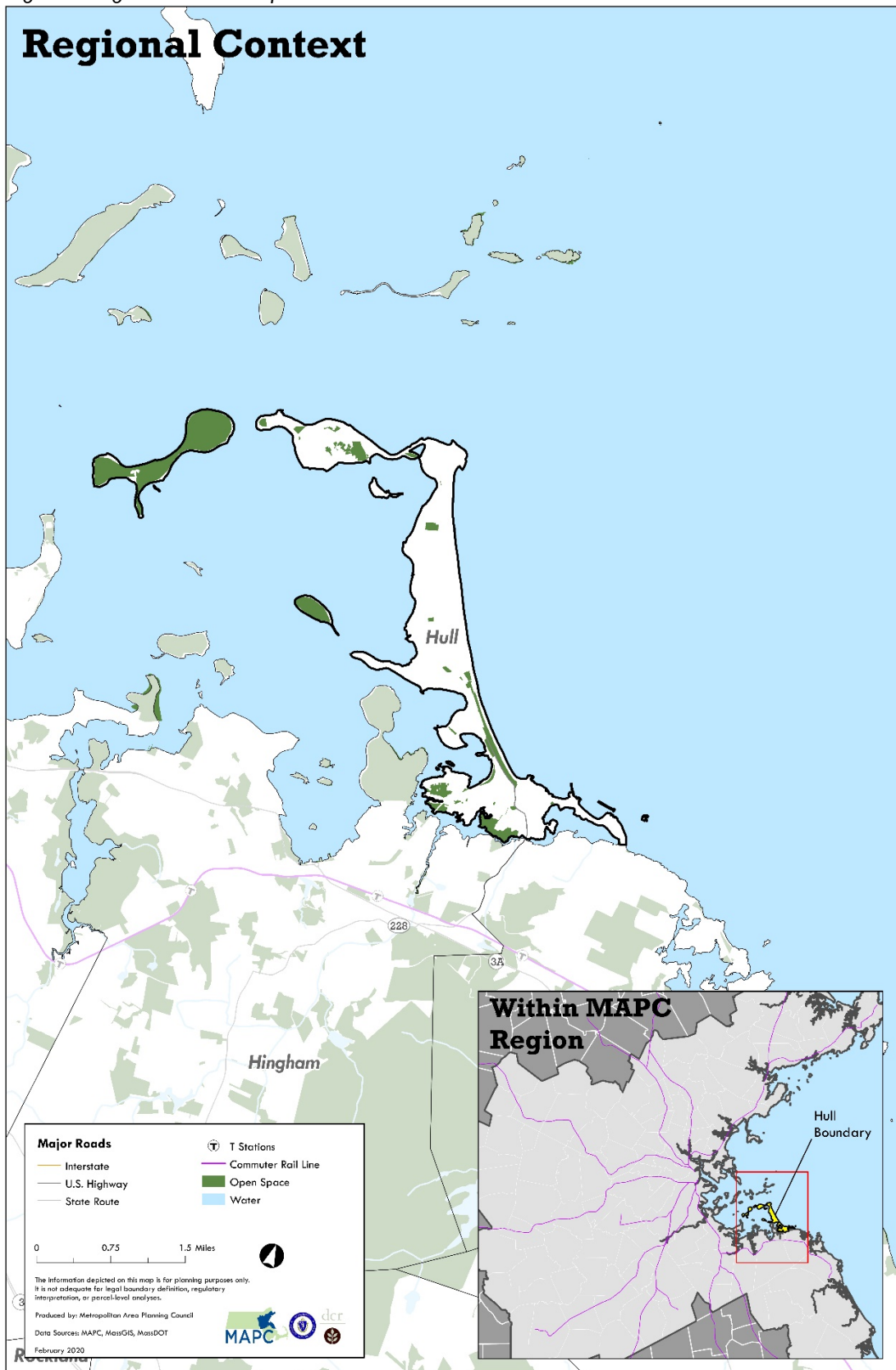
In 2008, MAPC adopted a comprehensive plan for the region with goals through 2030 entitled MetroFuture. MetroFuture guides the work of MAPC agency-wide and every project MAPC undertakes works towards reaching these goals. That plan is being updated and a new regional plan called MetroCommon 2050, which is due to be completed in mid-2021.

Many MetroFuture goals are applicable to the 2021 update of the Hull Open Space and Recreation Plan, including:

- **Goal 3:** Brownfields and other polluted sites will be cleaned up and re-used for parks or development.
- **Goal 8:** Historic resources will be preserved and enhanced.
- **Goal 9:** The region's landscape will retain its distinctive green spaces and working farms.
- **Goal 11:** The region will be prepared for and resilient to natural disasters and climate change.
- **Goal 23:** All neighborhoods will have access to safe and well-maintained parks, community gardens, and appropriate play spaces for children and youth.
- **Goal 25:** Most residents will build regular physical activity into their daily lives.
- **Goal 62:** The region's rivers, streams, lakes, and ponds will have sufficient clean water to support healthy populations of native fish and other species, as well as recreational uses.
- **Goal 65:** A robust network of protected open spaces, farms, parks, and greenways will provide wildlife habitat, ecological benefits, recreational opportunities, and scenic beauty.

Hull is a member of the South Shore Coalition (SSC), one of eight subregions within the Metropolitan Area Planning Council. The South Shore Coalition is a group of thirteen municipalities (Braintree, Cohasset, Duxbury, Hanover, Hingham, Holbrook, Hull, Marshfield, Norwell, Pembroke, Rockland, Scituate and Weymouth) that meet regularly to discuss issues of common interest. The SSC is an excellent forum for discussing regional open space issues and opportunities.

Figure 1: Regional Context Map



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## HISTORY OF THE COMMUNITY<sup>2</sup>

A great natural breakwater, Hull was essentially a series of hills, dating to the ice age, connected to one another and to the mainland by barrier beaches, often overflowed by the tide. The hills or drumlins, densely wooded, contrasted sharply with the narrow barrier beaches, which appeared as arid plains.

In 1644, a decisive transformation of the landscape was set in motion when the State Legislature ordered one hundred and fifty tons of timber to be cut in order to build fortifications. The hills were denuded and the beauty of the region was destroyed. With the clearance of the original forest cover, a rural agrarian and fishing economy began to emerge.

### Hull Village Established

By 1657 twenty families were contributing to the revenue of Massachusetts with the money from their farms or their fishing. These residents of Hull had established a notable share in the government of the Bay Province.

Behind the homes closely lining both sides of the winding main street, beneath the shadow of the hills, long rectangular fields extended up the slopes as far as the coastal banks overlooking the bay to the south and to the open sea on the north. By 1760 there were some fifty families in Hull.

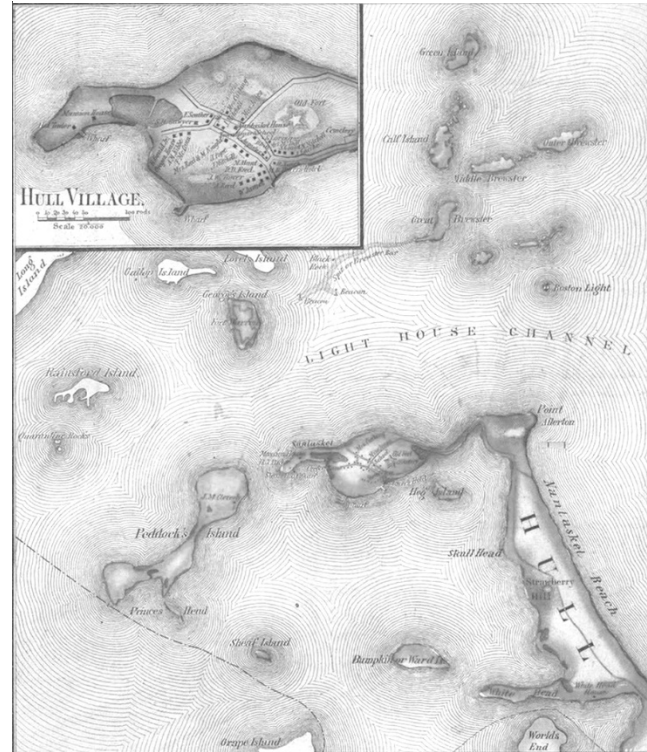
In the early eighteenth-century novelist Susanna Rowson, who spent her childhood in Hull, described the area:

On the left hand of the entrance to Boston Harbor is a beautiful little peninsula, called Hull. It consists of two gradually rising hills beautifully diversified with orchards, cornfields, and pasture land.

In the valley is built a little village, consisting of about fifty houses and a rustic temple is situated by the side of a piece of water, nearly in the middle of the village.

The Village's land connections to the mainland were tenuous at best. The original road from Hull to the mainland was a grass grown track, lonely and still, flanked on either side by ruined fortifications and gnarled and wind-wrenched apple orchards. At its highest point there was a scene of great delight as a sea-view opened out for travelers to gaze upon.

Figure 2: 1857 Map of Hull and Hull Village



<sup>2</sup> Town of Hull. (2000). Open Space and Recreation Plan.

The quaint village had much more to offer than its beautiful scenery. It had a rural/nautical ambiance, a pastoral setting as well as a very healthful environment. A great many literary figures lived here or visited this picturesque hamlet. A few of these figures are Susanna Rowson who lived in Hull in her childhood, John Boyle O'Reilly whose summer cottage is now the public library, and Samuel Smith whose poem "My Country 'tis of thee" became the national song.

There were a few early attempts at expanding the economic base of Hull. One of these attempts was made by the Tudor family in the early nineteenth century. In order to create jobs in town, they leased "The Point" with a view to extract salt from sea water on a commercial basis. Extensive salt works, artificial ponds, and dikes were established at great expense to the Tudor family. Unfortunately, the enterprise soon failed

Figure 3: View of Nantasket Beach in 1876



### The Beginning of Tourism

Summer visitors were soon attracted in larger numbers to this quiet and picturesque village. It was a place where families could escape the summer heat of the City. As demand rose, the three homes which rented rooms could no longer handle the flow of business. To meet this growing demand, a few boarding houses were opened in the early 1800's. The Nantasket, the Hayes House, The St. Cloud and the largest of all, the Oregon House were built to house summer visitors.

The first resort hotel was opened in 1840 by the Tudor family - "The Mansion" House. This pioneer summer hotel occupied the tip of the peninsula. Some thirty years later in 1871 the hotel burned to the ground. It was replaced with "The Tudor" which met with the same fate less than five years later.

### Railroad Days

During the 1800's Hull experienced its greatest growth. Hull became the popular place for people to get away from the hot City summers. Much of the development took place in the mid to late nineteenth century. This surge of development involved additions, conversions and great amounts of new construction. Much of the growth was stimulated by increasing ease of access - a

new steamboat pier, more boat runs and the new Nantasket Beach Railway. During the 1870's the proprietors of the Oregon made additions in order to be better able to face competition, to meet the growing demand and in anticipation of an upsurge in business from the new Hull Yacht Club completed in 1882. Many old homes were available as summer residences and Hull Hill began development. It was soon covered with summer cottages and villas, most of them affording a view of the bay.

Through the growth pressures the village was able to retain much of its essential character, a blissful refuge from the frantic City. This was facilitated by a number of important factors. Most important, the new Nantasket Beach Railroad was routed to minimize impact, by-passing the village and avoiding visual intrusiveness. A church was built within the village in Carpenter Gothic Style in 1881 and it became a focal point as well as being compatible with the character of the town commons. While much development did occur on Hull Hill, it was, for the most part, sensitive to the context. Roads respected the former patterns of parcelization and public access to the shore was by stairs, easements or right-of-way. Shade trees were planted on the hill. These trees helped to revert the hills back to a close approximation of their original appearance before the "denude" effect of the pastures and fields.

The advent of the railroad reduced pressure on the village by opening up other areas for development. Allerton Hill became a site for expansion and by 1888 the lower slopes were filled with cottages and many building lots were for sale since the passage of the railway along the side of the hill made it so easily accessible.

### The Open Space Ethic

The village also benefited from a strong open space ethic. A major landowner refused to part with her property - Telegraph Hill. Another open space asset was the "handsome sheet of water", an area of ten square miles, almost fully enclosed by Nantasket, Peddocks Island, Houghs Neck and the mainland. This beautiful bay invited visitors and residents alike to participate in a range of recreational activities. One could learn to sail under the auspices of the Hull Yacht Club, the second largest in the country at the time or hire a boat for a long afternoon sail with the practiced hand of a local captain at the tiller.

An integral aspect of the overall open space experience was the journey by water to the town of Hull. The very affordable trip on capacious side-wheel steamboats was an experience in itself, highly educational, visually interesting and healthful. Once the steamboat reached Pemberton, a number of choices were available. Development there created in effect a major interface between numerous boat lines and land transit - an intermodal transportation hub. Among the choices, one could transfer to a boat of the Boston - Hingham line and continue to the town of Hingham, take a boat to Strawberry Hill, remain on board and end up at the Nantasket Beach pier, take the railway to Nantasket, or simply debark and enjoy the ambiance of the resort, the cooling breezes and the beautiful views. The Hotel Pemberton was the most elaborate resort in Hull and was a center of activities in the area. The architecture of the hotel was quite elaborate, with many gables, towers and piazzas cutting a distinctive silhouette over the low beaches of Windmill Point.

## The "Cottage Movement"

By the 1880's there became a need to develop the plains as a number of trends became apparent. On the unoccupied headlands and along the reaches of Weir River as well as on Little Hog Island there were hundreds of people encamped in tents every week. Many people wanted to stay for extended periods during the summers, but the prices of the hotels were rather high for an average citizen to bear throughout a season. These conditions increased the demand for summer cottages. Families found it expedient to build or lease a cottage and transfer the housekeeping essentials from the City home to this summer residence.

This was the beginning of the "Cottage Movement" in Hull. The inauguration of service on the Nantasket Beach Railroad coincided with the start of a sustained development and construction boom. Located between the two intermodal transportation hubs at each end of town, the hills and plains which occupied the length of the peninsula, now conveniently accessible by rail, were targeted for development of summer cottages and villas. This movement manifested itself in a variety of ways in different parts of town. As well as the already developed Hull Hill and Allerton Hill, Sagamore Hill's far viewing crest was occupied by several cottages and a picnic garden. The southern part of town saw a different pattern. Access was easier due to the South Shore Branch of the Old Colony Railroad which ran through the south shore to Plymouth. Crescent Beach and Green Hill were largely occupied by the cottages of inland citizens of great wealth. During the late 1880's and the 1890's and through the turn of the century many well-to-do people came to Hull and built expensive estates and spacious summer homes.

Today's Alphabet section and Kenberma section were developed by the Nantasket Land Company at the end of the nineteenth century. Until 1840 these lands had been held as commons of the people of Hull. Once the Nantasket Land Company gained control of these lands, their goal was to develop the plains into a great cottage City. The company sought this location because it would be attractive to those looking to avoid the vast numbers of visitors overflowing other areas of Hull. The planned community was located approximately mid-way between the two transportation hubs at either end of the peninsula - Pemberton and Nantasket. In order to secure a more thorough quiet and decorum, several small hotels and restaurants in the area were closed and thousands of shade trees were planted along the avenues. Nantasket Beach was a selling point for the new cottages and these new areas of development. This four-mile belt of wide and level sand stretching from Point Allerton to Atlantic Hill lured many families to buy cottage lots from the Nantasket Land Company. By 1880 this area of sand had developed into the summer park and playground of Boston.

## Nantasket - A Summer Resort

The development of Nantasket as a summer resort occurred in an incremental manner through many decades. Different stages in the development have been largely a function of access. At the time of the American Revolution, no road traversed the length of the beach. By the end of the eighteenth-century country roads led to the beach and old colony farmers would bring their families to the beach for day trips. In the early nineteenth century the South Shore Branch of the Old Colony Railroad connected with the main line at Braintree. The availability of train service



from Boston prompted the establishment of the Rockland House Hotel in 1854. The late 1860's brought steamboats to Nantasket Beach, docking at the pier at the foot of Strawberry Hill. In 1868 the first steamboat ascended the narrow and crooked channels of Weir River and tied up at the new pier. The Nantasket Beach Railroad began operation in the 1870's from the South Shore branch of Nantasket Junction. The line was nine miles in length along the beach. The Hotel Pemberton was opened to coincide with the inauguration of train service. The line interfaced with the steamboat mode at three points - "The Point", Strawberry Hill and at Nantasket. Each area became a growth pole. In 1895 the railroad was electrified by overhead wires just in time for summertime service, and at about the same time trolley lines ran from Nantasket to Boston direct as well as connecting with lines all over south-eastern Massachusetts.

There were many recreational uses of Nantasket Beach and the surrounding area during the 1800's. This area was known for the thousands who sought enjoyment on the Southern mile of beach. Lovers of nature could ramble the beaches, families would settle on the sand with a crammed lunch-basket and one could find solitude on the rocks at the foot of Atlantic Hill. Although there were a great number of beachgoers, the beach seemed unchanged by their presence. It was as if the beach had room for "millions", but there was only several thousand occupying the long stretch of sand. In 1880 seven boats each way, to and from Boston, were hardly enough to handle the flow of summer visitors.

This surge in summer visitors created business for the big hotels as well as smaller hotels all over the peninsula. The Rockland Cafe, under the same management as the Nantasket Hotel, received immense amounts of business during the summer months. The cafe had a great many attractions to lure travelers in, these included a dancing hall, bowling alleys, shooting galleries and swings.

### Unfortunate Conditions

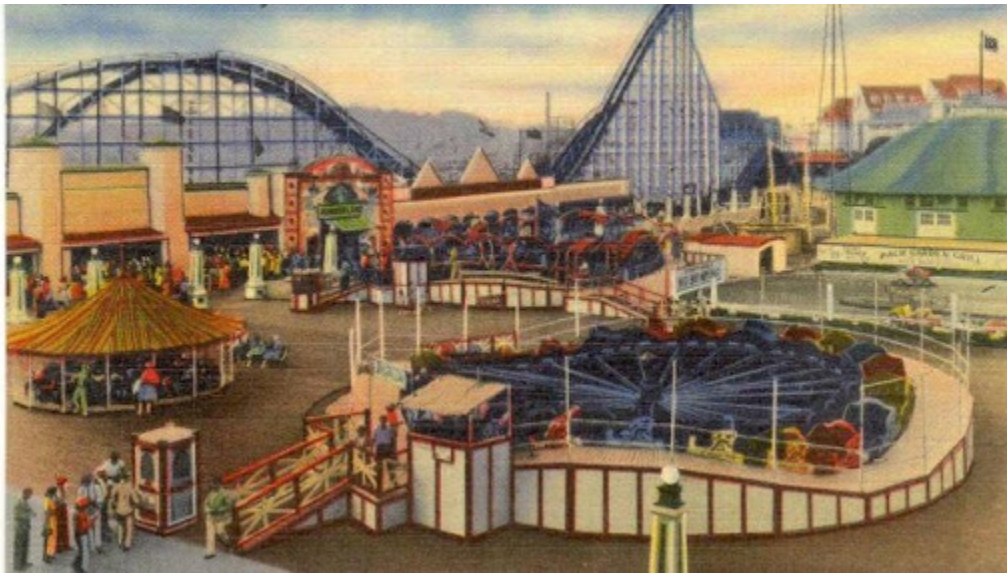
By the end of the nineteenth century the natural environment had undergone a decisive transformation. The beach now had a half dozen crowded hamlets, a score of hotels, an aquarium, a score of shops, avenues and parks. The beachfront had an appearance similar to an amusement park. Peddlers of candy and fruits, peanuts and popcorn, pink lemonade and foaming beer and red balloons as well as the flying horses and goat wagons common to City parks were well established all along the beach. A great deal of this hoopla was linked to the fact that from the mid 1870's on, the only place licensed for the sale of liquor, from Boston to the tip of Provincetown, was Nantasket.

At the end of the 1890's resentment ran so high against conditions in Hull due to illegal liquor sales, rampant gambling, prostitution, con games, and pickpockets, that complaints were lodged with the state and federal governments. Some of these complaints even requested that the town be occupied by the armed forces of the United States.

A series of legislative initiatives was launched in order to change the conditions in Hull. In February of 1899 two bills were introduced, one for the Metropolitan Park Commission (MPC) to take over Nantasket Beach, and the other was a bill to establish a board of police for Nantasket Beach. Both bills failed when they were voted upon. In April of 1899 a bill was introduced for the MPC to take over Nantasket Beach, Straits Pond and adjacent waters as a park reservation. The

final act provided for an area of beachfront of 5,600 feet in length with no sale of alcohol and no liquor licenses to be granted within 400 feet of the land taken. The clause "Straits Pond and adjacent waters" was omitted and the bill was enacted into law on the second of June 1899. There were a few amusements on the area taken over from the town by the MPC, but these were phased out since they were not compatible with the ambiance and type of recreational environment that the Commission wished to promote.

Figure 4: Paragon Park



### The Wonders of Paragon Park

Amusement in the area was not to disappear for very long. In 1904 the Eastern Park Construction Company was formed, and plans were drawn up to construct a huge amusement park. This park was called Paragon Park and it opened on May 30th, 1905. Elements of the park included a 150-foot tower in the center of the park, a replica of Venice replete with a lagoon and gondolas and gondoliers imported from Italy, camels and camel drivers from Egypt, a Japanese Village from Tokyo, a wild west show with riders and horses from a ranch in Oklahoma and many other attractions from all over the world along with the usual amusement rides of the time. The expense of running the huge park sometimes made it difficult for the owners to make a profit and during its first season the park lost \$32,000. The park did provide amusement for many people who came to visit the beaches of Hull as well as providing business for the hotels and shops in the area until its close in 1984.

### The End of the "Romantic Era"

As travel by automobile increased in the early twentieth century there was a correspondent decline in the other modes of transportation in Hull. In 1918 the trolley cars (inter-urbans) were discontinued. By 1932, the train line was abandoned. Worn-out steamboats were not replaced. In 1929 all but one of the remaining six of the original ten steamers of the Nantasket Beach line were destroyed by fire tied to the pier on Thanksgiving Day.

After the fire the Nantasket Steamboat Company, faced with declining ridership, prepared to discontinue service. Local interests formed a new company which bought boats, wharves, and real estate in an effort to keep service going. After three disappointing summers, the new company decided to sell the properties to the town of Hull. The Massachusetts Legislature passed an act "Authorizing the Town of Hull to acquire Lands for Wharf and Recreation Center Purposes in Said Town". Town Meeting approved the acquisition in 1941.

With increasing suburbanization made possible by the automobile in the 1950's and 1960's, the automobile became the dominant mode of accessing Hull. Traffic soon became a problem due to the street structure of Hull. A portion of the old railroad bed along Nantasket Beach was soon turned into an ocean side drive, built at an elevation designed to reduce the effect of wave action. At the northern end of this street, at Phipps Street, a rotary was incorporated so that residential areas would not be impacted by traffic.

The town's circulation and parking problems were complicated by seasonal extremes of traffic volume. Peak summer loads were primarily the result of out-of-town traffic bound for the Central Recreation Area. In 1960 peak summer flows on Saturday and Sunday were on the order of 20,000 vehicles per day. At this time the area along Nantasket Avenue was a mixed commercial-residential hotel area, catering to the needs of both seasonal visitors and year-round residents. The Surfside area included many hotels, stores, a supermarket, night club, post-office, bank and other commercial establishments as well as a few residences, mostly apartments above stores.

### The Seeds of Urban Renewal

In the sixties urban renewal began. The town embraced the renewal project although many ambitious goals laid out in the plan of 1961 were not implemented. Much of this was due to changing attitudes about the environment and many of the approaches advocated were no longer acceptable from an environmental policy point of view. This urban renewal continued through the sixties, seventies and eighties with increasing focus on environmental concerns. During the 1980's a great number of condominiums were erected in Hull as once again people were looking for a summer getaway. Much of this new housing is not only for seasonal residents, but there are quite a number of year-round residents as well.

### Hull Today

This seashore town developed as a summertime resort with many seasonal homes and rentals. But another era has begun as Hull acquired a suburban character and in recent years there has been a growing trend of a larger year-round population. Many families have lived in the town for generations and the town is home to a significant senior population. Most residents of Hull work in Boston or on the South Shore.

Some of the town's unique characteristics to keep in mind when reviewing this plan include:

- While Hull's year-round population has grown, Hull still has a significant seasonal population. Nantasket Beach draws thousands of daily visitors during the summer season.

- Hull's status as a seaside community; economic activity includes lobstering, fishing, and two marinas.
- Hull has a relatively small commercial base, the town is reliant on residential property taxes to support municipal services.
- Hull is highly vulnerable to coastal storms and has only three evacuation routes from town.
- Hull's natural resources and beauty are highly valued by residents.
- Hull's geography, location on the Atlantic Ocean, and close proximity to Boston make it an attractive community for those seeking homes in the region.

## Demographic Characteristics

### Population and Projections

As of the 2010 US Census, the population of Hull was 10,293 people, a population density of 3,399 people per square mile. The most recent American Community Survey (ACS) 5 year Estimates from 2013-2017 put the population at a slightly higher figure of 10,402 people. Between the 2000 and 2010 US Census, Hull's population decreased 6.8% (see **Figure 5**).

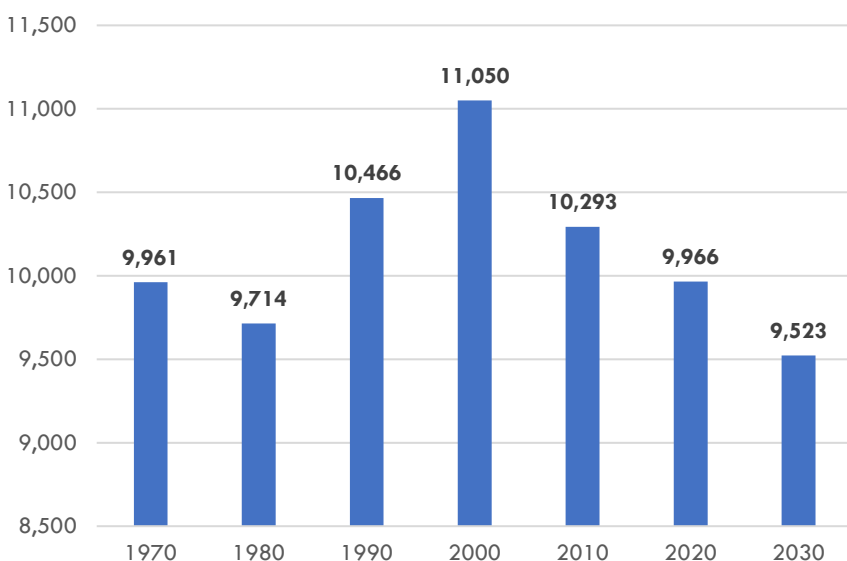
The MAPC has prepared population projections through 2030 for the Metro Boston region. These projections are based on two scenarios: Status Quo (SQ), based on the continuation of existing rates of births, deaths, migration, and housing occupancy; and a Stronger Region (SR) that assumes higher population growth, greater housing demand, and a larger workforce. Specifically, the Stronger Region scenario assumes that in the coming years:

- the region will attract and retain more people, especially young adults, than it does today;
- younger householders (born after 1980) will be more inclined toward urban living than were their predecessors, and less likely to seek out single family homes; and
- an increasing share of senior-headed households will choose to downsize from single family homes to apartments or condominiums.

Current trends appear to bear this out, so the Stronger Region scenario was used to project population and demographic changes in this plan.

Looking forward to 2030, MAPC's 2014 Metro Boston Population and Housing Demand Projections indicate that Hull's population will decrease to 9,966 people by 2020 and 9,523 by 2030, a total decrease of 7.4% based on 2010 values.

Figure 5: Total Population



Source: US Census and MAPC SR Projections

It is projected that Hull residents over the age of 65 will experience the most growth as an age cohort between now and 2040; the senior population is projected to increase approximately 117.8% from 2010 levels. While Hull's population 65 years and older is expected to increase, growth for younger age cohorts is expected to decrease. By 2040, seniors are projected to be almost 40% of Hull's total population.

Figure 6: Population and Projections by Age Table

Age	2000	2010	2020	2030	2040	% Change, 2010-2040
0-4	628	423	349	313	313	-26%
5-19	2,017	1,546	1,112	932	879	-43.1%
20-34	1,772	1,400	1,352	1,094	900	-35.7%
35-64	5,306	5,324	4,527	3,570	3,798	-28.6%
65+	1,327	1,600	2,626	3,614	3,486	+117.8%

Source: US Census and MAPC SR Projections

Although all age groups benefit from access to natural and recreation spaces, different user bases use recreations spaces with variable frequency and for a range of activities. For example, the facilities required by a large youth sports organization differ significantly from those enabling individual passive recreation activities pursued by older residents.

Most recreational opportunities for children requires parental supervision. For children under five, this recreation tends to occur close to home due to the difficulties of traveling with children, and neighborhood playgrounds often serve this function. This age group also needs structured preschool programs that focus on teaching basic skills. For older children, adults often seek places to take their children for walks or seek programs for their children that provide family

recreational opportunities.

Adolescents are typically served recreationally through school and after-school sports programs. This can pose difficulty for those not interested in participating in traditional programs that are structured or involve adult supervision, or for those activities requiring financial contributions that are not affordable. For adolescents who are interested in being more actively involved in determining their activities, they may prefer programs like rock climbing, adventure programs, skateboarding, hiking, band concerts, cook outs, dances, and more. Adolescents also need access to developmentally appropriate, attractive, and safe public places to gather. Unstructured time to be with friends is as important to the formation of identity and belonging as formal youth development programming. Creating public spaces with adolescents in mind also sends a clear message that they are valued by and welcome in their community.

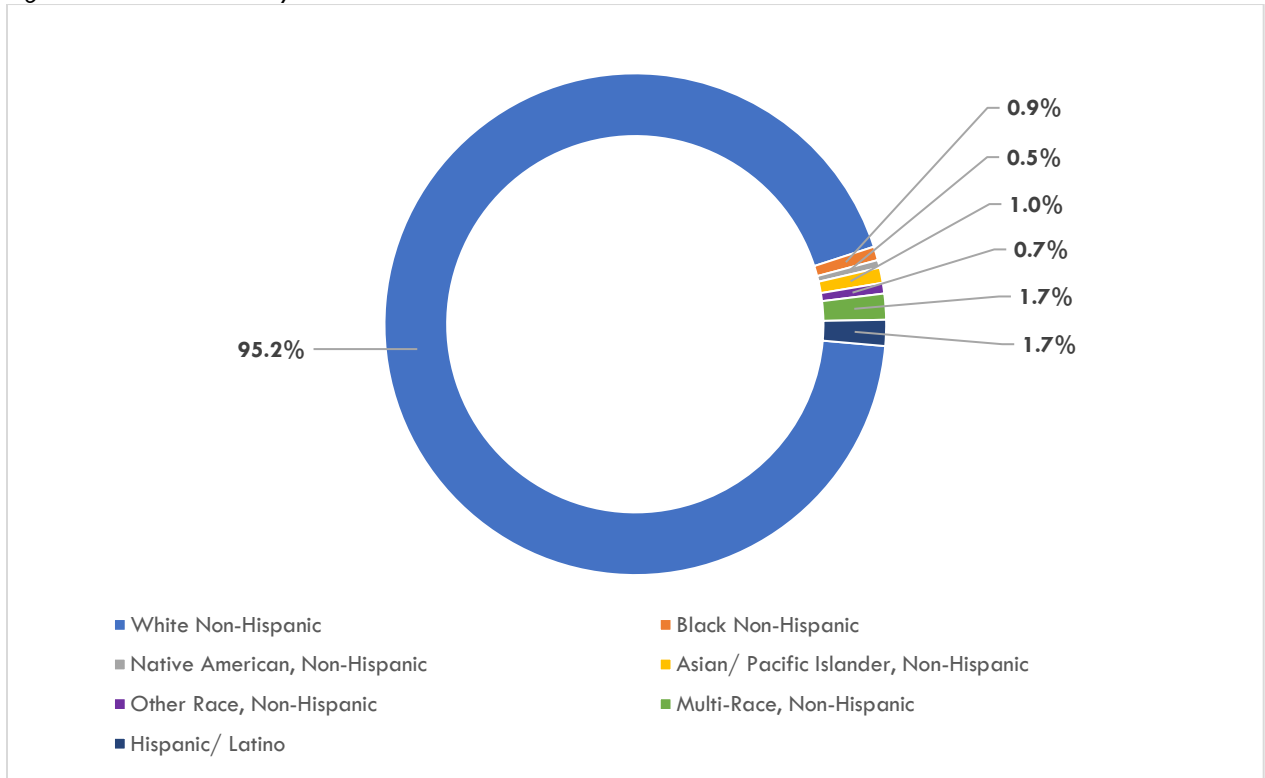
The needs of elderly residents are divided between the younger, more active senior citizens and the frail elderly. The frail elderly generally require therapeutic recreational services. More active seniors tend to enjoy walking, golf, bocce, tennis, swimming, and more. It will be especially important for the Town to consider the needs of older adults as Hull's senior population grows.

The needs of residents with disabilities also vary. Some residents with disabilities can participate in regular recreational programs without any modifications while others may need accommodations or prefer adaptive or specialized programs. Individuals have the right to participate in the most integrated setting: every single recreation opportunity available to people without disabilities is also available to the resident who has a disability. Separate programs may be offered, but the most integrated setting must be provided along with reasonable accommodations. Physical barriers are a key factor for consideration and are evaluated in the ADA Access Self-Evaluation and Transition Plan of this plan (See Appendix A). Along with the evaluation, the plan also includes recommendations for improving accessibility by removing physical barriers and enacting programmatic changes, such as training staff on how to work with disabled residents. A Certified Therapeutic Recreation Specialist can help meet the needs of residents who are elderly or have a disability and build the community's capacity for including people throughout general programming.

### Race and Ethnicity

Hull has become slightly more racially and ethnically diverse in recent years. At 95.2% of the 2010 population, the majority of Hull residents identified as White, Non-Hispanic. This majority decreased by 1.8% of the overall population from 2000, when 97% of Hull residents were White, Non-Hispanic. All categories of minorities and populations of color have increased slightly since 2000.

Figure 7: Race and Ethnicity



Source: US Census

## Households and Projections

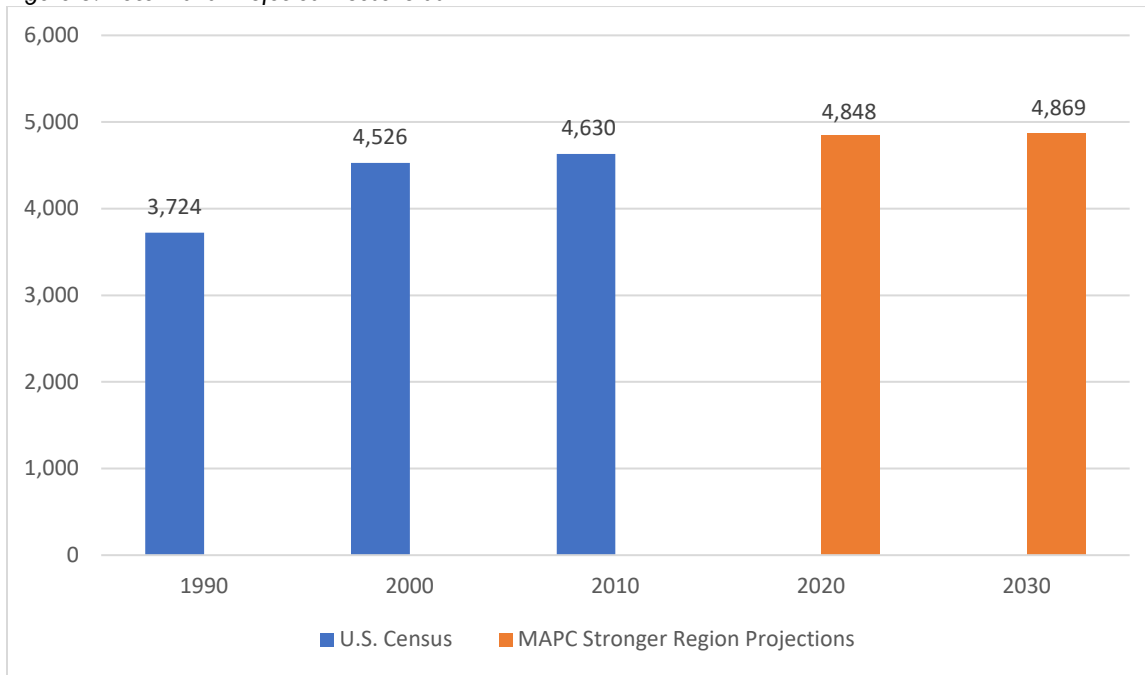
In addition to population trends, examining changes to household number and composition should also inform open space and recreation planning. As each household requires its own unit of housing, growing household numbers will add development pressure on existing open space.

At the time of the 2010 Census, there were 4,630 households in the Town of Hull. This marks a 2.3% increase in the number of households since 2000 when that figure was 4,526 households. MAPC projects that the number of households in the Town will continue increasing as population decreases. Under the Stronger Region scenario, Hull may see the number of households grow to 4,848 in 2020 and 4,869 in 2030, an increase in households of 4.7% and 5.2% over 2010 values, respectively. According to ACS 2013-2017, the average household size for the Town of Hull is 2.13 people, which is lower than the Massachusetts average of 2.53.

Due to continued declines in household size, the number of households is expected to grow faster than the population. This corresponds to trends in the broader MAPC region and the state between 2000 and 2010. Reasons for decreased household size range from families delaying having children, having fewer children, and smaller households in the oldest age cohorts as baby boomers age.

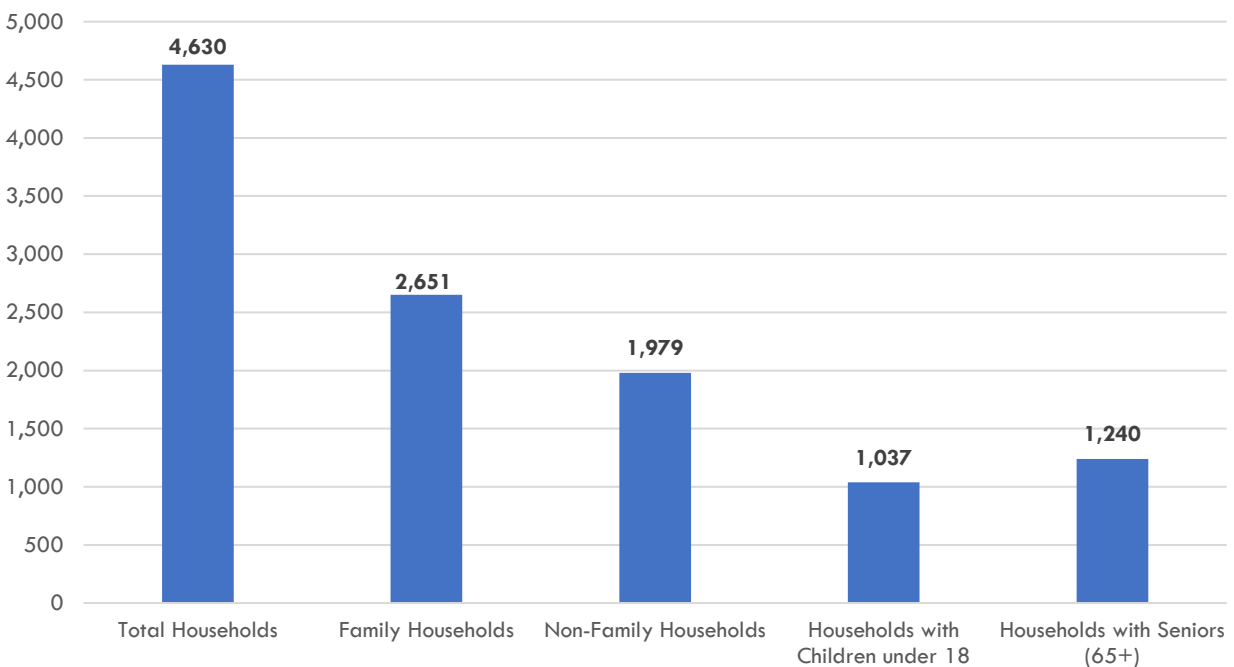


Figure 8: Recent and Projected Households



At 2,651, family households make up 57.3% of the total number of households in Hull while non-family households make up the remaining 42.7%. A nonfamily household is one where the householder is living alone or with nonrelatives only. More than a quarter of all households in Hull is made up of seniors 65 and over which is slightly more than the number of households with children under the age of 18 which accounts for 22.4% of all households.

Figure 9: Household Types in Hull



Source: US Census 2010

## Jobs and Income

According to the ACS 5-Year Estimates 2013-2017, median household income in Hull is \$80,584. The median family income is higher at \$107,682 and the median non-family income is significantly lower at \$46,958. Hull's non-family households are primarily individuals living alone. Compared to surrounding communities, the Town of Hull is most similar to the City of Weymouth in terms of median household income and income distribution.

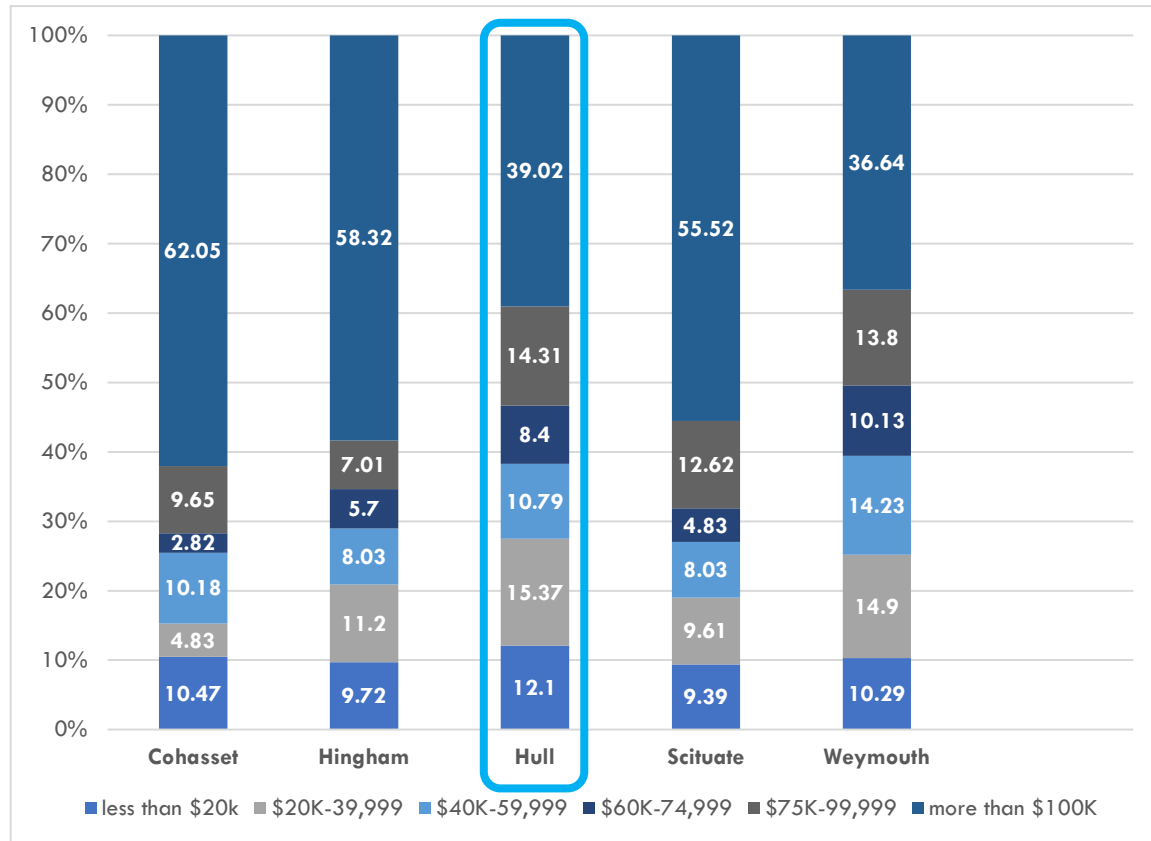
Figure 10: Median Household Income, Hull and Surrounding Communities

South Shore Coalition	Median Household Income
Cohasset	\$140,000
Hingham	\$125,144
<b>Hull</b>	<b>\$80,584</b>
Scituate	\$111,865
Weymouth	\$75,892

Source: American Community Survey 5-Year Estimates, 2013-2017

Approximately 27.5% of Hull's households earn less than \$40,000 in income, with 12.1% earning less than \$20,000. Hull households earning between \$40,000 and \$74,999 accounts for 19.2% of households while, 53.3% of households earn \$75,000 or more.

Figure 11: Household Income Distribution, Hull and Surrounding Communities



Source: American Community Survey 5-Year Estimates, 2013-2017

## Industry

Employment characteristics provide a picture of the types of jobs that exist in the Town. According to data maintained by the State Executive Office of Labor and Workforce Development (EOLWD), 228 wage paying establishments were located in the Town of Hull in 2018, employing 1,304 workers and paying an average weekly wage of \$793. Hull's workforce is characteristically similar in occupations as Plymouth County and Massachusetts residents overall.

In contrast to the relatively high median income of Hull residents, jobs in Hull pay lower wages. The majority of people who work in Hull work in one of three industries: Accommodation and Food Services, Retail Trade, and Health Care and Social Assistance. However, these are also some of the lowest paid industries in the town; Retail Trade and Arts, Entertainment, and Recreation have the lowest average weekly wages in Hull after the Accommodation and Food Services industry. The relatively large number of jobs in Hull in lower paying accommodation and food services jobs and relatively low proportion of jobs in higher paying financial and professional service jobs largely accounts for the differences in average wages (See **Figure 12**).

Figure 12: Average Employment and Wages by Industry, All Ownership, 2018

Industry	Establishments	Total Wages	Average Monthly Employment	Average Weekly Wage
Construction	23	\$3,969,808	85	\$898
Wholesale Trade	12	\$1,170,534	15	\$1,501
Retail Trade	19	\$3,207,441	124	\$497
Transportation and Warehousing	8	\$2,640,917	53	\$958
Information	7	\$564,575	10	\$1,086
Finance and Insurance	7	\$2,172,336	28	\$1,492
Real Estate and Rental and Leasing	6	\$1,007,036	10	\$1,937
Professional and Technical Services	20	\$2,906,358	36	\$1,553
Administrative and Waste Services	12	\$1,226,582	32	\$737
Health Care and Social Assistance	45	\$3,845,406	91	\$813
Arts, Entertainment, and Recreation	11	\$1,583,277	67	\$454
Accommodation and Food Services	28	\$5,774,334	310	\$358
Other Services, Except Public Administration	11	\$1,270,246	34	\$718
Total, All Industries	228	\$53,761,572	1,304	\$793

Source: MA EOLWD ES-202 2018 ([http://lmi2.detma.org/lmi/lmi\\_town.asp](http://lmi2.detma.org/lmi/lmi_town.asp))

## Growth and Development Patterns

The Metropolitan Area Planning Council categorizes Hull as a Mature Suburban Town, these communities are characterized as, moderately dense with relatively stable populations. Housing is largely comprised of owner-occupied, single-family homes on 1/4-1/2-acre lots. There are scattered parcels of vacant development land, however new residential development is mainly produced via infill development, some redevelopment, and teardowns. In communities where vacant land is scarce, such as in Hull, opportunities for open space preservation are often limited and come up against demands for residential and commercial growth.

Today, Hull is composed of several neighborhood villages, including:

- Green Hill
- Straits Pond
- Crescent Beach
- Gunrock
- Atlantic Hill
- West Corner
- Rockaway
- Rockaway Annex
- Nantasket Beach
- Sagamore Hill
- Hampton Circle
- Sunset Point
- Kenberma
- Strawberry Hill
- Waveland
- Windermere
- Allerton
- Spinnaker Island
- Stony Beach
- Telegraph Hill
- Hull Village
- Hull Hill
- Pemberton

**Figure 14** shows land use by parcel in Hull as classified by tax assessment purposes and **Figure 13** depicts the breakdown by area. More than two-fifths (42.7%) of Hull is comprised of residential land uses, of which most are single family homes. Two- and three-family homes and multi-family properties of four or more units make up a small fraction of the residential landscape. These parcels are mainly concentrated along George Washington Boulevard and Nantasket Avenue and in areas near Nantasket Beach and the Rockaway neighborhood. Other residential uses in the town include multiple houses on one property.

Approximately 2.7% of Hull (51.8 acres) is considered vacant residential land. Only a small portion (1.3%) of this vacant land is considered “developable” or “potentially developable” by the Town’s Assessor; the remaining 1.4% is considered “undevelopable.” Land may be undevelopable due to a variety of environmental constraints, such as difficult topography, wetlands, or a lack of access. While these constraints may present complications for development purposes, they also present opportunities for considering the preservation of land for conservation and recreation purposes. The Hull Redevelopment Authority (HRA) site in the center of town, cleared for urban renewal in the 1960’s, is the only major site of undeveloped land in town besides parcels adjoining the Weir River Estuary.

About 2.4% of land in Hull is used for commercial and retail purposes and only 2.24 acres of land is used for offices. The town has two primary commercial areas. The first is centered around the Department of Conservation and Recreation (DCR) Nantasket Beach Reservation. It includes a number of businesses related to the recreation and tourism at Nantasket Beach, historic buildings owned by DCR, docks for a portion of Hulls commercial fishing fleet, and open land targeted for development. The second is the Kenberma Business Block in the vicinity of Kenberma Street and Nantasket Avenue. This area includes the local supermarket, hardware store, pharmacy, and numerous other local businesses. Both areas are susceptible to damage from coastal storms; the Nantasket Beach area is flooded more often than the Kenberma district.

Less than 1% of land in Hull is mixed use, such as a combination of residential and commercial uses in one building, i.e. an office building with ground floor retail. As with residential land, a percentage of commercial and industrial land is considered to be vacant and either developable or undevelopable. Similarly, only a fraction of the vacant land is developable and should be considered for its potential as conservation or recreation land where appropriate.

Almost a third (29.9%) of land in Hull falls under the tax classification as “exempt,” land that is tax-exempt because it is either publicly-owned by a government entity or owned by a nonprofit, tax-exempt institution. The latter applies to private educational facilities, religious congregations, or charitable organizations, such as hospitals and museums, which make up less than 2% of total land area. The vast majority of exempt land in Hull consists of Nantasket Beach and the town’s parks and other open spaces. Additional notable parcels of publicly-owned exempt land in Hull include the town’s municipal facilities and schools.

A right-of-way is a type of easement granted over land for transportation or public utility purposes. Approximately 15% of Hull’s total land area is right-of-ways, which are primarily roads along with their curbs and sidewalks. Other right-of-ways in town include the Old Colony Railroad Right-of-Way that runs from Phipps Street to W Street. These areas are generally paved, impervious surfaces that deserve attention in terms of their impact on stormwater runoff and other environmental factors.

Figure 13: Land Use Breakdown

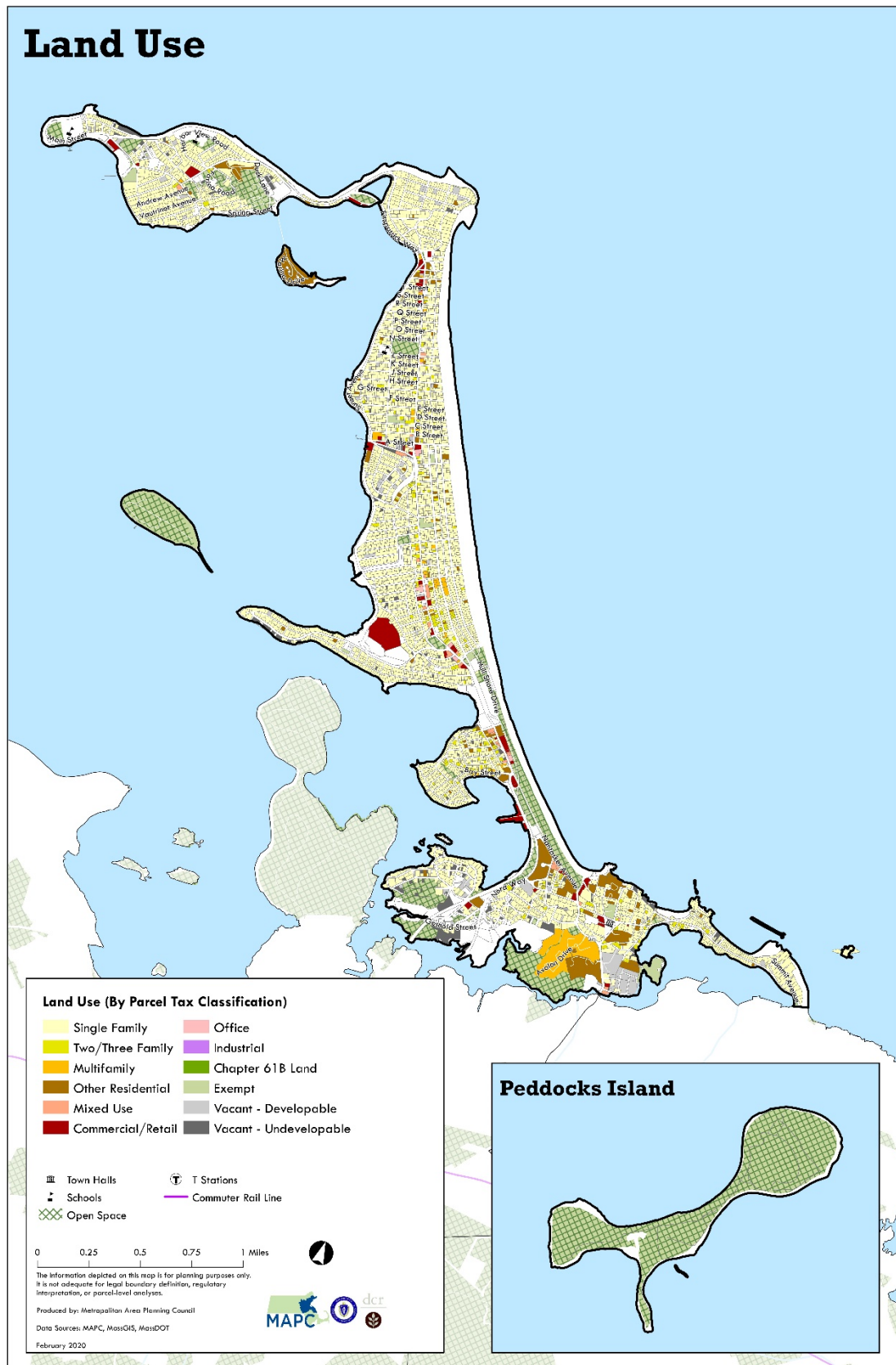
Property Type	Square Feet	Acres	% Total
<b>Residential</b>	<b>36,498,848.4</b>	<b>837.90</b>	<b>42.7%</b>
Single Family	27,399,183.9	629.00	32.0%
Two/Three Family	1,202,547.6	27.61	1.4%
Multifamily	2,767,799.0	63.54	3.2%
Other Residential	2,871,050.2	65.91	3.4%
Vacant - Developable	1,073,776.1	24.65	1.3%
Vacant - Undevelopable	1,184,491.6	27.19	1.4%

<b>Mixed Use</b>	<b>350,828.3</b>	<b>8.05</b>	<b>0.4%</b>
<b>Commercial/Industrial</b>	<b>2,059,273.9</b>	<b>47.27</b>	<b>2.4%</b>
Commercial/Retail	1,467,520.5	33.69	1.7%
Office	97,609.2	2.24	0.1%
Industrial	0	0	0.0%
Vacant - Developable	390,059.8	8.95	0.5%
Vacant - Undevelopable	104,084.4	2.39	0.1%
<b>Public</b>	<b>25,575,356.1</b>	<b>587.13</b>	<b>29.9%</b>
Exempt	24,083,091.6	552.87	28.1%
Institutional	1,492,264.6	34.26	1.7%
<b>Right-of-Ways</b>	<b>13,349,052.7</b>	<b>306.45</b>	<b>15.6%</b>
<b>Other</b>	<b>7,740,929.9</b>	<b>177.71</b>	<b>9.0%</b>
<b>Total</b>	<b>85,574,289.5</b>	<b>1,964.52</b>	<b>100.0%</b>

Source: Massachusetts Land Parcel Database FY 2019



Figure 14: Land Use Map



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## Infrastructure

### Transportation

Hull is located on a narrow, northwest-trending peninsula, and all traffic to the Town must come through the towns of Hingham and Cohasset. George Washington Boulevard is one of only three roadways leading in and out of Hull (others being Nantasket Avenue and Atlantic Avenue), and the only one of those with two lanes of two-way traffic. It provides a critical economic and emergency connection with the mainland's regional roadway network via Route 3A at the Hingham rotary. In terms of the economy, George Washington Boulevard is especially important during tourist season for handling the large volume of vehicle traffic entering and leaving Nantasket Beach Reservation.

Massachusetts Route 228 becomes Nantasket Avenue at the center entrance to Hull. Nantasket Avenue is the spine of Hull's road transportation system. It is the main route for accessing most neighborhoods, businesses, and public services. Atlantic Avenue intersects with Nantasket Avenue and serves as an important connection to the mainland's regional roadway network via Cohasset. Generally, the traffic volumes carried by most roads in Hull greatly exceed their design capacity. The result is considerable congestion, particularly at peak times and at primary intersections.

The Town of Hull adopted its Complete Streets Policy on May 24, 2016 showing its recognition that all projects are potential opportunities to design for and provide safety and accessibility for all the users of its roadways, trails, and transit systems. These users include pedestrians, bicyclists, transit riders, motorists, commercial vehicles, and emergency vehicles. By adopting this Complete Streets Policy, the town aims to implement projects that contribute to safety, health, economic viability, to help to improve the quality of life for its constituents by providing accessible and efficient connections between home, school, work, recreation, and retail destinations.<sup>3</sup>

As part of the Complete Streets Funding Program, the Town completed a Pedestrian Safety Assessment and Complete Streets Prioritization Plan to explore physical improvements to the pedestrian network, sidewalks, cross walks, signalization, equipment and amenities of the Central Business District and other critical geographic areas of the Town (see **Figure 15**). Once approved by MassDOT, the completed plan will allow the Town to submit projects from the Prioritization Plan for funding (up to \$400,000 per year) as part of the Tier 3 phase of the program.

There is a concerted effort on the part of the Town to improve existing sidewalks and extend the system. In recent years, the Department of Public Works has repaired and replaced a number of sidewalks, and the DPW continues to prioritize sidewalks that need repair or replacement. One of the larger sidewalk improvement projects in recent years has been the installation of sidewalks at C and D Streets and the rehabilitation of concrete sidewalks and curbing on the easterly side of Nantasket Avenue between A Street and H Street.

<sup>3</sup> Town of Hull Complete Streets Policy. Town of Hull: Kevin Richardson, Chairman of the Board of Selectmen. 24 May 2016. <https://masscompletestreets.com/PublicDownload.ashx?aWQ9MTQ5>

Figure 15: Complete Streets Prioritization Map

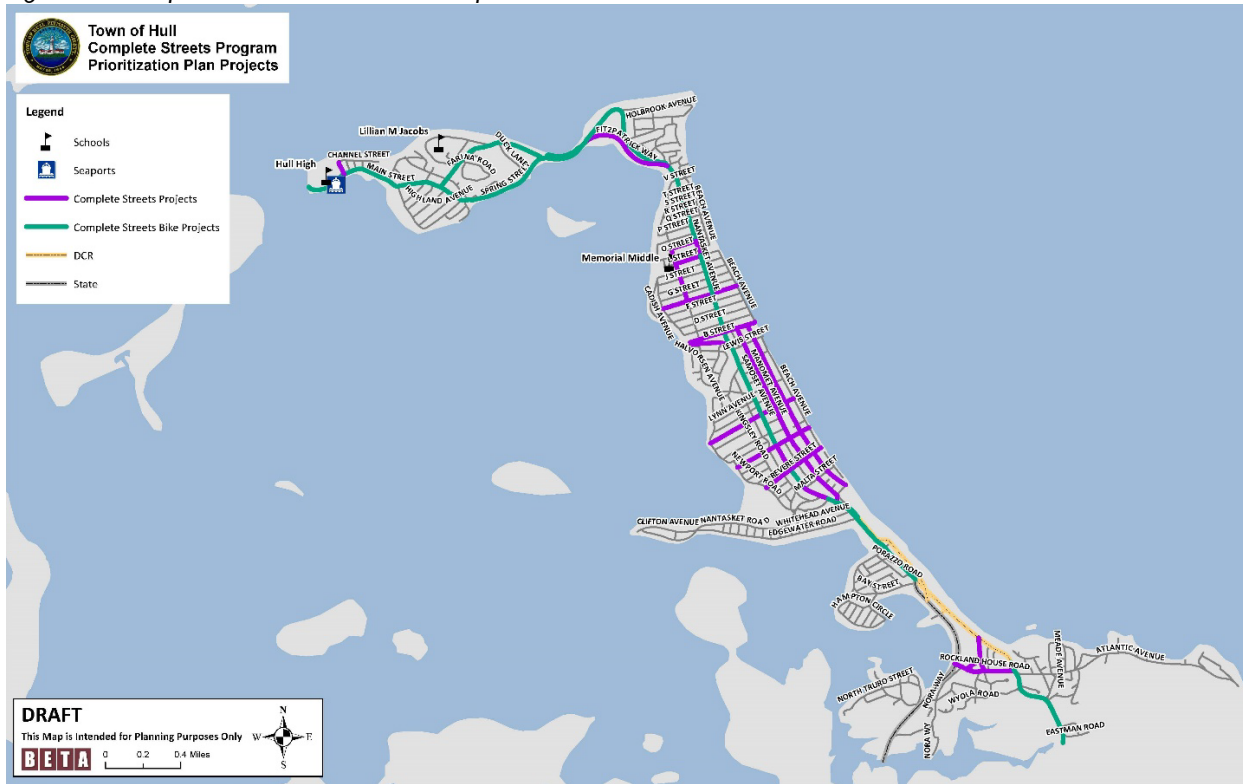


Photo Source: 2017 Town of Hull Complete Streets Prioritization Plan

There are also plans for enhancing bicycle travel throughout the community. Currently, bike lanes exist along portions of Nantasket Avenue and there is an existing path along the southwest side of George Washington Boulevard that connects to Hingham. Both the 2014 Nantasket Beach Reservation Master Plan and the town's 2000 OSRP suggest that the Old Colony Railroad right-of-way that runs through town be developed and used as a bicycle path. However, much of the former railbed has been encroached upon by adjacent properties. If developed, the path could be used to connect different neighborhoods in Hull to Nantasket Beach.

Commuters to Boston, Logan International Airport and Boston Harbor Islands can take the Massachusetts Bay Transit Authority (MBTA) Hingham/Hull Ferry, which leaves from Pemberton Point in Hull. The Town is also served by MBTA's bus service, the 714-bus route originates at Pemberton Point in Hull and extends to Station Street Depot in Hingham. There is no direct commuter rail service in Hull. However, MBTA's Greenbush commuter rail line has stations in the adjacent communities of Hingham and Cohasset. The Ride, a shared-ride door-to-door service operated by the MBTA in 60 cities and towns, is also available to Hull's seniors and residents with disabilities.

## Water, Sewer & Solid Waste

The town's drinking water is supplied and treated through Weir River Water System. The water delivered to Hull is obtained from several surface water and groundwater supplies. Surface water is diverted from Accord Brook and pumped from Accord Pond to a centrally located water treatment facility in Hingham. Groundwater from eleven active drinking water supply wells is also pumped to the water treatment facility where the water is blended together and then treated. The treated water is then distributed to Hull, Hingham and portions of Cohasset. The main supply line to Hull is located on Nantasket Avenue near Straits Pond. The water supply system is within the Weir River Watershed and provides water for approximately 30,500 people during the winter and 41,100 people in the summer.

Sewage disposal is handled by the Hull Sewer Commission. The Hull Sewer Plant is located at the intersection of Nantasket Avenue and Spring Street and provides sewer treatment service to the entire Town. Woodard & Curran is Hull's contract operator for the treatment facility and collection system. In 2017, the average flow at the treatment plant was approximately 1.57 million gallons per day (mgd). The wastewater treatment facility was designed to treat an average of 3.07 mgd.

Hull's collection system consists of about four miles of 30-inch and 36-inch diameter interceptor sewers that transport wastewater by gravity from over 40 miles of collector sewers from neighborhood streets. In addition, there are seven pumping stations that lift wastewater from lower, flatter areas to the gravity system. All wastewater eventually makes its way to the wastewater treatment facility where it is processed and chlorinated before being discharged to the ocean about one half mile between the facility and Boston Lighthouse.

Hull's sanitary landfill, located in the wetlands across from Hingham was closed and capped in 2000. There are four different companies that Hull residents can now use to pick up their trash Dumpster Depot, Graham Waste, Graziano Waste & Disposal and Waste Management. Pricing is based on how often and how much trash is picked up.

The Town recently rejoined the South Shore Recycling Cooperative as a way for residents to dispose of recyclable goods and minimize the expense of private trash haulers for their waste. The inclusion of recycling service with trash service is mandatory for haulers. The separation of recyclables from trash by all residents and businesses in Hull is mandatory.

## Long-Term Development Patterns

### Zoning

Zoning is the primary tool by which a City or Town shapes the extent and character of new development and redevelopment. The Town of Hull is divided into sixteen zoning districts which are shown in **Figure 17** and described in **Figure 16**. These include several single- and multi-family residential districts, a mixed use district, and a business district. The Zoning By-law of the Town of Hull also establishes a number of districts to promote and protect open space and waterfront access including the Public Open Space District, the Waterfront District, Floodplain District, and

Commercial Recreation Districts A, B, and C. The Town also enforces the State Wetlands Protection Act through the permitting authority of the Conservation Commission. Enforcement of the Act serves to protect the town's shores, ponds, rivers, and wetlands for, among other reasons, flood control, erosion and sedimentation control, and storm damage prevention.

Hull's Zoning By-law (Section 43) Flexible Plan Development does allow for cluster-style residential development, which is more conducive to open space preservation than other forms of single-family development. Properties of at least ten acres may receive a density bonus if a minimum of 25% of the property is preserved as open space, including passive or active recreation areas. Open space areas could be designated for the protection of natural drainage areas and streams. Uses permitted within the Conservation District (Section 38) include the conservation of soil, water plants, and wildlife including wildlife management shelters and accessory outdoor, recreation uses limited to nature study areas, walkways, and boating or fishing.

The Town's Public Open Space District (Section 36) provides opportunities for existing and future outdoor recreational activities. Uses allowed in the POS include town-owned property, public beaches, parks and DCR 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 uses allowed in Hull's Waterfront District (Section 33) 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 Town's Commercial Recreation Districts A, B, and C (Section 35) permits marinas and accessory uses, such as boat storage.

In addition to the base zoning districts in Hull, there are also a handful of overlay districts in the town. The Floodplain District (Section 37 and 42) is an overlay district, defined by the 100-year floodplain as designated by FEMA. The purposes of this district are to protect the public health, safety and general welfare, to protect human life and property from the hazards of periodic flooding, to preserve the natural flood control characteristics, and the flood storage capacity of the floodplains.

Within the District, all development must conform with the requirements of the State Building Code pertaining to the flood resistant construction and meet requirements related to anchorage, flood design considerations for enclosed spaces below base flood elevation, and water resistant construction. In High Hazard Zones (V Zones), buildings must be elevated two feet above base flood elevation, spaces below flood elevation levels should be free of obstruction or have "break-away walls", and be anchored to pilings.

In 2013, MAPC worked with the Town of Hull to develop new zoning regulations for the Nantasket Beach area. The Nantasket Beach Overlay District (NBOD) is intended to support a

cohesive mixed-use area whose buildings and public spaces promote commercial activity, support a diversity of housing types and encourage buildings and sites that are sustainable and resilient to sea-level-rise–related flooding.

The NBOD by-law was approved by Hull Town meeting votes in May 2013. Within Zones A and Z in the Nantasket Beach Overlay District, Hull allows buildings to exceed height limits in order to elevate new and existing buildings, up to four feet above the Building Code requirements. In addition, the Planning Board may approve a Special Permit for a further increase in height, if the building meets the following requirements: the lowest floor is only used as a “Market Hall” with farmers’ markets, art exhibits, eating spaces, and other temporary uses; mechanical/electrical/HVAC equipment is located above the lowest floor; generators are sized to meet emergency demands located above lowest floor; building is constructed consistent with flood resistant and green building standards and with landscape features that function to provide storm protection as much is feasible.

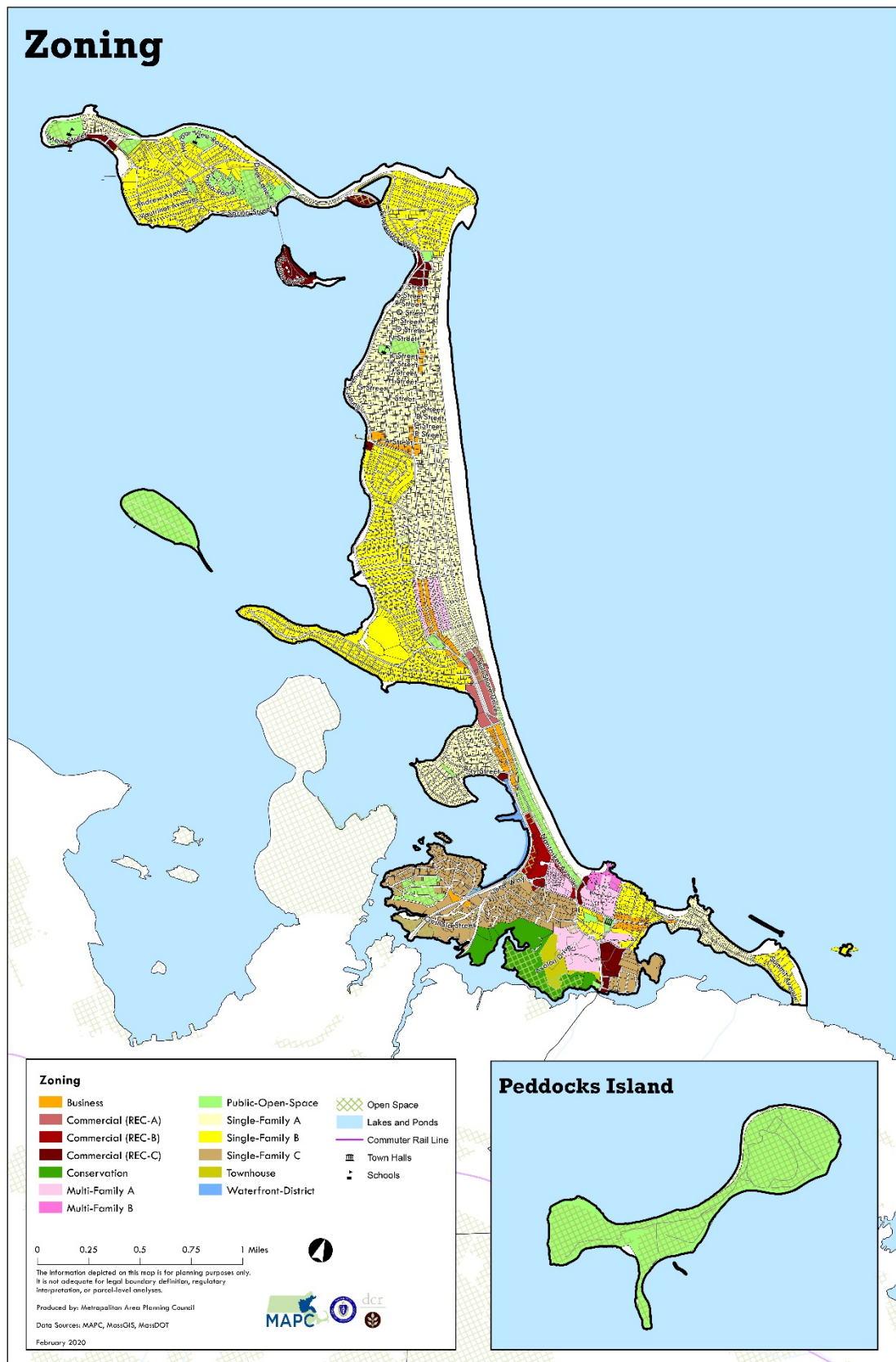
Figure 16: Base Zoning Districts

District Name	Description	Max. Height	Min. Lot Size (sf)
Single-Family A (SF-A)	Single-family dwellings	35 ft	6,500
Single-Family B (SF-B)	Single-family dwellings	35 ft	12,000
Single-Family C (SF-C)	Single-family dwellings	35 ft	20,000
Townhouse	Single- and multifamily dwellings	40 ft	130,680
Multi-Family A (MF-A)	Single- and multifamily dwellings	40 ft	12,000
Multi-Family B (MF-B)	Single- and multifamily dwellings	50 ft	12,000
Mixed Use (MU)	Mixed Use Residential District	40 feet	217,800
Business (Bus)	General business and professional offices	40 ft	N/A
Waterfront District	Commercial and recreational marine uses	30 ft	N/A
Commercial-Rec (CR-A)	Commercial Recreation A District	40 feet	10,000
Commercial-Rec (CR-B)	Commercial Recreation B District	40 feet	10,000
Commercial-Rec (CR-C)	Commercial Recreation C District	40 feet	10,000
Public Open Space District (POS)	Town-owned property, Public beaches, Parks	20 feet	(q)
Floodplain District	Includes all special flood hazard areas within the Town of Hull	N/A	N/A
Conservation District	Wildlife management shelters	N/A	N/A

District Name	Description	Max. Height	Min. Lot Size (sf)
Wireless Communication District	Wireless communications services	N/A	N/A



Figure 17: Zoning Map



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Figure 18: New Development in the Nantasket Beach Overlay District, Hull



Source: Photo by Mark Racicot. 2019.

## Recent and Anticipated Development Activity

The entire peninsula occupied by the Town of Hull is built out with a relatively high density of homes. Historically, much of Hull's development has been driven by beach oriented development along the coast. Anticipated new development is primarily limited to the occasional single residential lot redevelopment, with the exception of potential redevelopment in the Nantasket Beach area, Waveland area and Nantasket Avenue from R Street to Fitzpatrick Way. Extensive wetlands and floodplains limit the land available for development.

Development trends throughout the metropolitan region are tracked by MassBuilds, MAPC's Development Database, which provides an inventory of new development over the last decade. The database tracks both completed developments and those currently under construction. The database includes just one completed development in the Town of Hull since 2012. It also includes two potential new developments including Nantasket Beachfront Condominiums, and redevelopment of Coast Guard housing. The database also includes housing units and commercial space (See **Figure 19**).



Figure 19: Summary of Hull Developments 2012-2017

Developments Completed 2007-2015	Housing Units	Commercial (SQ Feet)	Project Type
The Estuary	11	0	Residential condominiums
<b>Subtotal</b>	<b>11</b>	<b>0</b>	
Planned			
Coastguard Housing	8		Residential – existing units were auctioned
Nantasket Beachfront Condominiums	66	?	Residential and retail new development
<b>Total</b>	<b>74</b>	<b>?</b>	

Figure 20: Pemberton Point Economic Development Plan



Photo Source: 2019 Pemberton Point Economic Development Plan

## Pemberton Point Economic Development Plan

In 2019 Harriman Architects, Engineers + Planners and FXM Associates presented a draft of the Pemberton Point Economic Development Plan for the Town of Hull. Pemberton Point connects to Hull Hill and Telegraph Hill and is one of the town's smallest neighborhoods. Approximately half of the neighborhood's land area is used for water access and recreational open space. Prominent features in this area include Hull Gut, Windmill Point Boathouse, the Hull Wind Turbine (Windmill Point), Hull High School, the MBTA commuter ferry, Sullivan Field, Captain Cleverly Park and the Point Allerton Coast Guard Station.

The plan provides long-term economic development recommendations and illustrative concept plans for proposed physical improvements. Several of the plan's proposed elements are applicable to the Hull Open Space and Recreation Plan, including:

- Formalized and improved parking areas at the Gut parking lot, the public beach, Sullivan Field and the back of the high school (with access from Channel Street)
- New planned open space at the Gut (Windmill Point)
- Improved Windmill Point boathouse and pier
- Improved ferry commuter pier and services (potential to add more food and visiting boater services)
- Improvements around Sullivan Field to increase functionality and resilience; opportunity to add parking for field users and visitors
- New resilient landscaping and handicapped accessible pedestrian connection to the public beach along Main Street
- New resilient landscaping and the future pedestrian path along the Channel Street edge of the waterfront
- New children's playground in the Sullivan Field and potential future reorganization of the Sullivan field to include new lawn and picnic areas
- Wayfinding and signage to identify local amenities, such as restaurants, beach routes, walking and bicycling trails and provide live updates on the ferry, bus and shuttle schedules to visitors

## Recent Open Space Projects

The Town of Hull has made a number of updates to its open space and recreation facilities since the last OSRP was completed in 2000. The Town recently completed a \$2.1 million renovation of a community walking track and turf field at Finlayson Field (Hull High School). The new track and field features energy efficient LED sports lighting as well as a shock pad system under the turf that greatly reduces the risk of concussions.

Figure 21: Finlayson Field



In 2019, Town Meeting voted to appropriate \$13,900 in Community Preservation Act (CPA) funds to the Hull Land Conservation Trust for the purchase of a property connected to the Weir River Woods on Chatham Street (Lot 47-194). The newly purchased property provides parking and additional public access to the Weir River Woods.

Hull has long been a hub of creative activity in the South Shore. The beach and boardwalk area along Nantasket Avenue has served as a regional attraction for years, bringing families, artists, musicians, surfers, and other visitors to the Town.

In recent years, several of the boardwalks iconic properties have changed hands which has ushered in a new wave of energy and creativity – exhibited by the many renovated buildings, new uses and the recently opened Hull Art Walk.

Through a public/private partnership between the Town of Hull, Horizons Condominiums, and the new property owners of Paragon Boardwalk, the Hull ArtWalk opened in September of 2019. The project re-establishes a blighted pedestrian access path between two main commercial corridors (Nantasket Beach & Steamboat Wharf) and seeks to foster and grow a sense of community.



Figure 22: Hull ArtWalk



Photo Source: Pretty Instant Photography

The site features an Art Garden, nine sea-themed murals, open air markets, new lighting, landscaping, and art installations. The \$50,000 project was funded through private donations and a \$25,000 match from MassDevelopment's Patronicity program.

Figure 23: Hull ArtWalk



Photo Source: Pretty Instant Photography

The ArtWalk serves as a gateway to the town, creates new economic opportunities and supports existing businesses. The site also provides a venue for Hull's creative economy to flourish and a space for local artists to display their work.



Figure 24: Nantasket Art Walk Concept Plan

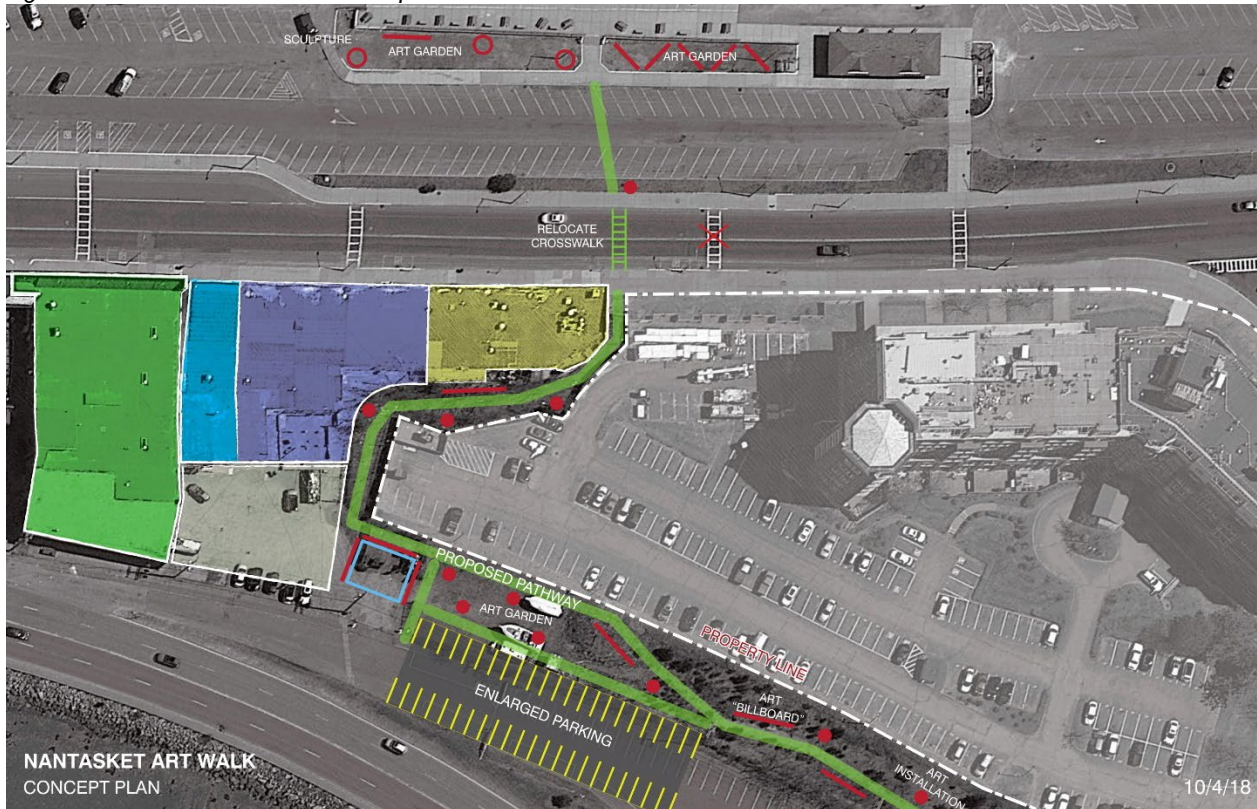


Photo Source: [https://www.patronicity.com/project/hull\\_art\\_walk#!/](https://www.patronicity.com/project/hull_art_walk#!/)

The Town has identified a need for a community skatepark. In March of 2020, members of the skate community and local stakeholders gathered to share ideas and develop outreach and engagement strategies for building local and regional support for a community skate park in Hull. The project will strive to promote skateboarding and skateparks both as elements of resilience infrastructure and place making so that the final design of the Hull Skatepark reflects a diversity of uses and users and advances environmental resilience within the community.

The Town has also upgraded some neighborhood parks and school-based facilities and is in the process of improving more. During the spring of 2019, Hull Town Meeting voted to allocate \$26,100 from the Community Preservation Open Space Reserve and \$93,900 from the Community Preservation General Fund (total \$120,000) to be used for the renovation of Kenberma Playground. Upgrades to the site include new fencing as well as resurfacing of the tennis and basketball courts. Additionally, the Town approved \$48,964 in CPA funds for the rehabilitation of the playground and recreational area at Green Hill Playground in the Gunrock neighborhood.



## Section 4: Environmental Inventory & Analysis

### Topography

Hull is located on a narrow, northwest-trending peninsula, which extends nearly five miles into Boston Harbor. Its shoreline, nearly straight in the north and intricately crenulated in the south, is nearly 27 miles long. Only a narrow sand spit at Black Rock Beach connects the 904-acre peninsula to the mainland. Four water bodies form Hull's boundaries: Straits Pond and Weir River in the south and southwest; Hull Bay in the west; Boston Harbor in the north; and, Massachusetts Bay in the east. Several offshore islands are within Hull's municipal boundaries, however only Spinnaker Island and the Black Rocks are controlled by the town. Peddocks and Bumpkin Islands are under the control of the Massachusetts Department of Conservation and Recreation (DCR).

The peninsula is composed of several rounded, but steeply-sided hills, generally between 40 to 100 feet high, joined by nearly level land lying 10 to 20 feet above mean sea level (MSL). Telegraph Hill, Hull's highest point, reaches 121 feet (MSL). Nantasket Beach along Massachusetts Bay is wide, sandy and gently sloping, in contrast to the beaches south of Atlantic Hill and along the Boston Harbor shoreline which tend to be narrow, rocky or paved with cobbles. The protected Hull Bay and Weir River shorelines are characterized by tidal flats and salt marshes.

### Geology

Hull's topography and its unique physical beauty are the result of a long and complex geological history which geologists have only recently begun to understand. Hull lies at the southern edge of the structural depression termed the Boston Basin (Rast and Skehan, 1990; Thompson and Skehan, 1992). Straits Pond and the upper Weir River east of George Washington Boulevard are the surface expressions of the deeply-buried Ponkapoag Fault which marks the edge of the basin. The southern part of Hull, Atlantic Hill, Rockaway and Rockaway Annex, contains a thin mantle of dense glacial till overlying bedrock composed largely of metamorphosed sedimentary and volcanic rocks which are more than 600 million years old (Hepburn, et.al., 1993; Cote and Katz, 1993). The metamorphosed sedimentary units, known to geologists as the Cambridge Argillite, underlie the Hull Peninsula as well as much of Boston Harbor. Calf Island, Little Calf Island, Shag Rocks and Black Rocks and the Brewster Islands, except for Great Brewster, also consist of this bedrock.

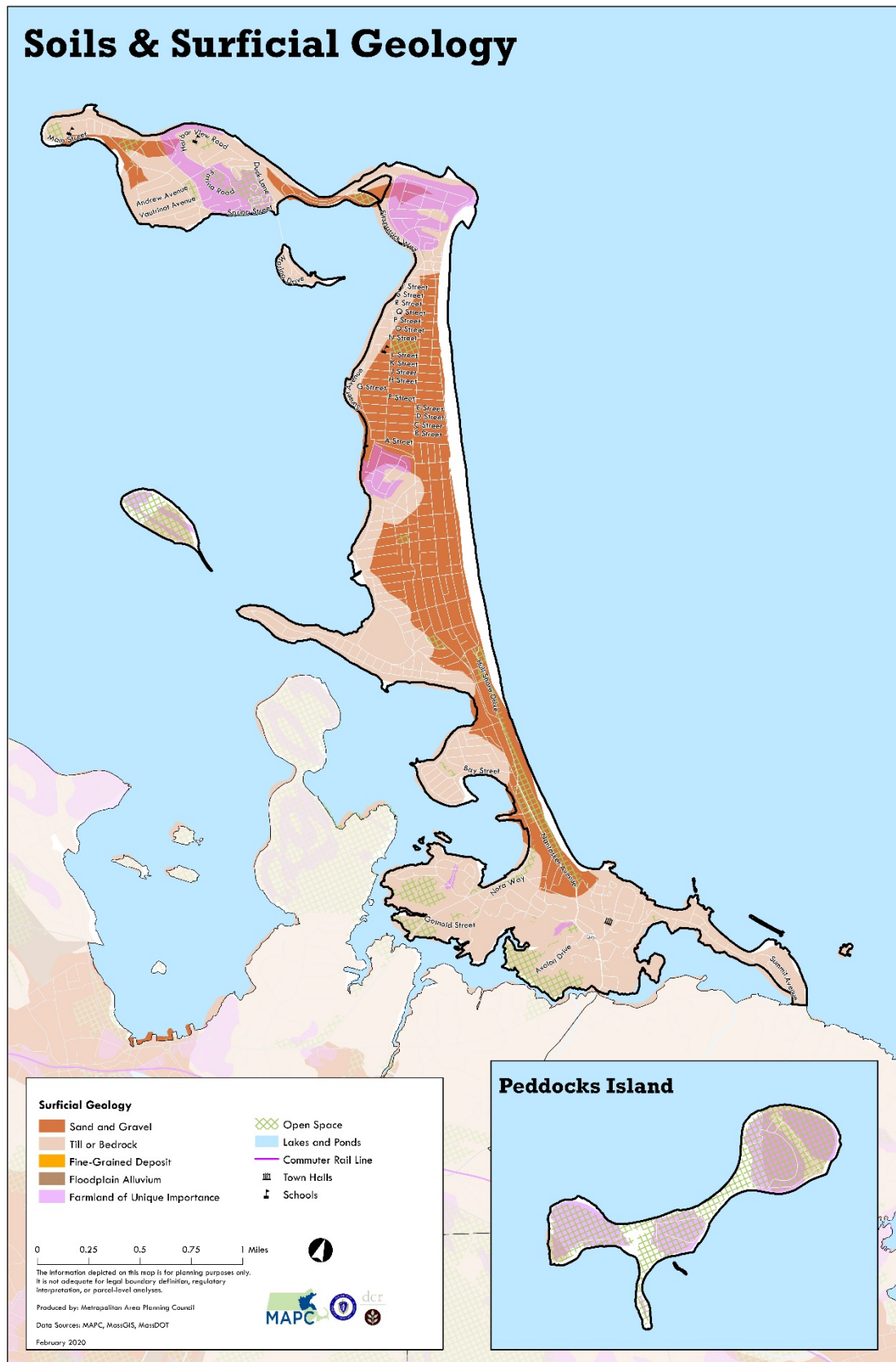
From Nantasket to Windmill Point, the surficial geology is the product of the last two glacial periods. The hills are drumlins, i.e. masses of glacial till oriented in the direction of the glacier's flow. Although debated for decades in the scientific literature, the origin of these structures still is not fully understood. Available evidence indicates that the Boston Harbor drumlins contain two layers. The lower, older "core" is composed of till material deposited during a glacial period about 100,000 years ago. During the last glacial period, beginning about 24,000 years ago and ending about 14,000 years ago, the glacier streamlined the drumlins and deposited a layer

of till on the older core.

The last glacier contained ice ranging from about 2,500 feet thick on the edges up to two and a half miles thick in central portions. So much of the ocean's water was stored in the ice that sea level was several hundred feet lower than it is today (Raymo and Raymo, 1989). When, as the ice retreated, sea level rose, Boston Harbor flooded, making the drumlins into islands, such as Great Brewster, Peddocks and Bumpkin Islands. As wind and waves attacked the drumlins, sand spits formed from the eroded debris (Johnson, 1925). These spits eventually bridged the gaps between neighboring drumlins creating structures called tombolos. What today is Nantasket Beach is a series of tombolos containing the sands of five completely eroded drumlins which were located east of Hull in Massachusetts Bay. Other tombolos connect Telegraph Hill to Allerton, Atlantic Hill to Green Hill and Green Hill to Cohasset.

The westward retreat of the Hull peninsula toward the future envisioned by Johnson has continued to the present time. Though the dynamics of the short-term changes in the Nantasket beach shoreline are not well understood despite numerous investigations (summarized by Peck, 1987), long term movements can be seen in the shoreline change maps developed by Massachusetts Coastal Zone Management which summarize 131 years of records. The maps indicate that between 1847 and 1978, Allerton Point retreated 145 feet, an average rate of 1.11 feet per year. During that period, Crescent Beach retreated 94 feet (0.71 feet per year). Interestingly, Nantasket Beach near Colburn Street did not erode; that area moved seaward 35 feet (0.26 feet per year) as did the shoreline north of the Jacobs School which gained 97 feet (0.71 feet per year). Further evolution, however, has been slowed by the seawalls at Point Allerton and at Nantasket Beach.

Figure 25: Soils & Surficial Geology Map



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## Soils

The glacial deposits have weathered into four main types of soils in two major associations closely reflective of the underlying geology. Based on Soil Conservation Service mapping Upham, 1969), these are a Bernardston-Dune association which formed on the drumlins and sand spits between Nantasket and Pemberton and a Charlton-Hollis-Tidal Marsh association in bedrock areas between Nantasket and the Hingham/Cohasset town lines. Soils present in Hull are described below.

*Bernardston silt loam, (BbB: 3 to 8 percent slopes; BbC: 8 to 15 percent slopes)* - These soils are well drained, gently to moderately steeply sloping silt loam that formed in the glacial till of drumlins. The topsoil is a very friable, dark brown silt loam about 10 inches thick. The 14-inch thick subsoil is a very friable yellowish-brown to light olive brown silt loam. Unaltered, these soils are very stony; usually they have been cleared to allow tillage. Directly below the subsoil, at a depth of 24 to 30 inches, is a platy layer of dense, firm and brittle glacial till termed a fragipan. Because of its texture, drainage and moisture retention, Bernardston soils are considered among the better soils in Plymouth County for many crops. Limitations result from the slowly permeable fragipan which restricts the vertical movement of water, forcing downslope seepage. Consequently, the soil is unsuitable for septic systems.

*Dune Land and Coastal Beach (Du)* - Dune lands consist primarily of quartz sand deposited by wind and waves. Areas of uniform gravel may be included. Throughout most of Hull, these areas are stabilized by buildings, roads, and landscaping protected by shoreline engineering structures. Otherwise, they would be easily eroded. The excessive permeability of these soils may preclude adequate filtration of the septic effluent resulting in pollution of ground and surface waters.

*Hollis-Charlton fine sandy loams, 3 to 8 percent slopes (HoB); Hollis-Charlton very rocky fine sandy loams, 3 to 15 percent slopes (HpC); Hollis-Charlton extremely rocky fine sandy loams, 3 to 15 percent slopes (HrC)* - These mapping units are complexes of small individual areas of two soils, Hollis and Charlton, which are closely intermingled and are managed together. Both soils formed from glacial till in areas of shallow bedrock. Charlton soils are deep, well drained, gently to moderately sloping soils that contain about 5 inches of topsoil composed of very friable black to dark brown fine sandy loam. The 24-inch thick subsoil is composed of yellowish brown fine sandy loam and overlies olive-grey gravelly sandy loam. Hollis soils are shallow, gently sloping to moderately steep, somewhat excessively drained soils occupying areas where bedrock frequently outcrops. It consists of friable dark yellowish-brown to yellowish-brown fine sandy loam which contains 10 to 30 percent rock fragments. Bedrock typically is encountered at depths of about 18 inches, making these soils unsuitable for septic disposal.

*Made Land (Ma)* - This mapping unit consists of filled areas. The composition, is highly variable and on-site investigation is required to determine the capabilities and limitations of individual areas.

*Norwell sandy loam, 3 to 8 percent slopes (NoB)* - Occupying a small low portion of the Hall Estate, this soil is a poorly drained, stony, sandy loam which formed from glacial till. A fragipan occurs at a depth of about two feet. Norwell soils typically are wet seven to nine months a year. Wetness and the fragipan limit this soil to wildlife habitat and other wetland uses.

*Pittstown silt loam, 0 to 8 percent slopes (PtA)* - This moderately well drained soil formed from glacial till and occurs in the vicinity of Ft. Revere. It has a profile similar to Bernardston soils, except that the subsoil shows mottling (i.e. evidence of a seasonally high water table). It is generally wet until late in the spring because of an underlying fragipan and because it occupies the lower part of the drumlin slope. The fragipan limits the soil for on-site septic disposal.

*Scituate sandy loam, 3 to 8 percent slopes (SeB)* - A small area of this gently sloping, moderately well drained soil occupies a portion of the Rockaway Annex area. Formed from glacial till, Scituate soils are very stony, unless cleared for tilling, and overlie a fragipan at 18 to 30 inches below the surface. The topsoil and subsoil consist of sandy loam which is mottled in the subsoil. Because the fragipan restricts drainage, the soil remains saturated until late in the spring. Consequently, uses such as septic disposal are limited. Unstabilized exposures may be highly erodible.

*Tidal Marsh (Td)* - Tidal marsh is composed of very poorly drained mixed organic and mineral material, predominantly salt marsh vegetation (*Spartina* spp.) and silt. It occurs in protected, tidally flooded areas. Tidal marsh is unsuitable for uses other than salt hay and wildlife habitat.

*Urban Unclassified* - These areas were not mapped because of they are paved, highly disturbed, or otherwise severely urbanized. On-site investigation is required to determine the capabilities and limitations of individual areas.

## Landscape Character

Figure 26: Aerial of Nantasket Beach and Surrounding Area



Aerial of Nantasket Beach and Surrounding Area

The landscape character of Hull is very distinctive. As an L-shaped peninsula defining Boston Harbor to its west and north, Hull's geology is unique for Massachusetts. This readily visible geology of drumlins (or hills) connected by tombolos (or sand spits) began its formation over 100,000 years ago during the first of two glacial periods. The resultant topographic variation provides dramatic views from the hills to the rest of Hull as well as to nearby islands. There are also distant views across the harbor of the downtown Boston skyline.

The sandy hills or drumlins deposited by glaciers which are approximately 10,000 years old include Hull Hill, Telegraph Hill, Allerton Hill, Spinnaker Island, Strawberry Hill, Sunset Point, Whitehead, Sagamore Hill, Hampton Hill and Green Hill. With the exception of Spinnaker Island, all of these hills are connected by tombolos (sand bars) formed only recently in terms of geological time. The southern shore portion of Hull known as Rockaway, Rockaway Annex, and including Atlantic Hill and Center Hill is part of a rock formation approximately 600 million years old, and therefore different from the drumlins. This topographic variation provides a wide diversity of dramatic views and different vegetative cover.

Hull abounds with great views from its hills beginning with sweeping views of the ocean from Atlantic, Center and Green Hills. From Atlantic Hill there is a dramatic view of the entire Nantasket Beach all the way to Point Allerton. The panoramic views from Telegraph Hill and views from the top of the bunkers at Fort Revere were found to be and remain the most striking natural element among those composing Hull's landscape character.

These elements are still highlights of Hull's character today, and Hull's residents continue to value and benefit from them. Many of Hull's most valued landscape features and natural assets are owned by the state Department of Conservation and Recreation, the Town of Hull, or nonprofit organizations dedicated to protection of historical and natural resources. As a result of their

ownership status, these important resources have been preserved and are largely protected from future development.

## Water Resources

Water is one of Hull's greatest assets, it is what attracted the first settlers and what still draws several visitors today. Although abundant, Hull's waters require careful consideration of their unique characteristics and management is necessary to ensure that the full benefits of this resource can be passed to the future. Water resources are shown in **Figure 27**.

### Watersheds

A watershed is an area of land that drains into one river system or body of water. Hull is located entirely within the boundaries of the Weir River Watershed, which discharges to Hull and Hingham Bays and is a sub-watershed of the Boston Harbor Watershed. The Weir River Watershed includes Hingham and Hull Bays, the most pristine areas of Boston Harbor. The good water quality is due largely to the undeveloped nature of the watershed and the lack of large point sources of pollution.

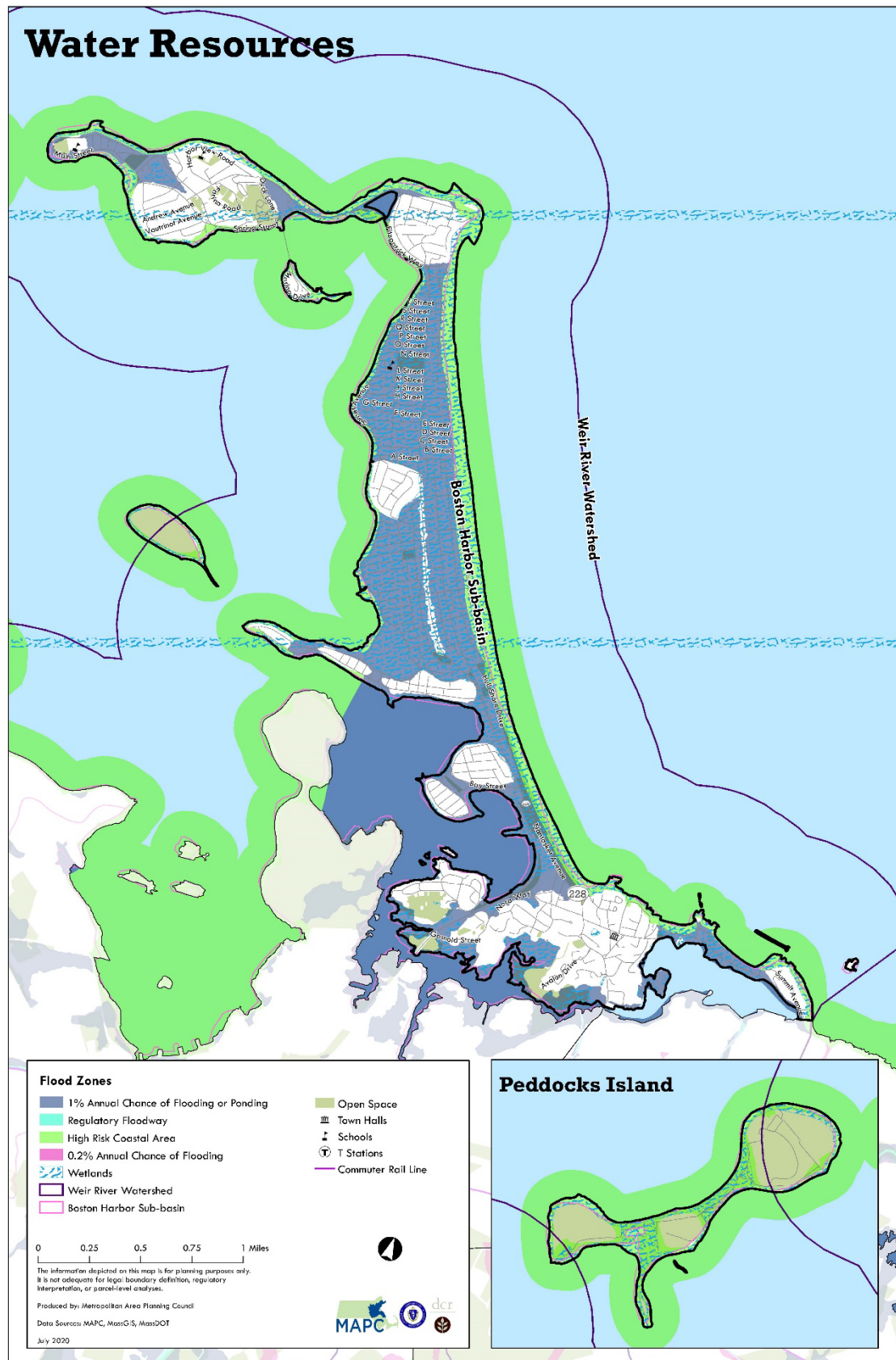
Exceptional water quality means that there is nearly full use of the watershed's resources. Swimmers enjoy Nantasket Beach on the ocean side and other beaches on the harbor side of the Hull peninsula.

The Weir River Watershed Association (WRWA) is a nonprofit organization headquartered in Hull which works to promote stewardship and awareness of the Weir River Watershed. The goals of the organization are to:

- Gather data on the Watershed's condition using monitoring programs.
- Design and carry out local projects to maintain and improve the water quality, beauty, and enjoyment of the Weir River Watershed.
- Report findings on the condition of the Weir River Watershed to the public, governmental committees, and other agencies.
- Build a partnership of schools, community groups, businesses, and all levels of government entities who are committed to maintaining the Weir River Watershed as a necessary and beautiful resource.



Figure 27: Water Resources Map



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## Surface Water

Hull is bounded by four water bodies which are subject to semi-diurnal tides: Weir River in the south and southwest; Hull Bay in the west; Boston Harbor in the north; and, Massachusetts Bay in the east. Straits Pond, a 100-acre salt pond is the other major body of water in Hull and is shared with the towns of Hingham and Cohasset.

The Weir River, which drains into Hull and Hingham bays, is a tidal estuary to the fall line of Foundry Pond. The river forms at the confluence of Crooked Meadow River and Fulling Mill Brook in Hingham. It flows north through Hingham and is joined by Tower Brook and Accord Brook, then gradually turns northeast and travels to form Foundry Pond. The Accord Brook and the Crooked Meadow River are the two largest tributaries to the Weir River with lengths of 5.8 miles and 3.7 miles, respectively.

The river was designated as an Area of Critical Environmental Concern (ACEC) by the Executive Office of Energy and Environmental Affairs (EEA) in 1986 recognizing its 17 miles of shoreline as one of the largest salt marsh ecosystems in the Boston Harbor area. The Weir River Area ACEC comprises approximately 950 acres, containing one of the most extensive salt marsh systems in the greater Boston area. The ACEC includes the Weir River and its tidal flats downstream of the Foundry Pond Dam to the mouth of the river at Hingham Bay.

The area is subject to intense development pressure. The extent of the ACEC, unlike small pockets of marshland that dot the urban landscape, supports over 100 species of migratory and resident bird species. An abundance of shellfish have been harvested historically, and continue to feed the bird populations. The marshes and flats are also nursery and feeding areas for a wide variety of finfish, including alewives, smelt, flounder, bluefish, and striped bass. Flood protection is provided by the flood plains of this estuarine system. The Weir River ACEC and the Weir River Park protect the estuary and provide opportunities for environmental education.

The dam at Foundry Pond marks the southern boundary of the Weir River estuary. The estuary is split in two segments and extends both east and north, forming the border between Hingham and the town of Hull to the north. On the west side of the estuary lies World's End, a 251 acre park owned by the Trustees of Reservations. The estuary reaches Hingham Bay at the north side of the World's End peninsula.

The 2006 Weir River Estuary Land Protection Plan, covering an area that includes portions of Hull, Hingham, and Cohasset includes land protection goals for shoreline lands and wetlands that could also serve as flood and storm damage mitigation. The efforts to date have protected 368 acres of estuary land and there are approximately 150 acres of key parcels that have been identified as a priority for protection

Hull Bay is the center of recreational boating in Hull. It contains three federally designated Special Anchorage Areas, administered by the Hull Harbor Master, that have a combined

mooring capacity of several hundred boats. It also is the site of Hull's marinas and yacht clubs. Though protected from the open ocean, Hull Bay is subject to the waves and weather from the southerly winds which prevail during the summer boating season

Hull Bay and the Weir River estuary form the eastern side of Hingham Bay, which in turn is the southeastern part of the Boston Harbor embayment. Hingham Bay is landlocked except for the openings at the east and west ends of Peddocks Island: Hull Gut and East Gut, respectively.

Straits Pond is about 100 acres in size and abuts the towns of Hull, Hingham, and Cohasset. It is situated at the southernmost portion of Hull, within the Weir River (ACEC). Rattlesnake Run, the only tributary, drains to a portion of North Cohasset containing the town sanitary landfill, the Cohasset Golf Club, and a wooded swamp. Tidal flows into the pond normally are restricted by a tidal gate.

Straits Pond underwent a major tidal restoration project through Coastal Zone Management's (CZM) Wetland Restoration Program in 2010. The project replaced the failing tide gates, enlarged and replaced a deteriorating culvert, rebuilt the West Corner Bridge, and protected the utilities located under the bridge. As a result of the project, about 94 acres of salt pond was restored to viable habitat for wildlife. The tide gate is alarmed, maintained and monitored frequently by Hull's (DPW).

The Straits Pond Watershed Association (SPWA) is the non-profit organization charged with stewardship of Straits Pond. Their mission is to provide community input to government committees and agencies and facilitate efforts to maintain and improve the environmental quality and beauty of the 100-acre salt pond. The organization hosts an annual Earth Day Spring Cleanup event where volunteers clear litter and debris from the shorelines of Black Rock Beach, Straits Pond, and the Weir River estuary, which feeds into the pond.

### **Aquifer Recharge areas**

Aquifers are water resources that lie underground and often provide drinking water for a community. Water saturates the soil during periods of precipitation and then migrates downward to the saturated zone. The water table is the area between the saturated zone and unsaturated zone; when more precipitation enters the aquifer than is taken out, the water table rises.

Drinking water is supplied to the entire town by the Aquarion Water Company from wells and a reservoir located in Hingham. No portion of Hull is within the recharge areas or zones of contribution to Hingham supply wells.

### **Wetlands**

Hull's wetlands primarily consist of the coastal wetlands which ring the peninsula. These areas are of critical importance to the town. The beaches, marshes and water are an important part of the quality of life for Hull's residents and the foundation of Hull's economy. Additionally, these areas

are of vital ecological importance as spawning, nursery, and feeding areas for fish and as feeding, resting, and wintering areas for birds.

### ***Coastal Wetlands***

Hull's coastal resources include open ocean, beaches, dunes, salt marsh, tidal flats, and coastal banks. These areas are highly productive ecosystems that provide critical habitat for fish, shellfish, and birds, as well as carbon sequestration and nutrient removal. Beaches, dunes, salt marsh, and bluffs all provide flood protection from storm surges.

Hull's coastal wetland resources include the ocean, Hull Bay, Weir River and Straits Pond, as well as the extensive intertidal flats, beaches, dunes, rocky intertidal shores, and salt marshes. Though geologically a tombolo, the Hull peninsula is classified as a barrier beach by the state wetlands regulations.

These coastal wetlands are Hull's greatest recreational assets, providing a variety of recreational activities to both local and regional residents such as sunbathing, walking, jogging, fishing, boating, and bird watching. Nantasket Beach Reservation receives heavy use; the Department of Conservation and Recreation (DCR) beach and bathhouse facilities draw several visitors annually.

Other beaches such as Hull Village, Gunrock, Green Hill, Stony and the bayside beaches as well as the northern part of Nantasket Beach, have extremely limited parking, effectively reserving them for resident use only.

Recreational use of beaches on the Hull Bay and Weir River shoreline is restricted by excessively stony or muddy sediments, seawalls or extensive salt marshes. Around Sunset Point, Hampton Hill, and Rockaway, extensive shorefront residential development limits beach access to the undeveloped "stub-ends" of streets. However, activities such as fishing, birding or viewing are readily available from several bayside piers and wharves. Most of these contain public parking.

Boat slips and moorings are provided in Hull Bay by two yacht clubs, several private firms offering marina and related services, and through the Harbormaster. Currently there are 810 moorings in Hull, 279 of which are private. Public boat ramps are located at Windmill Point, "A" Street Pier, Crescent Beach, 8th Street, and Steamboat Wharf.

### ***Inland Wetlands***

Hull generally lacks freshwater wetlands. Freshwater streams and permanent ponds are absent due in large part to the highly pervious soils and the town's geography. Where present, freshwater wetlands typically form where groundwater seepage occurs at the base of slopes. Such areas have limited extent and may not be contiguous with surface water bodies.

## Flood Hazard Areas

The majority of Hull's flooding problems are associated with coastal storms. Significant wave heights combined with high tides result in overtopping of coastal banks and dunes, as well as sea walls and revetments. Even mild to moderate northeast storms can cause property damage. In many areas flood claims may also result from poor drainage conditions that keep floodwaters from immediately receding. Since the Blizzard of 1978, in which Hull saw historic flooding, the National Flood Insurance Program has paid over \$15 million to policy holders in town for flood-related property damages. Coastal flooding now causes property damage almost every year in Hull and results in the closure of vulnerable roads several times a year.<sup>4</sup>

The Federal Emergency Management Association (FEMA) recently updated its Flood Insurance Rate Maps (FIRM) to reflect the actual flood risks to communities in the United States. The last time the maps were published was in 1982. The modernized data is shown in FEMA's National Flood Hazard Layer (NFHL) dataset, which depicts the areas subject to flooding, grouped by flood zone, along with the base flood elevation, when known.

The Special Flood Hazard Area subject to coastal high hazard flooding (FEMA Zones V and VE) are those that are subject to a 1% annual chance of flooding with velocity hazard, also known as wave action. Buildings and other structures in these zones are often most susceptible to damage during a hurricane or extreme weather event due to this wave action. Hull is surrounded on all sides by coastal and tidally-influenced waters, its entire eastern border including Nantasket Beach, is considered a high-risk coastal area.

Much of Hull consists of low-lying barrier beach. At least 60% of the town land lies within FEMA Special Flood Hazard Area Zones A and AE, areas with a 1% annual chance of flooding, also known as the 100-year flood. In the event of a hurricane or other extreme weather event, buildings in these zones are at risk of flooding. Except for Jacob Elementary School Playground, Hull Village Playground, and Joe Menice Ballfield which are located above the floodplain, all other recreational facilities are located within this zone.

## Vegetation

Hull contains a variety of vegetative communities, ranging from coastal dune and marsh communities to upland forests and urban landscaping. Whether as urban plantings creating an aesthetically pleasing atmosphere or as beach grass that helps preserve the beach by trapping sand, each community performs functions critical to the health, value and preservation of Hull's parks and open spaces.

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<sup>4</sup> Coastal Climate Change Vulnerability Assessment and Adaptation Study 2016

### **Developed Areas**

With most of Hull developed, the most prevalent habitat is a densely developed urban one consisting of residences and other structures surrounded by lawns and landscaping including various ornamental flowers, shrubs and trees. Such plantings have little passive recreational potential but benefit wildlife by providing cover, nesting and breeding habitat and food sources. Since shrub and thicket habitat is sparse in Hull, unmanaged growth in vacant lots are important, especially as resting and feeding areas to migratory birds. The areas of this habitat most useful to wildlife are the Village, Point Allerton, Strawberry Hill, Rockaway and Rockaway Annex where development is less dense than areas such as Sunset Point or the Alphabet section of town.

### **Salt Marsh**

Salt marshes principally are comprised of Salt Marsh Cordgrass (*Spartina alterniflora*) and Salt Meadow Cordgrass (*Spartina patens*). The uppermost portions, which are flooded only during spring tides, contain species such as Blackgrass (*Juncus gerardi*), Sea Lavender, (*Limonium carolinianum*), Sea Pink (*Sabatia* spp.) and Salt Marsh Aster (*Aster maritima*). Many of the tidal channels are lined with High Tide Bush (*Iva frutescens*).

Salt marshes are extremely productive systems and play a large role in the aquatic food web and the delivery of nutrients to coastal waters. These intertidal habitats are essential for healthy fisheries, coastlines, and communities. They also provide essential food, refuge, or nursery habitat for fish and shellfish in Hull Bay. In addition, salt marshes help protect shorelines from erosion by buffering wave action and improve water quality by filtering runoff, removing sediment, heavy metals, and excess nutrients.

### **Beaches and Dunes**

This vegetative cover type consists of four very different environments: intertidal flats, upper beaches, dunes, and rocky shores. The intertidal flats are unvegetated, though algae such as Sea Lettuce (*Ulva* sp.) may occur. Vegetation of the upper beach and dunes often is dominated by American Beach Grass (*Ammophila* sp.). Other common species include Rugosa Rose (*Rosa rugosa*), Bayberry (*Myrica pensylvanica*), and Poison Ivy (*Toxicodendron radicans*). Rocky shoreline usually contains brown and green macroalgae. Rockweed such as (*Fucus* spp.) are the most common forms.

Hull's beaches are heavily used which consequently makes dune areas highly vulnerable to disturbance by trampling. Pedestrian foot traffic can compact sand and crush vegetation. To protect the dunes, visitors should not play, rest, or walk on vegetated dune areas and should only use approved pedestrian access paths to reach the beach. Recognizing the importance of maintaining the integrity of Hull's beaches and dune systems, the Beach Management Committee was created by the Board of Selectmen in 2000.

The mission of the Beach Management Committee is to advise the Selectmen on best beach management practices to most effectively achieve and balance the multiple goals of preserving

the integrity of the oceanside beaches and dune systems, providing storm protection, and maximizing public access.

### ***Upland Forest***

Hull's forests are composed of successional oak-pine-mixed hardwoods and are primarily located in the Rockaway and Rockaway Annex area along the Weir River. The six-acre Weir River Woods is the largest parcel of town-owned woodland. Under the control of the Conservation Commission, these woods are dedicated wildlife habitat areas and are not open for public recreation. The remaining undeveloped portions of the Hall estate and the Worrick mansion area contain approximately 15 and 10 contiguous wooded acres, respectively. Other woodlands include portions of Strawberry Hill and the Fort Revere area, where they occupy undevelopable slopes of drumlin.

### ***Public Shade Tree***

As per Chapter 87 of the Massachusetts General Laws, all trees within a public way or on the boundaries thereof shall be public shade trees and shall not be cut, trimmed, or removed, in whole or in part, by any person other than the tree warden or his deputy, even if he be the owner of the fee in the land on which such tree is situated except upon a permit in writing from said tree warden, nor shall they be cut down or removed by the tree warden or his deputy or other person without a public hearing and said tree warden or his deputy shall cause a notice of the time and place of such hearing.

Hull's public shade trees include those trees within the right-of-ways along the town's road as well as at municipal facilities including the town's parks, schools, cemetery, library, and town offices. These public trees are recognized as valuable to the town's visual character and for the physical comfort they provide in moderating temperatures, offering shelter from sun, wind and precipitation, and filtering pollutants from the air. The Department of Public Works is responsible for the care and maintenance of all town trees and has an on-going tree-trimming program. Removal of a public shade tree requires a written permit from the town's Tree Warden as well as a public hearing. Hull does not maintain a Public Shade Tree Inventory.

### ***Rare Species***

As a part of the Massachusetts Endangered Species Act (MESA), the population status of rare species, whether they are plants or animals, is described using three categories: special concern, threatened, and endangered. Species of special concern have either experienced a decline that could threaten the species without intervention, or whose populations are so small, localized, or dependent upon specialized habitats that they could become threatened. Threatened species are likely to become endangered in the foreseeable future. Endangered species are in danger of extirpation from Massachusetts. The Natural Heritage and Endangered Species Program of the Massachusetts Division of Fisheries and Wildlife has identified two rare vascular plants in Hull: Seabeach Dock and Broad Tinker's weed.

Rare Plant Species Observed in Hull

Common Name	Scientific Name	MESA Status	Last Spotted
Seabeach Dock	<i>Rumex pallidus</i>	T	2014
Broad Tinker's-weed	<i>Triosteum perfoliatum</i>	E	1890

Source: Natural Heritage & Endangered Species Program, Rare Species by Town Viewer

## Mapping Projects

In partnership with the Nature Conservancy, the Natural Heritage & Endangered Species Program produced strategic biodiversity conservation plans for every city and town in Massachusetts in 2012. *BioMap2* is designed to focus “land protection and stewardship on the areas that are most critical for ensuring the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems.”<sup>5</sup> The project was developed to protect the state’s biodiversity in the context of global climate change.

As a part of the *BioMap2* mapping project, two components in each community are identified: Core Habitat and Critical Natural Landscape. Core Habitat describes areas that are crucial to the long-term existence of rare species, as well as a wide diversity of species in an intact ecosystem. According to *BioMap2*, 89 acres in Hull is considered Core Habitat. Of this, 49 acres or 54.9% is already protected in perpetuity.<sup>6</sup> **Figure 28** shows the locations of the *BioMap2* Core Habitat in the Weir River Woods and in a portion of Peddock’s Island.

Critical Natural Landscape describes large areas of natural “Landscape Blocks” that are not greatly impacted by development. As the world’s climate changes, these areas, if protected, will provide habitat for native species, enhance ecological resiliency to disasters, and connect habitats. Approximately 196 acres of Hull is considered Critical Natural Landscape. Of this, 46 acres or 23.3% is protected in perpetuity. The Critical Natural Landscape areas shown in **Figure 28** include portions of the Weir River Estuary Park and Hull Bay.

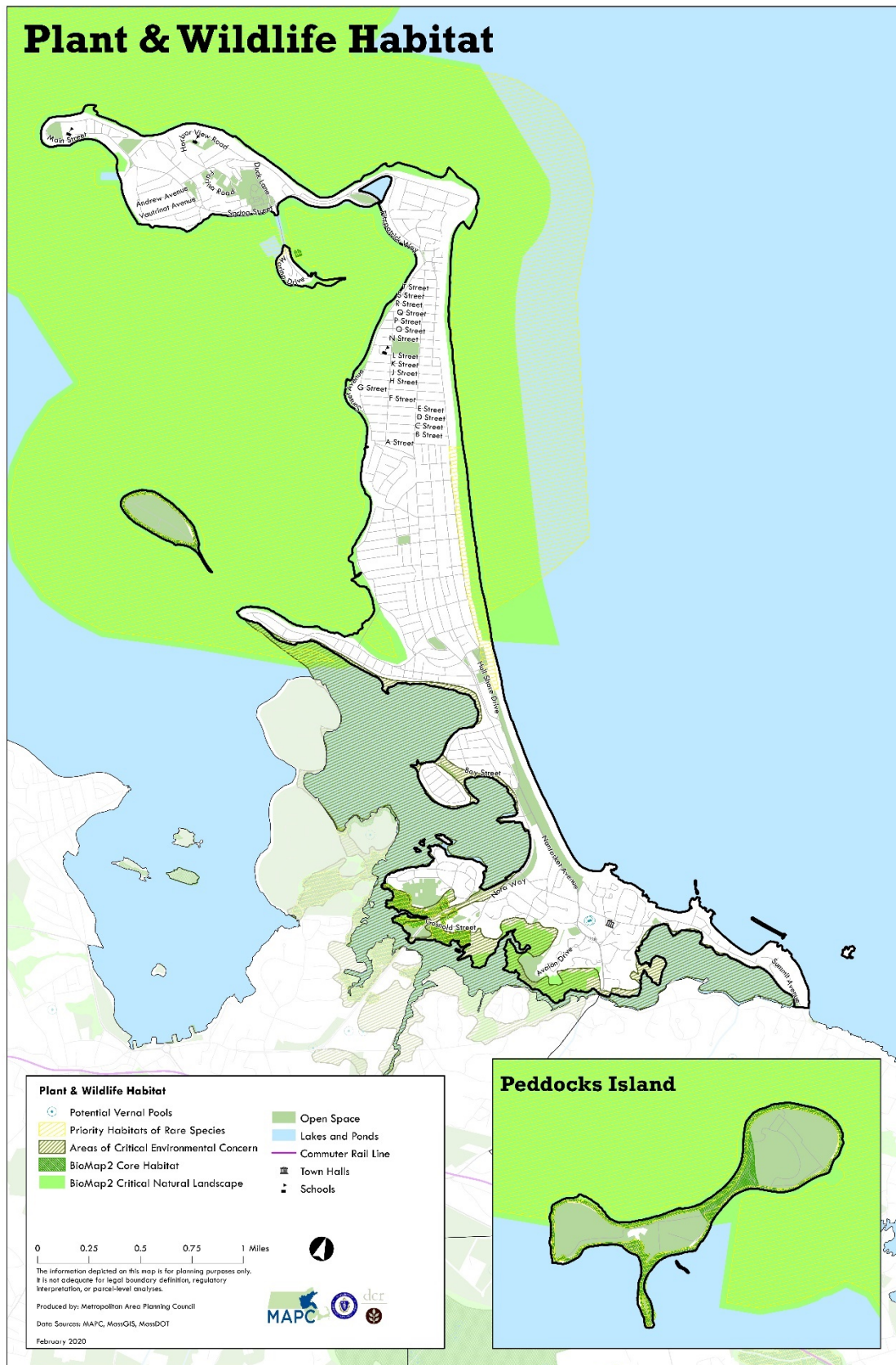
Also shown in **Figure 28** are Priority Habitats of Rare Species. According to MassGIS, “The Priority Habitats of Rare Species data layer contains polygons representing the geographic extent of Habitat of state-listed rare species in Massachusetts based on observations documented within the last 25 years in the database of the Natural Heritage & Endangered Species Program (NHESP).”<sup>7</sup> Priority Habitats of Rare Species in Hull include parts of Weir River Woods, Weir River Estuary Park and Hull Bay.

<sup>5</sup> “BioMap2,” MA EOEAA, [www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/land-protection-and-management/biomap2/](http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/land-protection-and-management/biomap2/)

<sup>6</sup> “BioMap2: Hull” (2012), MassGIS, [http://maps.massgis.state.ma.us/dfg/biomap/pdf/town\\_core/Hull.pdf](http://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Hull.pdf)

<sup>7</sup> “NHESP Priority Habitats of Rare Species,” MassGIS, [www.mass.gov/anf/research-and-tech/it-serv-and-support/application-serv/office-of-geographic-information-massgis/datalayers/prihab.html](http://www.mass.gov/anf/research-and-tech/it-serv-and-support/application-serv/office-of-geographic-information-massgis/datalayers/prihab.html)

Figure 28: Plant & Wildlife Habitat Map



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## FISHERIES AND WILDLIFE

### ***Fisheries***

Though commercial takes have declined over the past decades, Hull's fisheries remain highly productive and of statewide importance. Protected estuaries such as Hingham Bay are well known to be highly productive areas of vital importance to the marine environment. Many species of fish use such areas for breeding and as nurseries. Moreover, these resources support a substantial recreational fishery.

Hull's sport fishery has attracted tourists for over 120 years. Sport fish, including winter flounder, summer flounder, cusk, cunner, striped bass, bluefish, mackerel, codfish, pollock, and numerous smaller fish such as anchovies can all be found in the waters of Hull and Hingham Bay. Although closed for recreational use, tidal flats in Hull are a major commercial shellfish area. Lobstering is done primarily in Hull Bay (state waters) in the summer and farther afield at other times.

### ***Shellfish***

Many shellfish flats in Hull are productive and, in some cases, provide an abundant resource for the commercial harvest of soft-shelled clams. Hull Bay and the Weir River combined contain approximately 356 acres of soft-shell clam beds. These areas are classified by the Division of Marine Fisheries as "Conditionally Restricted" because they have the potential to be moderately contaminated with fecal bacteria and are only available to licensed commercial harvesters who must obtain both a town and a state permit. Fishermen with "master digger" shellfish licenses are required to take their catch to the State-operated purification plant in Newburyport to undergo a three-day purification process. The number of registered harvesters in Hull fluctuates and averages from 18 to 20.

Blue Mussels can be found in the Weir River and on the other side of the peninsula, Nantasket Beach contains surf clams. Hull's shoreline also contains numerous non-commercial shellfish such as ribbed mussels, periwinkle, little macoma, whelks, razor clams, and marsh snails. Water quality remains the major obstacle to the utilization of shellfish resources in Hull. Shellfishing is a restricted activity due to higher bacteria levels in the water. This condition is found throughout the greater Boston area.

### ***Wildlife***

Much of Hull's habitats can be characterized as those typical of urban areas: man-made structures surrounded by lawns and landscaped areas composed of a wide variety of shade and ornamental trees, shrubs, gardens and various other plantings. Still, for its small area and high degree of urbanization, Hull contains an unusually diverse assemblage of habitat types. Most of the diversity occurs along the town edges where the peninsula is surrounded by three very different types of water bodies ranging from brackish pond to open ocean. Moreover, the

shorelines vary from offshore islands of till or bare rock to rocky headlands, gravelly beaches, sandy beaches, tidal flats, salt marshes and brackish marsh.

Though some of these habitats are limited in areal extent, they still are important because of their scarcity in Boston Harbor and because of Hull's location along major migratory routes. Migratory birds, particularly in the spring, may utilize areas for food and rest that would be too small for extended stays or nesting. In addition, the value of Hull's shoreline habitats, particularly the Weir River tidal flats and marshes, is enhanced because they form large, contiguous stretches largely unbroken by development.

Approximately 60 species of birds, including transients are known to breed and use habitat in Hull. Boston Harbor, Hull Bay and the Weir River are important wintering areas for scaups, eiders, brant and other ducks. Calf Island, Middle Brewster Island and Shag Rocks contain major rookeries for Double-crested Cormorants, Black-crowned Night Herons, Glossy Ibis, Snowy Egrets, and Herring and Greater Black-backed Gulls, while Peddocks Island contains an historical coastal heron rookery that potentially may be re-colonized.

### **Wildlife Corridors**

Wildlife corridors enable animals to migrate to new territories in search of food or breeding grounds. Biologists estimate that undisturbed linear areas of a minimum of 300 feet in width are necessary for many species to feel comfortable moving undetected through an area. Hull's beaches and major waterways, including the Weir River Estuary and its surrounding tidal flats and salt marshes provide a rich corridor for wildlife to travel, seek food, and find shelter. The Weir River watershed is a prime example of a water-based wildlife corridor. Anadromous fish use the Weir River as a corridor for migration and spawning habitat in the spring. The town's Coastal areas also play an important role in the migratory patterns of birds. For example, Nantasket Beach is a stop on the long coastal journey Piping Plovers take each year; the birds return to their breeding grounds in Massachusetts in late March or April. Between late July and early September, Piping Plovers begin migrating southward, from North Carolina to the Caribbean. Though they usually change mates each year, adult birds often return to the same nesting area every spring.<sup>8</sup>

### **Rare Species**

According to the MESA database, three rare birds have been recorded or observed in Hull the Piping Plover, the Common Tern and the Barn Owl. Like with plants, they are described as special concern, threatened, or endangered. The Common Tern and Barn Owl are both listed as "special concern" - species that have suffered declines which, if unchecked, could threaten the existence of the species in Massachusetts.

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<sup>8</sup> "Piping Plover," NHESP, <https://www.mass.gov/files/2017-08/charadrius-melodus.pdf>

*Threatened, Endangered, and Special Concern Animal Species in Hull*

Common Name	Scientific Name	MESA Status	Last Spotted
Piping Plover	<i>Charadrius melodus</i>	T	2017
Common Tern	<i>Sterna hirundo</i>	SC	2015
Barn Owl	<i>Tyto alba</i>	SC	1971

Source: Natural Heritage & Endangered Species Program, Rare Species by Town Viewer

Piping Plover (*Charadrius melodus*) is a threatened species at the state and federal level. Last observed in Hull in 2017, it is a small shorebird whose populations declined due to hunting for fashion accessories. More recently, these birds have been impacted by increased predation and the degradation and loss of nesting habitat, including beach development. Each spring, Piping Plovers return to Massachusetts coastal beaches to nest and raise their young. The Department of Conservation and Recreation (DCR) maintains nesting sites for the Piping Plover and other state-listed terns on Nantasket Beach which, while very important from an ecological standpoint, can interrupt access to parts of the beach. Symbolic fences exist to protect nesting habitat and prevent people from harming or harassing the birds and their eggs, which is illegal due to State and Federal regulations.<sup>9</sup>

The Common Tern (*Sterna hirundo*) is another shorebird that can be found along Hull's beaches. The small seabird returns to Massachusetts to nest in the spring. It is a species of special concern and was last spotted in Hull in 2015. The Barn Owl (*Tyto alba*) is a nocturnal bird with a distinctive heart-shaped face and dark eyes. They require grassy habitats for foraging, such as fresh- and salt-water marshes and agricultural fields. It is a species of special concern and was last spotted in Hull in 1971.

## SCENIC RESOURCES AND UNIQUE ENVIRONMENTS

As touched upon in the Landscape Character section, Hull has a number of locations that are of particular scenic interest and reflect the town's special character and history. Areas identified in that section with exceptional scenic views include the tops of Telegraph Hill and the bunkers at Fort Revere, where one can see the Boston skyline, and the entire Boston Harbor- Massachusetts Bay. Though there are numerous vantage points to view a sunset in Hull, none is more talked about than those from Sunset Point. Public outreach conducted as part of planning efforts identified key features of Hull's landscape considered important by town residents. Some of these are shown in **Figure 30**.

<sup>9</sup> "Living with Rare Species," Massachusetts Department of Conservation and Recreation, [www.mass.gov/eea/docs/dcr/parks/notices/revere-pipingplover.pdf](http://www.mass.gov/eea/docs/dcr/parks/notices/revere-pipingplover.pdf)

## Nantasket Beach

By far the most scenic natural resource in Hull is Nantasket Beach. This crescent shaped barrier beach encompasses 53.5 acres along 3.5 miles of the Atlantic shoreline and is both state and town owned. North Nantasket Beach, the northernmost two miles of the 3.5-mile beach is owned by the Town of Hull. The remaining southern 1.5-mile portion, Nantasket Reservation, is owned and operated by DCR.

Nantasket Beach has been a popular summer destination for city dwellers and a recreational resource to the surrounding South Shore communities since the middle of the 19th century. The beach has brought together scenic beauty, recreation, and arts and culture throughout its history.

### North Nantasket Beach

North Nantasket Beach is two miles long and encompasses an area of 26.5 acres. This section of the barrier beach stretches from Phipps Street to X Street and is made up of a variety of sediments that range in size from fine grained sand to gravel to cobble.

The Town is committed to providing the residents of Hull and visitors with well-maintained, safe and appropriate pedestrian access to North Nantasket Beach while preserving the environmental functions of the beach and dune and important wildlife habitat.<sup>10</sup>

Currently the Town maintains pedestrian access paths from Malta to L Streets (excluding A Street) in accordance with an Order of Conditions. In the future, if the Town chooses to do work on access paths from M to X Streets or at A Street, it must do so under a valid Order of Conditions by the Hull Conservation Commission. The access point at A Street includes an ADA accessible beach ramp and parking. Beach-accessible wheelchairs are available at the Fire Station at A Street and Nantasket Avenue.

### North Nantasket Beach Management Plan (2018)

Hull completed a Beach Management Plan (BMP) in 2018 to serve as a reference document to define how the Town will manage North Nantasket Beach. The plan provides a management program that is consistent with federal, state, and local laws and regulations for the various existing and potential uses of the beach, and provides guidelines that are flexible enough to be adapted, refined, and implemented on a daily basis by the various Town Departments that share management responsibilities. These include the Conservation Commission, Department of Public Works, and the Police Department. The general public and private landowners who access and live near the beach also have responsibilities for their interactions with the beach and dune area.

This comprehensive document also describes the Beach and Dune Maintenance and Restoration Program for North Nantasket Beach and explains the Endangered Species Program to balance the protection of piping plovers and other rare species with the recreational uses of the beach.

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<sup>10</sup> 2018 Town of Hull North Nantasket Beach Management Plan

## **Nantasket Beach Reservation**

The 26-acre, DCR owned Nantasket Beach Reservation is bounded approximately by Phipps Street to the north, Hull Shore Drive and Nantasket Avenue (Route 228) to the west, the driveway from Nantasket Avenue to the southern end of the DCR parking lot to the south, and the Atlantic Ocean to the east. The Reservation includes the beach and adjacent visitor amenities, associated parking areas, and an operations and maintenance facility.

The Reservation also includes a number of attractive historic structures, three bath houses, a comfort station, playgrounds, and many shaded pavilion shelters. During the summer, you can take public dance lessons or attend concerts at the newly renovated bandstand. Lifeguards for the beach are on duty from late June to early September.

A beachfront promenade, located between the parking areas adjacent to the beach and the seawall (or revetment), runs along the entire length of the reservation ocean frontage and provides visitors physical and visual access to the beach, as well as passive and active recreation opportunities. Along most of its length, the seawall provides beach users with seating along the promenade.

The beach is accessible from the promenade via concrete stairs and ramps in the seawall. New entry stairs, accessible ramps and railings were constructed during the Spring of 2007 to improve access as part of the seawall improvements. The existing ramps now meet ADA accessibility standards.

Although the Reservation offers some great amenities and convenient parking, surface parking lots take up a large portion of the site. A key concern cited in the 2014 Nantasket Beach Reservation Master Plan was the overall lack of greenspace throughout the Reservation.

## **Nantasket Beach Reservation Master Plan Update (2014)**

In 2005, in conjunction with a project for seawall and beach accessway repairs at Nantasket Beach, DCR created a Master Plan for Nantasket Beach Reservation.

The overarching goal for the Master Plan was to provide an enhanced natural and recreational experience at Nantasket Beach, with:

- Attractive amenities to support a wide range of recreational, commercial, and entertainment activities;
- Safe and convenient access for pedestrians, cyclists, transit and boat passengers and automobile users;
- Connections to adjacent bicycle paths and parking areas; and
- Increased amenities for high-tide and shoulder-season visitors.

According to the plan, over \$16 million in improvements to the Reservation has been invested by DCR , including seawall improvements, new railing, sidewalks, ramps and stairs; reconstruction of Bernie King Pavilion; shade structures and playground at the Mary Jeanette Murray Bath House; and interior improvements at Mary Jeanette Murray Bath House, Tivoli Bath House and Cook

Comfort Station. The plan further notes that as funding becomes available DCR will seek to implement the individual projects recommended within the Master Plan.

### **Unified Work Plan for Nantasket Beach (2019)**

The Town of Hull hired a planning and design team consisting of Harriman, FXM Associates, and TEC Inc. to create a Unified Work Plan for Nantasket Beach. The plan was an effort to coordinate several ongoing plans and studies focused on the improvement and revitalization of Nantasket Beach and its surrounding area into one integrated plan and implementation strategy.

The plan provides a series of widely shared community goals that include the following:

- Bringing all the stakeholders “on the same page”
- Developing a clear and coordinated framework for private and public redevelopment, open space, and street and parking infrastructure
- Establishing shared priorities and expectations for actions by the Town, the HRA and DCR and other stakeholders

### **Peddocks Island<sup>11</sup>**

Both serene and historic, Peddocks Island is known for its rich biodiversity and is home to Fort Andrews. One of the largest islands that make up the Boston Harbor Islands, Peddocks Island is both beautiful, rich in history and off the beaten path. The island once was home to Native Americans, militiamen, prisoners of war, and farmers. Today some private residents still call the island home. Historic structures, such as Fort Andrews, built at the start of the 1900’s, along with the restored WWII-era Chapel, reside at this location. Peddocks Island is also rich in biodiversity and is home to wildlife such as deer and turkeys, making it a fun location to explore. The island provides a number of active recreational opportunities to residents and visitors such as hiking, bird watching, and camping. Peddocks Island is owned and operated by the Massachusetts Department of Conservation & Recreation (DCR).

### **Peddocks Island Redevelopment Plan**

The National Park Service, DCR, and Boston Harbor Now are currently working on a redevelopment plan for Peddocks Island. The island possesses a robust system of existing infrastructure, including dozens of historic structures as well as public water, sewer, and electrical service.

Boston Harbor Now is leading a visioning process to update existing infrastructure and other island assets to make the park feel more welcoming and accessible to people from all over the region and beyond. The redevelopment plan seeks to inspire more people to enjoy the Island and become invested in its future, preserve the Island’s history while updating its infrastructure, and

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<sup>11</sup> “Peddocks Island,” Boston Harbor Islands, <https://www.bostonharborislands.org/peddocks-island>

better manage and protect the Island's scenic attributes<sup>12</sup>. As of the writing of this document DCR has not formally approved this plan.

### Bumpkin Island<sup>13</sup>

Bumpkin Island is a small, picturesque destination with a diverse history, this quaint little island is excellent for camping. With flowers that line its walking trails and beautiful slate and shell beaches, Bumpkin Island is the ideal place to relax in nature. This quiet island was once home to Native Americans and later hosted fish-drying and smelting operations before a children's hospital was founded on it by Boston philanthropist, Albert Burrage. Today, Bumpkin Island serves as a camping destination. Residents and visitors can enjoy the serenity of nature or explore the remains of an old farmhouse and children's hospital. The island is an easy kayak trip from Hull or Hingham. Bumpkin Island is owned and operated by DCR.

### Weir River Area of Critical Environmental Concern

The entire Weir River from Straits Pond to a line connecting Worlds End, Hingham to the tip of Sunset Point was designated an Area of Critical Environmental Concern (ACEC) in 1986. Mentioned extensively throughout this plan, this 950-acre ACEC is one of the largest and most biologically significant salt marsh ecosystems in the Boston Harbor area.

Amongst the numerous benefits that can be attributed to protecting land in the Weir River Estuary, covering an area that includes portions of Hull, Hingham, and Cohasset, protection of coastal land and wetland areas can serve to mitigate flooding and potential storm damage. These protected areas directly serve to absorb storm water and act as flood water retention areas. Indirectly, land along the water that is protected will not be developed with homes and buildings that would later be subject to storm and flood damage.

Although not included within the boundary of the ACEC, two important recreational areas abut the area: the DCR's Nantasket Beach, a designated barrier beach, and "World's End," a park located in Hingham owned and managed by the Trustees of Reservations.<sup>14</sup>

<sup>12</sup> "Peddocks Island Redevelopment Plan," Boston Harbor Islands, <https://www.bostonharborislands.org/bumpkin-island>

<sup>13</sup> "Bumpkin Island," Boston Harbor Islands, <https://www.bostonharborislands.org/bumpkin-island>

<sup>14</sup> "Weir River ACEC," MA EOEEA, <https://www.mass.gov/service-details/weir-river-acec/>

Figure 29: Weir River Estuary Center



Photo Source: <https://www.energysage.com/>

## Weir River Estuary Center

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:

- To preserve the rare and idyllic setting and character.
- Expand public access and low impact (e.g. no wake) recreational opportunities
- Protect the historical and geological integrity
- Protect and restore natural resources and biological diversity
- Conserve a contiguous corridor of open space and healthy habitats
- Develop educational opportunities and foster stewardship
- 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 home of the Weir River Watershed is the Weir River Estuary Center. A multi-group partnership enabled this Town of Hull owned building to be renovated and made useful for community groups. Operated by the Weir River Watershed Association the building located at 333 George Washington Blvd, has two rooms available to community organizations, a board meeting room and a larger room for small events. The building hosts several sustainable features including solar panels, insulated windows, water-saving bathroom fixtures, and a rain garden.



Figure 30: Scenic & Historic Resources and Unique Environments Map



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## Cultural, Archeological, and Historic Areas

The Hull Cultural Council strives to enhance the local community by providing grants that support projects in the arts, humanities and interpretive sciences. The goal of the Council is to connect members of the community through engagement in quality programming that will encourage and inspire members of the community of all ages and backgrounds.

The Town of Hull has a very active and involved Historical Commission. The Hull Historical Commission provides for the preservation, protection and development of the historic and archaeological assets of Hull. It is responsible for community-wide preservation planning and is an advocate for historic preservation in Hull, including working for historic preservation in planning and development of the community.

In accomplishing this mission, the Commission:

- Creates and maintains an inventory of historic assets, including houses, barns, commercial buildings, cemeteries, military sites and artifacts, monuments and markers, railroad artifacts, landscapes, and more;
- Seeks to protect the town's historic assets from neglect, deterioration from the elements, development, inappropriate uses, etc.; and
- Provides educational opportunities to increase public understanding of the history of the town and the historic context of important assets.

The Commission works with other Town boards, committees, commissions and officials to fulfill their mission. The Historical Commission is NOT the same as the Hull Historic District Commission (HDC, described below) or the Hull Historical Society (a private not-for-profit educational organization), though the Commission works cooperatively and share many goals related to the town's historic character. Meetings are held the second Monday of each month at the Hull Lifesaving Museum and all meetings are posted at Town Hall and open to the public.

## Hull Village Historic District

The boundaries of the Hull Village Historic District are shown on **Figure 30**. Although the district does have non-residential buildings, it is predominantly made up of residential homes in Georgian, Greek Revival, Italianate, and Colonial Revival styles.

The HDC was established by vote at Town Meeting in 1994 on the occasion of the 350th anniversary of the town's founding in 1644. The Hull Village Historic District By-law conforms to the Massachusetts General Law, Chapter 40C, as amended.

According to the By-law, HDC has as its purpose "... to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Town of Hull ..."

The Massachusetts Historical Commission maintains an inventory of the Town's Historical Assets. Through the Massachusetts Cultural Resource Information System (MACRIS), anybody can view the

list and documentation of Hull's historical areas, buildings, burial grounds, objects, and structures. A complete list of the town's historical resources can be found in Appendix G.

Hull has four sites that are designated as National Historic Landmarks: Hull Shore Drive and Nantasket Avenue historic area, Fort Revere, Point Allerton Lifesaving Station and the Paragon Carousel; all four sites are also listed within the National Register of Historic Places. According to the National Park Service's website, "National Historic Landmarks (NHLs) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States."<sup>15</sup>

### **Hull Shore Drive and Nantasket Avenue**

Listed on the National Register in 2004, this 1.25-mile long historic area is part of the Metropolitan Park System of Greater Boston MPS. The area is divided into two segments: Nantasket Avenue and Hull Shore Drive. The segment of Nantasket Avenue begins near Atlantic Avenue, at the foot of Atlantic Hill, travels north until it meets Hull Shore Drive, and continues as Hull Shore Drive until ending at Phipps Street. Nantasket Beach Reservation was created in 1899 to restore the natural beauty of the area and create a resort area. Construction of Hull Shore Drive - Nantasket Avenue began in 1900 with the purpose to serve as access along the west side of the Nantasket Beach Reservation.<sup>16</sup>

Figure 31: Fort Revere overlooking Boston Harbor



### **Fort Revere**

Fort Revere is both a state and town-owned historic park site located on Telegraph Hill with panoramic views of Boston Harbor. In 1898 the U.S. Government bought 77 acres of land and constructed a fort named after Paul Revere. Fort Revere served as part of the defense of Boston Harbor in both World Wars. This fort was deactivated in 1951 and later listed on the National Historic Register in 1976. Today, the site features a military history museum, picnicking facilities, and a one-hundred-foot water tower with an observation deck that is currently closed off to the public. Although dedicated volunteers from time to time have cleaned and painted portions of the

<sup>15</sup> "National Historic Landmarks Program," National Parks Service, [www.nps.gov/nhl/](http://www.nps.gov/nhl/)

<sup>16</sup> Unified Work Plan for Nantasket Beach (2019), produced by Prepared by Harriman | FXM Associates | TEC

remaining bunkers, graffiti and broken glass remain a consistent issue at the site. The water tower and concrete bunkers are in poor condition and in need of repair.

This site would benefit greatly from an overall park renovation effort. The 2000 OSRP cites the need for a restoration and renovation project for the park and facilities at Fort Revere. In order to bring this plan to fruition, the Town should partner and coordinate with DCR and nonprofit organizations such as the Fort Revere Park & Preservation Society to move the project along.

The Fort Revere Park & Preservation Society is a nonprofit resident group dedicated to community care and use of Fort Revere Park. The Society works to promote the Park's valuable history and find adequate funding for the many needed repairs and security of the historic property.

The long-term goals of the organization are to:

- Open the historic water tower
- Improve the grounds throughout the park with landscaping, accessible trails, and informational signage
- Repair, secure and maintain the vital history of fort revere for next generations

Figure 32: Hull Lifesaving Museum



Photo Source: <https://www.brss.org/>

### Hull Lifesaving Museum

The Hull Lifesaving Museum is housed in the former Point Allerton US Lifesaving Station which opened in 1889 under the leadership of Captain Joshua James. Captain James is considered a "father" of the US Coast Guard and he and his crew are credited to have saved more than 500 lives from shipwreck in Boston Harbor. This site was listed on the National Historic Register in 1981.

Today, the Hull Lifesaving Museum is dedicated to the preservation of Boston Harbor's rich maritime heritage and lifesaving traditions through exhibits, collections, open-water rowing programs and stewardship of the town's historic sites. The museum sponsors year-round children and adult education and recreation programs, including workshops and a lecture series.

Figure 33: Paragon Carousel



Photo Source: <https://carouselhistory.com/>

### Paragon Carousel

The Paragon Carousel is the last remaining attraction from the beloved Paragon Park amusement park on Nantasket Beach. It is a local landmark and tourist attraction, moved to its current location following the 1984 closing of Paragon Park. The carousel is privately owned, although it is located on DCR land. Built in 1928 by the Philadelphia Toboggan Company, it boasts four rows of 66 intricately carved horses and two rare Roman chariots. It is decorated with 35 original paintings, 36 cherubs and 18 goddesses who look down while a Wurlitzer Band Organ fills the air with music. This historic structure was listed on the National Historic Register in 1999.

## ENVIRONMENTAL CHALLENGES

### Hazardous Waste Sites

Hazardous waste is considered to be any human-created or modified substance released into the environment that constitutes a present or potential threat to public health and safety, to plants and animals, and to the quality and quantity of Hull's drinking water supply. Hazardous wastes can be solid, semi-solid, liquid, or gaseous in nature. These wastes pose a threat when improperly stored, used, transported, disposed of, treated, or mismanaged.

The Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup Reportable Release Lookup Database has identified 52 hazardous waste sites in the Town of Hull in various stages of assessment and cleanup. MassDEP has files for each site regarding their contamination and associated remediation; the files can be viewed online through the Reportable Release Lookup Database. The listed sites are those that may contain potentially contaminated soil, water, and air. Most sites have been restored or deemed close to their original state.



Of the total number of sites, two have Activity and Use Limitations (AULs) placed upon them. AULs are legal restrictions meant to limit future exposure to contaminate that may remain on a site after cleanup. AULs are a part of the Massachusetts Contingency Plan and they allow the current and likely future use of a property to be considered during the cleanup of oil and hazardous material disposal sites. AULs provide critical information to the people who will control and use the property in the future about the risks remaining at the site. A list of the AUL sites in Hull is provided in the Appendix F.

Sites with Activity Use Limitations in Hull include automotive commercial properties at 25 Atlantic House Road and 215 Nantasket Avenue. Sites with AULs are often prevented from being developed for future uses, such as housing, due to past contamination. While this may limit their development potential, another excellent option for utilizing these sites is to turn them into parks and other open spaces after they have undergone some remediation. There are many successful examples of where this has been done throughout the country, including for Nina Scarito Park in Lawrence, Massachusetts.

### **Trees**

Currently, the Public Works Department in coordination with the Town Light Department handles the removal of unsafe or deceased trees. An inventory of street trees is needed and another recommendation in this plan is to encourage a Town-managed tree planting program to a level of one new tree for every one removed on public streets, parks, and playgrounds.

### **Landfills**

Hull's sanitary landfill, located in the wetlands across from Hingham, was closed in 2000 because of capacity issues. A portion of the landfill has been capped and a 1.8 MW electric generation wind turbine was constructed on the site in 2005. The landfill undergoes active monitoring by SEA Consultants and conforms with all DEP regulations and includes gas monitoring and leach collection. Quarterly reports on the status of the landfill are submitted to the Department of Environmental Protection. The landfill is not considered to be a significant pollution source and has recreational potential. Discussed recreation improvements to the site include the creation of walking and biking trails.

### **Water Pollution Issues**

For many years, degraded water quality in coastal waters surrounding Hull was chiefly the result of inadequately treated sewage discharges. However, water quality in Boston Harbor has significantly improved as a result of the Harbor cleanup. Some of the waterbodies in Hull are considered by the U.S. Environmental Protection Agency to be impaired or threatened for one or more uses and requiring a Total Maximum Daily Load (TMDL). MassDEP defines a TMDL as a "...calculation of the maximum amount of a pollutant that a waterbody can accept and still meet the state's Water Quality Standards for public health and healthy ecosystems."<sup>17</sup> Waterbodies that do not have a designated TMDL, but require one, are considered Category 5 waters.

<sup>17</sup> "Total Maximum Daily Loads (TMDLs) Basics", MA EOEEA

<http://www.mass.gov/eea/agencies/massdep/water/watersheds/total-maximum-daily-loads-tmdls-basics.html>

According to MassDEP's 2016 Integrated List of Waters Map, three waterbodies surrounding Hull are identified as Category 5 waters.

Figure 34: Category 5 303(d) List of Impaired Waters in Hull

Water Body	Segment ID	Description	Size (Sq. Mi)	Impairment
Boston Harbor	MA70-01	The area defined by a line from the southerly tip of Deer Island to Boston Lighthouse on Little Brewster Island, then south to Point Allerton; across Hull and West guts; across the mouths of Quincy and Dorchester bays, Boston Inner Harbor and Winthrop Bay (including President Roads and Nantasket Roads).	18.60	Cause Unknown (Contaminants in Fish and/or Shellfish) Fecal Coliform PCBs In Fish Tissue
Hull Bay	MA70-09	The area defined east of a line from Windmill Point, Hull to Bumkin Island, Hingham and from Bumkin Island to Sunset Point, Hull.	2.48	Cause Unknown (Contaminants in Fish and/or Shellfish) Fecal Coliform PCBs In Fish Tissue
Weir River	MA74-11	From Foundry Pond outlet, Hingham to mouth at Worlds End, Hingham and Nantasket Road near Beech Avenue, Hull (including unnamed tributary from outlet Straits Pond, Hingham/Hull) (area associated with Weir River ACEC designated as ORW).	0.83	Cause Unknown (Contaminants in Fish and/or Shellfish) Fecal Coliform PCBs In Fish Tissue

Source: Mass DEP, <https://www.mass.gov/files/documents/2020/01/07/16ilwplist.pdf>

In order to reduce non-point water pollution, the Town engages in a range of activities covering public education and outreach, public involvement and participation, illicit discharge detection and elimination, construction site stormwater runoff control, post-construction stormwater management, as well as pollution prevention and good housekeeping in municipal operations.

### Coastal Flooding

Hull experiences coastal flooding in a number of areas of the town. These areas, which were identified and described in the Town's 2018 update to its Hazard Mitigation Plan, are described in **Figure 35**. There are 229 repetitive loss properties in Hull: almost all are residential properties impacted by coastal flooding. As defined by the National Flood Insurance Program (NFIP), a repetitive loss property is any property for which the NFIP has paid two or more flood claims of \$1,000 or more in any given 10-year period since 1978. These repetitive loss properties had a total of 749 losses between 1978 and 2015, totaling \$7,618,446 in damages.

Figure 35: Locally-Identified Areas of Flooding

Area	Description of Flooding
Atlantic Avenue	Overwash of the sea wall leads to flooding, especially during Nor'easters.
Atlantic Avenue @ Cohasset Border	Overwash leads to flooding.
Nantasket Beach (DCR)	Waves during storm events top the sea wall in this area.



Area	Description of Flooding
Hampton Circle	Floods in the low area between Hampton and Sagamore Hills.
Beach Avenue to Nantasket Avenue, (Phipps to A Streets)	Coastal flooding overtops or erodes the sand dunes. Flooding is compounded by lack of adequate drainage.
Sunset/Cadish Avenue, Bayside	Coastal flooding overtops seawalls and revetments.
Alphabet Streets, Oceanside	Coastal flooding overtops the sand dunes.
Stoney Beach	Coastal flooding overtops seawalls and revetments. Flooding is compounded by lack of adequate drainage.
Ocean Avenue Marsh	Coastal flooding overtops seawalls and revetments. Flooding is compounded by lack of adequate drainage.
Channel Street -Sea wall	Coastal flooding overtops seawalls and revetments. Flooding is compounded by lack of adequate drainage.
Point Allerton	Coastal flooding overtops the revetment.
James Avenue	Coastal flooding overtops seawalls and revetments.
DPW Building	Adjacent to Weir River storm surge overtops the bank
Gun Rock Beach -	Coastal flooding overtops seawalls and revetments.
Dighton Street	Adjacent to Hull Bay
Gun Rock	Coastal flooding overtops seawalls and revetments
Central Avenue	Flooding from rain events is exacerbated by poor drainage
Edgewater Road	Flooded between 6th and 11th Streets in the January 2018 storm
Bay Street	Flooded along the southern section in the January 2018 storm
Nantasket Road	Flooded between 11th Street and Clifton Avenue in the January 2018 storm

Source: Town of Hull Hazard Mitigation Plan Update, 2018

The Town has received two FEMA Hazard Mitigation Grants for a total of more than \$600,000 to elevate homes, or utilities within homes, for ten residential properties. The ten property owners are proceeding with their projects. The Town has applied for an additional FEMA Hazard Mitigation elevation grant for two homeowners<sup>18</sup>.

As mentioned earlier in the Zoning section the Town of Hull has several policies and agencies in place to prepare for and manage inevitable flooding in the community. This includes a Floodplain Overlay Zoning District that requires any development in this district to meet specific wetland regulations and building codes for flood resistant construction. Additionally, the Department of Public Works cleans all catch basins and does street sweeping annually. Hull has worked with consultants to study the town's flooding problems and identify mitigation measures that can be established and enhanced to help alleviate flooding issues.

<sup>18</sup> Town of Hull Hazard Mitigation Plan Update, 2018

## Erosion and Sedimentation

Erosion describes the wearing away of land surfaces (primarily soil and rock debris) by natural forces, such as running water, wind, ice, and other causes.<sup>19</sup> Coastal flooding is a major problem in Hull and an issue that is increasingly impacting towns along the Massachusetts coast. Rising sea levels have led to increased rates of erosion along beaches and coastlines. Intact beaches with dunes dissipate wave energy, protecting buildings behind them. As the beaches erode away, this protection is lost.

Measures to enhance natural protection in Hull, i.e., beaches and dunes, are already underway through the Beach Management Plan. Included in these projects are measures to promote dune regeneration and reduce pedestrian traffic on dunes through limiting access points.

Since 2006, the Beach Management Committee has coordinated nearly 100 volunteers to plant beach grass each spring. In March 2010, as in the past several years, the Town planted 15,000 beach grass plants. The Town has continued to repair breaches in the dune and improve sand fencing to protect the dune from damage. The dunes along Nantasket Beach were augmented significantly in 2013 and 2017.

Sedimentation can be thought of as the opposite of erosion; it is the deposition of soil particles that have been transported by wind and water. In Hull, sedimentation is primarily caused by road runoff and construction-related earth disturbances. This can be minimized by following environmental regulations and best practices. Sedimentation within Hull Bay and the Weir River creates shallow bottoms which limit boat accessibility to these areas. Dredging in the Weir River is prohibited by ACEC regulations, unless for fisheries and wildlife enhancement and except in the immediate vicinity of Nantasket Pier.

## Development Impacts

As described in the Community Setting element of this plan, Hull is almost entirely built out. Since there are very few parcels of vacant land that are developable and free of constraints, most new development in town must occur via infill development, some redevelopment, and teardowns. In communities where vacant land is scarce, such as in Hull, opportunities for open space preservation are often limited and come up against demands for residential and commercial growth.

Development increases the demand for recreational facilities while reducing potential, and in some cases, existing publicly owned open space. In addition, development pressures on the infrastructure may limit the construction of new recreational facilities. In Hull, a major constraint to the creation of new facilities is traffic and parking.

## Impacts from Climate Change

Climate change is already having an impact on natural resources in New England and those impacts are expected to increase in the future. Impacts to Hull's natural resources include sea level rise, coastal storm surge, extended dry periods, more intense rainstorms and flooding, increases in temperature, changes in aquatic vegetation, and shifts in habitat for fish and other wildlife.

<sup>19</sup> MassDEP (2003), "Erosion and Sediment Control Guidelines for Urban and Suburban Areas," <http://www.mass.gov/eea/docs/dep/water/esfull.pdf>

Efforts to identify risks and develop climate adaptation strategies are already underway in the region. In 2016, with the assistance of Kleinfelder, the town completed a Coastal Climate Change Vulnerability Assessment and Adaptation Study to identify vulnerabilities and develop coastal protection and adaptation strategies to protect infrastructure. Analysis of best available data and tools indicate that Hull's coastline is vulnerable to sea level rise, erosion, and shoreline retreat.

In 2018, the Town incorporated sea level rise projections in its updated Hazard Mitigation Plan. In the communities of the Boston region of Massachusetts, hazard mitigation planning tends to focus most on flooding, the most likely natural hazard to impact these communities. The Federal Disaster Mitigation Act of 2000 requires all municipalities that wish to be eligible to receive FEMA funding for hazard mitigation grants, to adopt a local multihazard mitigation plan and update this plan in five-year intervals.

In 2019, the Town of Hull, in continuing its proactive efforts to address future climate threats, completed the Community Resilience Building (CRB) Workshop under the Municipal Vulnerability Preparedness (MVP) program certification. The MVP program provides support for cities and towns in Massachusetts to complete vulnerability assessments and develop action-oriented resiliency plans. The plan builds upon previous completed plans for hazard mitigation, coastal flooding, emergency management and open space protection. Communities who complete the MVP program become certified as an MVP community and are eligible for grant funding from the state.

### **Environmental Equity**

Environmental equity refers to the distribution of open space and recreational opportunities throughout the Town of Hull. Hull has a number of parks and open spaces providing a wide variety of activities.

As described under Community Needs in Section 7, an analysis of park distribution was undertaken using the ParkServe® tool which was created by The Trust for Public Land (TPL). This is a platform that identifies the locations and 10-minute walk service areas for all parks, playgrounds and natural areas offering public recreational opportunities in almost 14,000 cities, towns, and communities in the US. According to the analysis, 81.5% of residents are located within a 10-minute walk of a park, playground, or open space. For more details see Section 7 and Appendix H of this Plan.

## Section 5: Inventory of Lands of Conservation & Recreation Interest

### Introduction to the Inventory

The first step in being able to make decisions about future needs for open space and recreation is to have an accurate account of existing lands and facilities. This section contains an inventory of all conservation, open space, and recreation lands, both publicly and privately owned. Information on ownership, management responsibility, level of protection, and primary use of the property are some of the other elements of this inventory. The areas shown in the table are depicted in **Figure 36** Open Space and Recreation Inventory Map.

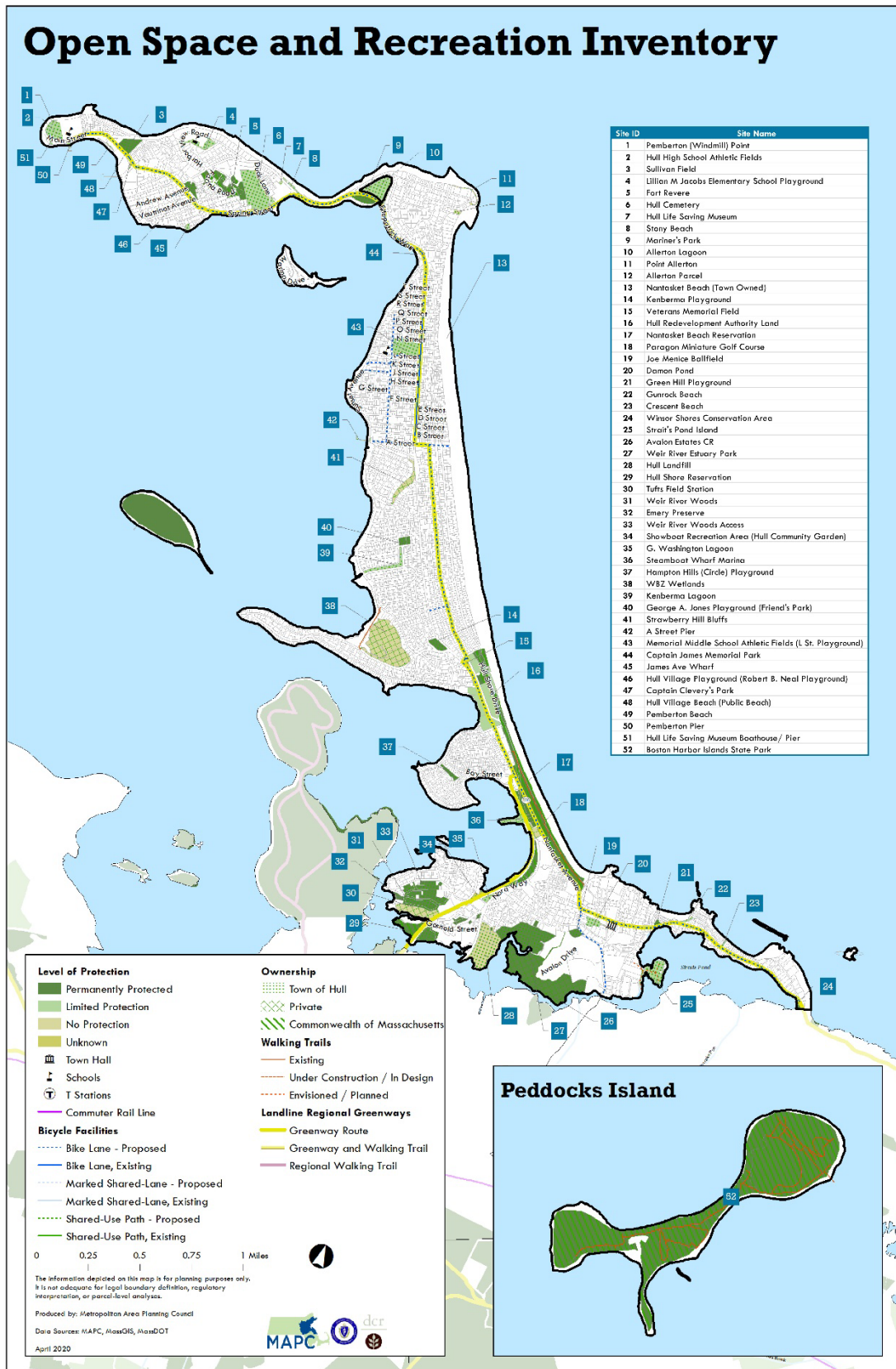
The importance of open space and recreation resources to a community is immense. The protection and stewardship of these assets via past, future, and current Open Space and Recreation Plans is a crucial piece in shaping an environment where people want to live. Open space and recreation resources provide opportunities for the average citizen to relax, play, and explore, and are integral to life in the Town of Hull.

Open space has many different definitions and can mean different things to different people. What is considered open space in a suburban or rural community can be very different from what is considered open space in an urban community. The Open Space and Recreation Planners Workbook defines open space as “conservation land, forested land, recreation land, agricultural land, corridor parks and amenities such as small parks, green buffers along roadways or any open area that is owned by an agency or organization dedicated to conservation.” A broader definition of open space can and should include undeveloped land with conservation or recreation potential.

Open space and parks are critical to the quality of life in a community and provide a wide range of benefits. Access to parks can contribute public health benefits, enhanced property values, and improved environmental quality including air quality, water quality, and the mitigation of urban heat island effects. Public health benefits include reducing the incidence of childhood obesity by providing safe places for kids to be active. Open spaces and parks also serve as important meeting places for neighbors to get to know one another.

Determining where the open space and recreation land is located in Hull is the beginning stage of fully understanding what resources the Town has and how best to manage them. Once this land has been identified, it is important to ensure its protection and maintenance into the future to help guarantee that many more generations of residents can enjoy them. According to the Division of Conservation Services, land within a community is permanently protected if it is managed by the local Conservation or Parks & Recreation Commission, by Executive Office of Energy and Environmental Affairs (EOEEA) agencies, by a nonprofit land trust, or if the municipality received state or federal monies for the improvement or purchase of the land. Typically, land owned by other Town agencies or the local school system should not be presumed to be permanently protected.

Figure 36: Open Space and Recreation Inventory Map



Document Path: K:\Data\GIS\Projects\Current\Projects\OpenSpace\Map\B&E\7\OpenSpaceInventoryMap\_Hull\_0-03-02.mxd

## Inventory of Open Space and Recreation Resources

The inventory matrix in **Figure 37** includes 52 sites covering approximately 464 acres of open space and recreation land owned and managed either by the Town of Hull, the Department of Conservation and Recreation (DCR), or private entities.

The column headings of the inventory are defined below:

- **Name** - Names the open space site.
- **Owner** - Indicates the owner of the property.
- **Manager** - Indicates the agency or department responsible for managing and maintaining the property. May be the same as the owner.
- **Current Use** - Details the main use for the site and its facilities.
- **Condition** - Identifies the site condition (excellent, good, fair, or poor). Town-owned open spaces and parks were surveyed to obtain a general sense of the condition of the property and any facilities located on it.
- **Recreation Potential** - Indicates the recreational use of sites. For land not used for recreational purposes, potential for recreational activities is identified. Conservation land is generally deemed to have limited recreation potential except for passive recreation such as hiking and walking. Some small tax title lands and sensitive environmental areas are presumed to have no recreational potential.
- **Funds Used** - Identifies the funds used for the acquisition of or upgrades to the site, including grant funds.
- **Zoning District** - Identifies the zoning district in which the site is located.
- **Level of Protection** - Indicates if the site, either by virtue of its ownership, existence of deed restrictions, or by the fact that it has received state or federal funding, is protected against conversion to some other use. Levels of protection are described in more detail in this section.
- **Public Access** - Indicates if the public can access the site. All Town- and State-owned sites are publicly accessible.
- **Acres** - Gives the site's acreage or an approximation in cases where specific information was not attainable. One acre is 43,560 square feet or 1/640 of a square mile.

Figure 37: Open Space and Recreation Inventory

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	ADA Access	Acres
<b>Town-Owned Active Recreation</b>												
21	<b>Green Hill (Gunrock) Playground</b>	Town of Hull	Parks & Recreation Commission	Recreation: basketball courts, swings, playground equipment, benches, picnic table	Poor	Used for active recreation Planned park renovation	None	SF-B	Permanent Article 97	Yes	None	0.5
37	<b>Hampton Circle Playground (Joseph McLaughlin Park)</b>	Town of Hull	Parks & Recreation Commission	Recreation: basketball court, all play equipment has been removed due to physical condition and safety concerns	Poor	Planned park renovation: site improvements, new play structure	None	POS	Permanent Article 97	Yes	None	1.1
46	<b>Hull Village Playground (Robert B. Neal Playground)</b>	Town of Hull	Parks & Recreation Commission	Recreation: basketball courts, ballfield, benches, swings, playground equipment, bicycle parking	Fair	No changes anticipated	None	POS	Permanent Article 97	Yes	None	1.8
19	<b>Joe Menice Ballfield</b>	Town of Hull	Parks & Recreation Commission	Recreation: ballfield, benches, bleachers, bicycle parking	Fair	No changes anticipated	None	MF-A	Permanent Article 97	Yes	Limited	1.2
14	<b>Kenberma Playground</b>	Town of Hull	Parks & Recreation Commission	Recreation: ballfield, tennis courts, basketball courts, swings, playground equipment, benches, picnic table	Fair	Planned park renovation: tennis court, basketball court, fencing	None	POS	Permanent Article 97	Yes	Limited	1.9



Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	ADA Access	Acres
40	<b>George A Jones Playground (Friends Park)</b>	Town of Hull	Parks & Recreation Commission	Recreation: playground equipment, swings, benches, picnic table, circular walking path	Fair	No changes anticipated	None	SF-A	Permanent Article 97	Yes	Limited	1.4
3	<b>Sullivan Field</b>	Town of Hull	Parks & Recreation Commission	Recreation: soccer field, bleachers	Good	No changes anticipated	None	POS	Permanent Article 97	Yes	None	3.2

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
<b>Town-Owned Passive Recreation</b>											
44	<b>Captain Joshua James Memorial Park</b>	Town of Hull	Parks & Recreation Commission	Historical/Cultural: small grassy area, benches, monument, flagpole	Fair	No changes anticipated	None	POS	Permanent Article 97	Yes	0.1
47	<b>Captain Cleverly Park</b>	Town of Hull	Parks & Recreation Commission	Conservation: grassy triangle, benches, flagpole, monuments, walking path	Good	No changes anticipated	None	SF-B	None	Yes	0.3
9	<b>Mariner's Park</b>	Town of Hull	Board of Selectman	Historical/Cultural: Hull Yacht Club, grassy field, gazebo, walking paths, flagpole, monuments	Good	No changes anticipated	None	CR-C	Permanent Article 97	Yes	2.3
11	<b>Point Allerton</b>	Town of Hull	Parks & Recreation Commission	Conservation: grassy area, bench, monument	Fair	No changes anticipated	None	SF-B	None	Yes	0.5

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
34	Showboat Recreation Area (Hull Community Garden)	Town of Hull	Board of Selectman	Other: Community Garden	Good	No changes anticipated	None	WF-D	Unknown	Yes	0.6
<b>Town-Owned Beaches</b>											
23	Crescent Beach	Town of Hull	Board of Selectman	Recreation: small beach	Fair	No changes anticipated	None	SF-A	Limited	Yes	0.5
48	Hull Village Beach	Town of Hull	Board of Selectman	Recreation: small beach	Fair	No changes anticipated	None	CR-C	None	Yes	0.2
22	Gunrock Beach	Town of Hull	Board of Selectman	Recreation: small beach	Fair	No changes anticipated	None	SF-A	Limited	Yes	0.5
8	Stony Beach	Town of Hull	Board of Selectman	Recreation: beach	Fair	No changes anticipated	None	SF-A	Limited	Yes	20
49	Pemberton Beach	Town of Hull	Board of Selectman	Recreation: small beach	Fair	No changes anticipated	None	POS	Limited	Yes	0.1
<b>Town-Owned Piers/Marinas</b>											
42	A Street Pier	Town of Hull	Board of Selectman	Recreation: public pier, boat launch	Fair	No changes anticipated	None	B	Limited	Yes	0.1
45	James Avenue Wharf	Town of Hull	Board of Selectman	Recreation: public pier, boat launch	Fair	No changes anticipated	None	SF-B	Limited	Yes	0.3

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
36	Steamboat Wharf Marina	Town of Hull	Board of Selectman	Recreation: marina	Fair	No changes anticipated	None	WF-D	Limited	Yes	0.1
50	Pemberton Pier	Town of Hull	Board of Selectman	Recreation: public pier, ferry service, MBTA	Fair	No changes anticipated	None	CR-C	Limited	Yes	0.4
<b>Town-Owned School-Based Recreation</b>											
2	Hull High School Athletic Fields	Town of Hull	School Department	Recreation: multiuse turf field, football stadium, bleachers, walking track	Excellent	No changes anticipated	None	POS	Limited	Yes	3.2
4	Lillian M Jacobs Elementary School Playground	Town of Hull	School Department	Recreation: soccer field, swings, fenced in playground equipment, picnic table	Good	No changes anticipated	None	POS	Limited	Yes	2.2
43	Memorial Middle School Athletic Fields (L-Street Playground)	Town of Hull	School Department	Recreation: softball field, tennis courts, basketball courts, swings, playground equipment, bleachers, concession stand	Good	No changes anticipated	None	POS	Limited	Yes	6.2
<b>Other Public Open Space/Wetlands/Miscellaneous Lands</b>											
6	Hull Cemetery	Town of Hull	Board of Selectman	Cemetery/ Open Space	Fair	None	None	POS	Limited	Yes	12.1

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
15	Veterans Memorial Field	Town of Hull	Board of Selectman	Historical/ Cultural: small public plaza with pathways and gazebo	Good	No changes anticipated	None	POS	Unknown	Yes	0.3
1	Pemberton (Windmill) Point	Town of Hull	Board of Selectman	Conservation: wind turbine, small monument	Fair	None	None	POS	Limited	Yes	1
10	Allerton Lagoon	Town of Hull	Board of Selectman	Conservation/ Stormwater Drainage	N/A	None	None	SF-B	Limited	Yes	6.4
20	Damon Pond	Town of Hull	Board of Selectman	Conservation: no trails	N/A	No changes anticipated	None	POS	Limited	Yes	1.6
39	Kenberma Lagoon	Town of Hull	Board of Selectman	Conservation/ Stormwater Drainage	N/A	None	None	POS	Limited	No	2.5
35	G. Washington Blvd. Lagoon	Town of Hull	Board of Selectman	Conservation/ Stormwater Drainage	N/A	None	None	SF-C	Limited	Yes	1.1
7	Hull Lifesaving Museum	Town of Hull	Lifesaving Museum	Historical/ Cultural Historical: property is a museum that is open to the public	Good	None	None	POS	Limited	Yes	0.28
51	Hull Lifesaving Museum Boathouse/Pier	Town of Hull	Lifesaving Museum	Historical/ Cultural: boathouse	Poor	No changes anticipated	None	POS	Limited	Yes	0.16
12	Allerton Parcel	Town of Hull	Board of Selectman	Conservation: parcel of land with no facilities	Fair	No changes anticipated	None	SF-B	None	Yes	0.4

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
16	Hull Redevelopment Authority (HRA) Land	HRA	HRA	Vacant parcels of land with no facilities	Fair	Potential for active and passive recreation	None	CR-A	Limited	Yes	14.1
27	Weir River Estuary Park	Town of Hull		Conservation: walking trails	Good	No changes anticipated	None	SF-C	Permanent Article 97	Yes	18.3
25	Straits Pond "Island" Parcel	Town of Hull	Board of Selectman	Conservation: parcel of land with no facilities	N/A	No changes anticipated	None	C	Limited	No	5.9
28	Hull Landfill	Town of Hull	Board of Selectman	Partially capped landfill with wind turbine	N/A	No changes anticipated	None	C	None	Yes	12.7
41	Strawberry Hill Bluffs	Unknown	Highway Department	Vacant: parcel of land with no facilities	N/A	None	None	SF-B	None	Yes	3.1
State-Owned Open Space											
52	Peddocks Island (Boston Harbor Islands State Park)	DCR	DCR	Historical/Cultural	Good	Used for active and passive recreation	None	POS	Permanent	Yes	193.4
29	Hull Shore Reservation	DCR	DCR	Recreation and Conservation	Fair	Potential for passive recreation	None	SF-C	Permanent Conservation Restriction	Yes	4.1
Jointly Owned Open Space											
17	Nantasket Beach Reservation	DCR	DCR	Recreation	Good	Used for passive recreation	None	POS/CR-B	Permanent	Yes	26.5

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
13	Nantasket Beach	Town of Hull	Conservation Commission	Recreation: public beach	Good	Used for passive recreation	None	POS/CR-B	Permanent	Yes	27
5	Fort Revere	DCR/ Town of Hull	DCR	Recreation and Conservation: bunkers, museum, water tower, picnic tables	Poor	Used for passive recreation	None	POS	Permanent	Yes	8.9
29	Hull Shore Reservation	Trust for Public Land/ DCR	DCR	Recreation and Conservation	Fair	Potential for passive recreation	None	SF-C	Permanent Conservation Restriction	Yes	1.3
<b>Conservation Land Trust</b>											
32	Emery Preserve	Wildlands Trust	N/A	Conservation	Fair	None	None	SF-C	Permanent	Yes	1.0
31	Weir River Woods	Town of Hull	Conservation Commission	Conservation: walking trails	Fair	Used for passive recreation	None	POS	Permanent	Yes	13.5
33	Weir River Woods Access	Hull Land Conservation	Conservation Commission	Conservation	Fair	Used for passive recreation	Conservation Partnership	SF-C	Permanent Conservation Restriction	Yes	0.2
24	Winsor Shores Conservation Area	Cohasset Conservation Trust	N/A	Conservation	Fair	None	None	SF-B	Permanent Conservation Restriction	Limited	0.7
<b>Privately-Owned Open Space</b>											
26	Avalon Estates	Hall Estate Trustees	N/A	Conservation	N/A	N/A	None	C	Permanent Conservation Restriction	Limited	28.4

Site ID	Name	Owner	Manager	Current Use	Condition	Recreation Potential	Funds Used	Zoning District	Level of Protection	Public Access	Acres
27	Weir River Estuary Park	Private	DCR	Conservation	Good	Used for passive recreation	None	SF-C	Permanent Conservation Restriction	Yes	0.5
36	Steamboat Wharf Marina	Private	N/A	Recreation	Good	Used for passive recreation	None	WF-D	Limited	Yes	3
18	Paragon Miniature Golf Course	Private	N/A	Recreation	Good	Used for active recreation	None	CR-B	None	Yes	1.3
30	Tufts Field Station	Private	N/A	N/A	N/A	N/A	None	SF-C	None	No	6
38	WBZ Wetlands	Private	N/A	Conservation	N/A	Used for passive recreation	None	SF-B	Limited	Yes	20.3

Note: There are no Chapter 61 parcels in Hull.



## Levels of Protection

For planning purposes, it is important to be aware of the degree of protection for each parcel. Knowing the level of protection (or lack thereof) will point out how easily some properties assumed to be open space can be developed. This knowledge can help in identifying those open space and recreation areas that require additional efforts in order to ensure their long-term preservation and protection. The following designations regarding level of protection are used.

### Permanently Protected

The majority of open space in Hull is permanently protected. A site is considered to be permanently protected if it is recorded in a deed or other official document. Such land is to be considered protected in perpetuity if it is deeded to and managed by the local Conservation Commission or Parks & Recreation Department and thereby subject to Article 97, if it is subject to a conservation restriction or easement in perpetuity, if it is owned by one of the state's conservation agencies and thereby subject to Article 97, if it is owned by a nonprofit land trust, or if the municipality received federal or state assistance for the purchase or improvement of the property. Private land is considered protected if it has a deed restriction in perpetuity or a conservation restriction has been placed on it.

Article 97 of the Massachusetts Constitution protects publicly-owned lands used for conservation or recreation purposes. In order for a property to be sold, transferred, or converted to a different use, Article 97 requires a 2/3 vote at Town Meeting or City Council in support of the disposition, a 2/3 vote of the Massachusetts Legislature in support of the disposition, demonstration of compliance with applicable funding sources, and the municipality must file an Environmental Notification Form (ENF) with the Massachusetts Environmental Policy Act (MEPA). Given the extensive nature of this process and the rarity with which the disposition process occurs, these public recreation and conservation lands are assumed to be permanently protected.

### Limited Protection

Sites in this inventory have limited protection if they are legally protected for less than perpetuity (i.e. short term conservation restriction) or temporarily protected through an existing functional use. These lands could be developed for other uses when their protection expires or when their functional use is no longer necessary. In general, this includes all land owned by other municipal departments or commissions, including lands managed by the Town for non-recreational purposes.

Massachusetts' Chapter 61 programs give preferential tax treatment to landowners who maintain their properties as open space for the purposes of timber production, agriculture, or recreation. Chapter 61B specifically applies to recreational land.

## No Protection

This category includes land that is totally unprotected by any legal or functional means. This land is usually privately owned and could be sold without restriction at any time for another use. Only a small percentage of open space in Hull has no protection.

## Town-Owned Open Space

The Town of Hull maintains a variety of parks and open spaces totaling more than 150 acres, about half of which is protected in perpetuity. There are a number of active recreation facilities distributed throughout the town, including small tot lots and playgrounds serving the various neighborhoods, as well as larger, town-wide facilities such as the newly updated Hull Community Walking Track at Finlayson Field. The Town also owns a number of school-based recreation facilities as each school has some recreation appropriate to the age group that it serves. With limited exceptions, the Department of Public Works and Parks and Recreation Commission manages all active recreation facilities (school-based or not) in the town.

Approximately 80% of the land in Hull falls under the purview of the Massachusetts Wetlands Protection Act. The Conservation Commission reviews and issues wetland permits in compliance with this Act and protects and manages open space and conservation lands in Hull, some of which are used for passive recreation. This includes the Weir River Woods, Weir River Estuary Park, as well as North Nantasket Beach, a two-mile barrier beach owned by the Town of Hull.

In addition to protected recreation and conservation land, Hull also has some public land that is considered unprotected. This includes land that is held by the Town or Board of Selectmen but not specifically dedicated to an open space or recreation use. Town owned parcels are shown in **Figure 38**.

## State-Owned Open Space

The Commonwealth of Massachusetts is a major landowner in Hull, owning approximately half of the open space in town. The DCR owns and manages Nantasket Beach Reservation, Hull Shore Reservation and Peddocks Island, which is part of the Boston Harbor Islands National Recreation Area. All State-owned land is considered protected in perpetuity.

Nantasket Beach Reservation is a popular summer escape and one of the busiest beaches near Boston. The 26-acre Reservation encompasses approximately 1.3 miles of shoreline along the Atlantic Ocean. The beach includes a playground, bathhouse, pavilion and other visitor amenities as well as an operations and maintenance facility.

Hull Shore Reservation (Gateway West) is a four-acre site abutting the Weir River Estuary. The site was purchased by DCR in 2004 with the assistance of the Trust for Public Lands and sits across

from the Weir River Estuary Center on George Washington Boulevard. This property is open to the public and can be accessed by foot however, the site has no public trails.

As mentioned in Section 4, Peddocks Island is a 193-acre site that is owned and operated by DCR. The site lies across Hull Gut from the Pemberton neighborhood of Hull and is one of the largest islands that make up the Boston Harbor Islands. Fort Andrews is located on the eastern portion of the island and today, some private residents still call Peddocks Island home. The island provides a number of active recreational opportunities to residents and visitors such as hiking, bird watching, and camping. Ferry service to Peddocks and other Harbor Islands is provided seasonally from late-June to Labor Day.

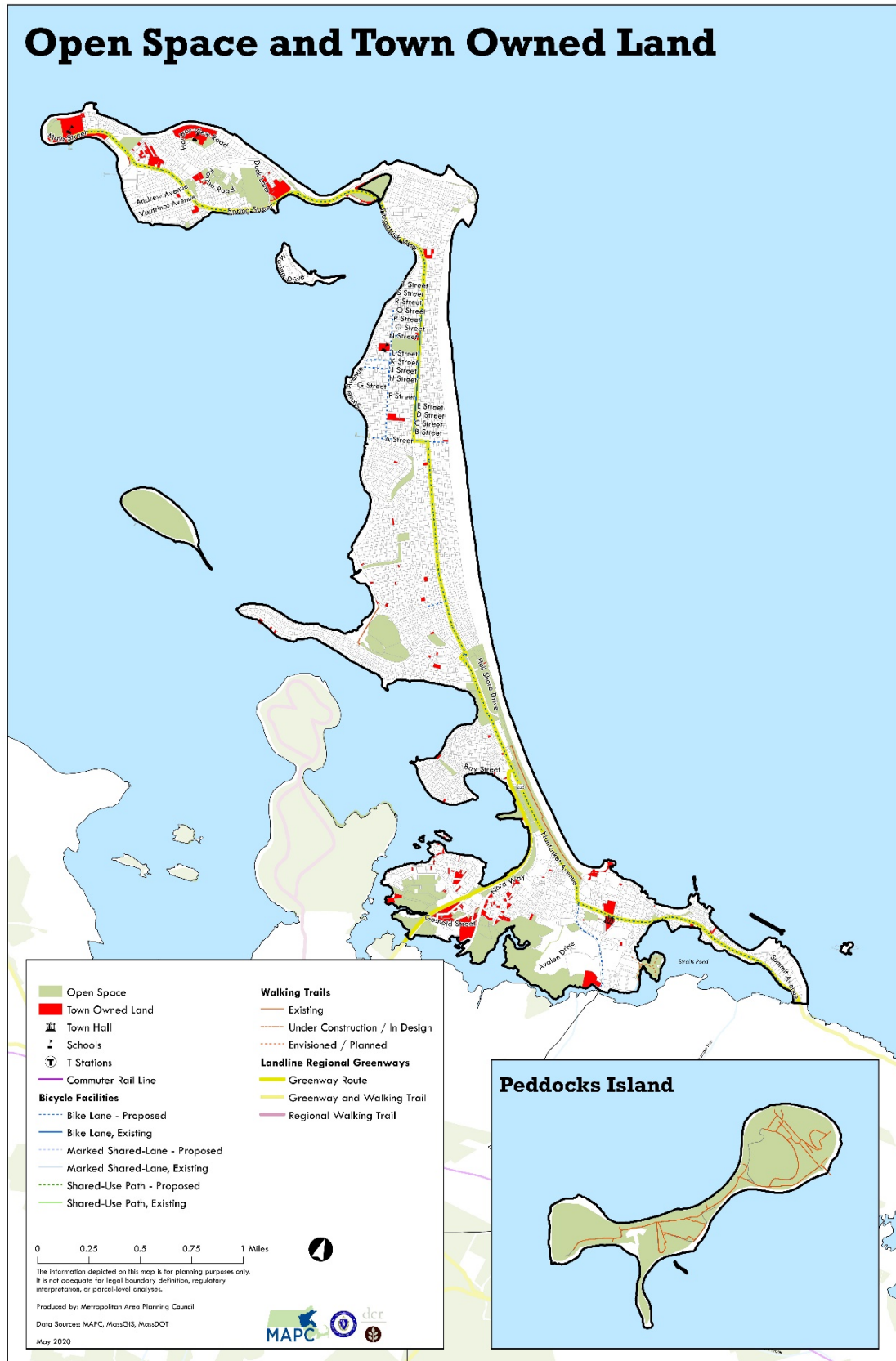
### Nonprofit Conservation Land

Nonprofit organizations also play a role in open space conservation in Hull, protecting approximately 3.2 acres. This includes land owned by The Hull Land Conservation Trust as part of the Weir River Woods; land owned by the Trust for Public Land as part of Hull Shore Reservation; Emery Preserve which is owned by the Wildlands Trust; and Winsor Shores Conservation Area which is owned by the Cohasset Conservation Trust.

### Privately-Owned Open Space

Private organizations own approximately 62 acres of open space in the town. This includes the WBZ Wetlands, Tufts University's Field Station, Steamboat Wharf Marina, and, Paragon Miniature Golf Course. It also includes portions of the Weir River Estuary Park and Avalon Estates, both of which have conservation restrictions and are protected under Article 97. Private land is considered protected if it has a deed restriction in perpetuity or a conservation restriction has been placed on it.

Figure 38: Open Space and Town Owned Land



Document Path: K:\Data\GIS\Projects\Current\_Projects\OpenSpace\_Plan\Hull\Town Owned Parcels Map.mxd

## Section 6: Community Vision

### Description of Process

The community vision for this Open Space and Recreation Plan update and associated goals, objectives, and action steps were developed after reviewing previous plans and studies, meetings with Town staff, and after incorporation of comments received through the online survey and at the community forum.

Open space and recreation planning in Hull is conducted in a cooperative effort between a number of Town departments and commissions, including the Parks & Recreation Commission, Community Development and Planning Department, Department of Public Works and Conservation Commission. Further, the Town collaborates with outside organizations, including the Department of Conservation and Recreation (DCR) and local nonprofits such as Boston Harbor Now, whenever possible on matters pertaining to open space.

During this Open Space and Recreation Plan process, the Open Space and Recreation Plan Committee, whose members represent the open space stakeholders in Hull, met regularly with Metropolitan Area Planning Council (MAPC) staff to review and contribute to elements of the plan and assist with community engagement. In order to learn more about the needs of the community, MAPC and the Town of Hull held a Community Forum to better understand how residents are using the town's open space and recreation facilities and what their suggestions are for improving them. At the first forum, attendees also weighed in on the plan's goals and objectives.

Leading up to the Community Forum, the OSRP Committee did outreach to spread the word about the event. Event flyers were placed in public buildings like Town Hall and the Hull Public Library. The event was also advertised on the Town of Hull's website, on the local cable access channel, in the local newspaper, and through Town email listservs.

In order to engage the larger Hull community, MAPC and the OSRP Committee developed an online survey to help the Town identify opportunities for improvements and additions to its open space and recreation resources. The survey, which was completed by over 300 Hull residents, was advertised on the town's website and social media accounts and in the local newspaper.

### Statement of Open Space and Recreation Goals

We the people of Hull seek to shape a future for our town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community. Hull's distinguishing characteristics are its spectacular coastal setting, its location in the harbor of a metropolitan region, and its small-town identity. These molded the town's past, shape its present, and will provide the framework for its future. Although Hull's land

area has been extensively developed, 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.

The Town of Hull has developed six goals upon which this Open Space and Recreation Plan is based:

- **Goal 1:** Hull should beautify its entry points and main roadways with landscaping and other improvements to enhance the image of the Town, welcome visitors, and link its districts.
- **Goal 2:** Hull's beaches, parks, the Weir River area, Straits Pond, and other resources provide Hull with high-quality and diverse open space areas. These critical natural areas should be preserved, enhanced and protected from future development.
- **Goal 3:** Pursue opportunities that enhance Hull's regional, environmental, historic, cultural, scenic and waterfront resources.
- **Goal 4:** The recreational needs of Hull's residents are paramount to maintaining the local quality of life. The Town should ensure adequate space is available to meet these needs, now and into the future through open space acquisition and development regulation.
- **Goal 5:** Improve the accessibility of Hull's passive and active recreational sites for all residents including the elderly and persons with disabilities.
- **Goal 6:** Maintain, enhance, and expand Hull's active recreation facilities and associated programming.

## Section 7: Analysis of Needs

### Introduction

The Town of Hull has a unique quality with regards to its location and amenities. While the community is located in close vicinity to the City of Boston and almost all of its developable land has been used, it has some of the most diverse and fragile resources of any municipality in the Boston region. Nantasket Beach and the Weir River ACEC stand out as breathtaking natural resources, but other smaller spaces like Straits Pond and Pemberton (Windmill) Point hold an equal amount of affection amongst local residents and visitors alike.

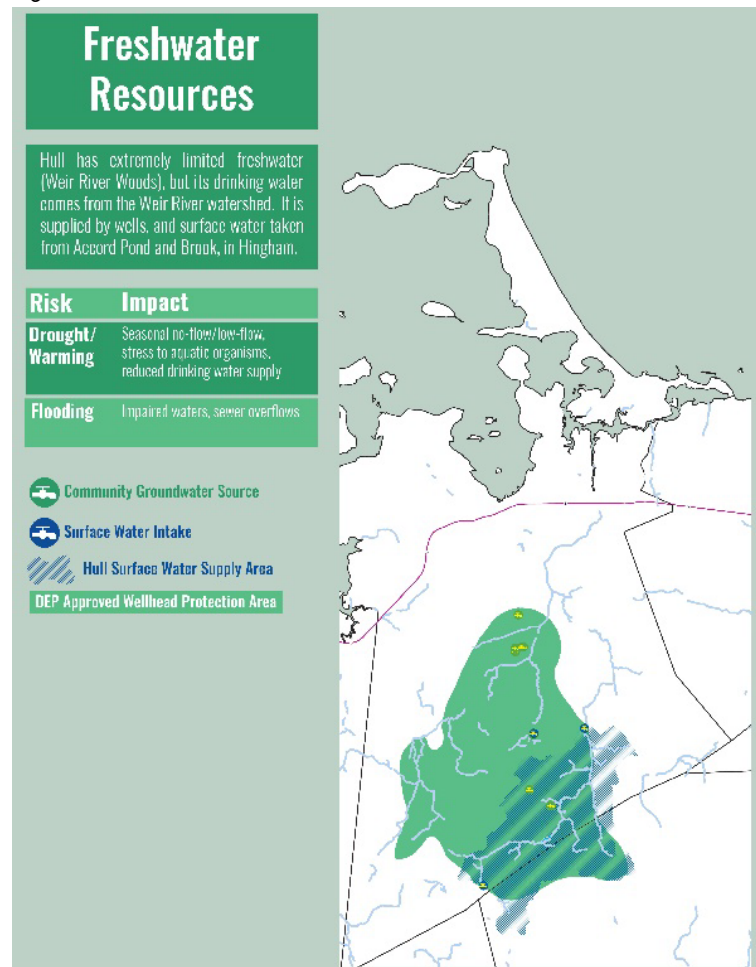
Even with active and dedicated Town entities and local nonprofit organizations, there is work to be done to both protect Hull's open space resources and ensure that they are well-maintained. Doing this work will help to ensure that current and future generations of Hull residents will be able to enjoy the open space and natural resources that make this community so unique.

### Resource Protection Needs

Hull is fortunate that the majority of its open space and recreation lands are permanently protected from future development, whether due to protection through Article 97 status, the presence of a conservation restriction or easement, or through other means. This includes very large and environmentally sensitive areas such as Nantasket Beach and the Weir River ACEC. While some of this land is permanently protected, the Town should consider acquiring additional adjacent areas that remain unprotected. Most significantly, this includes parcels abutting the Weir River ACEC that contain important wildlife and habitat areas. This would not only help ensure natural resource protection, but also open up more land for recreational opportunities.

Protection of water resources is of particular importance to the Town.

Figure 39: Hull's Freshwater Resources





The Weir River Watershed provides water for Hull, as well as the neighboring towns of Hingham and Cohasset. Aquarion Water Company, the drinking water supplier for Hull, withdrawals water exclusively from the Weir River Watershed, accounting for more than 85% of water withdrawals. The Weir River is considered "highly stressed," which means that the river's capacity to provide a stable public water supply and its ability to maintain sufficient habitat for aquatic wildlife is strained.

The Town must ensure that the quantity and quality of its water resources are protected from contamination and pollution. This can be achieved both through good management practices and restoration efforts as well as through land preservation. Successful protection of the Weir River and its surrounding floodplains and watershed, one of the major natural assets of the Town of Hull, is dependent on a regional approach from all of the communities in the watershed. The Weir River Watershed Association (WRWA), made up of residents from Hull, Hingham and Cohasset, is committed to working closely with schools, community groups, businesses and government entities on this endeavor. Since its inception in 2001, the group has worked to protect and restore the natural resources of the Weir River watershed.

*Figure 40: Railroad right of way near Nantasket Junction*



As mentioned in the Transportation section of this plan, a number of previous plans have recommended that the Old Colony Railroad right-of-way be developed and used as a walking and biking path. However, significant portions of the R.O.W. have been encroached upon or licensed by private landowners who have used the land as part of their back yards. The railroad bed is a valuable public resource that should be protected for public use. If developed, the trail could be used to connect neighborhoods and other segments of Hull with larger regional trails and greenways.

The Town's 1999 Harbor Management Plan identified the location of public access points and rights-of-ways along Hull's waterfront. Additionally, the Town's 2000 Open Space and Recreation Plan notes that these rights-of-way should be kept as public property, landscaped, and maintained. Hull's waterfront is one of the town's greatest assets and public access to it needs to be protected and maintained. The Conservation Commission recently submitted a proposal

seeking CPA funds to develop a comprehensive database of public access points and implement a phased signage plan to publicly mark these locations.

Hull's historical and cultural resources are also in need of protection. Specifically, respondents from the online survey and community residents at the first community forum noted the need for maintenance and restoration of the Paragon Carousel and the Fort Revere water tower and observation deck.

## Community Needs

Park equity is a critical component of building community, physical and mental wellbeing, neighborhood beautification, and in some cases, reduction in violence and crime. Combined with park maintenance, diversity in amenities and park programming, these benefits are achieved when residents have access to close-to home parks. One measure of park equity is the geographic distribution of parks within a 10-minute walk of resident's homes.<sup>20</sup>

ParkServe®, created by The Trust for Public Land (TPL) is a platform that identifies the locations and 10-minute walk service areas for all parks, playgrounds and natural areas offering public recreational opportunities in almost 14,000 cities, towns, and communities in the US. The data platform measures 10-minute walk park access for over 80% of the US population. In Hull, 81.5% of residents are located within a 10-minute walk of a park, playground, or open space. This figure is 27.5% higher than the national average of 54% of residents within a 10-minute walk to a park.<sup>21</sup>

The majority of Hull's residents have equitable access to parks. According to an analysis performed by TPL's ParkServe®, high income individuals have the greatest access to parks, as well as adults between the ages of 20-64 and individuals that identify as white. Demographics in need of park access include children under the age of 20, seniors over the age of 64 and individuals of color. Middle income individuals have the least access to parks. See Appendix H for the full ParkServe® analysis.

According to ParkServe®, there are a few locations in Hull that are in high to moderate need of a park, where residents in these locations are not served.<sup>22</sup> These areas are generally located in the Sunset Point and Alphabet sections of town. A full map of areas identified in high to moderate need of parks can be found in a map in Appendix H. Overall, Hull's park system is serving the majority of its residents, significantly higher than the national average.

<sup>20</sup> National Recreation and Park Association, Trust for Public Land, Urban Land Institute.

<https://www.10minutewalk.org>

<sup>21</sup> ParkServe® <https://ParkServe.tpl.org>

<sup>22</sup> ParkServe® uses ESRI Network analyst ArcGIS Extension to create a 10-minute walk service area using a nationwide walkable road network dataset provided by ESRI. It creates service areas around parks from entrance points and considers physical barriers such as highways, railroads, rivers without bridges, etc. in determining accessibility.

Several themes emerged from the Community Forum and online survey completed as part of this OSRP public planning process. Those themes along with the goals and objectives outlined in Section 8 of this plan form the basis of the Seven-Year Action Plan to follow. Forum participants noted that Hull's natural environment, open spaces, and recreational resources add tremendous value to the quality of life in the town. The online community survey asked residents to rate the importance of a variety of open space and recreation priorities, and the results are shown in **Figure 41**.

### **Awareness about Parks and Recreation**

Throughout the OSRP planning process, the need to promote awareness of already existing conservation and recreation resources arose as an especially high priority. When asked what prevents residents from using Hull's open space, trails, and recreation amenities, 48% of survey respondents indicated that they do not go to parks and/or visit recreation facilities because they are not aware of them and do not feel that there is a good place to go to get more information about amenities, programming, and public access. In addition, respondents also indicated that signage about parks (and signage in parks) is severely lacking, which several felt exacerbated the existing issues about awareness.

To ensure town residents, enjoy the full benefit of Hull's open space and recreation areas, the Town should develop informational materials, including a comprehensive list of parks, with information about use, hours, and access. The Town should regularly update its websites and social media pages with information about Hull's recreational resources and consider opportunities for integrating additional wayfinding and signage around parks.

### **Maintenance**

Improving and maintaining existing parks, playing fields and trails was another important priority for respondents. In general, people expressed a desire for a renewed commitment to well-maintained parks and open spaces and enhanced programming in Hull. Forum participants and survey respondents expressed concern that some existing parks are not being adequately taken care of. Among the issues most often cited as maintenance issues were:

- Litter and trash
- Overgrown parks, weeds
- Old and rusty structures
- Lighting
- Shade
- Recycling
- Bathrooms
- Off-leash dog areas

In regard to the town's active recreation facilities, most survey respondents indicated that they visit them about ten or more times a year. This is especially true for sites with regular programming and games like Memorial Middle School fields and playground, Kenberma Playground, Hull High School's Finlayson track and field and Robert B. Neal (Hull Village) Playground. Some survey respondents were unaware or had never heard of some sites, including Sullivan Field and George A. Jones (Friend's Park) Playground.

Compared to other sites with active recreational opportunities, Joseph McLaughlin Park (Hampton Circle Playground) received some of the most negative comments. Residents noted that the site has poor drainage and frequently floods, they also expressed concerns about overgrown weeds and deteriorating playground equipment.

Since this low-lying area is prone to flooding, the Town should consider an overall redesign of the park, possibly as a park that is designed and engineered to retain stormwater and protect the surrounding neighborhood during storm events. One survey respondent suggested that a great alternative use of the site would be a skate park.

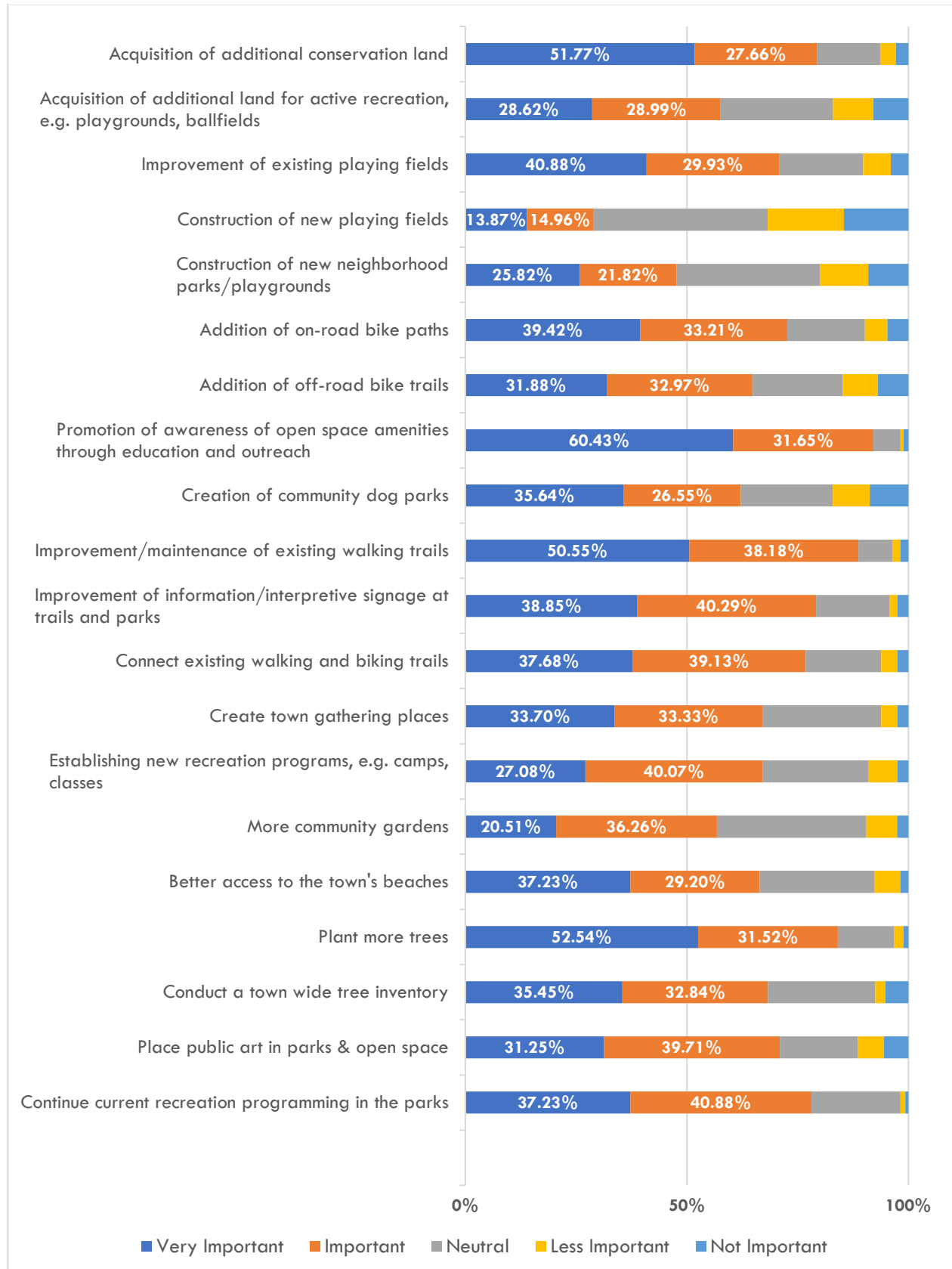
In terms of passive recreational facilities, Fort Revere is one of the most utilized and treasured sites in Hull. While residents acknowledge its historic past, beautiful vistas, and location atop Telegraph Hill, they expressed concerns about the decrepit condition of the water tower and the constant presence of trash and graffiti. On the other hand, the site receiving the least visitor traffic is Captain Joshua James Memorial Park.

Very few forum attendees or survey respondents had ever visited this site, and many did not know that it exists. This is 0.13-acre passive park is located at the intersection of Nantasket Avenue and Y Street. The park contains a walkway and monuments and is adjacent to a town owned parcel that is currently being used for parking. The Town should work with residents to determine how best to utilize this site for passive recreation.

### **Conservation Land**

Participants expressed significant support for protecting the Town's existing open space and for acquiring additional conservation land. Approximately 80% of survey respondents marked "Acquisition of additional conservation land" as important or very important. Straits Pond was often cited as a cherished resource in Hull due to its scenic views and location in the Weir River Estuary ACEC. However, forum attendees pointed out that it is hard to access and in need of delineated walking trails and signage. Additionally, several survey respondents indicated that the Town of Hull should consider acquiring property at the end of Richards Road. This property would provide key public access to Straits Pond Island, the Straits Pond Island causeway and additional Town-owned land along the edge of Straits Pond. This was also listed as a high priority item in the 2006 Weir River Estuary Land Protection Plan.

Figure 41: Support for Open Space and Recreation Priorities



## Programming

Generally, people expressed a desire for parks and programming in Hull to be more inclusive to cover all ages and abilities. This includes eliminating accessibility barriers at facilities, more publicity about activities and increasing multi-generational programs and spaces. Forum participants and survey respondents provided a variety of suggestions relating to programming, including things such as outdoor movies, yoga classes, more surf camps, a skate park, additional walking and biking trails, and more.

Nantasket Beach is another major asset for town residents, with 56% of survey respondents visiting the beach ten or more times a year. Continuing to utilize this state and town owned resource for events and other programming is a priority for residents. Several participants indicated a desire for more programming and activities around Nantasket Beach, such as food trucks and bike and scooter rentals. There were also several write-in comments about the importance of maintaining public access to the town-owned portion of Nantasket Beach. The Town should work with DCR, Hull Redevelopment Authority (HRA), and local businesses to support more activities for the beach that engage residents and attract visitors

## Access

Questions of park and open space access must also consider the modes of transportation individuals rely on to reach open space destinations. Most forum and survey participants said that they accessed parks by walking or driving. Participants pointed out a variety of barriers to accessing parks and open spaces. This includes walkability issues, lack of adequate parking and the lack of public transit access. Poor (or non-existent) sidewalks and crosswalks, both inside and outside parks, were among the most frequently mentioned concerns. For example, several participants indicated that the crosswalks and sidewalks on George Washington Boulevard and Nantasket Avenue near Nantasket Beach especially, feel unsafe and are hard to cross. Several people indicated that they would bike but that many streets lacked bike lanes. Several participants expressed strong support for the development of additional bike lanes and multipurpose trails within Hull parks as well as connectivity between parks and the town's beaches. Although the needs of residents with disabilities vary, physical barriers are a key factor for evaluating the true accessibility of open space and recreation properties. Hull's 2009 Americans with Disabilities Act, Title II Self Evaluation and Transition Plan prepared by Austin Design Inc. and Independent Living Resources identified many barriers and deficiencies at town facilities that hinder enjoyment by those with disabilities. The Town ensures that new facilities meet or exceed the requirements of the Americans with Disabilities Act (ADA), and routinely works to renovate existing facilities to correct identified deficiencies.

## Management Needs

Communication amongst the regulatory and planning authorities in the Town of Hull will be imperative to the success of this Open Space and Recreation Plan. It is also necessary for the Town to have the tools and policies at hand to implement the recommendations of the plan. These include:

- Ensuring that an appropriate management structure (including staffing, budget, and planning) is in place to manage and maintain all conservation and recreation properties;
- Developing a list of priorities to help guide Town decisions for recreation improvements and open space acquisitions;
- Creating a mechanism for funding and acquiring property that allows the Town to react quickly to opportunities.

This will require regular cooperation amongst the Board of Selectmen, Conservation Commission, Planning Board, Parks and Recreation Commission, Department of Public Works and the Open Space and Recreation Committee.

The Parks and Recreation Commission is a five-person board that meets monthly to discuss and review matters related to the town's parks and open space. The Parks and Recreation Commission collaborates with the Department of Public Works and other town departments, agencies and organizations for maintenance, upkeep and programming of Hull's parks, beaches and playgrounds.

The DPW provides operations, ground maintenance and repair relative to parks and playgrounds, athletic fields, recreation, and all public building grounds including street islands and memorials. The DPW staff consists of 14 full time staff and 5 part time seasonal staff. While the DPW works hard to service the open spaces in the town, it is faced with funding and staffing constraints.

The Parks and Recreation Commission hires temporary and seasonal instructors to help run the town's recreation programs. Programs and sports offered range from, summer camp programs, to afterschool programs, Town and travel leagues, karate, and even arts and crafts programs. The Parks and Recreation Commission is also responsible for issuing permits and coordinating the use of Town fields. Participation in the athletic programs offered in Hull is strong however, several residents feel that youth, that are not interested in participating in traditional sports programs, and seniors would benefit greatly from expanded recreational programming. The ongoing goal of the Parks and Recreation Commission Chairman is to maintain the current operational budget and work with neighboring municipalities like Cohasset, to increase and expand recreational programming.

## Statewide Comprehensive Outdoor Recreation Plan (SCORP)

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is the Commonwealth's equivalent of a municipal open space plan. SCORP plans are developed by individual states in order to be eligible for federal Land and Water Conservation Fund (LWCF) grants. In 2017, the Executive Office of Energy and Environmental Affairs completed the Massachusetts SCORP to help guide the distribution of federal funding to state agencies and municipalities for the acquisition of open space, renovation of parks, and development of new parks. The SCORP is a planning document that discusses the available recreational resources in a state, as well as its needs, and identifies the gaps between the two. The goals and objectives of the 2017 SCORP are to:

- **Goal 1: Improve Access for Underserved Populations**
  - Objectives:
    1. Support the acquisition of land and development of new open spaces in areas that lack existing or useable open spaces, such as Environmental Justice neighborhoods
    2. Develop parks and open spaces that offer amenities that go above and beyond ADA requirements for people with disabilities
    3. Consider the needs of underserved demographic groups — senior citizens and teenagers — in park and open space designs
    4. Encourage establishment of programming endowments
- **Goal 2: Support the Statewide Trails Initiative**
  - Objectives:
    1. Support the acquisition of land and development of new open spaces that can provide a trail network
    2. Fill in the gaps of existing trail networks
    3. Ensure that any existing or new trails are fully accessible to people with disabilities
- **Goal 3: Increase the Availability of Water-based Recreation**
  - Objectives:
    1. Support the acquisition of land that will provide for water-based recreation
    2. Support the acquisition of land that will increase drinking water supply protection
    3. Develop water-based recreational facilities, including swimming areas, spray parks, boating facilities, fishing areas, etc.
- **Goal 4: Support the Creation and Renovation of Neighborhood Parks**
  - Objectives:
    1. Promote the acquisition and development of neighborhood parks where none currently exist
    2. Develop amenities supported by neighborhood parks, such as playgrounds, offleash dog parks, and community gardens



3. Work with community development organizations to improve walking access to local parks

This Plan is consistent with these goals and objectives, as demonstrated in the Plan's Goals and Objectives, and the Seven-Year Action Plan.

## Section 8: Goals and Objectives

The following goals and objectives were developed after reviewing previous plans and studies, meeting with Town staff and the Open Space and Recreation Plan Committee, incorporating community survey results, and incorporating feedback from the community forum.

**Goal 1: Hull should beautify its entry points and main roadways with landscaping and other improvements to enhance the image of the Town, welcome visitors, and link its districts.**

- Objective 1.1: Improve streetscape appearance, as well as comfort and safety, through sidewalk renovations, benches, shade tree plantings, and landscaped street islands.
- Objective 1.2: Expand the town's tree canopy by establishing a Tree Planting Fund for the purchase, planting, and maintenance of public street trees.
- Objective 1.3: Ensure that all Town roadway redevelopment or improvement projects consider opportunities for adding vegetation, enhancing greenways, and improving open space.
- Objective 1.4: Identify strategic locations for green infrastructure to reduce runoff and pollution from streets.
- Objective 1.5: In collaboration with private, non-profit, and state government stakeholders, create a consistent signage and wayfinding system for the town's publicly accessible open space and recreation areas.

**Goal 2: Hull's beaches, parks, the Weir River area, Straits Pond, and other resources provide Hull with high-quality and diverse open space areas. These critical natural areas should be preserved, enhanced and protected from future development.**

- Objective 2.1: Support the work of local environmental organizations to monitor habitat and water quality, plan for the impacts of climate change, and advocate for the protection of critical natural areas, particularly in and around Straits Pond and the Weir River Area of Critical Environmental Concern (ACEC).
- Objective 2.2: Work with local environmental groups such as the Hull Land Conservation Trust to locate and prioritize lands of interest for conservation, recreation and flood protection potential, then seek joint grant funding opportunities to acquire lands.
- Objective 2.3: Prioritize new parks and open space acquisitions in locations where climate change mitigation can address risks such as extreme heat, inland flooding, and coastal flooding.

- Objective 2.4: Expand volunteer programs to assist with beach cleanup and the planting of beach grass where dune erosion and sedimentation is an issue.
- Objective 2.5: Increase public awareness and support of Hull's environmental assets, through the development of trail systems, improved signage and educational and recreational programming.

**Goal 3: Pursue opportunities that enhance Hull's regional, environmental, historic, cultural, scenic and waterfront resources.**

- Objective 3.1: Develop promotional materials for Hull's parks, beaches, trails and recreational amenities. The information should include maps, a comprehensive list of parks and details about use, hours, and access. These materials should be printed and posted on a well promoted website that is maintained and regularly updated by town staff. Ideally, the site would also aggregate local and cultural events like sports, concerts, and festivals from disparate sites into a central repository.
- Objective 3.2: Partner with local businesses and organizations like the Hull Cultural Council and the Historical Commission to secure funding and build support for community-driven placemaking projects and local arts and culture.
- Objective 3.3: Promote Hull's historical importance through formal and informal educational programs, such as open houses, scavenger hunts and self-guided walking tours.
- Objective 3.4: Design and install kiosks and interpretative displays at historic and culturally significant sites throughout town.
- Objective 3.5: Work with the adjacent municipalities of Hingham and Cohasset, as well as DCR and other state and governmental agencies to identify ways in which joint action could benefit shared open space properties.
- Objective 3.6: Proactively work with DCR to ensure that the condition of Hull's state-owned public facilities continues to improve, addressing issues related to park and recreation facilities, including necessary maintenance and upgrades.
- Objective 3.7: Prioritize the Town's 2019 Unified Work Plan for Nantasket Beach and leverage common goals.
- Objective 3.8: Prioritize DCR's Peddocks Island Redevelopment Plan findings and leverage common goals.

**Goal 4: The recreational needs of Hull's residents are paramount to maintaining the local quality of life. The Town should ensure adequate space is available to meet these needs, now and into the future through open space acquisition and development regulation.**

- Objective 4.1: Create additional parks and open space areas by identifying and disposing vacant and surplus municipal properties. The proceeds from land sold or

auctioned could then be invested in an open space acquisition account that could fund the purchase of additional conservation and recreation land.

- Objective 4.2: Utilize outside third parties, such as land trusts and non-profits, to ensure a non-governmental system of protecting or acquiring land when municipal funding is not possible.
- Objective 4.3: Prioritize new parks and open space acquisitions in locations where climate change mitigation can address risks such as extreme heat, inland flooding, and coastal flooding.
- Objective 4.4: Work in partnership with developers to ensure that new development and redevelopment includes open space protection and the provision of recreational space (e.g., density bonuses for providing usable public open space).
- Objective 4.5: Identify potential sites for pocket park development on town-owned land and prioritize sites in neighborhoods with limited park access.

**Goal 5: Improve the accessibility of Hull's passive and active recreational sites for all residents including the elderly and persons with disabilities.**

- Objective 5.1: Review the ADA self-evaluation and transition plan and maintain a prioritized inventory of all accessibility upgrades needed at the town's open space and recreation facilities. This would help ensure that disabled, special needs, and elderly populations are better served as opportunities and funding becomes available.
- Objective 5.2: Develop safe walking paths that connect existing open spaces and parks. New paths should be handicap-accessible and multi-use, serving walkers, runners, bicyclists, and wheelchairs.
- Objective 5.3: Educate residents and visitors about the opportunities for passive recreation (walking, biking, boating, etc.) in Hull, especially on underutilized sites.
- Objective 5.4: Work with the Council on Aging and other community groups to create and improve existing recreation facilities for passive leisure, especially those that are proximate to elderly residential areas.

**Goal 6: Maintain, enhance, and expand Hull's active recreation facilities and associated programming.**

- Objective 6.1: Work with DPW to develop a parks maintenance management plan that tracks and assesses capital improvement projects and preventative and routine maintenance of town parks and open space.
- Objective 6.2: Repair, update, and maintain existing recreation facilities.

- Objective 6.3: Continue to promote and advertise recreational programming provided by the Parks and Recreation Commission and the Town's Youth Leagues.
- Objective 6.4: Use data gathered from the OSRP Community Survey to help Assess the town's recreational needs and construct or otherwise provide facilities or programs that fill the gaps in those needs.
- Objective 6.5: Research and apply for grants and other funding sources to assist with the maintenance and upgrading of parks and playgrounds. Potential funding sources include but are not limited to the Parkland Acquisitions and Renovations for Communities (PARC) grant, Local Acquisitions for Natural Diversity (LAND) grant and the Community Preservation Act (CPA).
- Objective 6.6: Explore partnerships with local businesses to help improve park maintenance and create revenue-generating opportunities in parks. For example, contracting or offering incentives to businesses to establish sponsorships and help defray maintenance costs.

## Section 9: Seven-Year Action Plan

The Seven-Year Action Plan is the most important section in any Open Space and Recreation Plan. The following recommendations are meant to bridge the gap between the existing open space and recreation resources identified in Section 5, the goals and objectives listed in Section 8, and the needs and desires of Hull residents described in Section 7. This Action Plan is meant to be used in conjunction with other Town planning documents and each recommended action is subject to additional directed Town approval and/or appropriation. **Figure 42** is a map illustrating some of the action plan recommendations, which is intended to be a tool for the Town to utilize in planning future open space efforts.

The table below identifies the specific actions to be undertaken by the Town to implement this plan. Each action item is organized by goals and objectives (the objectives are generally listed in order of priority) and where applicable, a funding source is identified. A list of the responsible departments, boards and commissions is below.

### List of Responsible Party Acronyms

- BMC: Beach Management Committee
- CC: Conservation Commission
- COA: Council on Aging
- CDP: Community Development & Planning
- CPAC: Community Preservation Act Committee
- CulC: Cultural Council
- DC: Disability Commission
- DCR: MA Department of Conservation and Recreation
- DPW: Department of Public Works
- HC: Historical Commission
- HD: Highway Department
- HRA: Hull Redevelopment Authority
- MassDOT: Massachusetts Department of Transportation
- OSRC: Open Space and Recreation Committee
- PB: Planning Board
- PRC: Parks and Recreation Commission
- SC: School Committee
- WRC: Weir River Estuary Park Committee

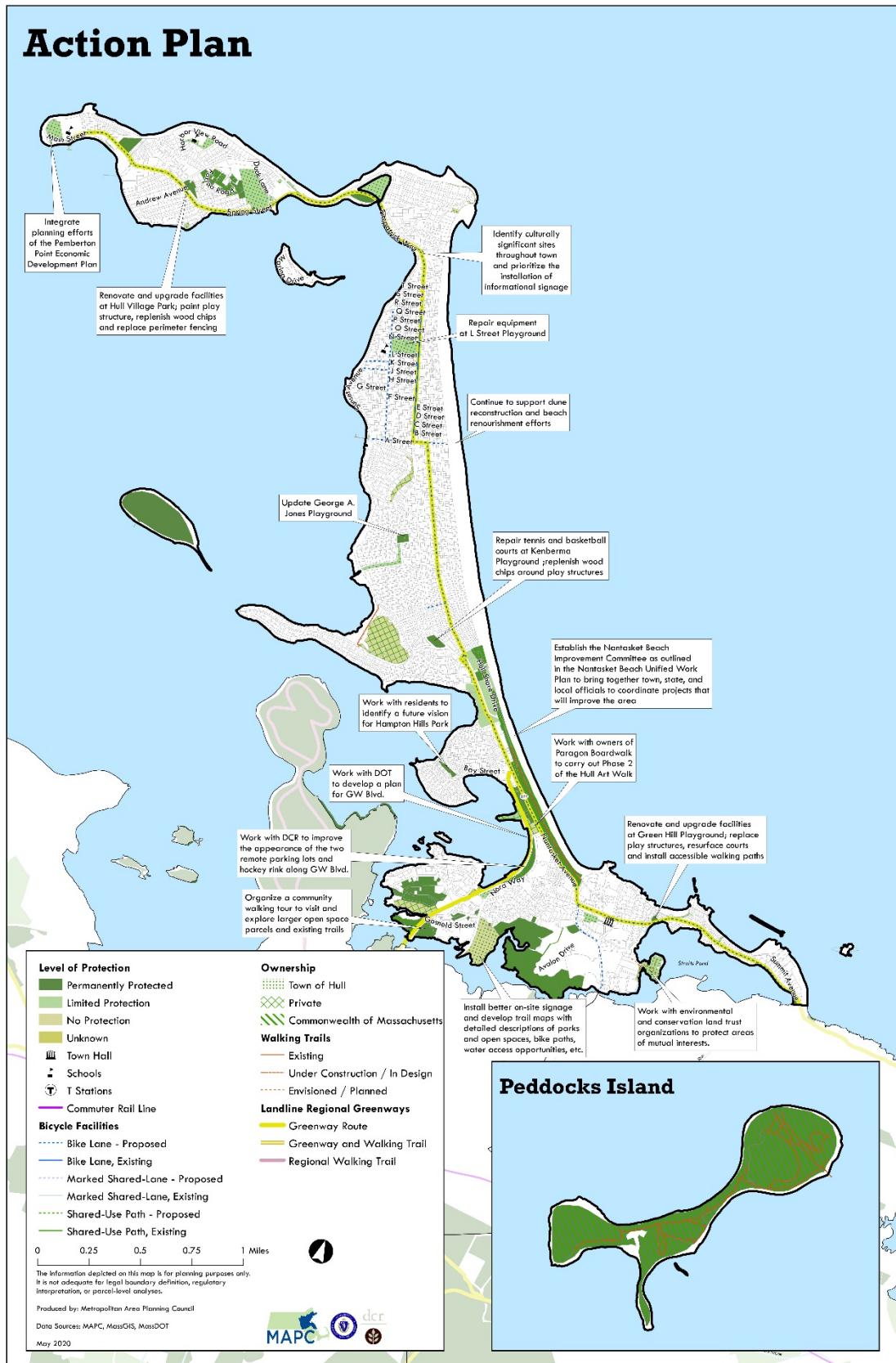
The Action Plan is arranged sequentially beginning with the first goal and the associated objectives and actions to facilitate the achievement of this goal. For each action, a timeframe for when the proposed action should be taken is listed. Short-term recommendations fall within the 2020-2022 timeframe, mid-term recommendations fall within the 2023-2025 timeframe, and long-term recommendations fall within the 2026-2027 timeframe. Recommendations that are ongoing are marked as such. The entries in the column “potential funding sources” are intended to give the reader some ideas on possible funding sources. Each grant program has its own

eligibility requirements and it is generally difficult to determine if an action is fundable until the project is more clearly defined. The table also cannot take into account new grant programs or funding sources that might become available over the seven years of the plan.

Acronyms for potential funding sources (see program descriptions below) listed in the Seven-Year Action Plan are:

- LAND: Local Acquisitions for Natural Diversity
- PARC: Parkland Acquisitions and Renovations for Communities Program
- LWCF: Land and Water Conservation Fund
- RTP: Recreational Trails Program Grant through the MA Department of Conservation and Recreation (DCR)
- CPA: Community Preservation Act funding through the Town Community Preservation Committee
- CDBG: Community Development Block Grant
- MPPF: Massachusetts Preservation Projects Fund
- MET: Massachusetts Environmental Trust General Grant
- TE: Transportation Enhancements Program

Figure 42: Action Plan Map



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Figure 43: Seven-Year Action Plan Matrix

<b>Goal 1: Hull should beautify its entry points and main roadways with landscaping and other improvements to enhance the image of the Town, welcome visitors, and link its districts.</b>			
<b>Objectives/Actions</b>	<b>Responsible Parties</b>	<b>Time Frame</b>	<b>Potential Funding Sources</b>
<b>Objective 1.1:</b> Improve streetscape appearance, as well as comfort and safety, through sidewalk renovations, benches, shade tree plantings, and landscaped street islands			
<b>Action 1.1.1:</b> Work collaboratively with Department of Transportation (DOT) to retain a designer to develop a plan for George Washington Boulevard.	MassDOT, DPW	Mid- to long-term	MassDOT
<b>Action 1.1.2:</b> Improve signage and wayfinding in parks, recreation facilities, and open spaces in coordination with existing town-wide signage project.	DPW, PRC, OSRC	Ongoing	Town Budget
<b>Action 1.1.3:</b> Work with DCR to improve the appearance of the two remote parking lots and the existing street hockey rink along George Washington Boulevard.	DCR, PRC, OSRC	Mid-term	DCR
<b>Objective 1.2:</b> Expand the town's tree canopy by establishing a Tree Planting Fund for the purchase, planting, and maintenance of public street trees.			
<b>Action 1.2.1:</b> Prioritize public park and recreation sites for planting new trees.	DPW	Ongoing	N/A
<b>Action 1.2.2:</b> Work with an experienced arborist to develop a consolidated set of tree planting guidelines that includes appropriate species as well as planting and maintenance techniques that are sensitive to the surrounding context and Hull's soil characteristics.	DPW	Short- to mid-term	Town Budget, Grants
<b>Action 1.2.3:</b> Further explore the idea of using large portable planters for street trees as well as flowers that can be moved to more sheltered areas in the winter.	DPW	Short-term	N/A
<b>Objective 1.3:</b> Ensure that all Town roadway redevelopment or improvement projects consider opportunities for adding vegetation, enhancing greenways, and improving open space.			
<b>Action 1.3.1:</b> Open Space and Recreation Committee, and other appropriate town boards should meet regularly to review projects for possible enhancement, coordinate activities and work on joint priorities. Secure funding from CPA.	OSRC, CDP, PD, CPAC	Ongoing	N/A
<b>Objective 1.4:</b> Identify strategic locations for green infrastructure to reduce runoff and pollution from streets.			
<b>Action 1.4.1:</b> Hire a consultant to develop a town-wide green infrastructure plan that includes cost estimates for projects.	CDP, DPW	Mid-term	Town Budget
<b>Objective 1.5:</b> In collaboration with private, non-profit, and state government stakeholders, create a consistent signage and wayfinding system for the town's publicly accessible open space and recreation areas.			
<b>Action 1.5.1:</b> A signage and wayfinding design is in place. Community Development and Planning will work with Conservation Commission and OSRP Committee to further develop the signage program and locations.	CDP, CC, OSRC	Ongoing	CPA
<b>Action 1.5.2:</b> Apply for Community Preservation Act funds or seek grants to fund the work.	CDP, CC, OSRC	Ongoing	N/A

<b>Goal 2: Hull's beaches, parks, the Weir River area, Straits Pond, and other resources provide Hull with high-quality and diverse open space areas. These critical natural areas should be preserved, enhanced and protected from future development.</b>			
<b>Objectives/Actions</b>	<b>Responsible Parties</b>	<b>Time Frame</b>	<b>Potential Funding Sources</b>
<b>Objective 2.1:</b> Support the work of local environmental organizations to monitor habitat and water quality, plan for the impacts of climate change, and advocate for the protection of critical natural areas, particularly in and around Straits Pond and the Weir River Area of Critical Environmental Concern (ACEC).			
<b>Action 2.1.1:</b> Work with environmental and conservation land trust organizations to protect areas of mutual interests.	OSRPC, CC, WRC	Short-term	N/A
<b>Objective 2.2:</b> Work with local environmental groups such as the Hull Land Conservation Trust to locate and prioritize lands of interest for conservation, recreation and flood protection potential, then seek joint grant funding opportunities to acquire lands.			
<b>Action 2.2.1:</b> Work with the Conservation Commission and local environmental nonprofit organizations to establish a working group to meet regularly and identify opportunities.	OSRC, CC	Short-term	N/A
<b>Objective 2.3:</b> Prioritize new parks and open space acquisitions in locations where climate change mitigation can address risks such as extreme heat, inland flooding, and coastal flooding.			
<b>Action 2.3.1:</b> Review existing town owned property for possible rehabilitation and creation of small pocket parks.	OSRC, CDP, CPAC	Short-term	LAND, PARC, CPA
<b>Action 2.3.2:</b> Work with the Hull Redevelopment Authority and residents to develop a future vision for a park near Nantasket Beach.	HRA, DCR, CPD OSRPC	Mid- to long-term	PARC
<b>Objective 2.4:</b> Expand volunteer programs to assist with beach cleanup and the planting of beach grass where dune erosion and sedimentation is an issue.			
<b>Action 2.4.1:</b> Work with the Conservation Commission and Beach Management Committee to organize additional beach clean ups and continue to support the annual beach grass planting event.	OSRC, CC, BMC	Short-term	Volunteers
<b>Action 2.4.2:</b> Incorporate additional signage at various sites along the beach to encourage visitors to stay off the dunes.	OSRC, CC, BMC	Short-term	N/A
<b>Action 2.4.3:</b> Continue to support dune reconstruction and beach renourishment efforts.	OSRC, CC, BMC	Ongoing	CZM Grants
<b>Objective 2.5:</b> Increase public awareness and support of Hull's environmental assets, through the development of trail systems, improved signage and educational and recreational programming			
<b>Action 2.5.1:</b> Install better on-site signage and develop trail maps with detailed descriptions of the town's parks and open spaces, bike paths, water access opportunities, etc. for print and website.	DPW, PRC, OSRC	Short-term	Town Budget and Volunteers
<b>Action 2.5.2:</b> Organize a community walking tour to visit larger open space parcels and existing trails.	OSRC, CC	Short-term	Volunteers

<b>Goal 3: Pursue opportunities that enhance Hull's regional, environmental, historic, cultural, scenic and waterfront resources.</b>			
<b>Objectives/Actions</b>	<b>Responsible Parties</b>	<b>Time Frame</b>	<b>Potential Funding Sources</b>
<b>Objective 3.1:</b> Develop promotional materials for Hull's parks, beaches, trails and recreational amenities. The information should include maps, a comprehensive list of parks and details about use, hours, and access. These materials should be printed and posted on a well promoted website that is maintained and regularly updated by town staff. Ideally, the site would also aggregate local and cultural events like sports, concerts, and festivals from disparate sites into a central repository.			
<b>Action 3.1.1:</b> Coordinate with Town departments and other organizations to collect data and information regarding town amenities.	PRC, OSRC, CC	Short-term	N/A
<b>Action 3.1.2:</b> Work with a website developer (CivicPlus) to design a site for posting informational materials online.	PRC, OSRC, CC	Short-term	N/A
<b>Objective 3.2:</b> Partner with local businesses and organizations like the Hull Cultural Council and the Historical Commission to secure funding and build support for community-driven placemaking projects and local arts and culture.			
<b>Action 3.2.1:</b> Use a community driven creative placemaking process to integrate arts and culture into the design of and engagement for open spaces.	PRC, CulC, OSRC	Ongoing	Commonwealth Places, Patronicity
<b>Objective 3.3:</b> Promote Hull's historical importance through formal and informal educational programs, such as open houses, scavenger hunts and self-guided walking tours.			
<b>Action 3.3.1:</b> Partner with the Hull Cultural Council and Historical Commission to produce marketing materials including a comprehensive listing of historical assets and walking tour ideas.	OSRC, PRC, CulC, HC	Short-term	N/A
<b>Objective 3.4:</b> Design and install kiosks and interpretative displays at historic and culturally significant sites throughout town.			
<b>Action 3.4.1:</b> Work with Community Development & Planning Director to develop kiosks and displays that are consistent with the signage design completed for Hull.	CPD, HC, CulC	Short-term	Town Budget, Grants
<b>Action 3.4.2:</b> Identify culturally significant sites throughout town and prioritize the installation of informational signage.	HC, CulC	Short-term	N/A
<b>Objective 3.5:</b> Work with the adjacent municipalities of Hingham and Cohasset, as well as DCR and other state and governmental agencies to identify ways in which joint action could benefit shared open space properties.			
<b>Action 3.5.1:</b> Work with MAPC's South Shore Coalition and surrounding municipalities to identify specific locations to improve and expand open space and recreational opportunities in the region.	CPD	Short-term	Staff time

<b>Objective 3.6:</b> Proactively work with DCR to ensure that the condition of Hull's state-owned public facilities continues to improve, addressing issues related to park and recreation facilities, including necessary maintenance and upgrades.			
<b>Action 3.6.1:</b> Establish the Nantasket Beach Improvement Committee as outlined in the Nantasket Beach Unified Work Plan to bring together town, state, and local officials to coordinate projects that will improve the area.	Town, DCR, CPD	Short-term	Staff time
<b>Objective 3.7:</b> Prioritize the Town's 2019 Unified Work Plan for Nantasket Beach and leverage common goals.			
<b>Action 3.7.1:</b> Look for ways to promote and advance projects and recommendations promoted by the HRA and DCR including the 2020 Unified Work Plan for Nantasket Beach, 2017 Complete Streets Prioritization Plan and the 2016 Nantasket Beach Reservation Master Plan.	DCR, HRA, CDP	Short- to long-term	N/A
<b>Objective 3.8:</b> Prioritize DCR's Peddocks Island Redevelopment Plan findings and leverage common goals.			
<b>Action 3.8.1:</b> Implement the recommendations of the DCR's Peddocks Island Redevelopment Plan and the Pemberton Point Economic Development Plan, as appropriate.	DCR, CDP	Short- to long-term	N/A
<b>Action 3.8.2:</b> Work with DCR and improve communications to work collaboratively to meet mutual goals.	DCR, CDP	Ongoing	N/A

<b>Goal 4: The recreational needs of Hull's residents are paramount to maintaining the local quality of life. The Town should ensure adequate space is available to meet these needs, now and into the future through open space acquisition and development regulation.</b>			
Objectives/Actions	Responsible Parties	Time Frame	Potential Funding Sources
<b>Objective 4.1:</b> Create additional parks and open space areas by identifying and disposing vacant and surplus municipal properties. The proceeds from land sold or auctioned could then be invested in an open space acquisition account that could fund the purchase of additional conservation and recreation land.			
<b>Action 4.1.1:</b> Work with the Town Assessor and Building Inspector to identify and map vacant town owned parcels that may be suitable for park development.	PRC, CDP, OSRC	Short-term	Grants
<b>Action 4.1.2:</b> Develop a methodology and set specific criteria for conducting a park site suitability analysis. Where possible, land acquisitions should focus on open space parcels that create linkages with existing parks and open space and extend trail networks.	PRC, CDP	Short-term	N/A
<b>Action 4.1.3:</b> Work with the Board of Selectmen to create an Open Space Fund and develop a budget and process that outlines how funds will be spent.	PRC, CC, OSRC	Mid-term	Town Budget

<b>Objective 4.2:</b> Utilize outside third parties, such as land trusts and non-profits, to ensure a non-governmental system of protecting or acquiring land when municipal funding is not possible.			
<b>Action 4.2.1:</b> Coordinate with land trusts and encourage the creation of additional “Friends of” groups to assist with maintaining and overseeing open space land acquired by CPA.	PRC, CC, DPW, OSRC, CPAC	Short-term and Ongoing	Grants, Volunteers
<b>Objective 4.3:</b> Prioritize new parks and open space acquisitions in locations where climate change mitigation can address risks such as extreme heat, inland flooding, and coastal flooding.			
<b>Action 4.3.1:</b> As part of the selection criteria for acquiring new open space, areas identified in the 2018 Hazard Mitigation Plan and the 2019 Municipal Vulnerability Preparedness Plan should be prioritized.	OSRC, CDP, CC, DPW	Short-term	N/A
<b>Action 4.3.2:</b> The selection criteria should also prioritize land acquisitions where low impact development (LID) and climate change mitigation measures can be constructed.	OSRC, CDP, CC, DPW	Short-term	N/A
<b>Objective 4.4:</b> Work in partnership with developers to ensure that new development and redevelopment includes open space protection and the provision of recreational space (e.g., density bonuses for providing usable public open space).			
<b>Action 4.4.1:</b> Conduct a policy scan of the town’s existing zoning and land use policies to determine where these provisions already exist and where they could be expanded or established.	CPD, CC, OSRC	Short-term	Staff time
<b>Action 4.4.2:</b> Develop incentives for new developments with land in excess of their zoning requirements to deed restrict as wild growth areas.	CPD, PB, BOS	Short-term	Staff time
<b>Objective 4.5:</b> Identify potential sites for pocket park development on town-owned land and prioritize sites in neighborhoods with limited park access			
<b>Action 4.5.1:</b> Identify neighborhoods with limited park access. (See the ParkServe® analysis in the Appendix to this plan)	OSRC, PRC, CPD	Short-term	N/A
<b>Action 4.5.2:</b> Work with the Town Assessor to identify town owned parcels that may be suitable for pocket park development.	CPD, RPC, DPW, OSRC	Short-term	N/A
<b>Action 4.5.3:</b> Organize volunteers and establish “Friends of” groups from local neighborhoods to assist with maintaining pocket parks.	OSRC, PRC, DPW	Short-term	N/A

<b>Goal 5: Improve the accessibility of Hull's passive and active recreational sites for all residents including the elderly and persons with disabilities.</b>			
<b>Objectives/Actions</b>	<b>Responsible Parties</b>	<b>Time Frame</b>	<b>Potential Funding Sources</b>
<b>Objective 5.1:</b> Review the ADA self-evaluation and transition plan and maintain a prioritized inventory of all accessibility upgrades needed at the town's open space and recreation facilities. This would help ensure that disabled, special needs, and elderly populations are better served as opportunities and funding becomes available.			
<b>Action 5.1.1:</b> Work with Council on Aging, seniors, and members of the disability community to develop an ADA prioritization plan.	COA, DC, CDP, DPW	Short-term	Town Budget
<b>Action 5.1.2:</b> Secure funding to hire a consultant to develop plans for selected improvement projects.	CDP, DPW	Mid- to long-term	PARC, LWF
<b>Action 5.1.3:</b> Secure funds to make accessibility improvements and coordinate with basic maintenance upgrades whenever possible.	CDP, DPW	Ongoing	PARC, LWF
<b>Objective 5.2:</b> Develop safe walking paths that connect existing open spaces and parks. New paths should be handicap-accessible and multi-use, serving walkers, runners, bicyclists, and wheelchairs.			
<b>Action 5.2.1:</b> Work with the Council on Aging to identify areas where ADA accessible walking paths could be constructed.	OSRC, PRC, DPW, DC	Short-term	N/A
<b>Action 5.2.2:</b> Develop and organize volunteer groups to help create and maintain trails.	OSRC, PRC, DPW	Short-term	RTP, LWCF
<b>Objective 5.3:</b> Educate residents and visitors about the opportunities for passive recreation (walking, biking, boating, etc.) in Hull, especially on underutilized sites.			
<b>Action 5.3.1:</b> Develop promotional materials and maintain a website to include all necessary information about trails and outdoor opportunities in Hull for residents and visitors.	OSRC, PRC, CC	Short-term	N/A
<b>Action 5.3.2:</b> Partner with conservationists, naturalists or other wildlife experts to create low cost guided walking tours through Hull's conservation lands to promote passive recreation and to educate the public about the importance of land preservation.	OSRC, PRC, CC	Short-term	N/A
<b>Objective 5.4:</b> Work with the Council on Aging and other community groups to create and improve existing recreation facilities for passive leisure, especially those that are proximate to elderly residential areas.			
<b>Action 5.4.1:</b> Identify areas where recreation facilities could be improved.	OSRC, PRC, DPW, COA, DC	Short-term and Ongoing	N/A
<b>Action 5.4.2:</b> Create an outdoor exercise area with equipment specifically designed for seniors.	OSRC, PRC, DPW, COA, DC	Mid-term	PARC, LWCF

<b>Goal 6: Maintain, enhance, and expand Hull's active recreation facilities and associated programming.</b>			
<b>Objectives/Actions</b>	<b>Responsible Parties</b>	<b>Time Frame</b>	<b>Potential Funding Sources</b>
<b>Objective 6.1:</b> Work with DPW to develop a parks maintenance management plan that tracks and assesses capital improvement projects and preventative and routine maintenance of town parks and open space.			
<b>Action 6.1.1:</b> Work with the DPW to develop a prioritized Recreational Facility Restoration Plan.	PRC, DPW, OSRC	Short-term and Ongoing	Town Budget, CPA
<b>Objective 6.2:</b> Repair, update, and maintain existing recreation facilities.			
<b>Action 6.2.1:</b> Continue the collaborative relationship between the Parks and Recreation Commission and the Department of Public Works to maintain fields and other recreational facilities.	PRC, DPW	Ongoing	N/A
<b>Objective 6.3:</b> Continue to promote and advertise recreational programming provided by the Parks and Recreation Commission and the Town's Youth Leagues.			
<b>Action 6.3.1:</b> Produce a quarterly mailer with information on recreational programs offered; include information on activity locations, fees, and registration deadlines.	PRC, OSRC	Short-term	N/A
<b>Objective 6.4:</b> Use data gathered from the OSRP Community Survey to help Assess the town's recreational needs and construct or otherwise provide facilities or programs that fill the gaps in those needs.			
<b>Action 6.4.1:</b> See Community Survey Results in the Appendix D of this plan.	PRC, OSRC	Short-term	N/A
<b>Objective 6.5:</b> Research and apply for grants and other funding sources to assist with the maintenance and upgrading of parks and playgrounds. Potential funding sources include but are not limited to the Parkland Acquisitions and Renovations for Communities (PARC) grant, Local Acquisitions for Natural Diversity (LAND) grant and the Community Preservation Act (CPA).			
<b>Action 6.5.1:</b> Research additional funding resources for the maintenance and upgrading of parks and recreation facilities to relieve the financial burden on Town departments.	OSRC, PRC, CDP, CC	Short-term and Ongoing	N/A
<b>Objective 6.6:</b> Explore partnerships with local businesses to help improve park maintenance and create revenue-generating opportunities in parks. For example, contracting or offering incentives to businesses to establish sponsorships and help defray maintenance costs.			
<b>Action 6.6.1:</b> Develop a program for advertising/sponsorship opportunities with local businesses.	OSRC, PRC	Short-term	N/A
<b>Action 6.6.2:</b> Establish a fund for specific parks and their maintenance that businesses or people could contribute to.	PRC, OSRC	Short-term	N/A
<b>Action 6.6.3:</b> Hold fundraisers to implement specific park improvements and expand recreational opportunities.	PRC, OSRC	Short-term and Ongoing	Private/Community Donations

## State and Federal Funding Sources

### Local Acquisitions for Natural Diversity (LAND) Program

The LAND Program (formerly the Self-Help Program) was established in 1961 to assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes. Lands acquired may include wildlife, habitat, trails, unique natural, historic or cultural resources, water resources, forest, and farm land. Compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, bird observation and the like are encouraged. Access by the general public is required. This state program pays for the acquisition of land, or a partial interest (such as a conservation restriction), and associated acquisition costs such as appraisal reports and closing costs.

### Parkland Acquisitions and Renovations for Communities (PARC) Program

The PARC Program (formerly the Urban Self-Help Program) was established in 1977 to assist cities and towns in acquiring and developing land for park and outdoor recreation purposes. Any municipality with a population of 35,000 or more year-round residents, or any city regardless of size, that has an authorized park/recreation commission is eligible to participate in the program. Only projects that are to be developed for suitable outdoor recreation purposes, whether active or passive in nature, shall be considered for funding. Grants are available for the acquisition of land and the construction, or renovation of park and outdoor recreation facilities, such as swimming pools, zoos, athletic play fields, playgrounds and game courts. Access by the general public is required.

### Land and Water Conservation Fund (LWCF)

This is a federal program administered by the State Division of Conservation Services for the acquisition and development or renovation of park, recreation and conservation land. The Federal Land & Water Conservation Fund (P.L. 88-578) provides up to 50% of the total project cost for the acquisition, development and renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply. Nearly 4000 acres have been acquired and hundreds of parks renovated using the \$95.6 million that Massachusetts has received from the state side portion of the federal program since 1965. DCS administers the state side Land & Water Conservation Fund program in Massachusetts. Access by the general public is required.

### Recreational Trails Grant Program (RTGP)

The Recreational Trails Program provides grants ranging from \$2,000 to \$50,000 on a reimbursement basis for a variety of trail protection, construction, and stewardship projects throughout Massachusetts. It is part of the National Recreational Trails Program, which is funded through the Federal Highway Administration (FHWA). Funds are disbursed to each state to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. In Massachusetts, funds are administered by the Department of Conservation and Recreation (DCR), in partnership with the Massachusetts Recreational Trails Advisory Board.



### Community Preservation Act

The establishment of a real estate transfer tax was signed into law on September 14, 2000 as the Community Preservation Act (CPA). CPA is a tool for communities to preserve open space, park and recreational facilities, historic sites, and affordable housing. The Community Preservation Act is statewide enabling legislation that allows cities and towns to exercise control over local planning decisions by providing a funding source which can be used to address three core community concerns:

- Acquisition and preservation of open space
- Improve park and recreation facilities
- Creation and support of affordable housing
- Acquisition and preservation of historic buildings and landscapes

A minimum of 10% of the annual revenues of the fund must be used for each four core community concerns. The remaining 70% can be allocated for any combination of the allowed uses. This gives each community the opportunity to determine its priorities, plan for its future, and have the funds to make those plans happen.

The Town of Hull adopted the Community Preservation Action in 2016, implementing a 1.5% property tax surcharge rate and establishing a Community Preservation Committee (CPC). The CPC subsequently developed the Town of Hull's Community Preservation Plan, which includes an analysis of local needs, goals for CPA program areas (i.e. Housing, Open Space and Recreation, Historic Preservation), as well as priorities and potential projects to utilize CPA funding over the coming years. The Plan functions as an informational document and as a blueprint for the CPC to guide their recommendations to Town Meeting for project funding.

### Community Development Block Grant

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

### Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places.

## Section 10: Letters of Review



# *Town of Hull*



BOARD OF SELECTMEN

MUNICIPAL BUILDING  
HULL, MASSACHUSETTS 02045  
(781) 925-2000

February 1, 2021

Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Ms. Cryan:

Recently I had the opportunity to review the updated Open Space and Recreation Plan prepared by the Metropolitan Area Planning Commission.

I support the adoption and implementation of the Open Space and Recreation Plan by the Executive Office of Energy and Environmental Affairs. The Town will work to implement the Plan's recommendations with the assistance of other Town departments, boards, committees and residents.

Sincerely,

Philip Lemnios  
Hull Town Manager



# *Town of Hull*



BOARD OF SELECTMEN

MUNICIPAL BUILDING  
HULL, MASSACHUSETTS 02045  
(781) 925-2000

February 1, 2021

Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Ms. Cryan:

The Hull Selectmen have reviewed the recently updated Open Space and Recreation Plan prepared by the Metropolitan Area Planning Commission.

The Board agrees with the Open Space and Recreation Plan's recommendations and voted to adopt the plan on January 20, 2021. In addition, the Board will work cooperatively with other Town departments, boards, committees and residents to help implement the Plan's recommendations. The Selectmen support adoption and implementation of the Open Space and Recreation Plan by the Executive Office of Energy and Environmental Affairs.

Sincerely,

Jennifer Constable  
Board of Selectmen Chair



## **TOWN OF HULL Planning Board**

**253 Atlantic Avenue  
Hull, Massachusetts 02045**

**Tel: 781-925-2000  
Fax: 781-925-0224**

February 1, 2021

Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Ms. Cryan:

The Hull Planning Board has reviewed the recently updated Open Space and Recreation Plan prepared by the Metropolitan Area Planning Commission.

The Board agrees with the Open Space and Recreation Plan's recommendations and voted to adopt the plan on January 20, 2021. In addition, the Board will work cooperatively with other Town departments, boards, committees and residents to help implement the Plan's recommendations. The Planning Board supports the adoption and implementation of the Open Space and Recreation Plan by the Executive Office of Energy and Environmental Affairs.

Sincerely,

Steve White  
Planning Board Chair



SMART GROWTH AND REGIONAL COLLABORATION

February 4, 2021

Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
Division of Conservation Services  
100 Cambridge Street  
Boston, MA 02114

Re: Hull Open Space and Recreation Plan

Dear Ms. Cryan:

This letter will serve as MAPC's review of the Town of Hull 2021-2028 Open Space and Recreation Plan. MAPC enjoyed working with the Town of Hull to develop this plan. It was written to comply with the Division of Conservation Services (DCS) guidelines and to integrate a regional perspective on the issues addressed during the planning process. We have also worked to make the plan consistent with the goals and objectives of *MetroFuture*, the regional policy plan for the Boston metropolitan area. We believe that the participation of Town staff and the Open Space and Recreation Committee, as well as MAPC's regional perspective, has generated a plan that will help to guide the Town in its continued efforts to improve open space and recreation opportunities and facilities in Hull.

MAPC wishes the best of luck to the Town as it moves forward with implementation of the plan.

Sincerely,

Ralph Willmer, FAICP  
Principal Planner and Technical Assistance Program Manager

## Section 11: References

All references in this plan have been cited as footnotes throughout the document.

## Section 12: Appendices

Appendix A: ADA Self-Evaluation and Transition Plan

Appendix B: Maps

Appendix C: Public Forum Agenda, Presentation and Feedback

Appendix D: Community Survey

Appendix E: Comments on Draft Plan

Appendix F: Activity and Use Limitation (AUL) Inventory

Appendix G: Massachusetts Historical Commission Inventory

Appendix H: ParkServe® Analysis



# Appendix A

# Public Notice of ADA Compliance

The Town of Hull is committed to the full participation of citizens and does not discriminate on the basis of disability in the operations of programs, services and activities, or in hiring and employment practices.

Questions, concerns, complaints, or requests for information should be brought to the attention of the Town of Hull's ADA Coordinator:

Christopher Dilorio  
Director of Planning and Community Development  
253 Atlantic Ave.  
Hull, MA 02045  
(781) 925-3595  
E-Mail: [cdiiorio@town.hull.ma.us](mailto:cdiiorio@town.hull.ma.us)  
Website: <http://www.town.hull.ma.us>

Individuals with disabilities needing accommodations, assistance, or communication aids to participate in town services or programs are encouraged to make their needs and preferences known to the ADA Compliance Coordinator.

All inquiries and requests are strictly confidential!

# Town of Hull: ADA Grievance Procedure

This Grievance Procedure is established by the Town of Hull to meet the requirements of Title II of the Americans with Disabilities Act. Disabled individuals or their authorized representatives who believe that they have been discriminated against on the basis of disability in employment or the provision of services, activities, programs, or benefits are encouraged to use the procedure to bring their complaints to the attention of the Town of Hull.

Complaints should be submitted in writing or on audio-tape to the ADA Coordinator named below. Each complaint should include a description of the alleged discriminatory incident or action, the place and date of its occurrence, the name of person or persons who witnessed or were adversely affected by the incident or action, and the name of any employee or representative of the Town of Hull involved. The complaint should also include the name, address, and phone number of the person bringing the complaint or their authorized representative.

Alternative means of filing complaints, such as personal interviews or tape recording, will be arranged if needed on request. If assistance is needed to file or pursue the complaint, the ADA Coordinator will provide it. The complaint should be submitted to the ADA Coordinator or the Chair of the Select Board as soon as possible but within 60 calendar days of the alleged discriminatory incident. The Select Board will consider requests to hear complaints regarding incidents after more than 60 days have passed.

ADA Coordinator:  
Christopher Dilorio  
Director of Planning and Community Development  
253 Atlantic Ave.  
Hull, MA 02045  
(781) 925-3595  
E-Mail: [cdiiorio@town.hull.ma.us](mailto:cdiiorio@town.hull.ma.us)

Chair of Board of Selectmen:  
Jennifer Berardi-Constable, Chair  
253 Atlantic Ave.  
Hull, MA 02045  
(781) 925-2000  
E-Mail: [jconstable@town.hull.ma.us](mailto:jconstable@town.hull.ma.us)

Within 15 calendar days of receipt of the complaint, the ADA Coordinator will meet with the complainant to clarify the facts of the incident and discuss possible resolutions. Within 15 calendar days after the meeting, the ADA Coordinator, will respond in writing, or if needed for effective communication, in an alternate format preferred by the complainant, such as large print, Braille, or audio tape. The response will explain the position of the Town of Hull and present options for substantive resolution of the complaint.

If the ADA Coordinator's response does not satisfactorily resolve the issue, the complainant may appeal the Coordinator's decision within 15 calendar days of its receipt to the Select Board. Within 15 calendar days of receipt of the appeal, the Select Board will meet with the

complainant to further clarify the complaint and discuss possible resolutions. Within 15 calendar days of the meeting the Board of Selectmen will respond in writing or alternate format with a final resolution of the complaint.

All complaints received by the ADA Coordinator, appeals to the Board of Selectmen, and responses from the ADA Coordinator or Board of Selectmen, will be kept on file for at least three years.

# ADA Assessment

Hull's 2009 Americans with Disabilities Act, Title II Self Evaluation and Transition Plan prepared by Austin Design Inc. and Independent Living Resources identified many barriers and deficiencies at town facilities that hindered enjoyment by those with disabilities. The report listed a range of accessibility recommendations to accelerate the town's progress toward compliance with the Americans with Disabilities Act (ADA). Some of these recommendations have been implemented however, there are several improvements to accessibility that still need to be made.

Many of the priorities and recommendations outlined in the 2009 ADA Transition Plan are still relevant and included in this plan except where noted. Additionally, in 2019 MAPC conducted site visits to the facilities identified in this OSRP to perform the ADA evaluations in accordance with the guidelines (and based upon the forms) outlined in the Open Space and Recreation Planners Workbook. The evaluations for each facility that follow reflect conditions in 2019 and the recommendations are based upon those conditions.

Evaluations in this document are for properties owned by the Town of Hull, managed by the Parks & Recreation Commission or the Conservation Commission, and have facilities such as parking, a pathway, toilet facility, ramp, picnic area, or a water fountain. Many of the sites that include improved areas such as playgrounds or playing fields, do not currently conform to the standards due to lack of accessible parking/routes. The evaluations that follow focus on the type of equipment and facilities present at the park or field. If it is not listed, that means it does not exist at that site (i.e. if there are no bathrooms present, they are not listed in the evaluation).

Because of its small size, Hull does not have all of the recreational facilities and equipment required by federal compliance guidelines for the Section 504 Self-Evaluation. As needs arise, ongoing recreational programs are customized to accommodate specific requirements of disabled individuals.

## GREEN HILL PLAYGROUND



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces, Atlantic Avenue is busy and would be dangerous for someone to try and cross from existing street parking</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No paved wheelchair access to play structures</li> <li>Rough transitions onto basketball court, structural cracks throughout the court, weeds growing through cracks, previous asphalt trenching showing wear</li> </ul>
Other	<ul style="list-style-type: none"> <li>1 play structure, 2 swing sets</li> <li>Wooden benches, no armrests;needs replacement</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Install accessible parking space with access aisle on the same side of the street as the playground</li> <li>Replace play structures</li> <li>Construct access route to play structures</li> <li>Improve transition to basketball court</li> <li>Edge of fencing at the ends of the basketball court needs to be modified, a gap between the fence and the ground will allow balls to leave the court</li> <li>Provide bench with armrests</li> </ul>





## HAMPTON HILLS PLAYGROUND (JOSEPH MCLAUGHLIN PARK)



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No parking</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No paved access from parking/streets, barrier around play structures, unpaved walkway obstructed by fence</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no armrests</li> <li>Swing set located in an inaccessible location</li> <li>Deteriorated play equipment</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>Install accessible parking spaces (add sign to access aisle prohibiting parking)</li> <li>Install accessible route connecting play areas, Remove fencing barriers</li> <li>Replace deteriorated play equipment</li> <li>Provide bench with armrests</li> <li>The Town has removed all play structures and is currently evaluating how it wants to repurpose this site.</li> </ul>



## HULL VILLAGE PLAYGROUND (ROBERT B. NEAL PLAYGROUND)



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No sidewalk, no paved access to playground, rough transition from street, low wood barrier around play structure</li> <li>Walk (to basketball court) very rough asphalt walk</li> <li>Structural cracks throughout the basketball court, weeds growing through cracks, tree trunk lifting edge of court on south end</li> </ul>
Other	<ul style="list-style-type: none"> <li>Stair (from street to basketball court) dangerous set of uneven steps, no handrails</li> <li>Wooden benches facing play structures, fair condition; no armrests</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide accessible parking spaces (add sign to access aisle prohibiting parking)</li> <li>Adjust transitions and remove barrier around play structure</li> <li>Regrade basketball court and provide accessible route</li> <li>Eliminate access barriers, close opening in fencing</li> <li>Provide bench with armrests</li> <li>Wooden chips under the play structure need to be replenished</li> <li>Perimeter fence along Nantasket Ave needs replacing</li> </ul>





## HULL VILLAGE PLAYGROUND (ROBERT B. NEAL PLAYGROUND)





## JOE MENICE BALLFIELD



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No accessible parking</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No curb cuts from east side</li> <li>No accessible route along roadway</li> <li>No accessible path to bleachers or ball field</li> </ul>
Public Toilet	<ul style="list-style-type: none"> <li>General note: If a portable unit is used for public events it must be accessible</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no armrests</li> <li>Bike rack</li> <li>no designated seating at bleachers</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>Install curb cut and cross walk from east side of roadway</li> <li>Install striped walk area along roadway</li> <li>Install accessible path to bleachers or ball field</li> <li>Provide bench with armrests</li> </ul>



## KENBERMA PLAYGROUND



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated parking at playground</li> <li>Unpaved and sloped parking area at tennis courts</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No curb cuts from east side from street to walkway.</li> <li>Walkway is obstructed by fence</li> <li>No wheelchair access to tennis courts</li> <li>Rough/dangerous dirt path from street to basketball court</li> </ul>
Public Toilet	<ul style="list-style-type: none"> <li>General note: If a portable unit is used for public events it must be accessible</li> </ul>
Other	<ul style="list-style-type: none"> <li>2 play structures, 2 swing sets</li> <li>Benches; no armrests</li> <li>Picnic Tables; No extended table section</li> <li>Tennis courts deteriorated, 10-foot tall chain link fence around entire court poor-fair condition, bottom of fence lifting, horizontal support poles failing</li> <li>Basketball court structural cracks, previous asphalt trenching showing wear</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>Regrade parking at tennis court and provide accessible parking with signage</li> <li>Install curb cut and/or repair deteriorated surface</li> <li>Remove fence</li> <li>Relocate access to tennis courts where grades work</li> <li>Prohibit access from street, install fence and sign</li> <li>Provide bench with armrests</li> <li>Provide accessible tables</li> <li>Replenish wood chips in the play area</li> </ul>



## KENBERMA PLAYGROUND





## KINGSLEY ROAD (FRIENDS PARK/GEORGE A JONES) PLAYGROUND



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated parking at playground</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>Rough transition from street to walkways, puddling at entrances</li> <li>Wood chips in play areas are firm but not flat</li> <li>Deteriorated pavement along circular walkway; several cracks and heaves ; some spots with grass growing through them.</li> </ul>
Public Toilet	<ul style="list-style-type: none"> <li>General note: If a portable unit is used for public events it must be accessible</li> </ul>
Other	<ul style="list-style-type: none"> <li>2 play structures, 2 swing sets</li> <li>Benches; no armrests</li> <li>Accessible swing; no paved access</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>Repair walkways</li> <li>Provide bench with armrests</li> <li>Provide accessible tables</li> <li>Replenish wood chips in the play area</li> </ul>





## JAMES SULLIVAN JR. MEMORIAL FIELD



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>Unpaved, no designated spaces</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No accessible route</li> </ul>
Public Toilet	<ul style="list-style-type: none"> <li>General note: If a portable unit is used for public events it must be accessible</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no armrests</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>Provide accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>Provide accessible walk</li> <li>Provide accessible bench with armrests</li> </ul>





## CAPTAIN JOSHUA JAMES MEMORIAL PARK



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>Deteriorated pavement, no access to sidewalk, no designated spaces</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No paved access to park/benches</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no armrests</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide accessible parking spaces</li> <li>Repave accessible walk and install signage</li> <li>Provide accessible bench with armrests</li> </ul>





## CAPTAIN CLEVERLY PARK



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>Paved path surrounding beach area</li> <li>No accessible path to beach</li> </ul>
Other	<ul style="list-style-type: none"> <li>Accessible benches with backs and sides</li> <li>Flagpole</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>Provide accessible parking spaces</li> <li>Provide accessible path to beach area</li> </ul>





## MARINER'S PARK



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No striping, designated spaces</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>Rough transitions (gaps) from parking to paved walkways, deteriorated walkways</li> </ul>
Bandstand	<ul style="list-style-type: none"> <li>No accessible route</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no armrests</li> <li>Picnic Table; no accessible route, no extended accessible surface</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>Provide accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>Adjust transition paving, fix walkways</li> <li>Install a lift at bandstand</li> <li>Pave accessible route, provide accessible picnic table</li> <li>Provide accessible bench with armrests</li> </ul>





# POINT ALLERTON



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces, street parking</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>Unpaved, no accessible route</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no armrests</li> <li>Stair down to shore</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>Provide accessible walk</li> <li>Provide accessible bench with armrests</li> </ul>





# SHOWBOAT RECREATION AREA (HULL COMMUNITY GARDEN)



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces, street parking</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No path, accessible route</li> </ul>
Other	<ul style="list-style-type: none"> <li>25 raised bed plots</li> <li>Small storage shed</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>Provide handicap accessible plots</li> </ul>





CRESCENT BEACH



Facility	Evaluation
Parking	<ul style="list-style-type: none"><li>No public parking</li></ul>
Pathway	<ul style="list-style-type: none"><li>No accessible route, two stairway entrances</li></ul>
Recommendations:	<ul style="list-style-type: none"><li>Eliminate stair or provide fully compliant stair.</li></ul>





## GUNROCK BEACH



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>End of Stoney Beach Road; No lines, no access aisle</li> </ul>
Curb cut (at crosswalk to parking)	<ul style="list-style-type: none"> <li>Does not line up with crosswalk, deteriorated pavement</li> </ul>
Pathways/Accessible Route (Stoney Beach Rd.)	<ul style="list-style-type: none"> <li>No access to beach, dangerous wood deck with gap in guard rail</li> </ul>
Pathways/Accessible Route (Gunrock Ave./Damon Park Rd.)	<ul style="list-style-type: none"> <li>No public parking</li> <li>Deteriorated vehicle ramp from street to beach, no beach access</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Install new striping and accessible parking with signage near Stoney Beach Rd.</li> <li>Repave accessible walk and install signage</li> <li>Provide accessible bench with armrests</li> <li>Install lift to beach with accessible route</li> </ul>





STONY BEACH

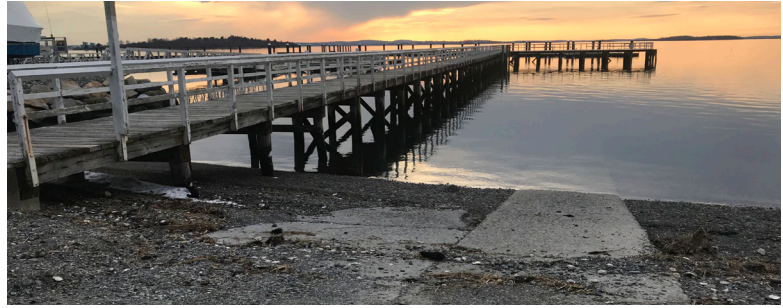


Facility	Evaluation
Parking	<ul style="list-style-type: none"><li>No public parking</li></ul>
Pathways/Accessible Route	<ul style="list-style-type: none"><li>No access to beach area</li></ul>
Other	<ul style="list-style-type: none"><li>Sandy beach</li></ul>
Recommendations:	<ul style="list-style-type: none"><li>Provide accessible walk</li><li>Provide accessible benches with armrests</li></ul>





## A STREET PIER



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No striping, designated spaces</li> </ul>
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>Uneven wood plank surface, dangerous edge condition (guard rail does not protect edge).</li> </ul>
Ramp (to pier)	<ul style="list-style-type: none"> <li>No handrails, drops off at edges, tripping hazard at top</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Install new striping and provide accessible parking spaces (add sign to prohibit aisle parking)</li> <li>Install railing, adjust transition at top of ramp</li> <li>Repair pier decking, add rail at gap</li> </ul>



## JAMES AVENUE WHARF



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces, deteriorated pavement</li> </ul>
Pier/Floating Docks	<ul style="list-style-type: none"> <li>Noncompliant stair up to pier</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Install new striping and provide accessible parking spaces (add sign to prohibit aisle parking)</li> <li>Re-build stair to be fully compliant</li> </ul>





## VILLAGE BEACH/ PEMBERTON BEACH/ PEMBERTON PIER



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>Municipal Parking Lot for MBTA Ferry commuters; accessible parking</li> </ul>
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>No accessible route to beach at east end of seawall</li> <li>Noncompliant stairs to beach at west end of seawall</li> <li>Dangerous drop-off at seawall</li> <li>No path to benches</li> </ul>
Ramp (to pier)	<ul style="list-style-type: none"> <li>No handrails</li> </ul>
Other	<ul style="list-style-type: none"> <li>No accessible route to beach at east end of seawall</li> <li>Benches; no armrests</li> <li>Covered Picnic Area; Picnic tables but no extended table section</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Install accessible walk to beach</li> <li>Re-build stairs to be fully compliant</li> <li>Install barrier to prevent access to dangerous drop-off at seawall</li> <li>Install accessible paths and benches</li> <li>Install fully compliant handrails on the ramp to the pier</li> </ul>



## HULL HIGH SCHOOL ATHLETIC FIELDS



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>• ADA accessible parking spaces at Hull High School</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>• Clear path of travel from accessible parking spaces</li> <li>• Paved path/running track surrounding football field</li> </ul>
Other	<ul style="list-style-type: none"> <li>• No accessible seating at playing fields, only bleachers</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>• For the most part, no improvements are needed the track and field was recently constructed.</li> <li>• Provide accessible bench with back and sides to at Hull High School where there are only bleachers.</li> </ul>





## LILLIAN M JACOBS ELEMENTARY SCHOOL PLAYGROUND



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>• ADA accessible parking spaces at Jacobs Elementary School</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>• Clear path of travel from accessible parking spaces</li> <li>• Paved path surrounding the playground</li> </ul>
Other	<ul style="list-style-type: none"> <li>• 2 play structures</li> <li>• Playground has accessible rubber surface</li> <li>• Accessible picnic tables, showing wear</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>• For the most part, no improvements are needed</li> </ul>



## MEMORIAL MIDDLE SCHOOL ATHLETIC FIELDS (L-STREET PLAYGROUND)



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>• ADA accessible parking spaces at Memorial Middle School</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>• General Condition: Not all areas connected by paving, gaps in existing paving, no sidewalk around park perimeter</li> <li>• From South Side Parking: Rough (mud) transition from paving to grass at gate</li> <li>• Play Area Access: Concrete curb prohibits access to play area</li> </ul>
Ramps	<ul style="list-style-type: none"> <li>• Bleachers: Tripping hazard at bottom , noncompliant bottom handrail</li> <li>• Access to Tennis Courts: Uneven steep slope, should have handrails</li> </ul>
Public Toilet	<ul style="list-style-type: none"> <li>• Locked, no Braille signs</li> </ul>
Other	<ul style="list-style-type: none"> <li>• 2 play structures, 1 swing sets</li> <li>• Benches; no armrests</li> <li>• Concession Stand: Service counter too high</li> <li>• Tennis courts All lines and courts painted in 2018, 10-foot tall chain link fence around entire court needs minor repairs</li> <li>• Basketball court structural cracks, previous asphalt trenching showing wear</li> </ul>
Recommendations:	<ul style="list-style-type: none"> <li>• Restripe for van accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>• Play Area: Install curb cut near play area</li> <li>• Walkways: Install paving where gaps exist</li> <li>• Bleachers Ramp: Install accessible transition plate</li> <li>• Tennis Court Ramp: Regrade to be less steep</li> <li>• Public Toilet: Install braille signage</li> <li>• Concession Stand: Modify counter height</li> <li>• Install accessible benches</li> </ul>



## MEMORIAL MIDDLE SCHOOL ATHLETIC FIELDS (L-STREET PLAYGROUND)





## NANTASKET BEACH (TOWN OWNED)



Facility	Evaluation
Beach Access- Phipps Street	
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>No curb cut at sidewalk</li> <li>Deteriorated pavement</li> <li>No accessible route</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Install curb cut</li> <li>Repave walk</li> </ul>
Beach Access - Phipps St to Adams St (11 access points)	
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>Noncompliant sand walkway, no handrails, no parking</li> <li>Noncompliant accessible parking</li> <li>No ramp</li> <li>Noncompliant stairs</li> <li>Noncompliant railings</li> <li>Deteriorated pavement</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Repave and stripe for van-accessible space and aisle and signage</li> <li>Install compliant ramp</li> <li>Install fully compliant stairs</li> <li>Install railings</li> <li>Repave walk area</li> </ul>
Beach Access- B St to L St (10 access points)	
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>Noncompliant sand walkway, no handrails, no parking</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>The 2009 ADA Transition Plan recommends that access points be eliminated</li> </ul>
Beach Access- M St to U St (9 access points)	
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>Noncompliant sand walkway, no handrails, no parking</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>The 2009 ADA Transition Plan recommends that access points be eliminated</li> </ul>

## NANTASKET BEACH (TOWN OWNED)

Beach Access- V St	
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>• Noncompliant accessible parking</li> <li>• Noncompliant stairs</li> <li>• No railings</li> <li>• Deteriorated pavement</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>• Repave and stripe for van-accessible space and aisle and signage</li> <li>• Install fully compliant stairs</li> <li>• Install railings</li> <li>• Repave walk area</li> </ul>
Beach Access- W St to X St. (2 access points)	
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>• Noncompliant sand walkway, no handrails, no parking</li> <li>• Noncompliant accessible parking</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>• The 2009 ADA Transition Plan recommends that access points be eliminated</li> </ul>





## FORT REVERE



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No striping, deteriorated paving</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>No accessible pathways</li> </ul>
Other	<ul style="list-style-type: none"> <li>Picnic Tables; no accessible route, no extended accessible surface</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide accessible parking spaces with shared aisle (add sign to prohibit aisle parking)</li> <li>Install accessible walkways</li> <li>Pave accessible route, provide accessible picnic table</li> <li>This site is owned by the Town and DCR</li> </ul>





## HULL CEMETERY



Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces, deteriorated pavement</li> </ul>
Pathways/ Accessible Route	<ul style="list-style-type: none"> <li>Steep slopes, most plots are not accessible</li> <li>Deteriorated pavement</li> </ul>
Other	<ul style="list-style-type: none"> <li>No apparent way to notify staff for assistance</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide fully compliant parking spaces at top and bottom of cemetery with signage</li> <li>Provide notification system to alert staff. Post signage about system</li> </ul>





VETERANS MEMORIAL FIELD



Facility	Evaluation
Parking	<ul style="list-style-type: none"><li>No designated spaces, street parking</li></ul>
Pathway	<ul style="list-style-type: none"><li>Paved path surrounding memorial and field</li><li>Accessible path to gazebo</li></ul>
Other	<ul style="list-style-type: none"><li>Veterans Memorial</li><li>Gazebo</li><li>Benches; no backs or armrests</li><li>Flagpole</li><li>Clock tower</li></ul>
Recommendations:	<ul style="list-style-type: none"><li>Provide handicap accessible spaces</li><li>Add an accessible bench with a back and sides</li></ul>

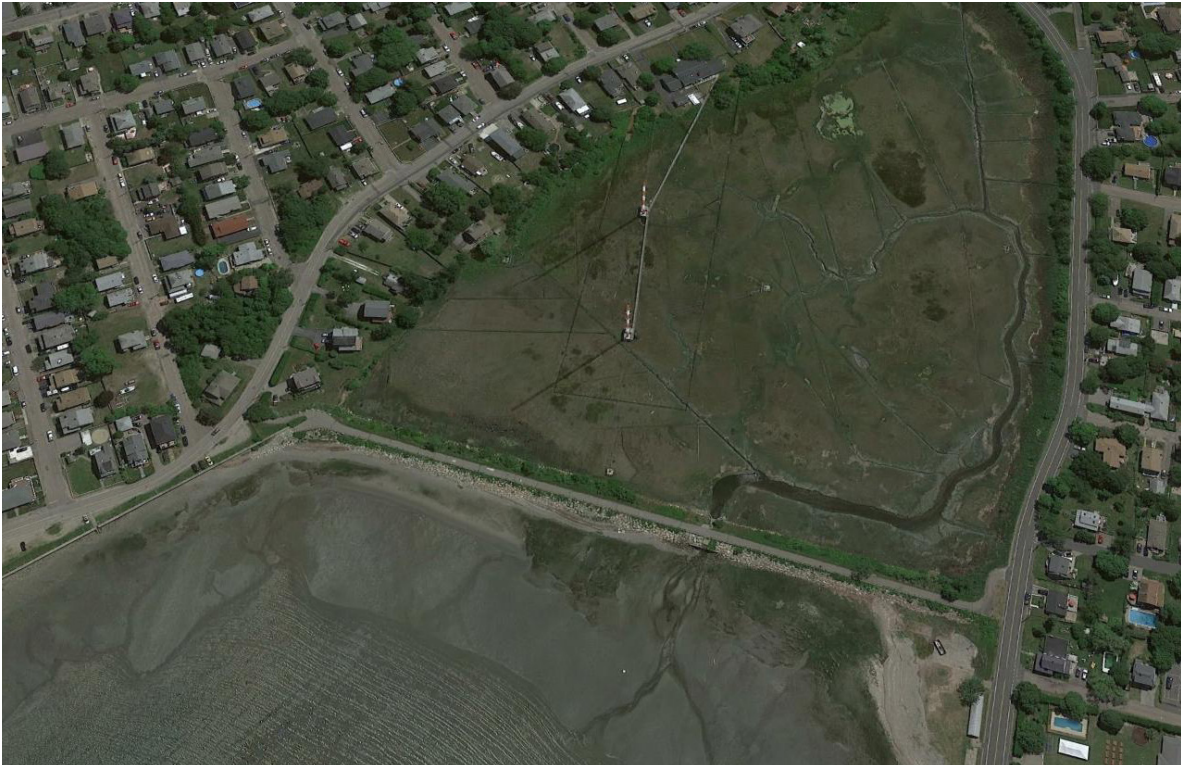






## WBZ SEAWALL AND WALKWAY

Facility	Evaluation
Parking	<ul style="list-style-type: none"> <li>No designated spaces, rough/deteriorated transitions</li> </ul>
Pathway	<ul style="list-style-type: none"> <li>Steep slope, deteriorated pavement</li> </ul>
Other	<ul style="list-style-type: none"> <li>Benches; no backs or armrests</li> </ul>
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Provide handicap accessible parking</li> <li>Install accessible benches</li> <li>Patch and repave walkways</li> </ul>





## TOWN OF HULL

253 Atlantic Avenue  
Hull, Massachusetts 02045

Tel: 781-925-2000  
Fax: 781-925-0224

### Statement of ADA Employment Practices Compliance

The Town of Hull's employment practices are in compliance with the Americans with Disabilities Act in regards to Recruitment, Personnel Actions, Leave Administration, Training, Tests, Medical Exams/Questionnaires, Social and Recreational Programs, Fringe Benefits, Collective Bargaining Agreements, and Wage and Salary Administration.

It is the policy of the Town of Hull that no otherwise qualified individual with a disability shall, solely by reason of his/her disability, be excluded from employment or employment-related benefits. Employment, hiring, and advancement will be based solely on the employee or applicant's ability to perform what the Town of Hull determines to be the essential functions of a position.

It is the policy of the Town of Hull that reasonable accommodation will be made for an otherwise qualified applicant or employee with a disability, unless the Town of Hull can demonstrate that the accommodation imposes an undue financial or administrative hardship on the operation of its programs.

Notice of the availability of reasonable accommodations that may be needed by applicants during the pre-employment process will be included in job postings and advertisements and will be made available upon request to applicants with disabilities during interviews and other pre-employment functions as necessary to ensure equal opportunity for the applicant to secure employment with the Town.

During the pre-employment process, the Town will make no written or verbal inquiry regarding the existence, cause, extent or impact of any disabling condition.

Applicants will be informed at the initial pre-employment interview that the Town does not discriminate on the basis of disability and that requests for reasonable accommodations needed for the performance of essential job functions or for the enjoyment of other benefits of employment should be made following receipt of a conditional offer of employment, preferably at a post-offer meeting.

Persons with disabilities employed by the Town of Hull are encouraged to request reasonable accommodation at any time when such accommodation becomes necessary to the employee's performance of essential functions of their position or to the enjoyment of any other benefits of employment.

Requests for reasonable accommodations should be present verbally or in writing to the employee's immediate supervisor or to the ADA Coordinator. The request should include a description of the nature and purpose of the accommodation. Assistance will be made available to any employee requiring assistance in identifying an appropriate accommodation or in documenting the reasons why such accommodation is needed.

A decision will be made within ten business days of the submission of a reasonable accommodation request accompanied by any supporting documentation needed by the Town to fairly evaluate the request. The effectiveness of the accommodation and the need for changes or additions to the accommodation will be assessed during first month of the employee's use of the accommodation.

All reasonable accommodation requests and documentation, discussions, decisions and other matters, including

the results of medical examinations and/drug tests relative to an employee's status as a person with a disability, will be kept confidential and documentation will be maintained in secure files.

If assistance is needed in designing a Reasonable Accommodation, the Town --with the approval of the candidate or employee requesting the accommodation-- will consult the Regional ADA Technical Assistance Center, the Job Accommodations Network administered by the President's Committee on Employment of Persons with Disabilities and other individuals and organizations with expertise in the employment of persons with disabilities.

The Board of Selectmen, in consultation with the ADA Coordinator, will make the final decision concerning requested accommodations that may represent undue financial or administrative hardships.

Applicants and employees have the right to appeal the denial of any accommodation request using the ADA Grievance Procedure.



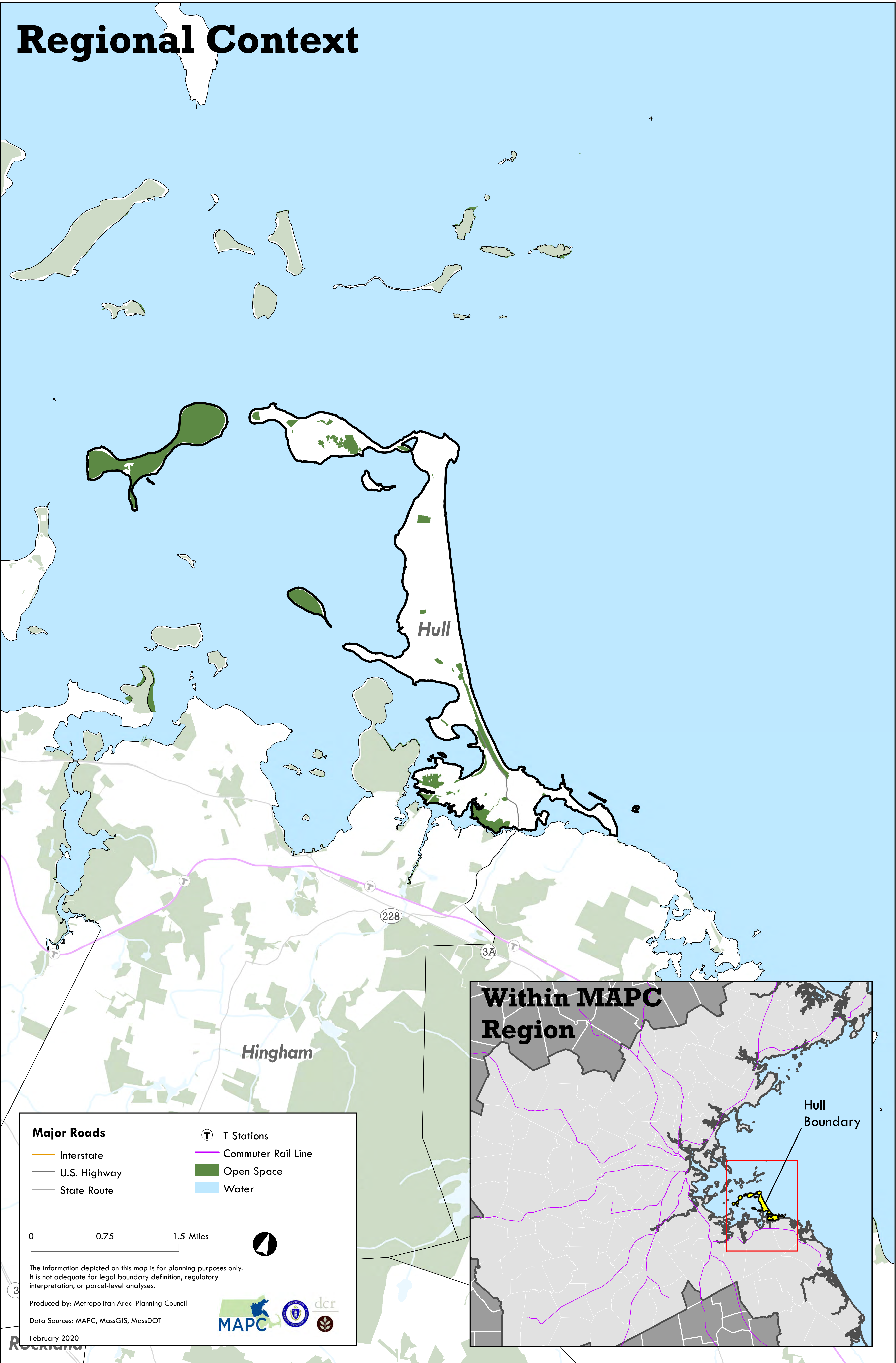
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Christopher D'Amico  
ADA Program Coordinator



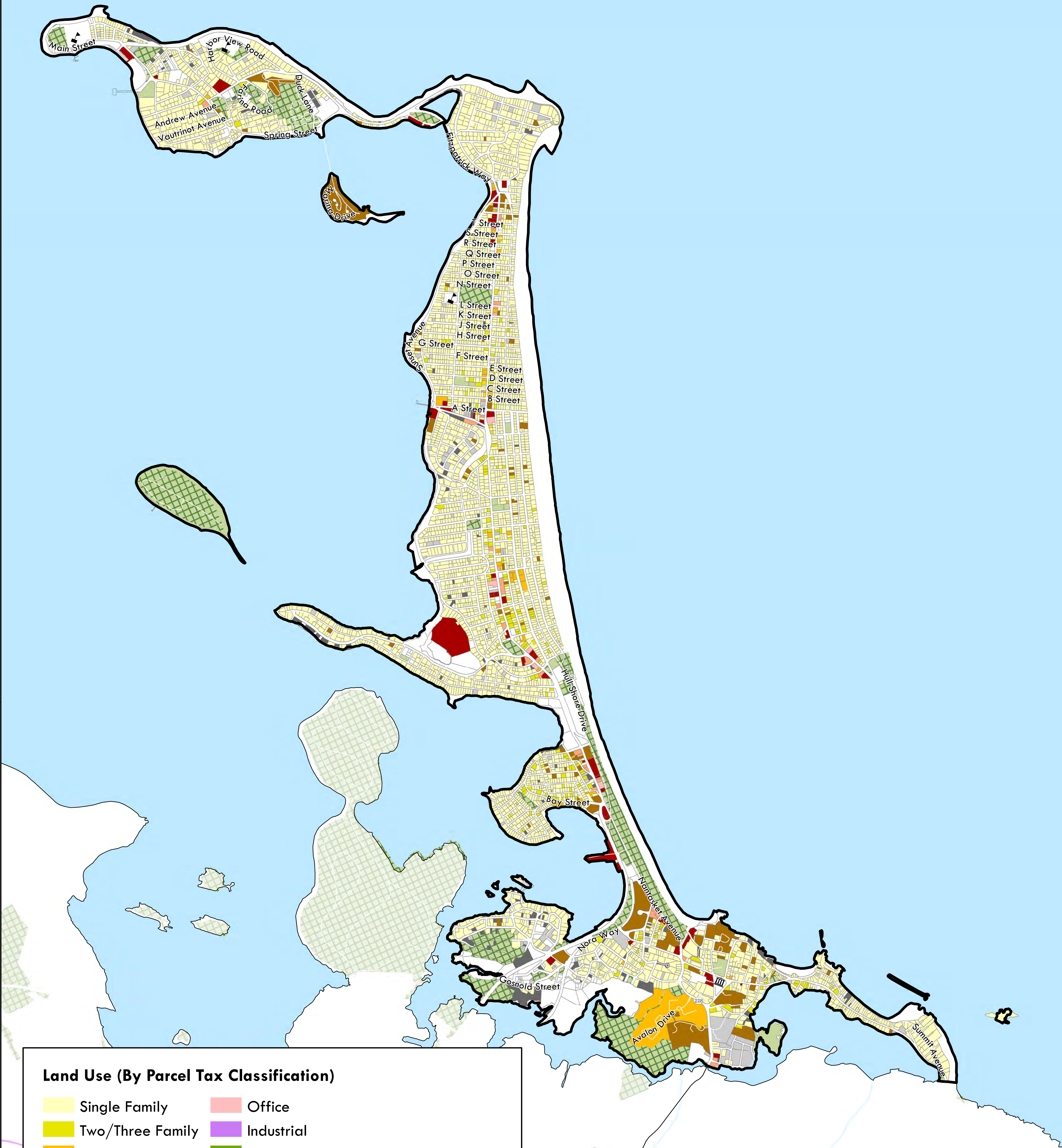
## Appendix B

# Regional Context





# Land Use



## Land Use (By Parcel Tax Classification)

- |                   |                        |
|-------------------|------------------------|
| Single Family     | Office                 |
| Two/Three Family  | Industrial             |
| Multifamily       | Chapter 61B Land       |
| Other Residential | Exempt                 |
| Mixed Use         | Vacant - Developable   |
| Commercial/Retail | Vacant - Undevelopable |

- |            |                    |
|------------|--------------------|
| Town Halls | T Stations         |
| Schools    | Commuter Rail Line |
| Open Space |                    |

0 0.25 0.5 0.75 1 Miles

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

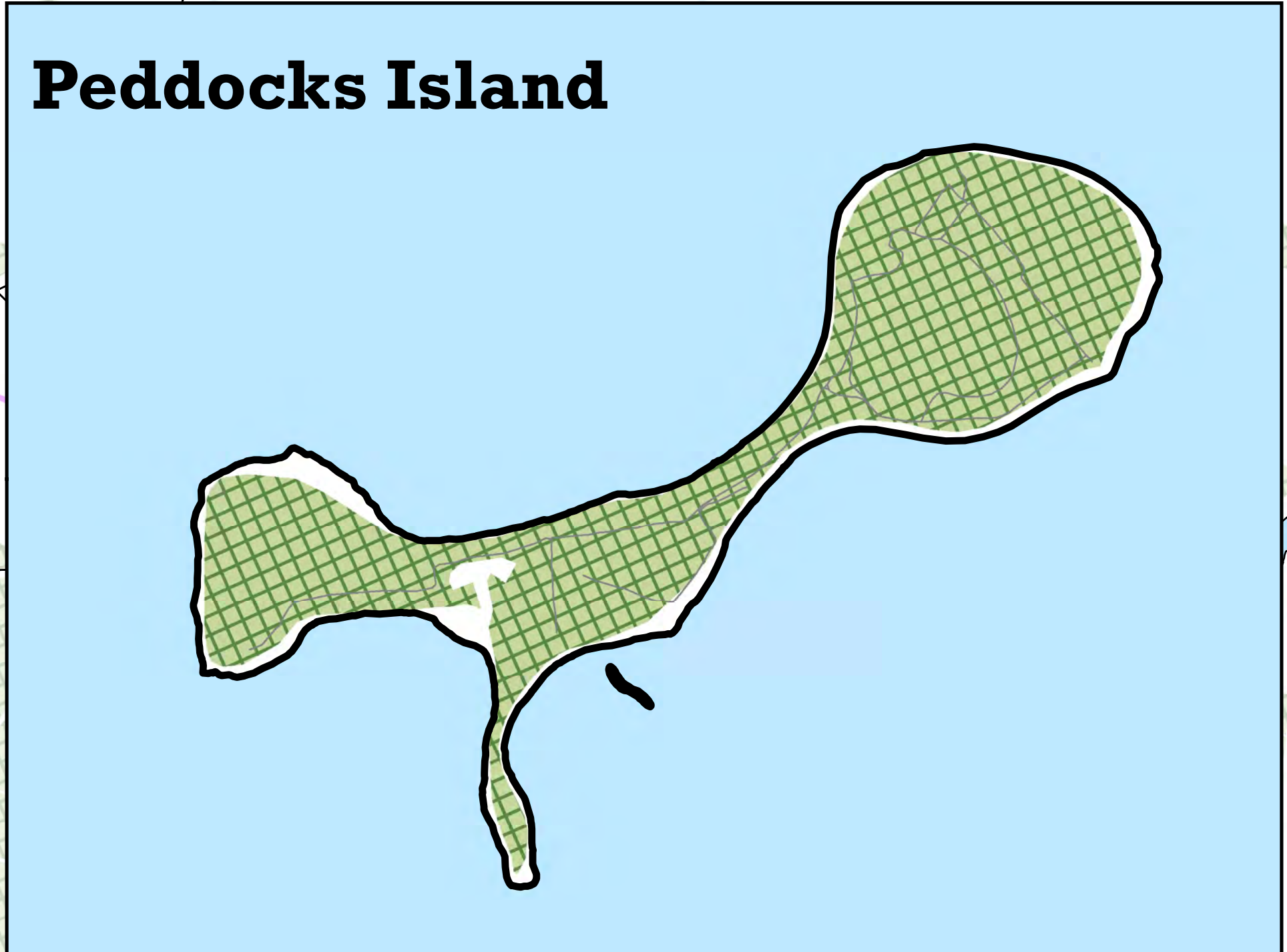
Produced by: Metropolitan Area Planning Council

Data Sources: MAPC, MassGIS, MassDOT

February 2020

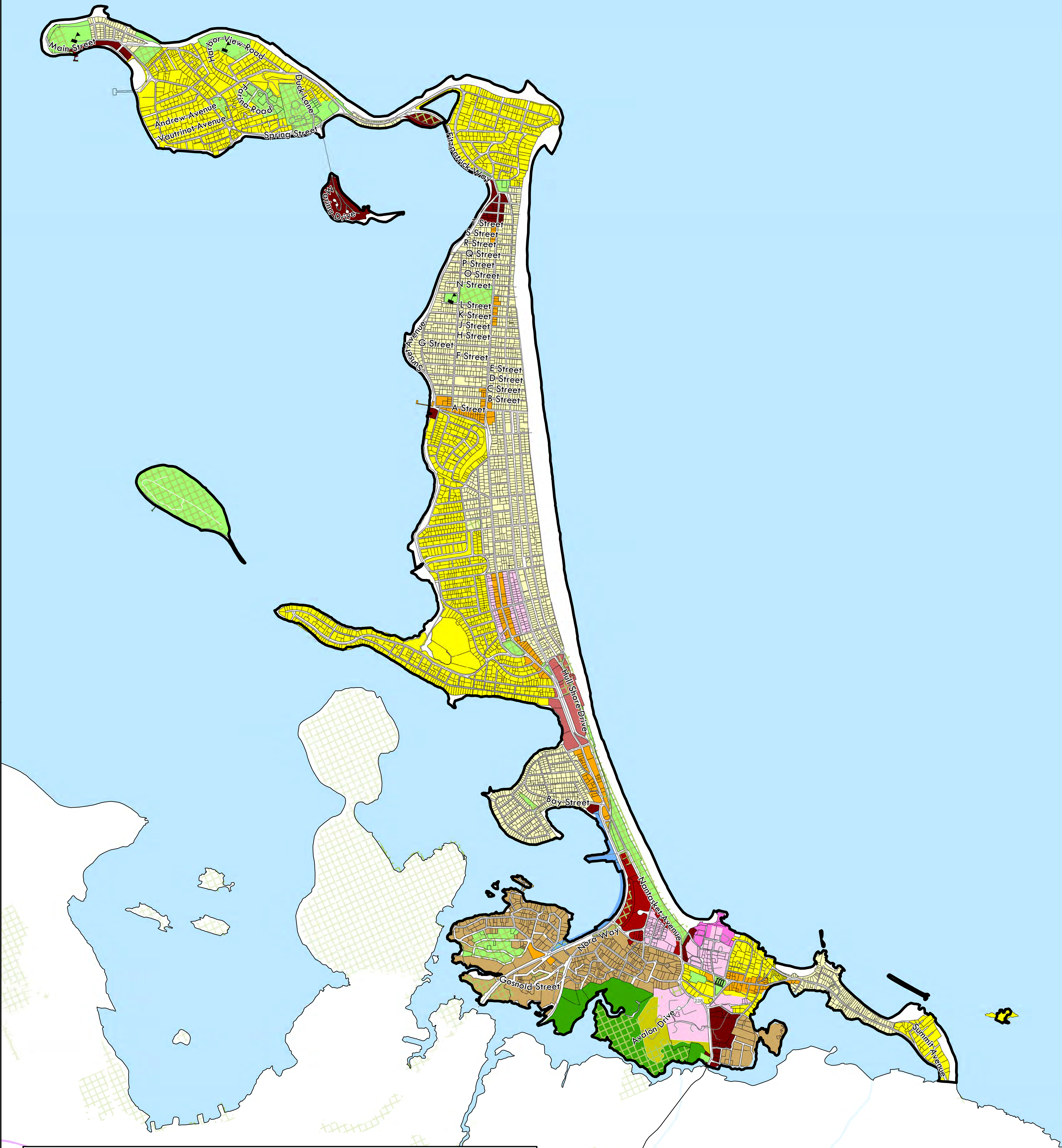


## Peddock's Island





# Zoning



## Zoning

- |                    |                     |                    |
|--------------------|---------------------|--------------------|
| Business           | Public-Open-Space   | Open Space         |
| Commercial (REC-A) | Single-Family A     | Lakes and Ponds    |
| Commercial (REC-B) | Single-Family B     | Commuter Rail Line |
| Commercial (REC-C) | Single-Family C     | Town Halls         |
| Conservation       | Townhouse           | Schools            |
| Multi-Family A     | Waterfront-District |                    |
| Multi-Family B     |                     |                    |

0 0.25 0.5 0.75 1 Miles

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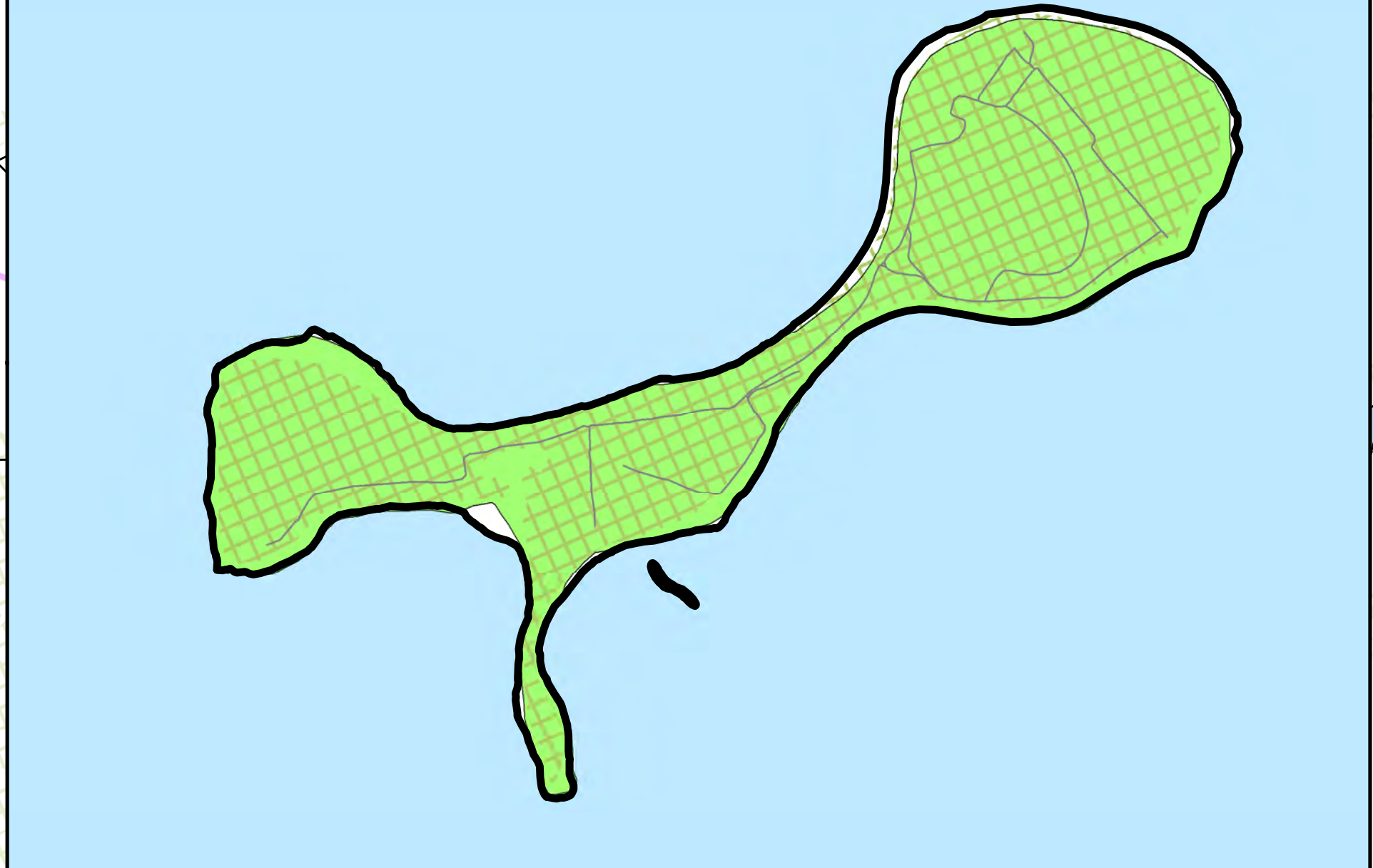
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Data Sources: MAPC, MassGIS, MassDOT

February 2020

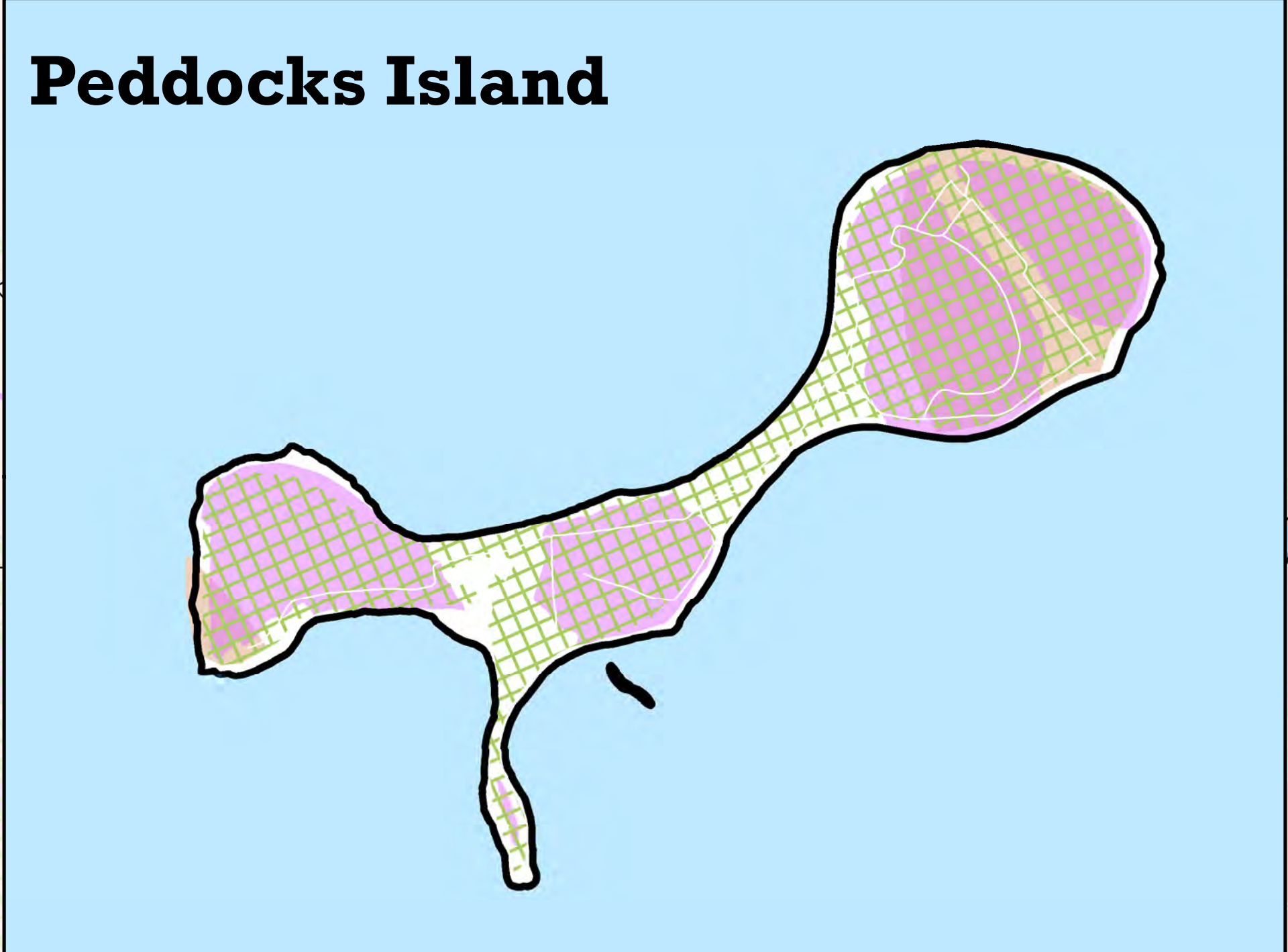
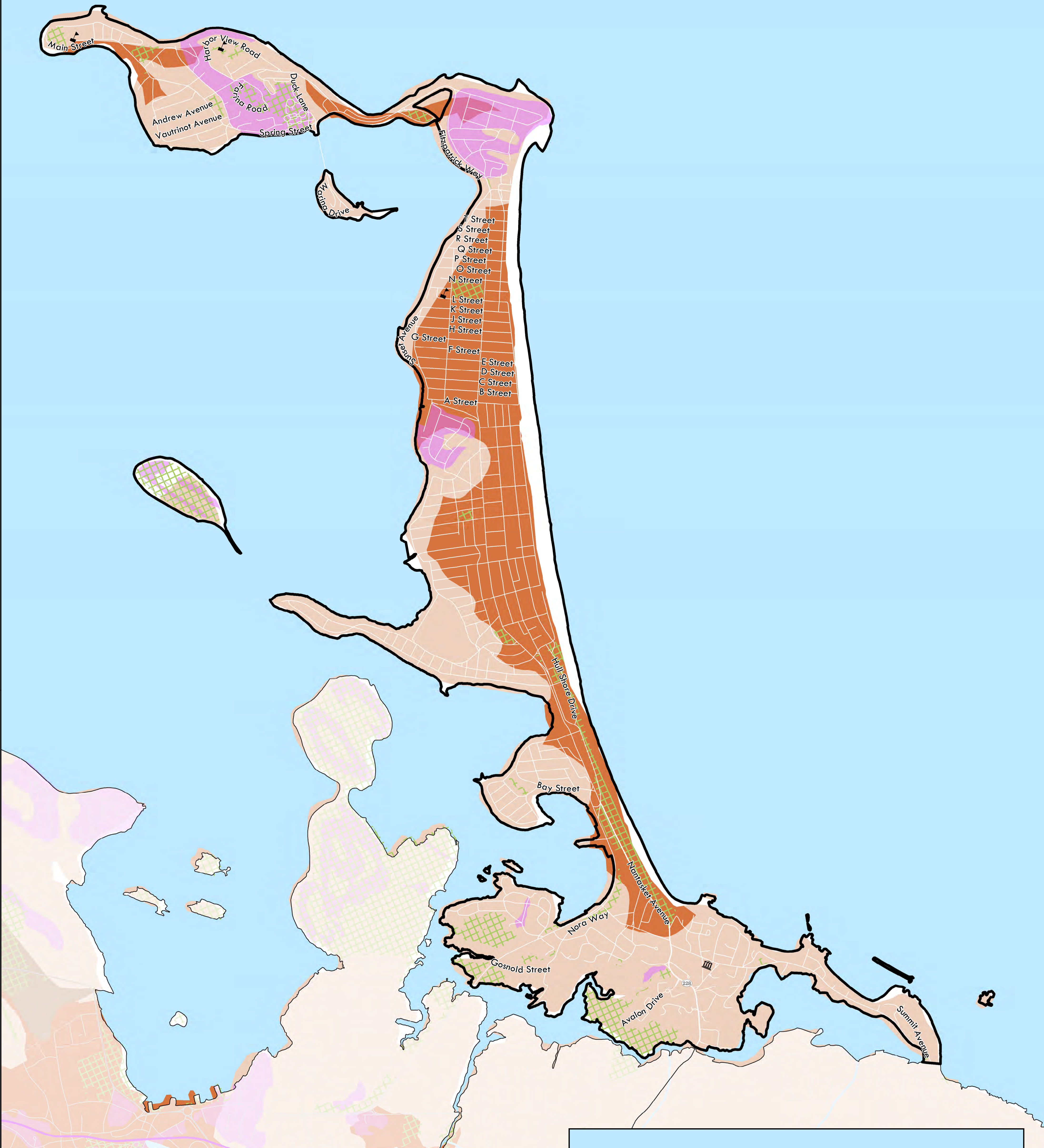


## Peddocks Island





# Soils & Surficial Geology



#### Surficial Geology

	Sand and Gravel		Open Space
	Till or Bedrock		Lakes and Ponds
	Fine-Grained Deposit		Commuter Rail Line
	Floodplain Alluvium		Town Halls
	Farmland of Unique Importance		Schools

0 0.25 0.5 0.75 1 Miles

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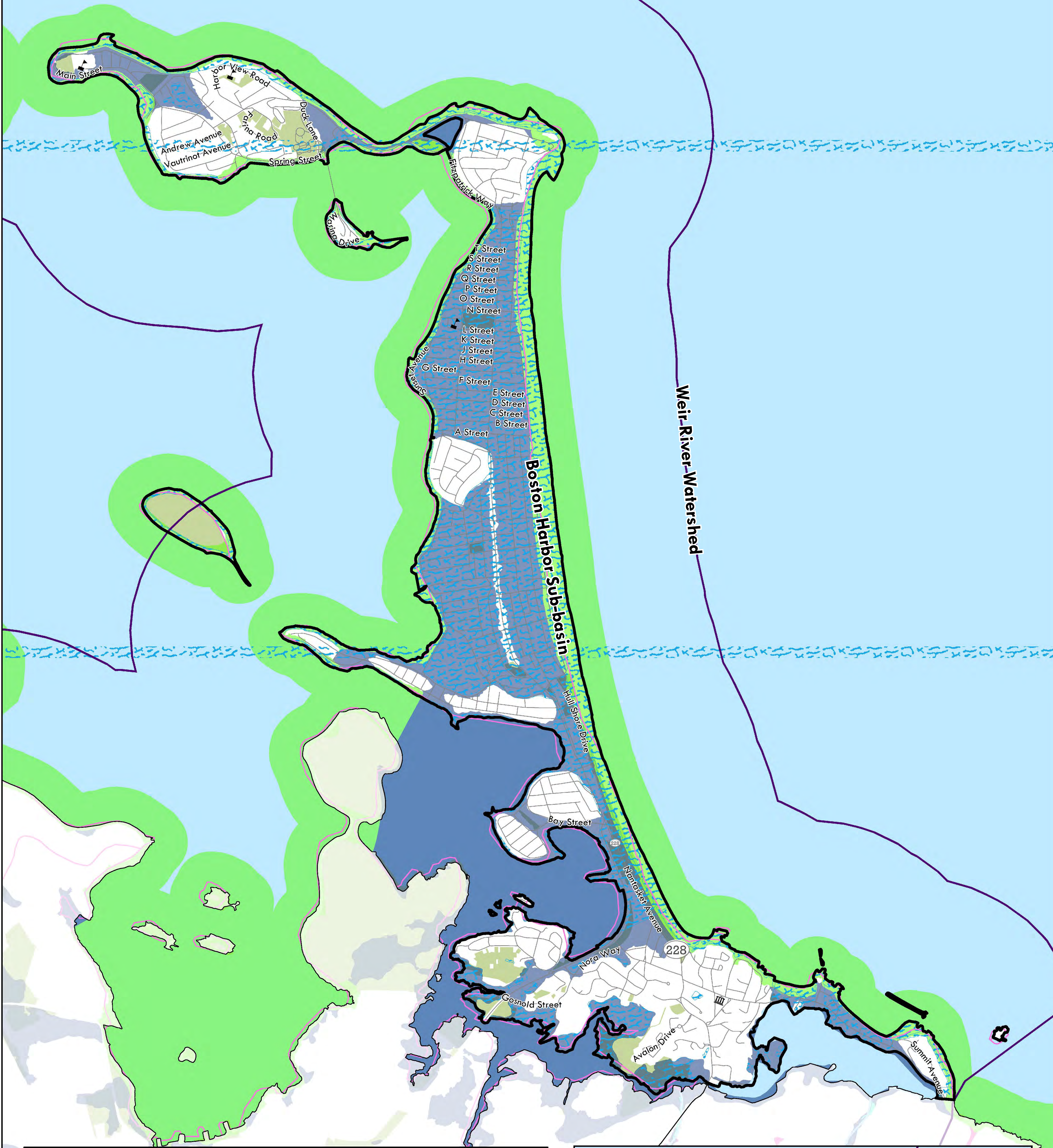
Produced by: Metropolitan Area Planning Council

Data Sources: MAPC, MassGIS, MassDOT

February 2020



# Water Resources



## Flood Zones

- 1% Annual Chance of Flooding or Ponding
- Regulatory Floodway
- High Risk Coastal Area
- 0.2% Annual Chance of Flooding
- Wetlands
- Weir River Watershed
- Boston Harbor Sub-basin

- Open Space
- Town Halls
- Schools
- T Stations
- Commuter Rail Line

0 0.25 0.5 0.75 1 Miles

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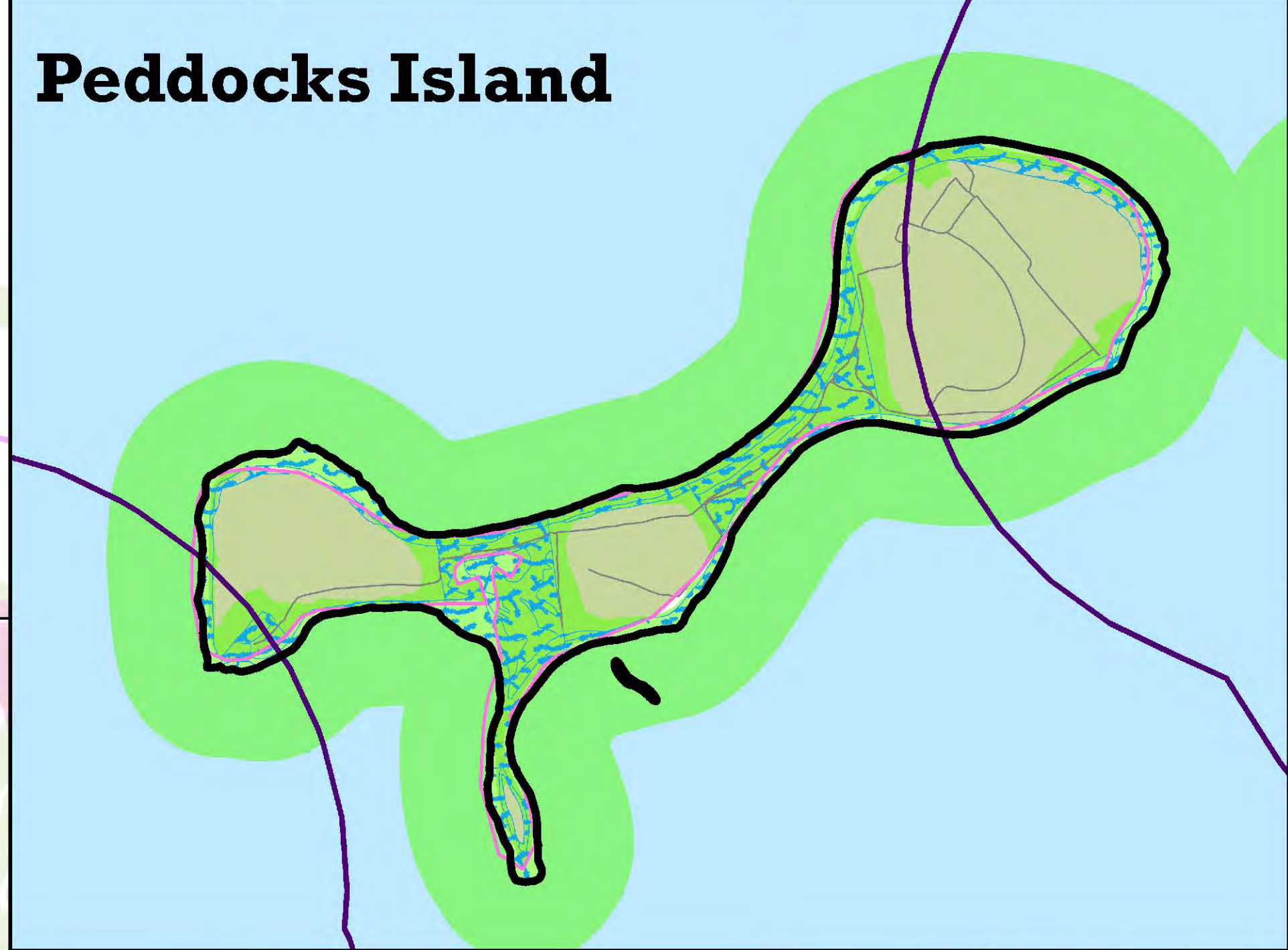
Produced by: Metropolitan Area Planning Council

Data Sources: MAPC, MassGIS, MassDOT

July 2020

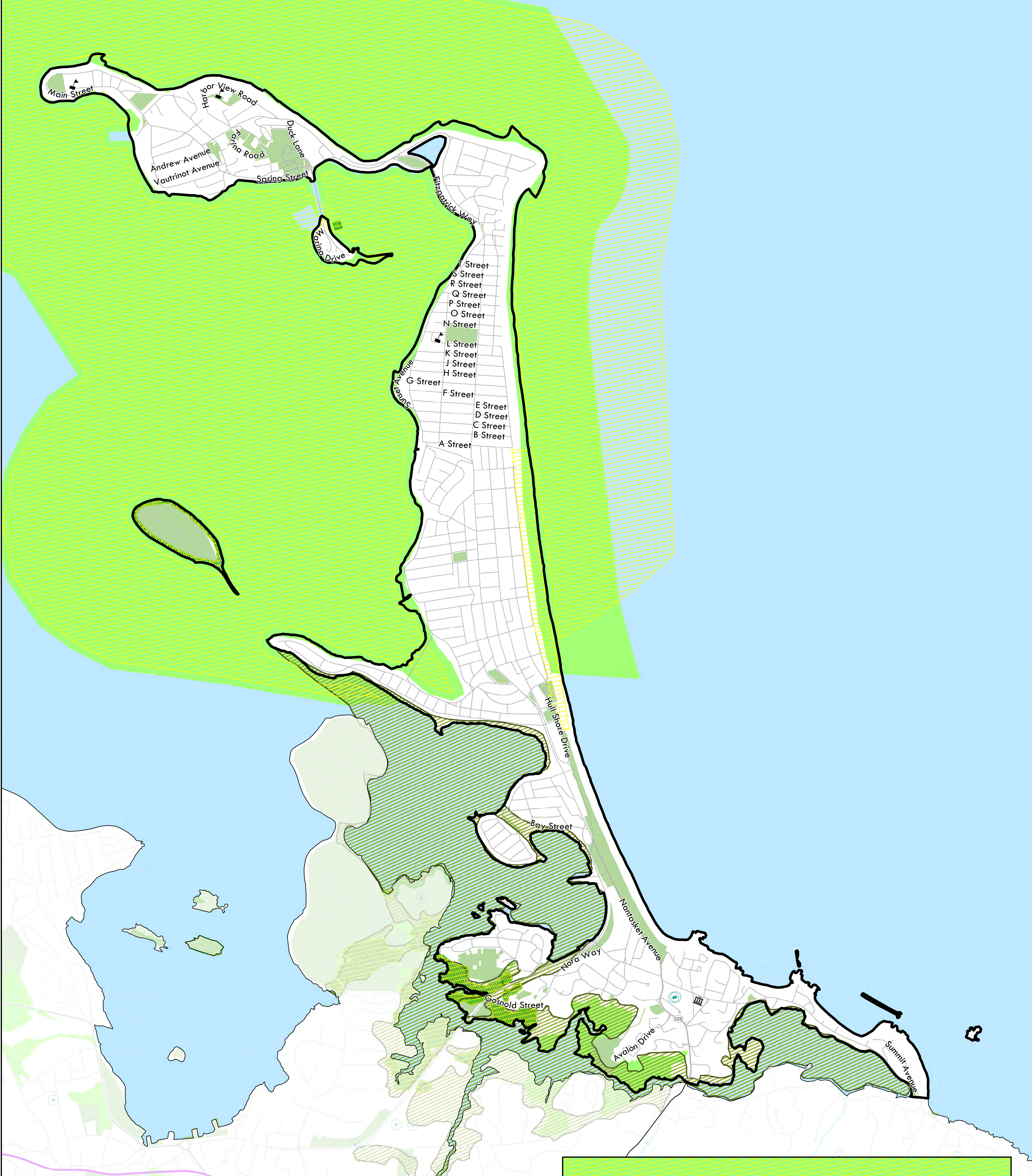


## Peddock's Island





# Plant & Wildlife Habitat



## Plant & Wildlife Habitat

- Potential Vernal Pools
- Priority Habitats of Rare Species
- Areas of Critical Environmental Concern
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape
- Open Space
- Lakes and Ponds
- Commuter Rail Line
- Town Halls
- Schools

0 0.25 0.5 0.75 1 Miles

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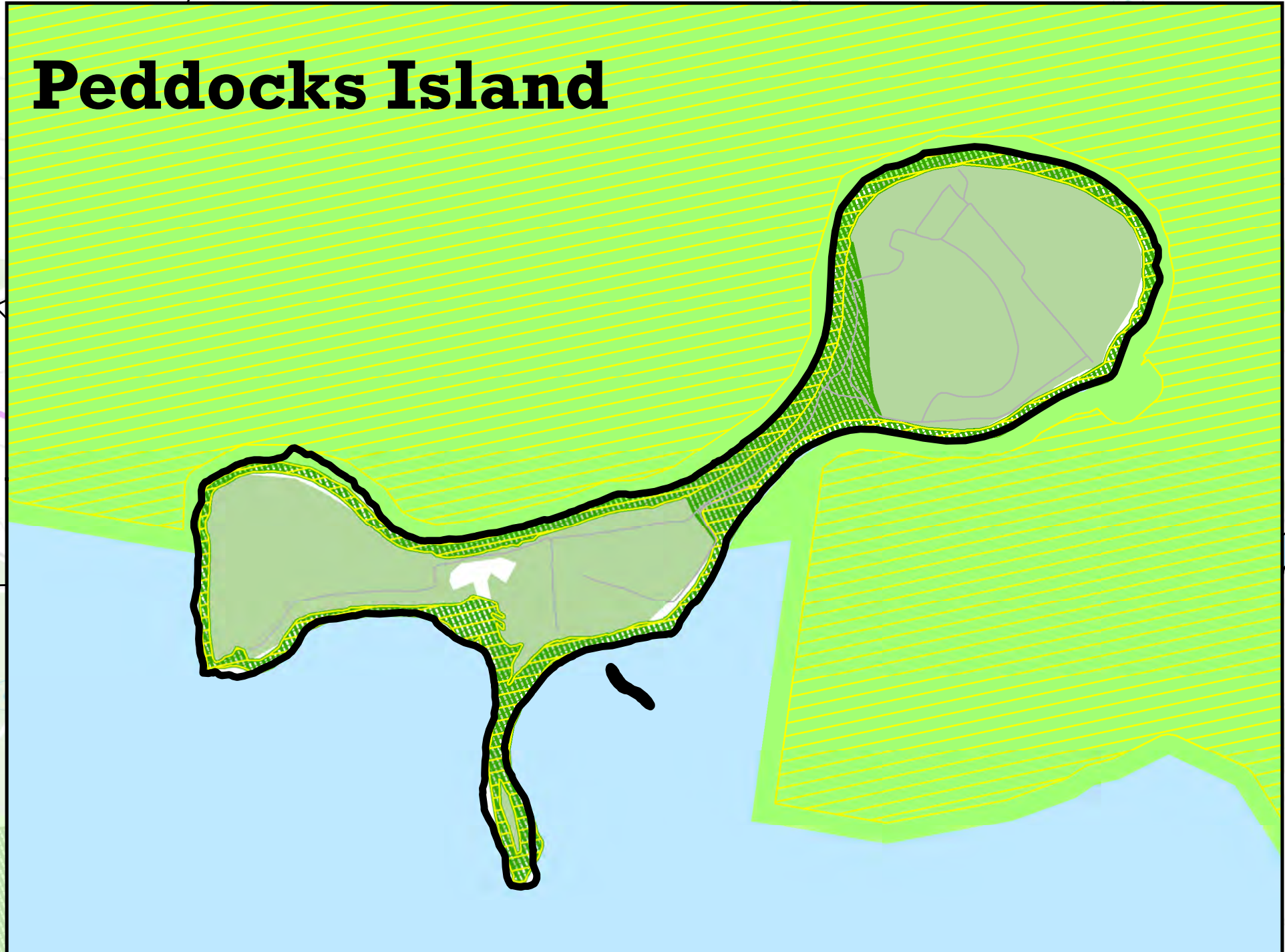
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Data Sources: MAPC, MassGIS, MassDOT

February 2020

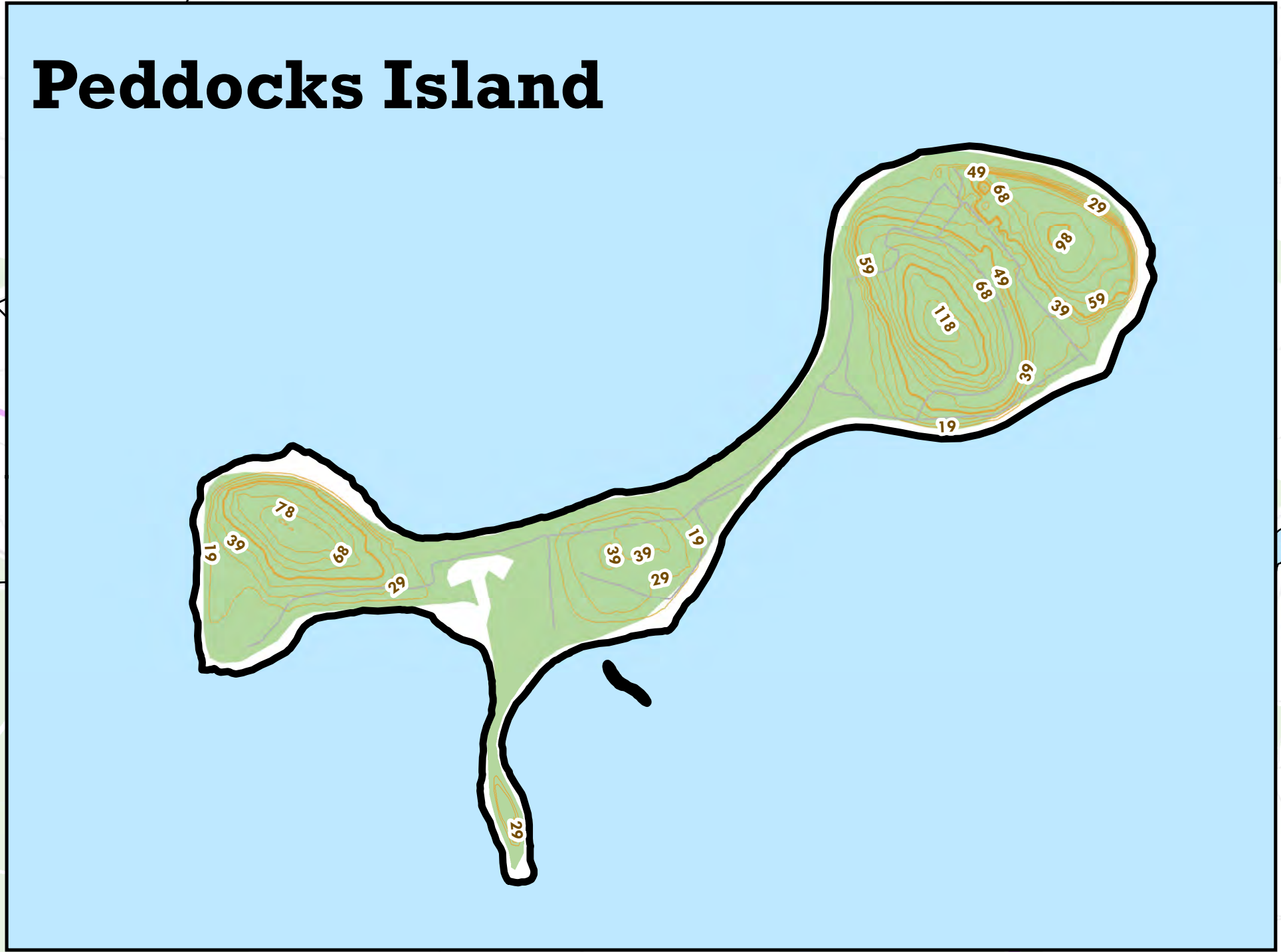
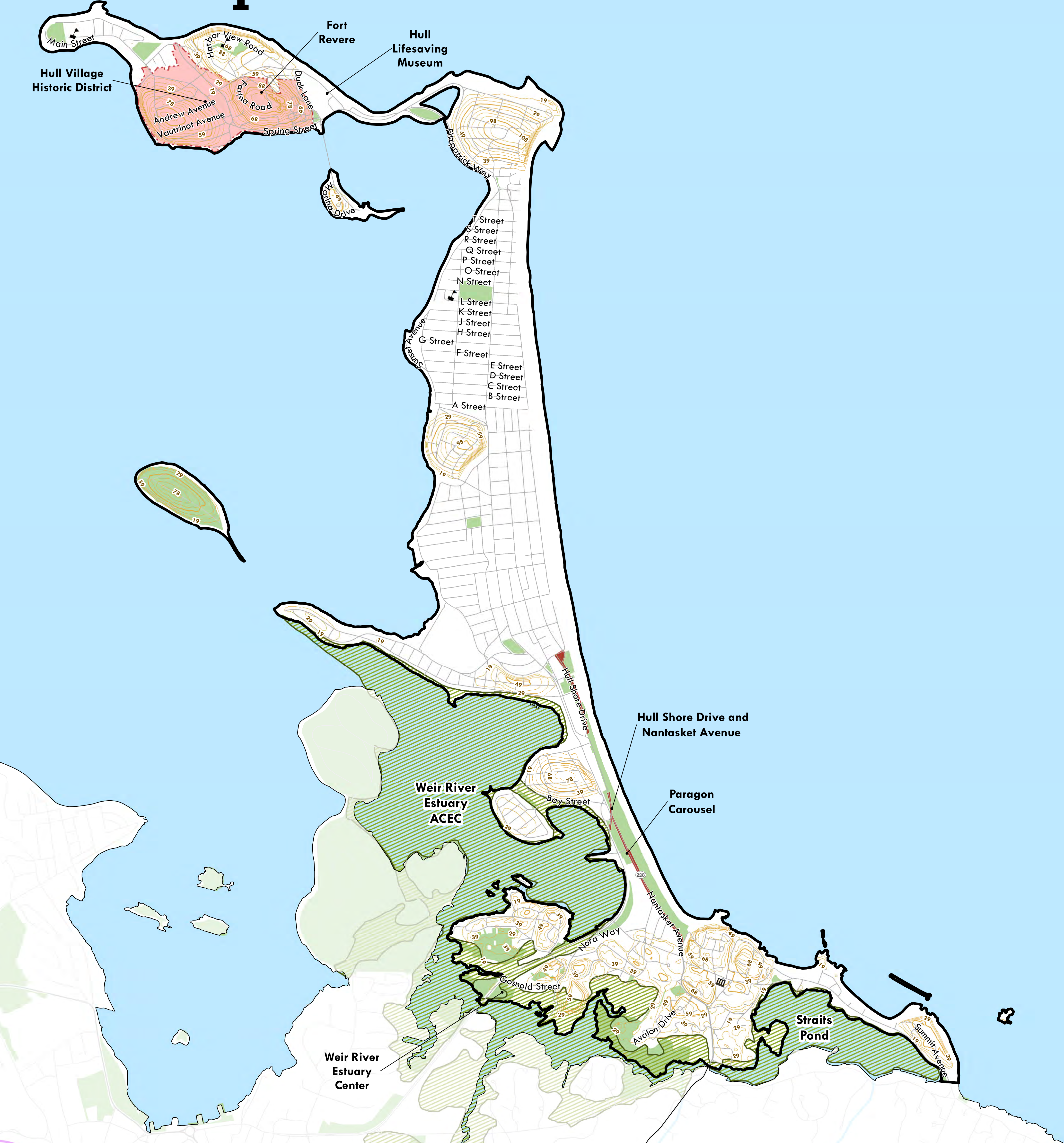


## Peddock's Island





# Scenic & Historic Resources and Unique Environments



Local Historic District

National Register of Historic Places

Areas of Critical Environmental Concern

Contours

Open Space

Lakes and Ponds

Commuter Rail Line

Town Halls

Schools

00.250.50.751 Miles

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by: Metropolitan Area Planning Council

Data Sources: MAPC, MassGIS, MassDOT

May 2020

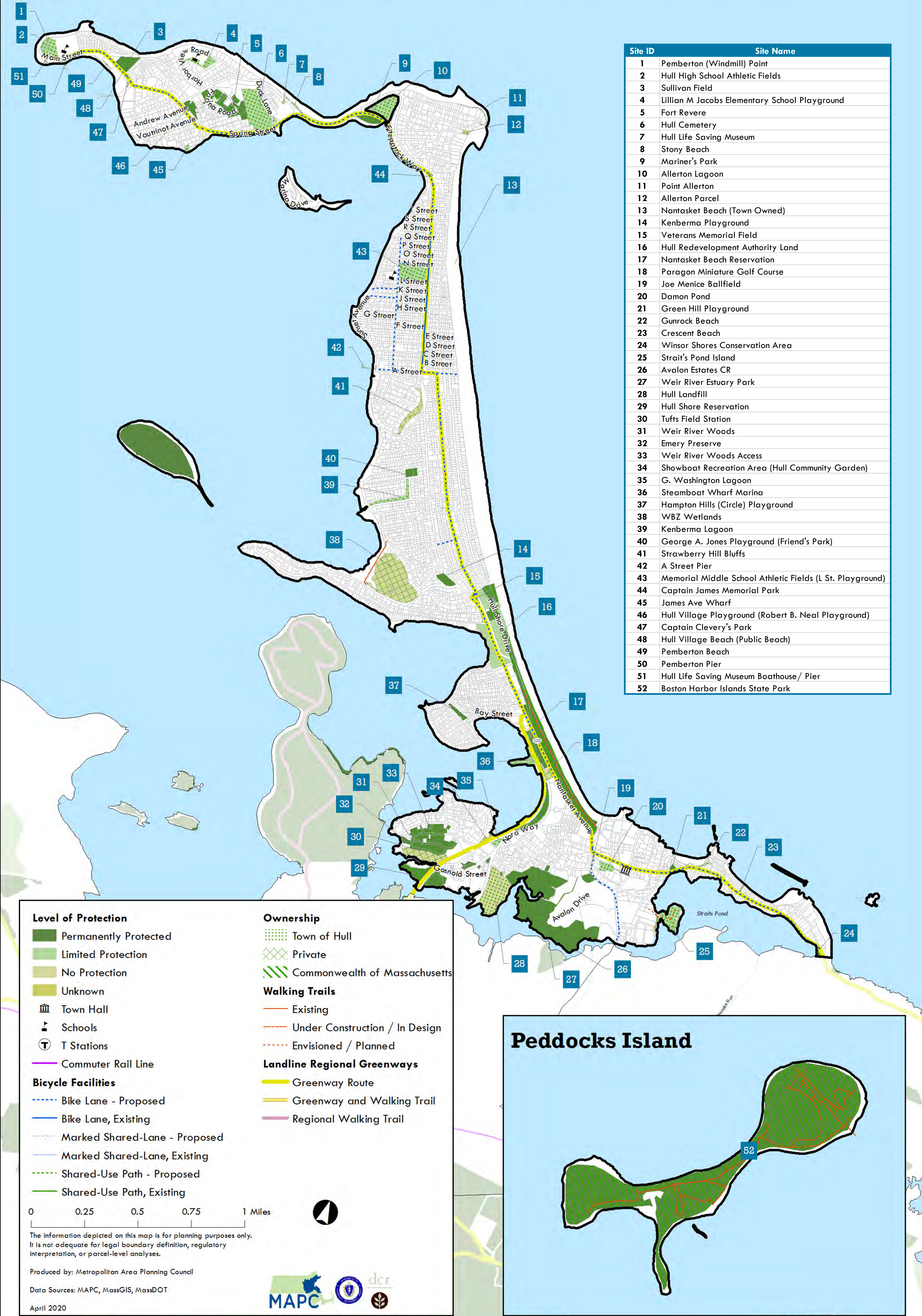
MAPC

dcrc

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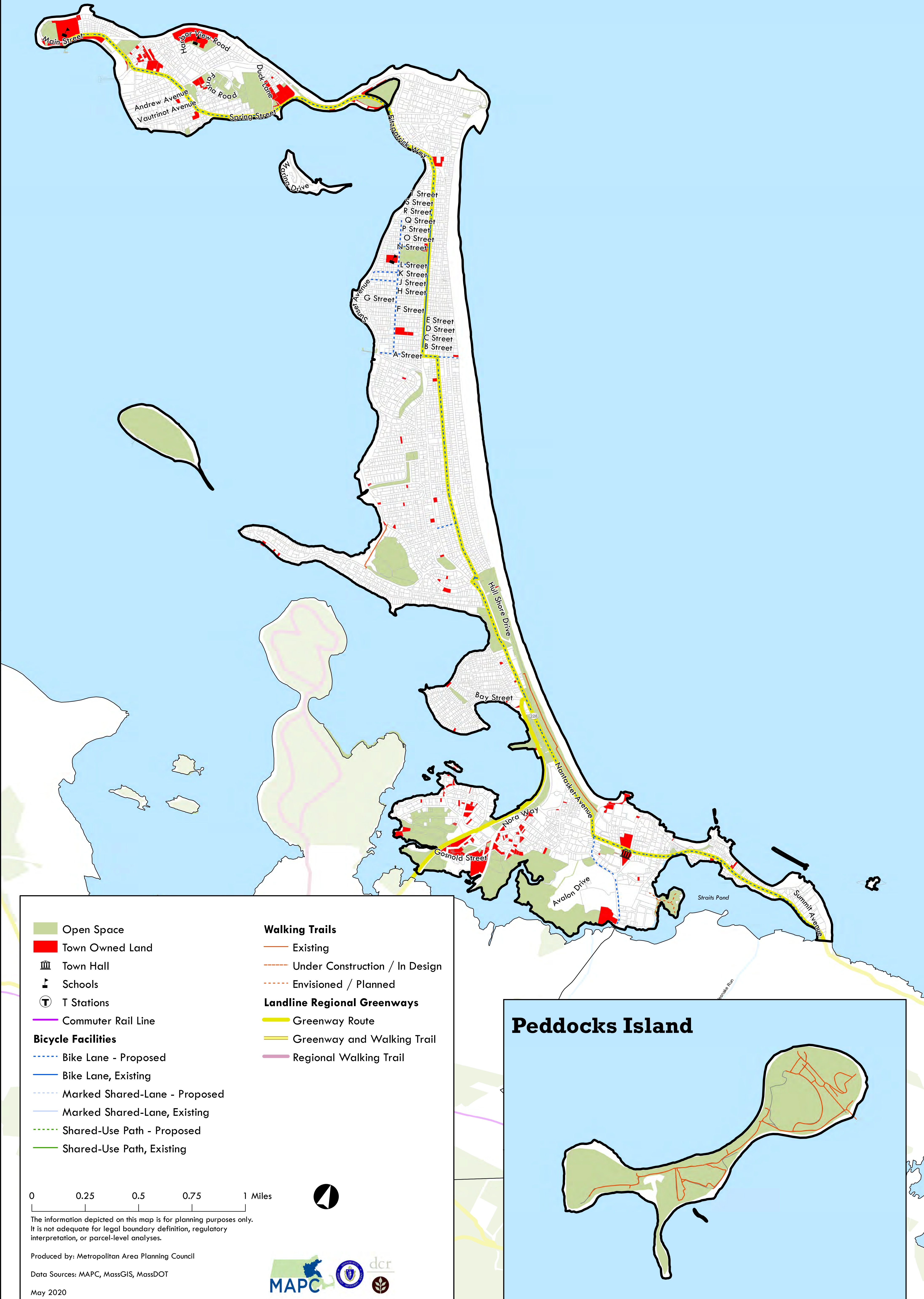
# Open Space and Recreation Inventory



Site ID	Site Name
1	Pemberton (Windmill) Point
2	Hull High School Athletic Fields
3	Sullivan Field
4	Lillian M Jacobs Elementary School Playground
5	Fort Revere
6	Hull Cemetery
7	Hull Life Saving Museum
8	Stony Beach
9	Mariner's Park
10	Allerton Lagoon
11	Point Allerton
12	Allerton Parcel
13	Nantasket Beach (Town Owned)
14	Kenberma Playground
15	Veterans Memorial Field
16	Hull Redevelopment Authority Land
17	Nantasket Beach Reservation
18	Paragon Miniature Golf Course
19	Joe Menice Ballfield
20	Damon Pond
21	Green Hill Playground
22	Gunrock Beach
23	Crescent Beach
24	Winsor Shores Conservation Area
25	Strait's Pond Island
26	Avalon Estates CR
27	Weir River Estuary Park
28	Hull Landfill
29	Hull Shore Reservation
30	Tufts Field Station
31	Weir River Woods
32	Emery Preserve
33	Weir River Woods Access
34	Showboat Recreation Area (Hull Community Garden)
35	G. Washington Lagoon
36	Steamboat Wharf Marina
37	Hampton Hills (Circle) Playground
38	WBZ Wetlands
39	Kenberma Lagoon
40	George A. Jones Playground (Friend's Park)
41	Strawberry Hill Bluffs
42	A Street Pier
43	Memorial Middle School Athletic Fields (L St. Playground)
44	Captain James Memorial Park
45	James Ave Wharf
46	Hull Village Playground (Robert B. Neal Playground)
47	Captain Clevery's Park
48	Hull Village Beach (Public Beach)
49	Pemberton Beach
50	Pemberton Pier
51	Hull Life Saving Museum Boathouse/ Pier
52	Boston Harbor Islands State Park



# Open Space and Town Owned Land





## Appendix C



## Hull Open Space and Recreation Plan Community Forum

September 30, 2019 from 7:00-8:30 PM  
Hull High School Exhibition Room  
180 Main Street  
Hull, MA 02045

### Agenda

---

#### Sign-In and Refreshments:

Sign in for the event and while you wait for the presentation to start, help yourself to light refreshments and take a look at some of the maps around the room.

7:00- 7:10 PM

---

#### Welcome and Presentation:

Town staff will welcome attendees and Courtney Lewis, Regional Land Use Planner for MAPC, will provide an introduction to the Hull Open Space and Recreation Plan and give an overview of the town's demographics, land use, and open space and recreation features.

7:10- 7:40 PM

---

#### Open House Stations:

After the presentation, we will break out into open house stations that you can visit in any order.

- At **Station 1**: You can help prioritize and provide feedback on the goals for the Open Space and Recreation Plan.
- At **Station 2**: Share your input on the strengths, weaknesses, and opportunities associated with Hull's open space and recreation facilities. Also, tell us your likes/dislikes for active and passive recreation sites in town.
- At **Station 3**: You can use dots to mark Areas of Scenic Importance or Unique Features in Hull

7:40- 8:30 PM

---

#### Contact information:

For more information, please contact Chris Dilorio, Director of Community Development and Planning, at [cdiiorio@town.hull.ma.us](mailto:cdiiorio@town.hull.ma.us) or (781) 925-3595.

**Goal 1: Hull should beautify its entry points and main roadways with landscaping and other improvements to enhance the image of the Town, welcome visitors, and link its districts.**

[illegible]

**Goal 2:** Hull’s beaches, parks, the Weir River area, Straits Pond, and other resources provide Hull with high-quality and diverse open space areas. These critical natural areas should be preserved, enhanced and protected from future development.

Priority	Use a sticky dot to prioritize the Open Space & Recreation Plan’s goals.	
Low	Medium	High
	<div><div></div></div>	<div><div></div></div>
<p>Are there changes or edits you would recommend for this goal?</p>		



**Goal 3: Pursue opportunities that enhance Hull’s regional, environmental, historic, cultural, scenic and waterfront resources.**

Priority	Use a sticky dot to prioritize the Open Space & Recreation Plan’s goals.	
Low	Medium	High
	<div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>
<p><b>Are there changes or edits you would recommend for this goal?</b></p>		













**Goal 4:** The recreational needs of Hull’s residents are paramount to maintaining the local quality of life. The Town should ensure adequate space is available to meet these needs, now and into the future through open space acquisition and development regulation.

Priority	Use a sticky dot to prioritize the Open Space & Recreation Plan’s goals.	
Low	Medium	High
<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
<p>Are there changes or edits you would recommend for this goal?</p>		

**Goal 5: Improve the accessibility of Hull’s passive and active recreational sites for all residents including the elderly and persons with disabilities.**

Priority	Use a sticky dot to prioritize the Open Space & Recreation Plan’s goals.	
Low	Medium	High
	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div></div>
<p><b>Are there changes or edits you would recommend for this goal?</b></p>		

**Goal 6: Maintain, enhance, and expand Hull's active recreation facilities and associated programming.**

Priority	Use a sticky dot to prioritize the Open Space & Recreation Plan's goals.		
Low	Medium	High	
	    	   	
<b>Are there changes or edits you would recommend for this goal?</b>			



# Please tell us if there any new goals you would recommend for this plan?

Indicate High, Medium, or Low priority for the proposed goal.

Create recreation maps to inform residents and visitors of trails, parks, (feature them) etc.

Figure out a way to settle, identify the ownership of the railroad bed through Hull

Most crucial to establish ownership of the railroad bed through town

Reduce roadway widths and reduce pavement

Make Hull a bikeable town

Refurbish all parks

The Town has almost no spare usable land- therefore buy land!

Please add all the railroad - to this list

Bike lanes and a skate park

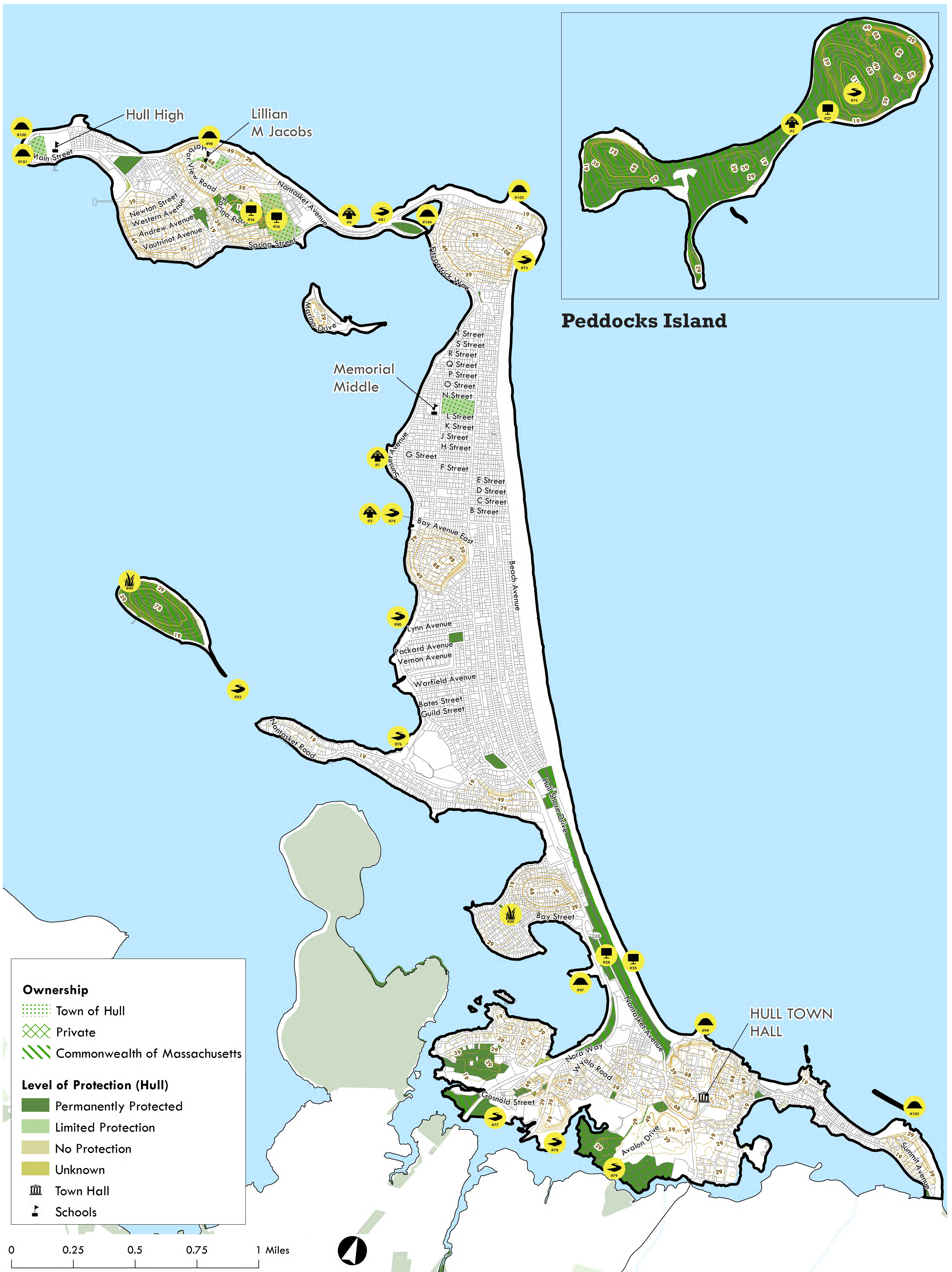
Dog Park

To extent possible identify the acreage of these large open space parcels

Preserve opportunity for (respectful) graffiti at Ft. Revere- its fun to see!

Provide more (and easier) kayak access points on harbor side and easy portage between harbor and other side of Washington







# What are Areas of Scenic Importance or Unique Environments/ Features in Hull?

## Directions:

**Step 1:** Use Yellow “Feature Type” dots to tell us where the Areas of Scenic Importance or Unique Environments/Features are in Hull on the map.

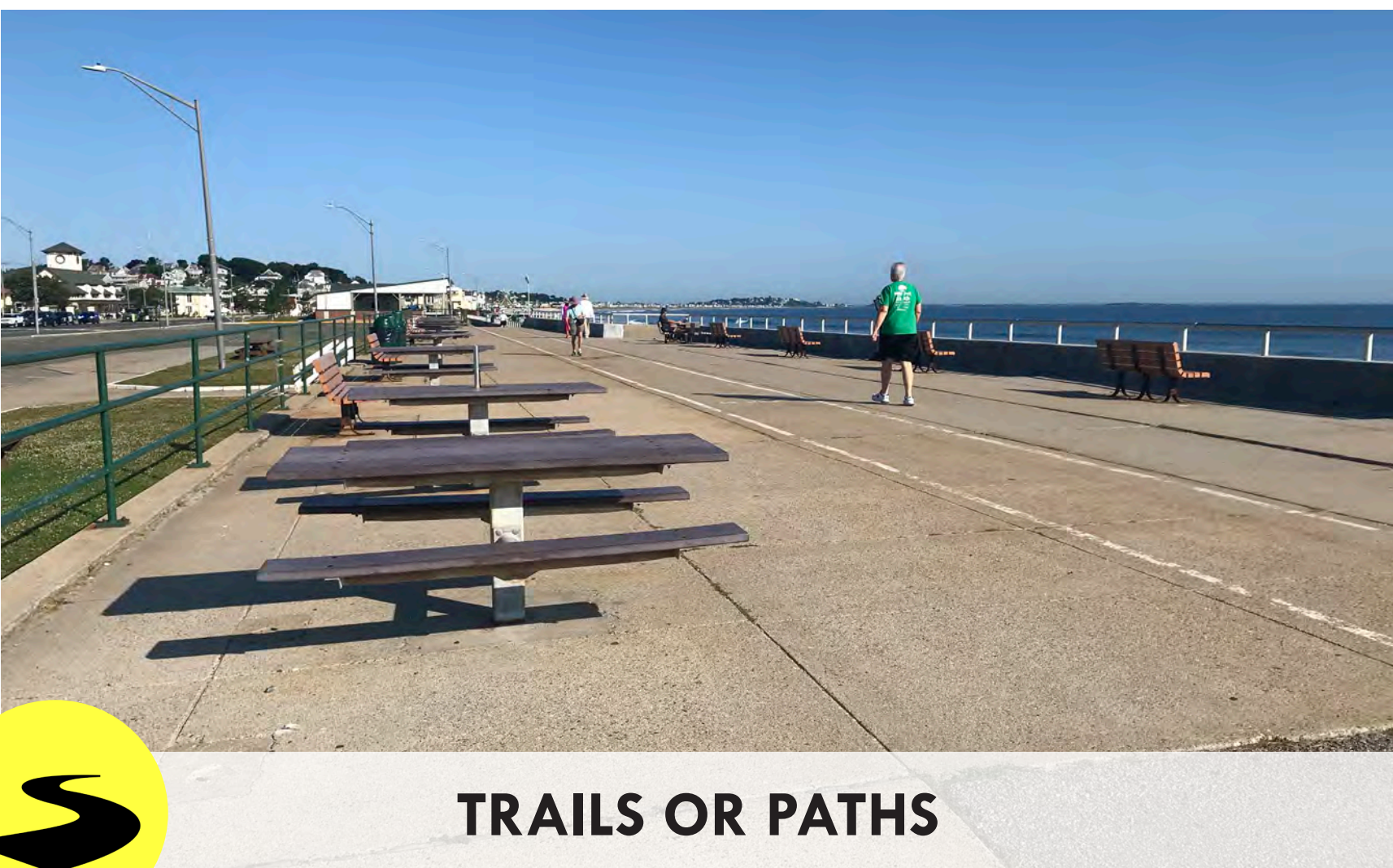
**Step 2:** In the **Comments Section** tell us the name of the Scenic or Unique Feature and what makes it special. Be sure to include the (#) at the bottom of the Feature sticker next to your comment.

## Feature Types



SCENIC VIEWS

Example: Hull Cemetery



TRAILS OR PATHS

Example: Nantasket Beach Boardwalk



HISTORIC EVENT OR STRUCTURE

Example: Fort Revere



TOPOGRAPHIC OR GEOLOGIC FEATURE

Example: Crescent Beach outcropping



ENVIRONMENTAL FEATURE

Example: Weir River Estuary

## Comments:

Example: (#36) Hull Cemetery is uniquely special because I can visit with loved ones that have passed on and take in some of the best views in town.

- ✳ (#1) View of sunsets- so lovely from Sunset Ave.
- ✳ (#25) Art Deco style of Bathhouses- a wonderful bit of historical architecture, with area for bands and other recreation
- ✳ (#49) Keep Bumpkin Island undeveloped!
- ✳ (#73) Stairway to Allerton Hill at north end of beach
- ✳ (#26) Tower & Fort- Historic Structure, our town symbol, needs to be taken better care of (plan in place)
- ✳ (#74) A street boat ramp- access for both motor and non-motor vessels
- ✳ (#2) Pier is fun for views also driving platform
- ✳ (#3, 27, 75) Potential but zero comm w/DCR and Town of Hull
- ✳ (#101) View of Boston skyline
- ✳ (#77, 78, 79) Waterfront walkway connection
- ✳ (#81) Cars like to park here to watch the sunset
- ✳ (#4) Boston light/ Harbor Island viewing
- ✳ (#76) The Dike. Scenic walk on top of a dam next to wetlands & WBZ towers.
- ✳ (#82) A walkable path to Bumpkin Island at low tide unique. Potential drowning danger.
- ✳ (#80) Pebble Beach
- ✳ (#98) Rocks along this stretch of beach
- ✳ Cycling paradise-end to end flat terrain.
- ✳ (#99, 100, 102, 103) Oceanographic & geological vivid locations for education, along Black Rock Beach
- ✳ (#104) Potential for Aquaculture
- ✳ (#28) Carousel- more than a century of history, the wooden horses are precious and RARE



## STRENGTHS

- Scenic
- Paddling Opportunities
- Easy to get around; compact; walkable
- Beaches
- Water Access

## WEAKNESSES

- Kids & commuters can't safely ride bikes to trains and boats
- Need to consolidate information about open space (e.g. water access points)
- Lack of wise leadership to guide and educate the citizens
- Lack of trees
- Lack of emphasis on use of native plants in people's yards...beautify by looking natural
- Lack of a structured bus transportation system with regular stops, a regular schedule that connects to the commuter ferry and the MBTA Greenbush Line. (Bus line exists but more frequent service running later into the evening, to match commuter schedules needed)

## OPPORTUNITIES

- Create guidance for homeowners on how to convert yards from grass turf to native plants w/ beach grass, like Beach Ave.
- Potentially very bikeable Town with currently unsafe routes
- Need a way to get to town from train
- Paddling for tourists; wayfinding & education
- Marketing
- Buy private land
- Open at least a span of the beach all year for dogs (e.g. 6pm-6am)
- Public trash bins at A Streets and other streets (near beach, to improve cleanliness there)

## THREATS

- Sea-level rise
- Storm intensity & frequency
- Development that destroys residential, small town character (e.g. high rises, gentrification...)
- Hampton Hills playground (Joseph McLaughlin Park) floods during heavy rain events (Redesign needed, PVC around the bottom of structure)
- Climate change
- Non-conforming structures can become more non-conforming (zoning update needed)





# TOWN OF HULL

## OPEN SPACE AND RECREATION PLAN

Community Forum  
*September 30, 2019*



# Tonight's Agenda

---

## ■ **Presentation**

- Introduction to the Hull Open Space and Recreation Plan and planning process
- Overview of demographic and land use trends
- Prominent Parks and open spaces in Hull

## ■ **Open House Stations**

- **Station 1:** Review Draft Goals
- **Station 2:** Strengths, Weaknesses, Opportunities & Threats
- **Station 3:** Identify Hull's Scenic & Unique Features



# Introduction

- What is “open space?”
- Why complete an OSRP?





# What is “open space?”

- Often refers to conservation land, forested land, recreation land, agricultural land, corridor parks and amenities such as small parks or green buffers along roadways



- The term can also refer to vacant or undeveloped lands with conservation or recreation potential

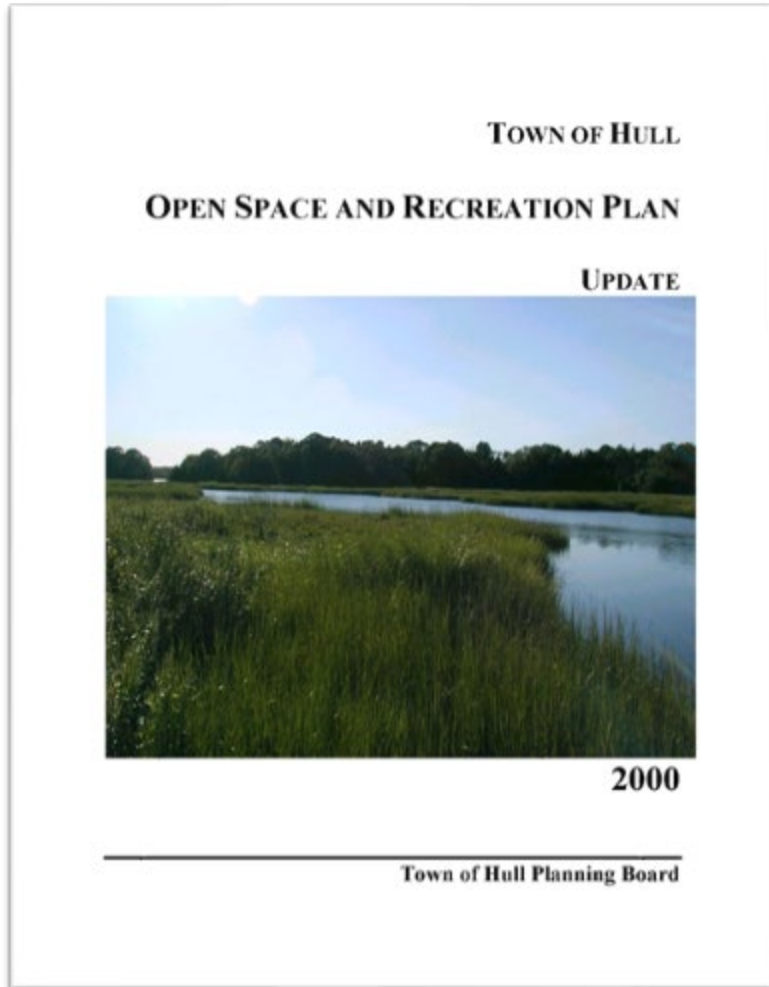
*Open space varies by ownership, level of protection, and use*

# Types of Recreation

---

- Open spaces can be utilized for either passive or active recreation
- In general, passive recreation requires minimal facilities/development and is often less costly and has less of an environmental impact
  - Examples: **walking, hiking, and fishing**
- Active recreation involves structured activities which require specialized parkland development and management
  - Examples: **playgrounds, sports/ball fields, swimming pools**

# Why complete an OSRP?



- An Open Space and Recreation Plan (OSRP) provides information about the community, its environmental and recreational resources, and what residents want to achieve in the **next 7 years**
- OSRPs help encourage community protection and stewardship of these vital resources
- Completion of an OSRP makes municipalities **eligible to apply for State grants** through the EOEEA to acquire and improve land for conservation and recreation





# Data Trends

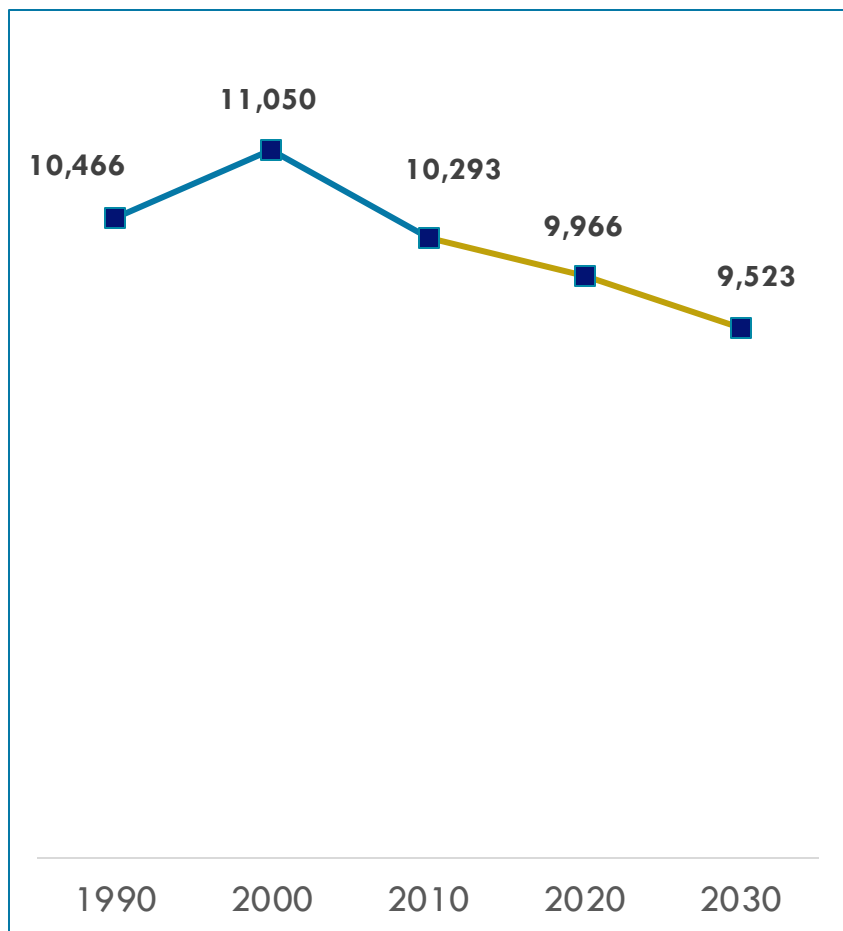
- Population
- Land Use





# Population

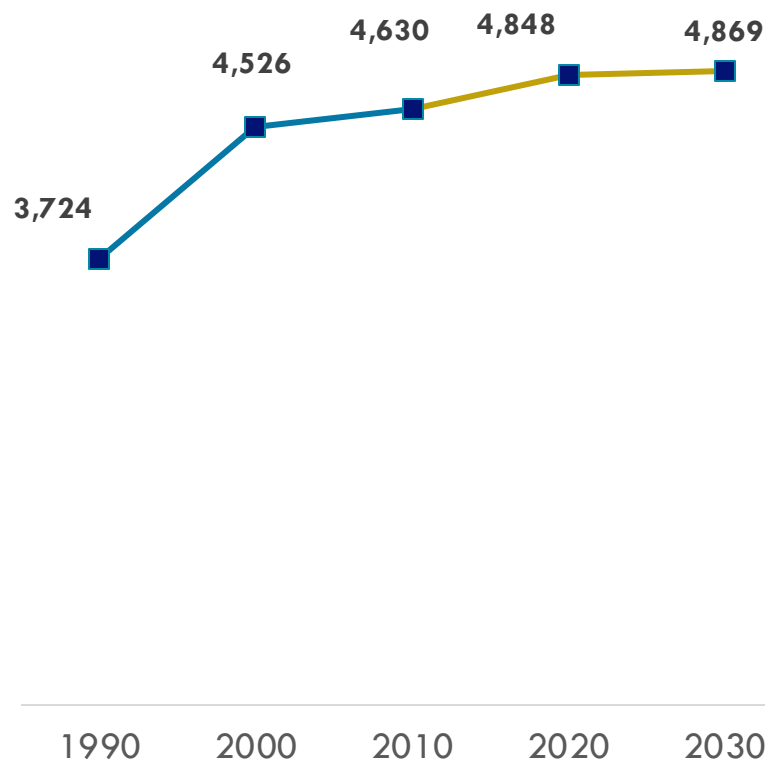
## Population and Projections



- Total population increased between 1990-2000 but decreased between 2000-2010
- MAPC projects a **7.4%** decrease in population between 2010 and 2030

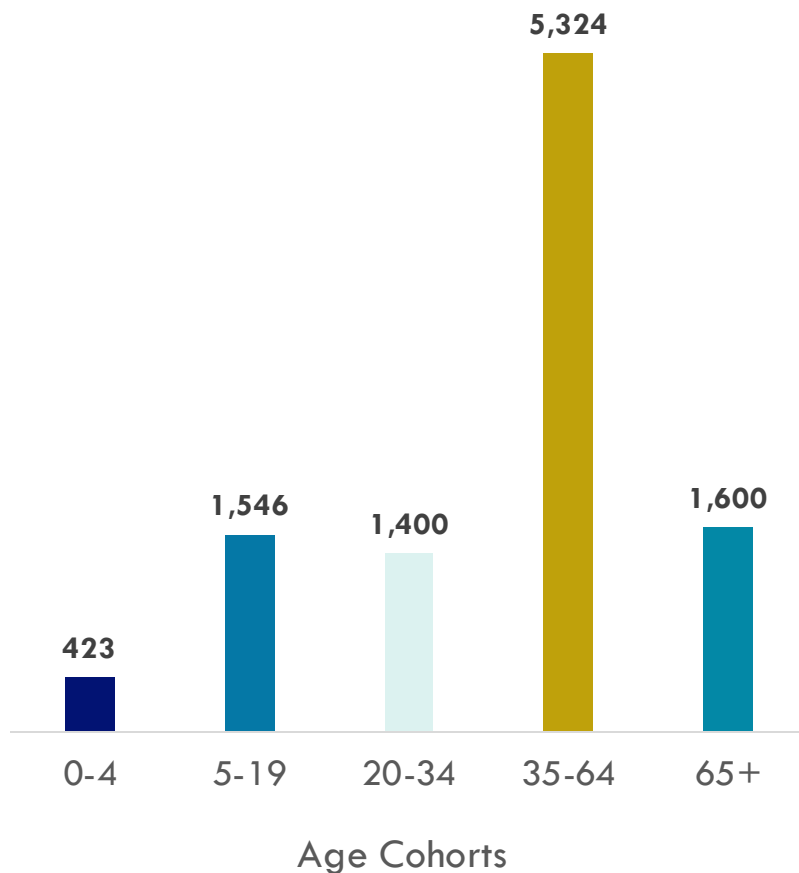
# Households

## Population and Projections



- “A household consists of all the people who occupy a housing unit.”
- Household numbers increased by **24%** between 1990 and 2010
- As of 2010, about **35%** of Hull households consisted of someone living alone.
- MAPC projects a **5%** increase in households between 2010 and 2030

# Age Cohorts



- A significant portion of the population is between the ages of 35 and 64
- As of 2010, about **40%** of people living alone were over 65
- Different user bases use recreations spaces with variable frequency and for a range of activities.



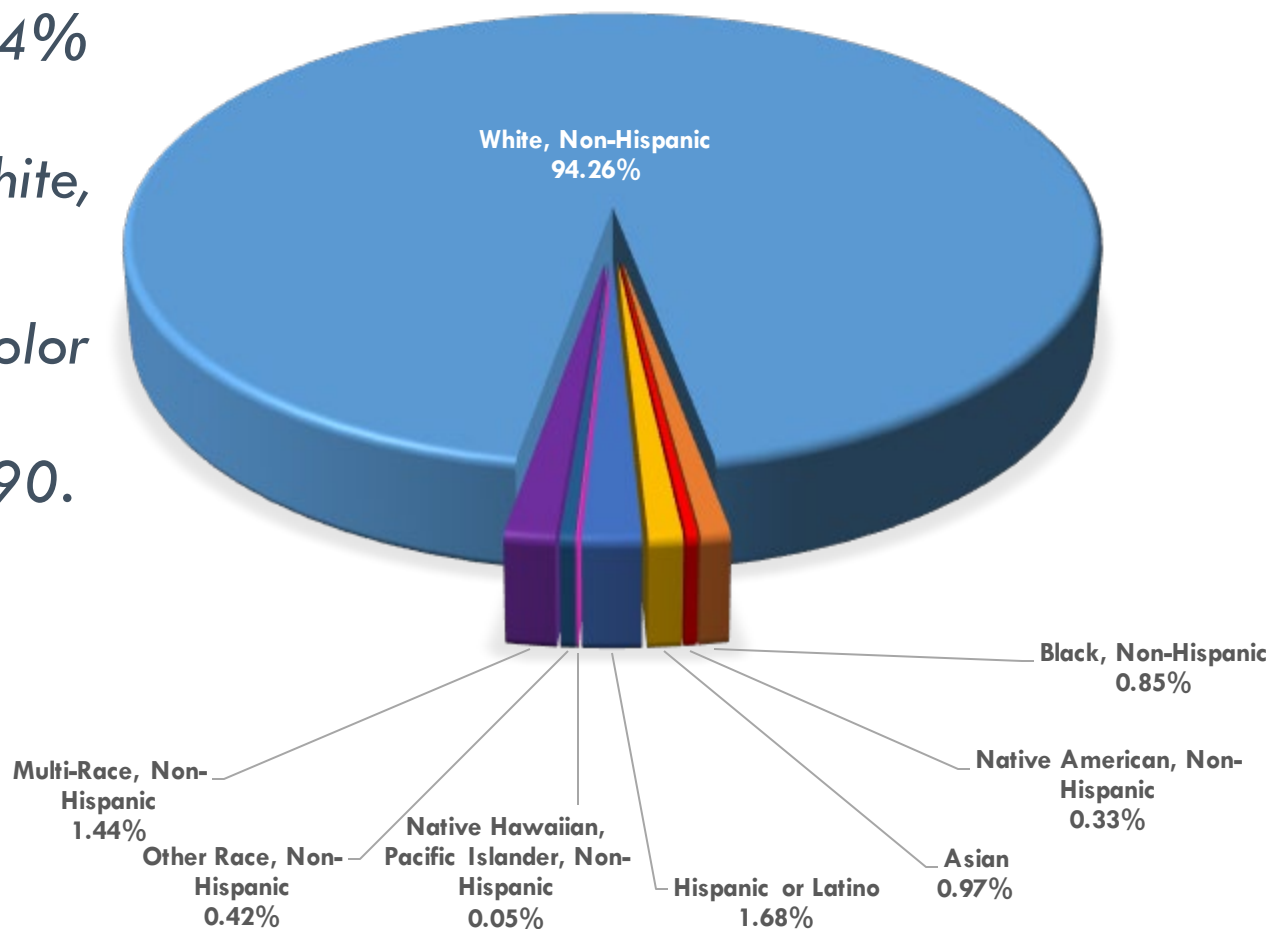
# Age Cohorts

- *Example: Facilities required by a large youth sports organization differ from those enabling individual passive recreation activities pursued by older residents.*



# Race & Ethnicity

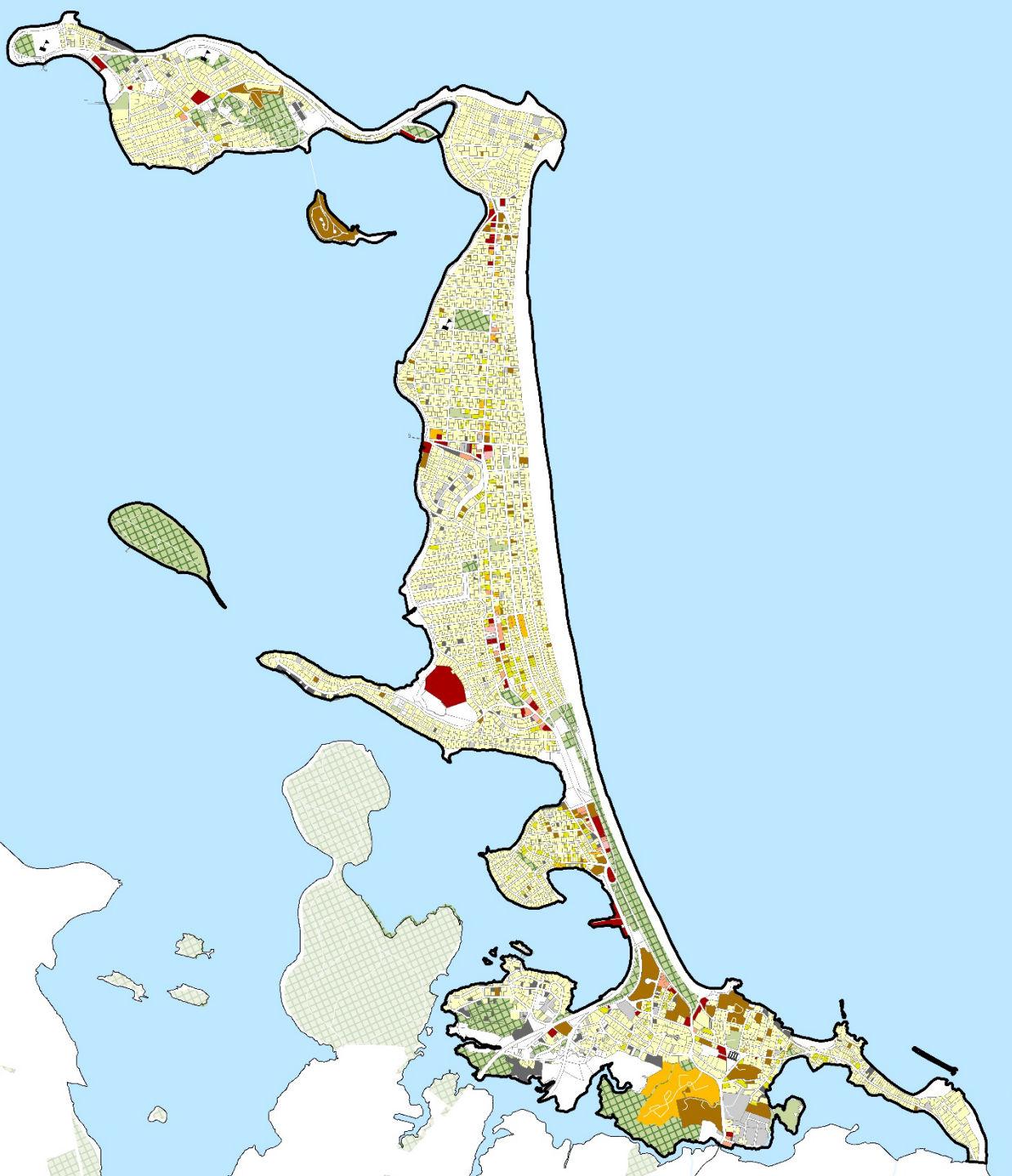
- Although over 94% of the town's population is White, Non-Hispanic
- Populations of color have increased slightly since 1990.



- A majority of Hull's land is comprised of residential development

Property Type	Acres	% Total
Residential	834.21	42.48%
Commercial	57.81	2.94%
Industrial	0	0%
Mixed Use	8.15	0.41%
Exempt	579.01	29.48%
Vacant/Other	484.33	24.67%
<b>Total</b>	<b>1963.52</b>	<b>100%</b>



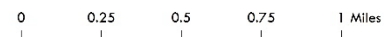


## Land Use

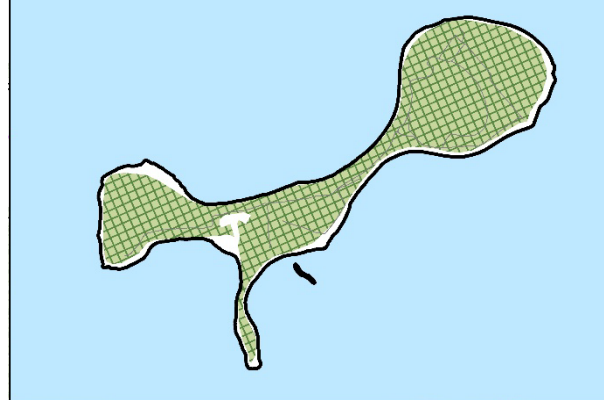
### Land Use (By Parcel Tax Classification)

Single Family	Office
Two/Three Family	Industrial
Multifamily	Chapter 61B Land
Other Residential	Exempt
Mixed Use	Vacant - Developable
Commercial/Retail	Vacant - Undevelopable

Town Halls	T Stations
Schools	Commuter Rail Line
Open Space	



### Peddocks Island





# Open Space

- Inventory
- Prominent parks and open spaces





# Inventory

Ownership	Acres	% Total
Municipal	57.58	15.94%
Private	28.94	8.01%
State	271.21	75.10%
Land Trust/Conservation Org.	3.08	0.85%
Other/Unknown	0.29	0.08%
<b>Total</b>	<b>361.11</b>	<b>100%</b>

Level of Protection	Acres	% Total
Protected	335.72	92.96%
Limited Protection	24.13	6.68%
None/Unknown	1.25	0.34%
<b>Total</b>	<b>361.11</b>	<b>100%</b>

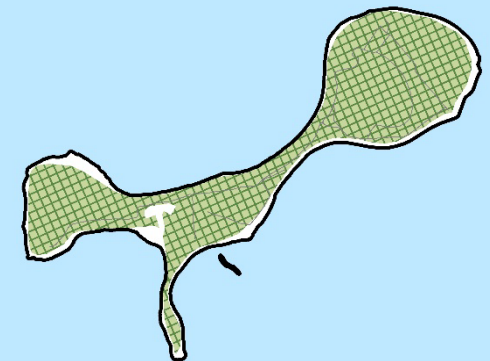
- The majority of open space in Hull is State owned
- Land specifically acquired for conservation and recreation purposes are considered protected by “Article 97” of the State Constitution
- Lands purchased for general municipal purposes are not protected by Article 97, but are considered to have limited protection due to their public ownership



# Open Space



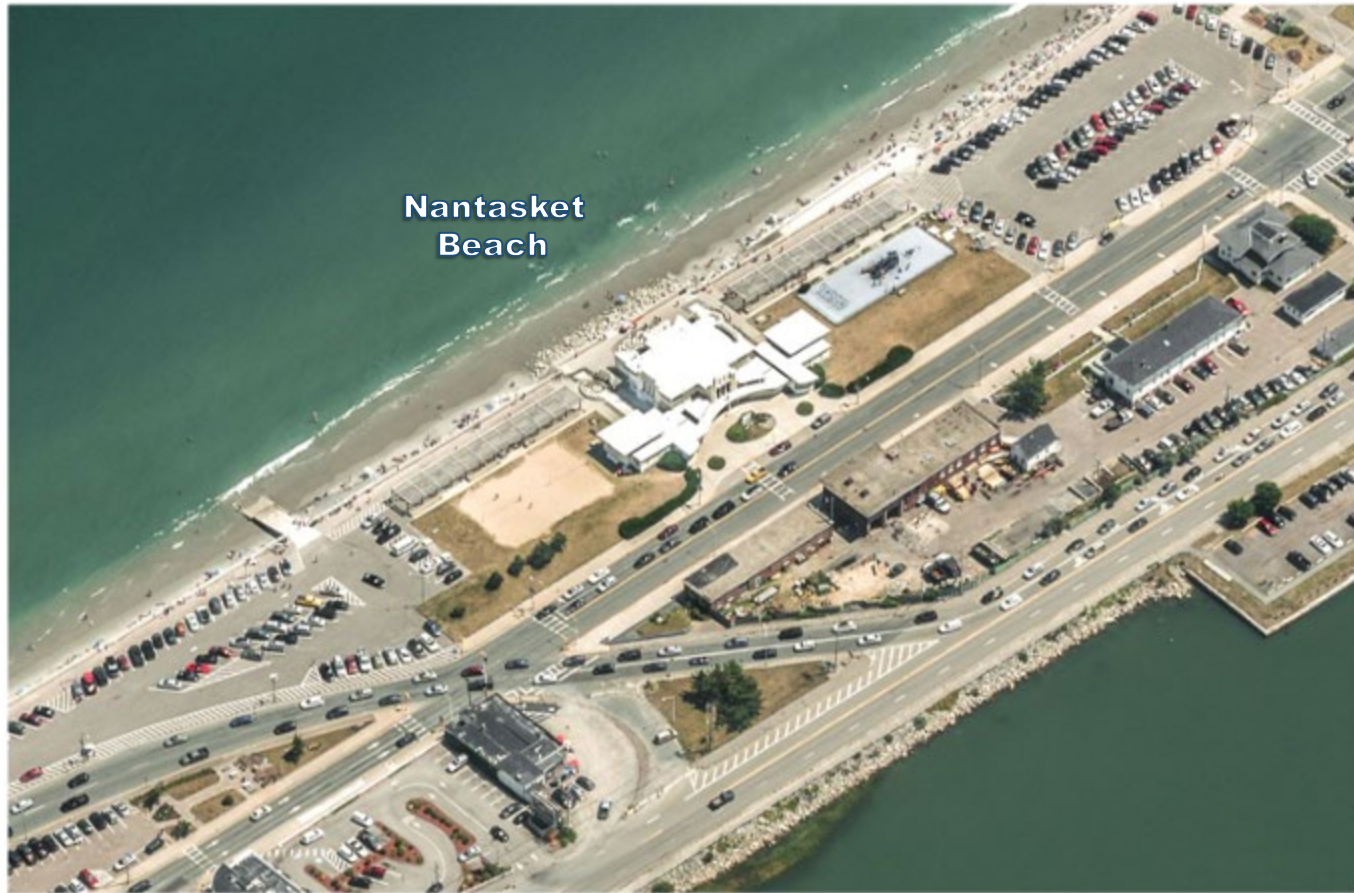
## Peddock's Island



# Nantasket Beach

State & Town Owned

## *Use: Recreation*



- Nantasket Beach measures roughly 39.4 acres
- Nantasket Beach recreational facilities include a pavilion, playground, bathhouse and restrooms.



# Fort Revere Park

State & Town Owned

*Use: Historical/Recreational*



- The park includes a water tower with observation deck, a military history museum, and picnic area
- Approximately 8 acres of historical and recreational land situated on Telegraph Hill



# Kenberma Playground

**Town Owned**

## *Use: Recreational*



- Includes a playground, tennis court, basketball court and play field
- Approximately 1.9 acres

# Memorial Middle School Athletic Fields

**Town Owned**

*Use: Recreational*



- Includes a basketball court, tennis courts, and softball fields
- Approximately 6.2 acres




# Open House



## Goals:

- Help prioritize the OSRP's goals
- Tell us your thoughts on the goals and suggest edits

**Goal 1:** Hull should beautify its entry points and main roadways with landscaping and other improvements to enhance the image of the Town, welcome visitors, and link its districts.

Priority	Use a sticky dot to prioritize the Open Space & Recreation Plan's goals.	
Low	Medium	High
		
<p><b>Are there changes or edits you would recommend for this goal?</b></p>		

## SWOT Analysis:

- Share input on the strengths, weaknesses, opportunities and threats (SWOT Analysis) associated with Hull's open space and recreation facilities



**HULL O.S.R.P. (SWOT ANALYSIS)**

## Open Space Map

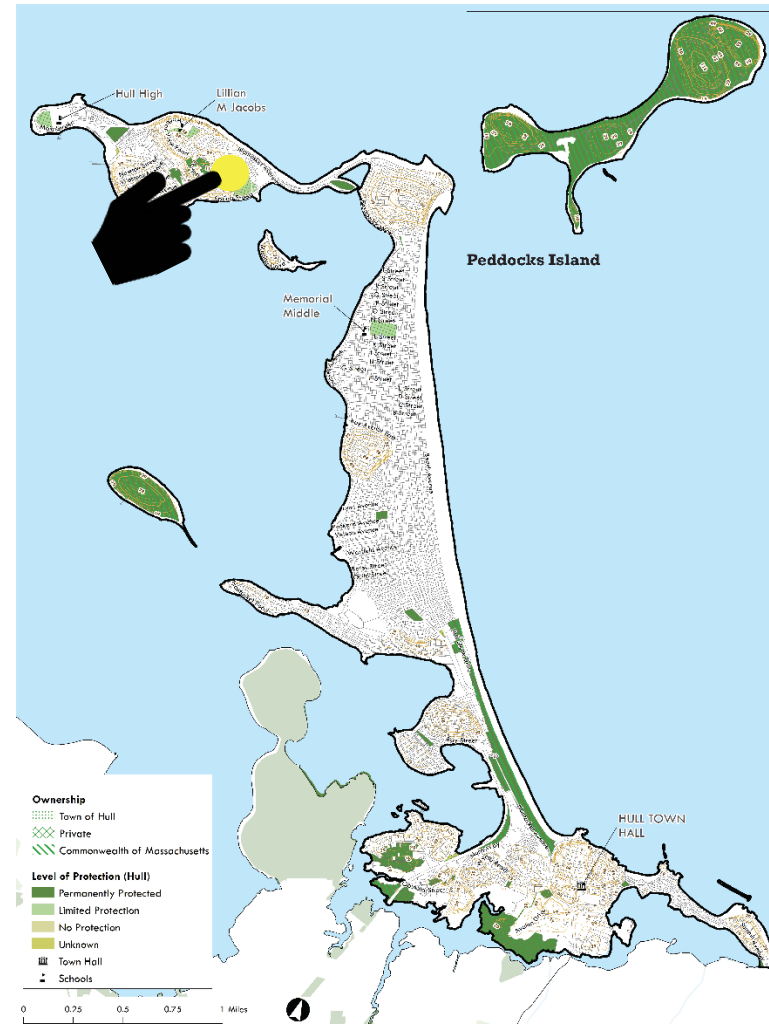
- Mark Likes/dislikes for active and passive recreation sites on the Open Space Inventory Map





## ■ Scenic & Unique Features:

- Help us identify scenic and unique places/features in Hull



## ■ Scenic & Unique Features:

- Help us identify scenic and unique places/features in Hull



### What are Areas of Scenic Importance or Unique Environments/ Features in Hull?

#### Directions:

**Step 1:** Use Yellow "Feature Type" dots to tell us where the Areas of Scenic Importance or Unique Environments/Features are in Hull on the map.  
**Step 2:** In the **Comments Section** tell us the name of the Scenic or Unique Feature and what makes it special. Be sure to include the (#) at the bottom of the Feature sticker next to your comment.

#### Feature Types



Example: Hull Cemetery



Example: Nantasket Beach Boardwalk



Example: Fort Revere



Example: Crescent Beach outcropping



Example: Weir River Estuary

#### Comments:

Example: (#36) Hull Cemetery is uniquely special because I can visit with loved ones that have passed on and take in some of the best views in town.



# Questions?



# Next Steps

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- Administer a public opinion survey to gather further input from Town residents
  - Make sure to sign in so we can forward when ready!
- Continue work on draft OSRP, incorporating feedback from this forum

# Appendix D

# Default Report

Hull Open Space and Recreation Plan Survey

January 17, 2020 6:26 AM MST

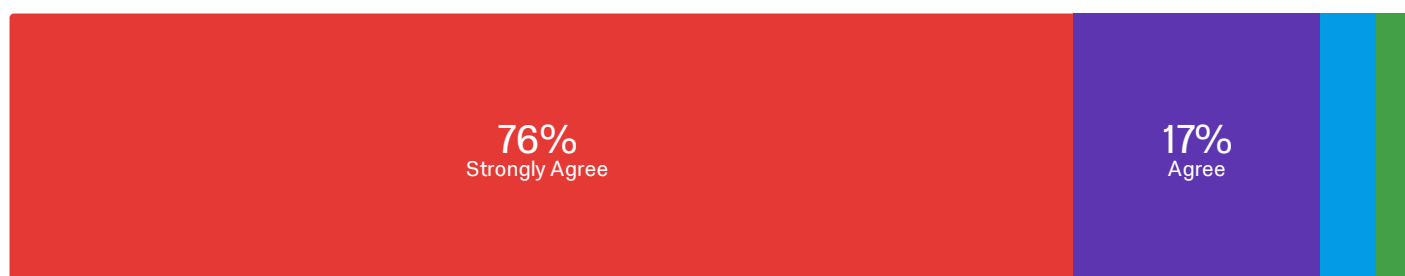
Do you agree or disagree with the following statements:

Q5\_1 - Preserving Hull's open space and natural areas is important to me.



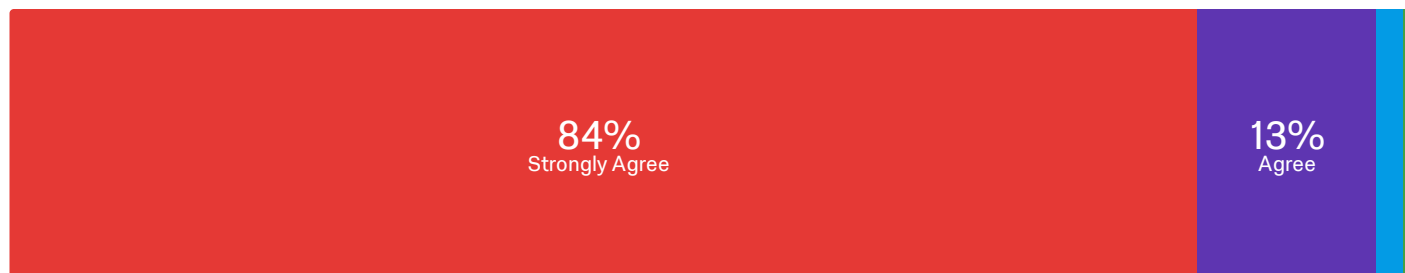
Strongly Agree (90%, 276) Agree (9%, 28) No opinion/ neutral (1%, 3) Disagree (0%, 0) Strongly Disagree (0%, 1)

Q5\_2 - Hull's existing open space and recreational amenities contribute positively...



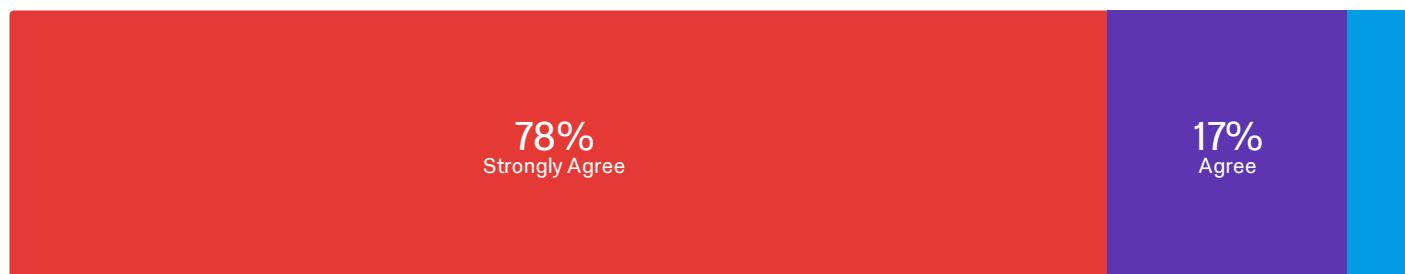
Strongly Agree (76%, 229) Agree (17%, 53) No opinion/ neutral (4%, 12) Disagree (2%, 7) Strongly Disagree (1%, 2)

Q5\_3 - Hull needs to proactively preserve what open space is left.





Strongly Agree (84%, 259) Agree (13%, 39) No opinion/ neutral (2%, 6) Disagree (1%, 2) Strongly Disagree (0%, 1)

Q5\_4 - Hull needs to proactively plan for the recreational needs of its residents.

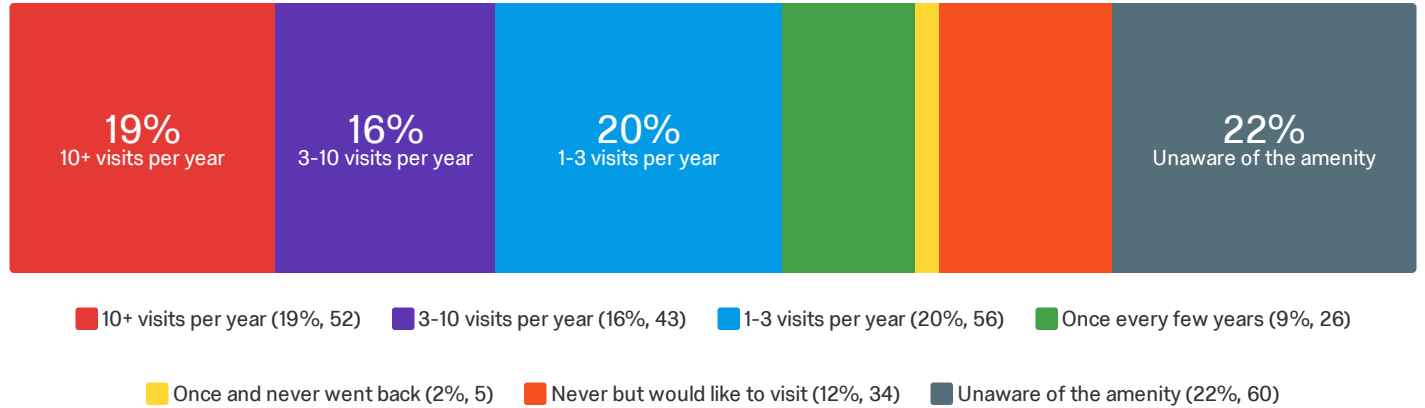




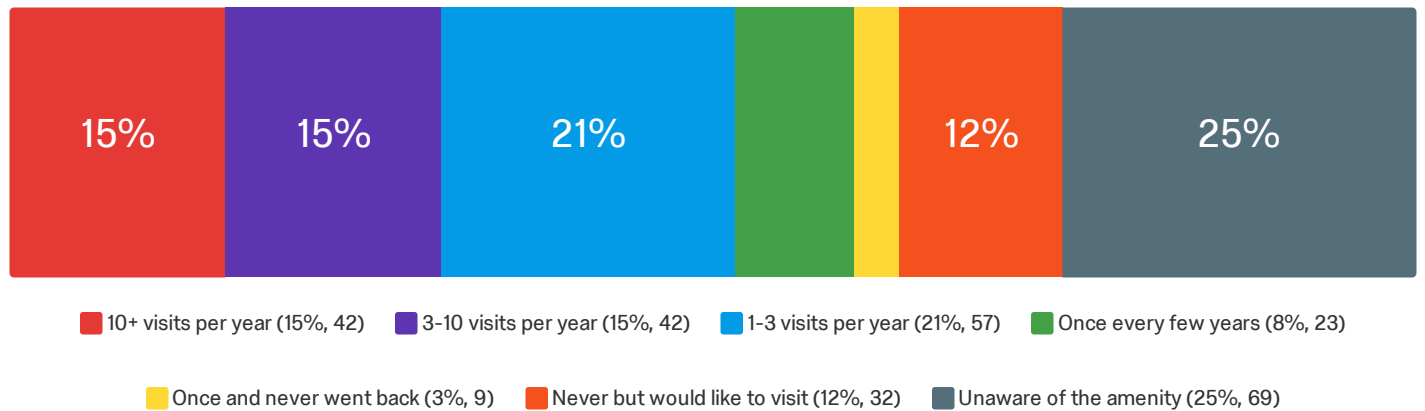
 Strongly Agree (78%, 237)  Agree (17%, 52)  No opinion/ neutral (4%, 13)  Disagree (0%, 1)  Strongly Disagree (0%, 1)

Q6 - How often do you visit or use the following conservation areas for passive recreation, e.g. walking, boating, bird watching? (Click on image to enlarge)

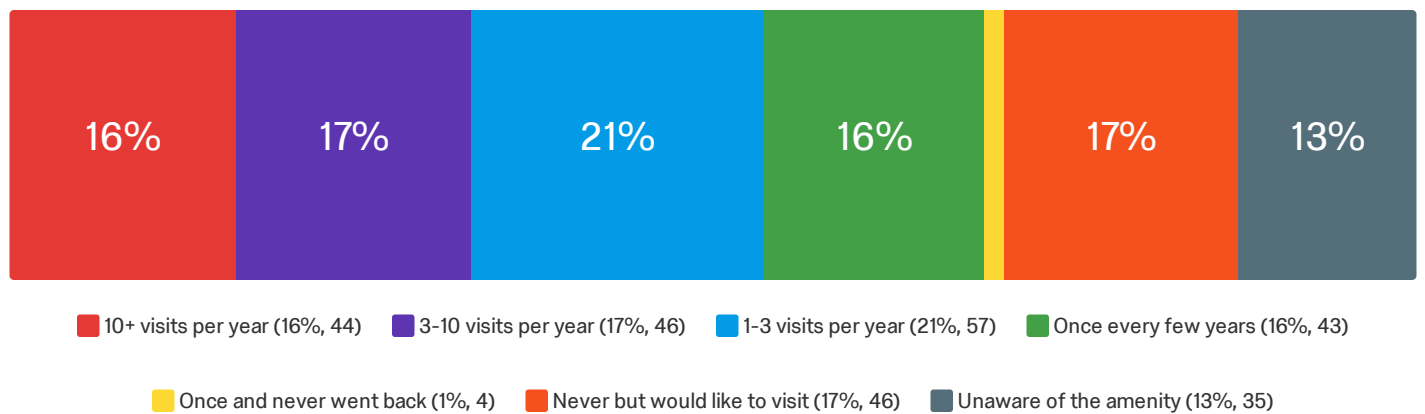
Q6\_7 - Captain Clevery's Park



Q6\_2 - Captain Joshua James Memorial Park



Q6\_8 - Crescent Beach



Q6\_1 - Fort Revere





10+ visits per year (29%, 82) 3-10 visits per year (32%, 89) 1-3 visits per year (25%, 71) Once every few years (9%, 25)

Once and never went back (1%, 4) Never but would like to visit (3%, 8) Unaware of the amenity (1%, 2)

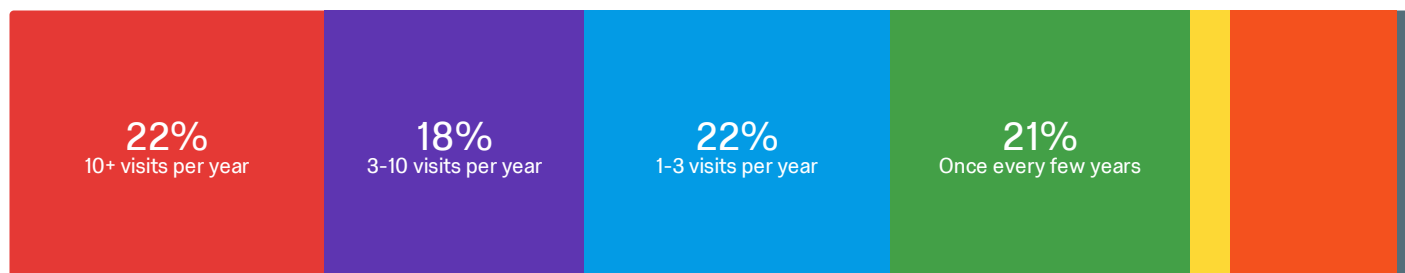
#### Q6\_18 - Gunrock Beach



10+ visits per year (25%, 69) 3-10 visits per year (24%, 67) 1-3 visits per year (20%, 56) Once every few years (16%, 45)

Once and never went back (3%, 7) Never but would like to visit (12%, 34) Unaware of the amenity (0%, 1)

#### Q6\_10 - Hull Cemetery



10+ visits per year (22%, 62) 3-10 visits per year (18%, 51) 1-3 visits per year (22%, 60) Once every few years (21%, 59)

Once and never went back (3%, 8) Never but would like to visit (12%, 33) Unaware of the amenity (1%, 4)

#### Q6\_5 - Hull Community Garden (Showboat Recreation Area)



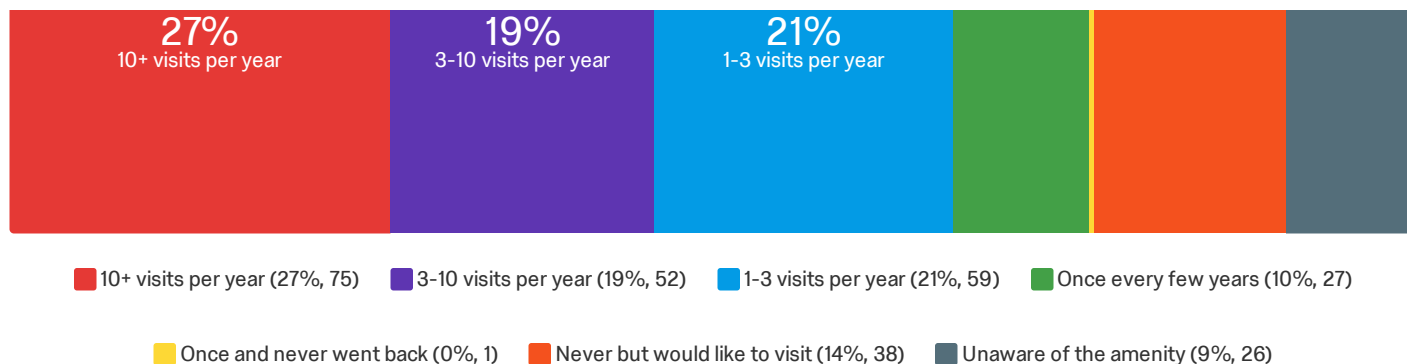
10+ visits per year (7%, 19) 3-10 visits per year (12%, 32) 1-3 visits per year (19%, 52) Once every few years (10%, 27)

Once and never went back (3%, 7) Never but would like to visit (38%, 106) Unaware of the amenity (12%, 34)

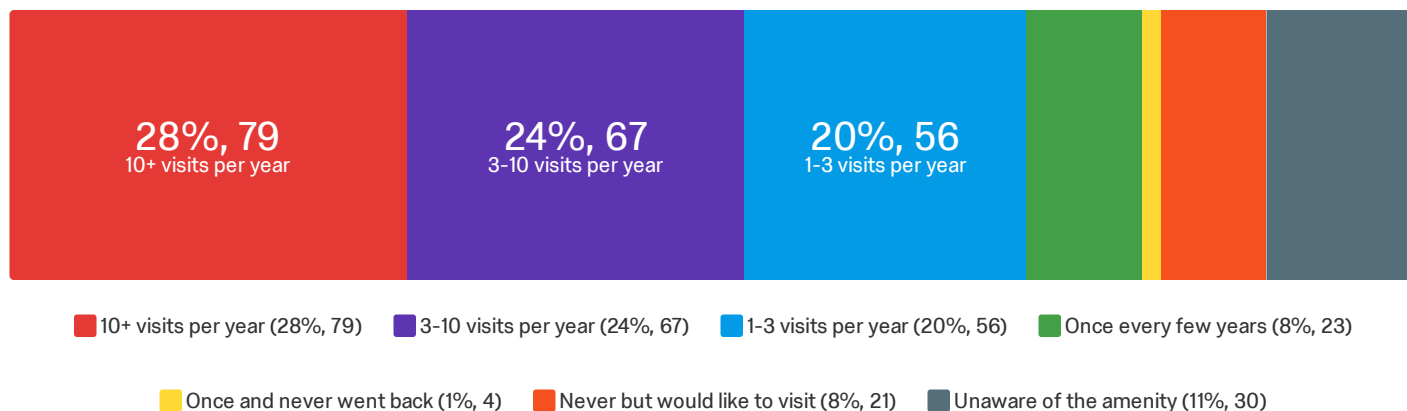
#### Q6\_11 - Hull Shore Reservation



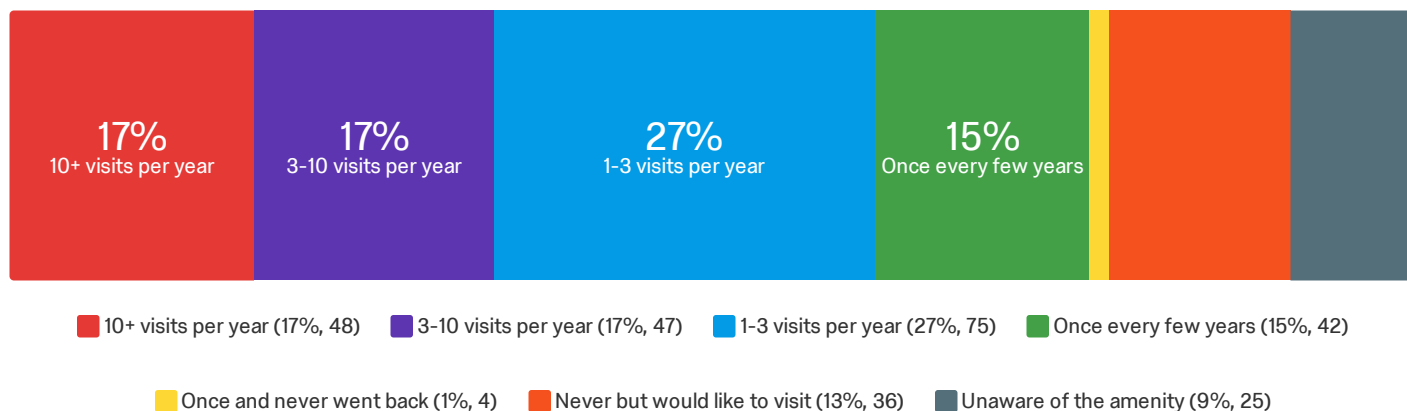




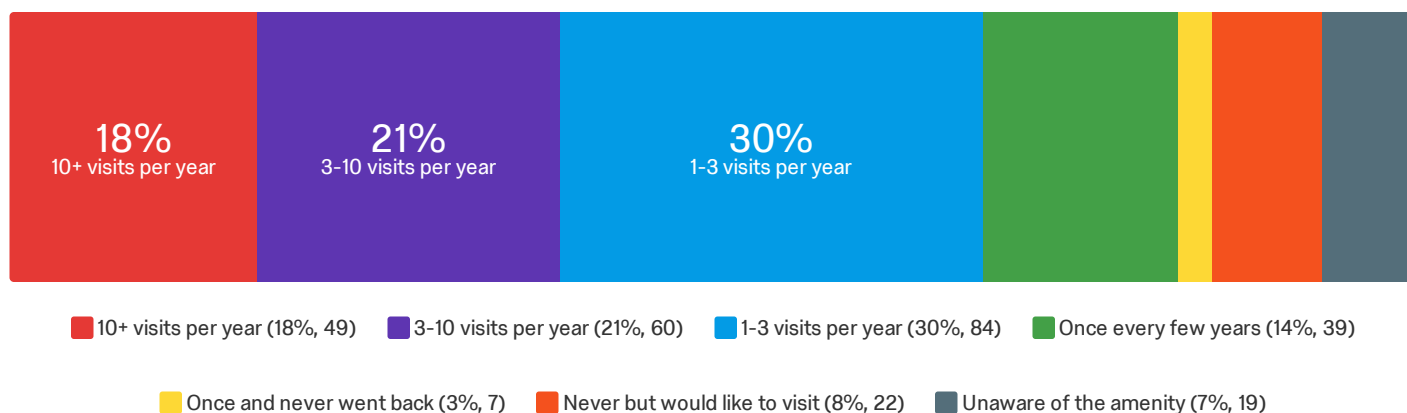
Q6\_9 - Mariner's Park



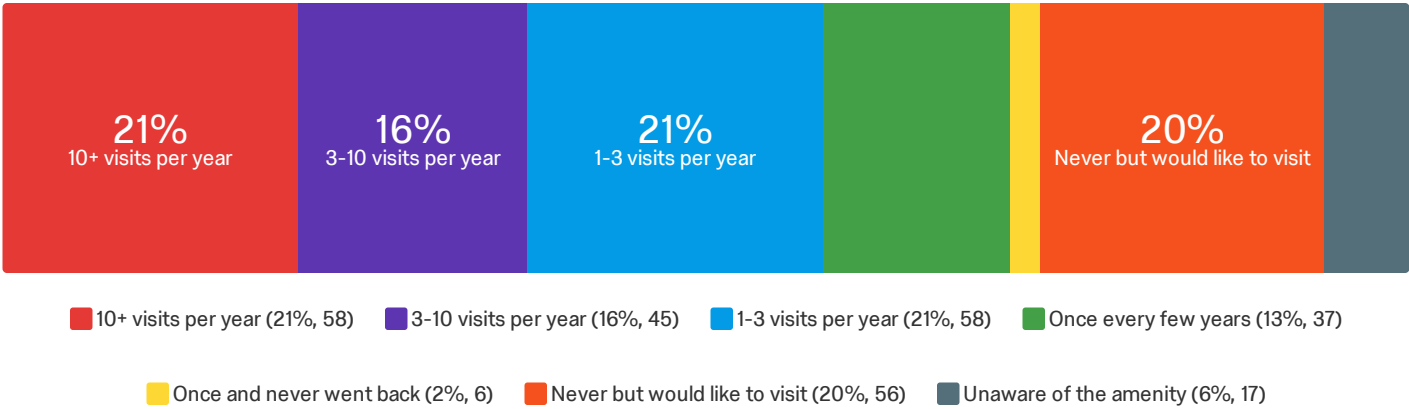
Q6\_19 - Stony Beach



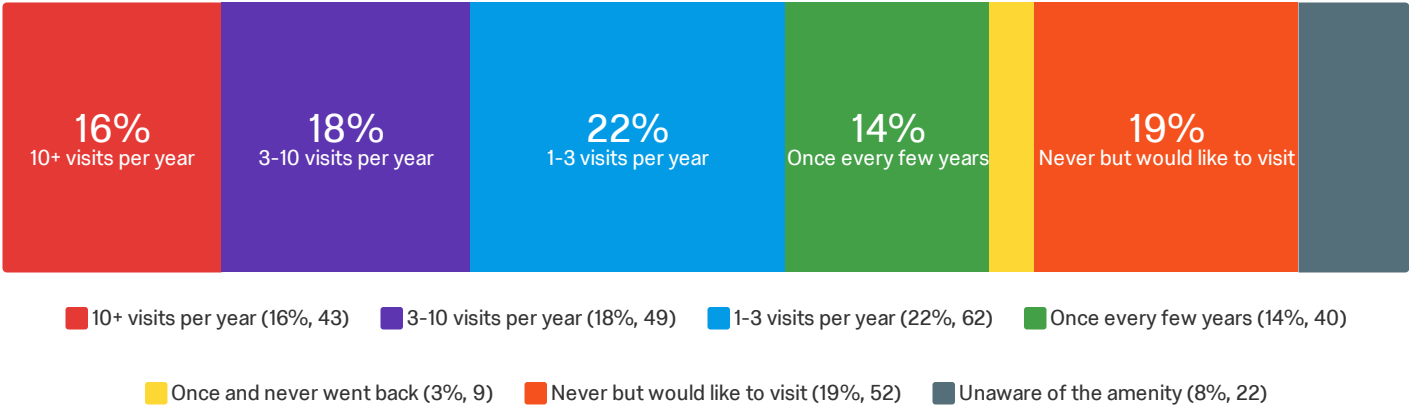
Q6\_12 - Veterans Memorial Field



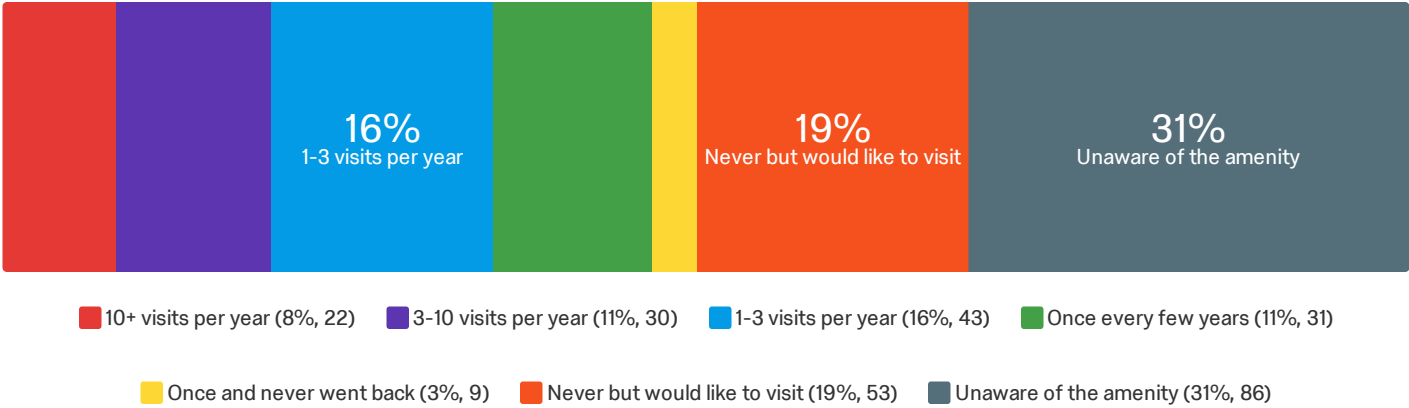
Q6\_13 - Weir River Estuary Park



Q6\_15 - Weir River Woods



Q6\_16 - Winsor Shores Conservation Area



Q6\_17\_TEXT - Other (Please specify)

Other (Please specify)

Straits Pond area

Would like to see rocks removed from entrances to beach

Blackrock Beach, HRA Land should be kept open permanently

Other (Please specify)

Joseph McLaughlin Park Moreland Ave

Hampton Circle Wier River bay access and Connolly Park. Access point damaged by town project. No elderly or handicap access.

weir rivr estuary

Straits Pond

Chatham st area

End of Richards road or Lofchie property. Save the puddingstone and maintain access to the □

End of Richards Rd.

Hull Gut/Pemberton Point areas

Fort Revere really needs some work and upkeep, the Weir River trails are a great addition to our outdoor access . Access to the railed is paramount. As it stands now the rail bed is only available to the abutters who have in some place encroached on that property severely limiting it for the good of many.

HRA

the island in straits pond

Straits Pond and Straits Pond Island

Nantasket Rail Trail

Nantasket Beach

End of Richards Road

Richard's Road end

Hull gut

Blackrock beach, James Ave. beach, Hull Gut, Coast Guard Beach, Dike walking path

ferry service

O

Straits Pond Loop

In general I would visit more open spaces if I wasn't working full time. It was not always easy to determine where some of the places are as the names were not necessarily familiar to me so better description would be helpful. I definitely would be intersted in seeing access to the Straits Pond Island with some walking trails and viewing areas delineated. There is very little open space at this end of Hull and we should make the most of the areas that are available. Access via the Lochie property would allow resident to enjoy a hidden gem. If there is any area still available for walking in the Hall Estate I would like to see that made available.



Other (Please specify)

RR bed (L to W Streets)

Nantasket beach

Not only would it be good for the environment, but the preservation of our natural resources should be important. Congestion serves no purpose.

straights pond

Dyke path

Black Rock Beach / Crescent Beach (via Summit Ave stairs / ROW)

Fort Revere

Railroad Bed

Nantasket Beach not listed?

Various town owned parks for baseball, football etc.

Nantasket Beach

Open land where fire is held

Straits Pond

Parking Lot where carnivals and bonfire are held.

HRA land

Nantasket Beach - Alohabets

Nantasket Beach

Hull Gut

The Gut

Village playground

A Street Pier

The Beach!

The Island in Strait's Pond

Bumpkin/Worlds End

Other (Please specify)

HRA property needs to be kept open. It not only gives Hull citizens a beautiful greeting in the morning when leaving for work and a beautiful greeting when coming home, most importantly, it is the only egress. Please work to keep it open and free flowing for life, liberty and the pursuit of happiness. Thank you for your great work!

Railroad bed

Beach

Monument Square Park

Kenberma Playground

Beach at A Street Pier, Nantasket Beach, Dike at WBZ towers, walking many places along the water

Railroad bed

Pemberton point / boathouse

Filed near Hull Electric Company. Request asphalt clean up from the beach

Hull Gut

James Ave lot & dock ramp; Hull Gut at Pemberton Pt

The space between the ocean and bay for carnival, holiday fire

the little park at the start of edgewater road - in terrible condition and could be so attractive, with a few plantings and maintenancethereof.

Hull Gut shoreline

private town beaches

Pemberton Point

Railroad bed should be on this list. It should be public space not private parking.

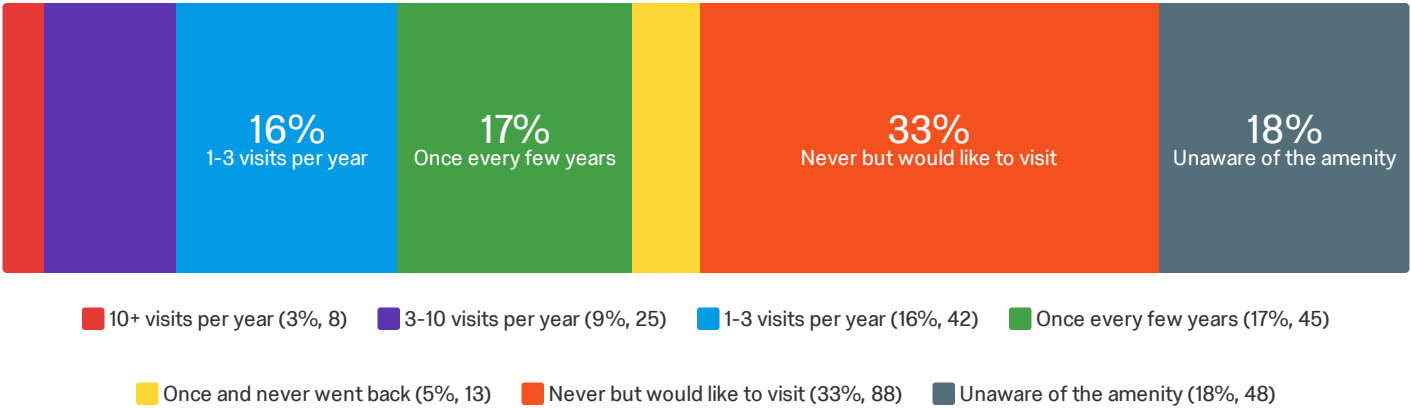
dike between nantasket and newport

WBZ Wetlands / Dike @ Nantaket Rd. & Newport Ave.

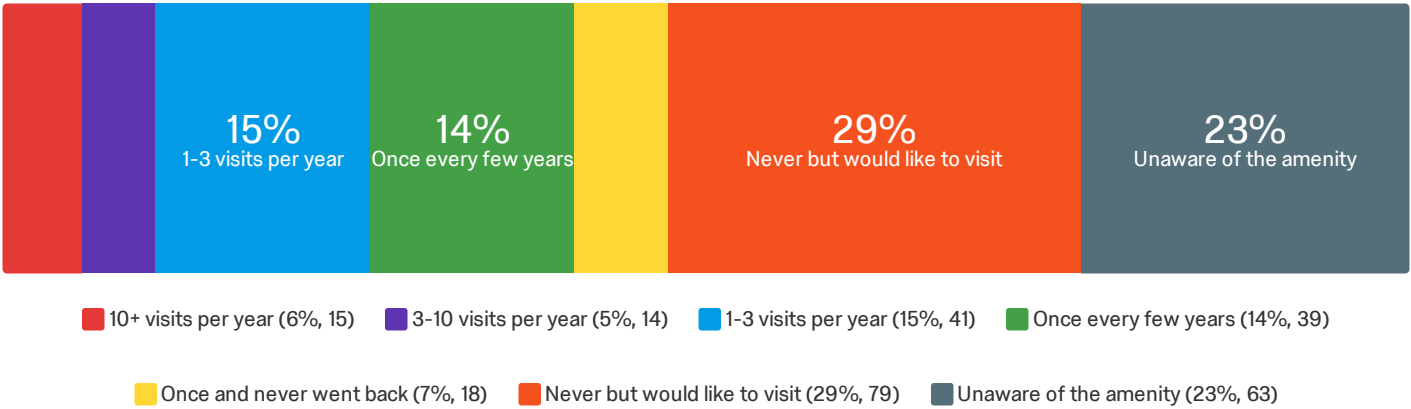
The "Dike", (watch out for doggy deposits)

Q10 - How often do you visit or use the following recreation properties? (Click on image to enlarge)

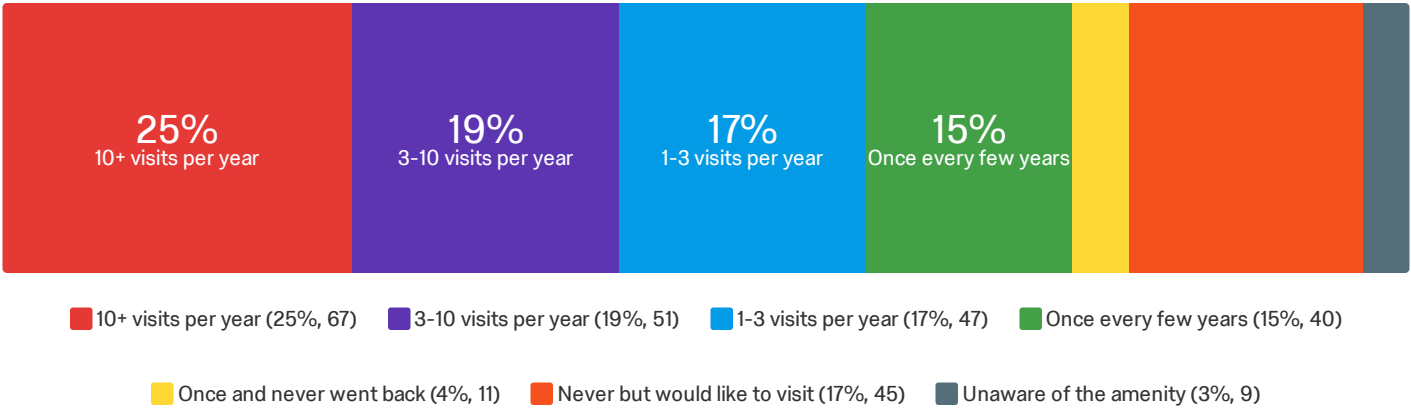
Q10\_2 - Green Hill Playground



Q10\_3 - Joseph McLaughlin (Hampton Hills) Playground



Q10\_4 - Hull High School Athletic Fields and Facilities



Q10\_5 - Robert B. Neal (Hull Village) Playground







10+ visits per year (21%, 56) 3-10 visits per year (15%, 41) 1-3 visits per year (16%, 44) Once every few years (17%, 45)

Once and never went back (2%, 5) Never but would like to visit (19%, 52) Unaware of the amenity (10%, 27)

Q10\_6 - Joe Menice Ballfield



10+ visits per year (10%, 27) 3-10 visits per year (10%, 28) 1-3 visits per year (18%, 48) Once every few years (19%, 51)

Once and never went back (5%, 13) Never but would like to visit (27%, 72) Unaware of the amenity (10%, 28)

Q10\_7 - Kenberma Playground



10+ visits per year (26%, 70) 3-10 visits per year (14%, 38) 1-3 visits per year (21%, 57) Once every few years (13%, 35)

Once and never went back (4%, 11) Never but would like to visit (17%, 46) Unaware of the amenity (6%, 15)

Q10\_8 - George A. Jones (Kingsley Road) Playground

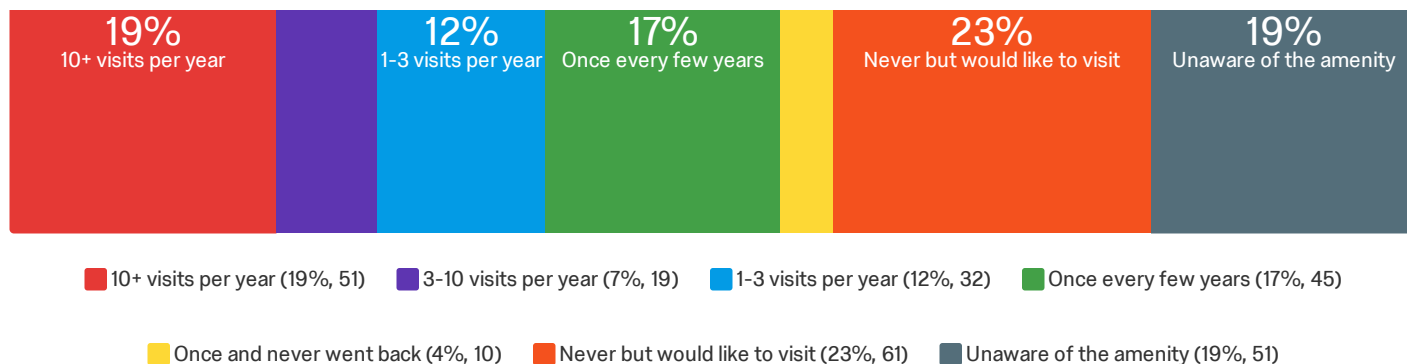


10+ visits per year (10%, 27) 3-10 visits per year (10%, 27) 1-3 visits per year (19%, 50) Once every few years (11%, 29)

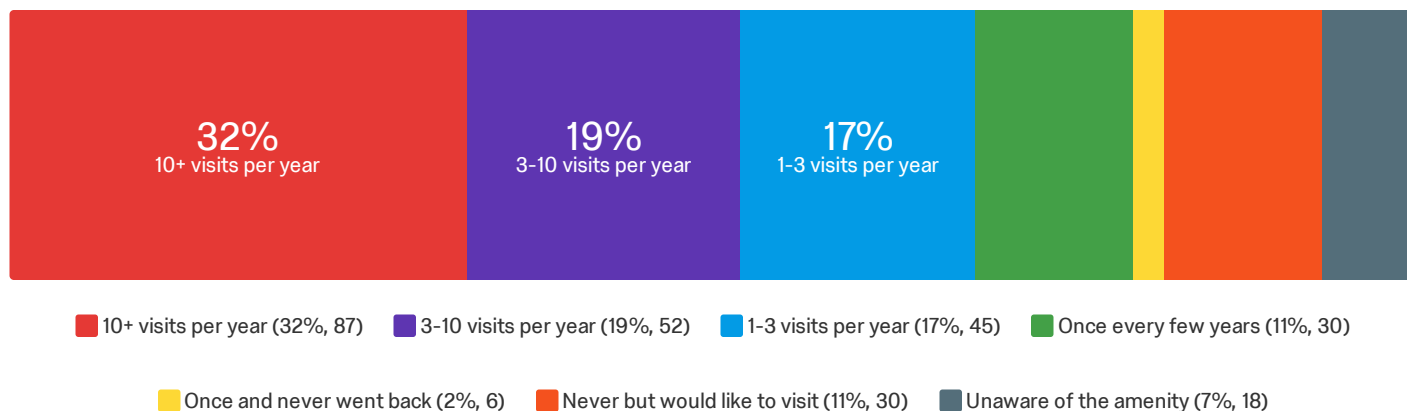
Once and never went back (6%, 16) Never but would like to visit (25%, 66) Unaware of the amenity (20%, 54)

Q10\_9 - Lillian M Jacobs Elementary School Playground

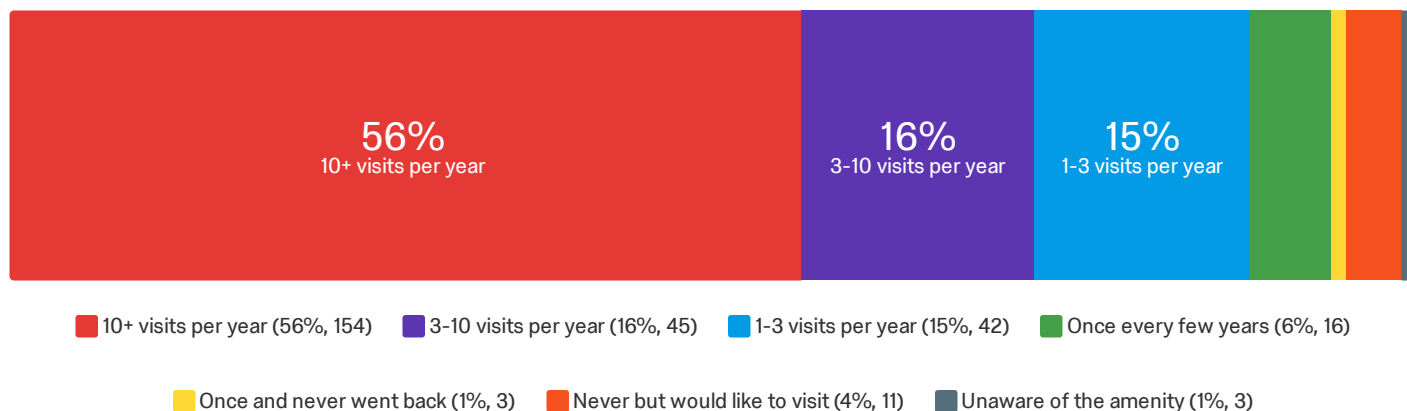




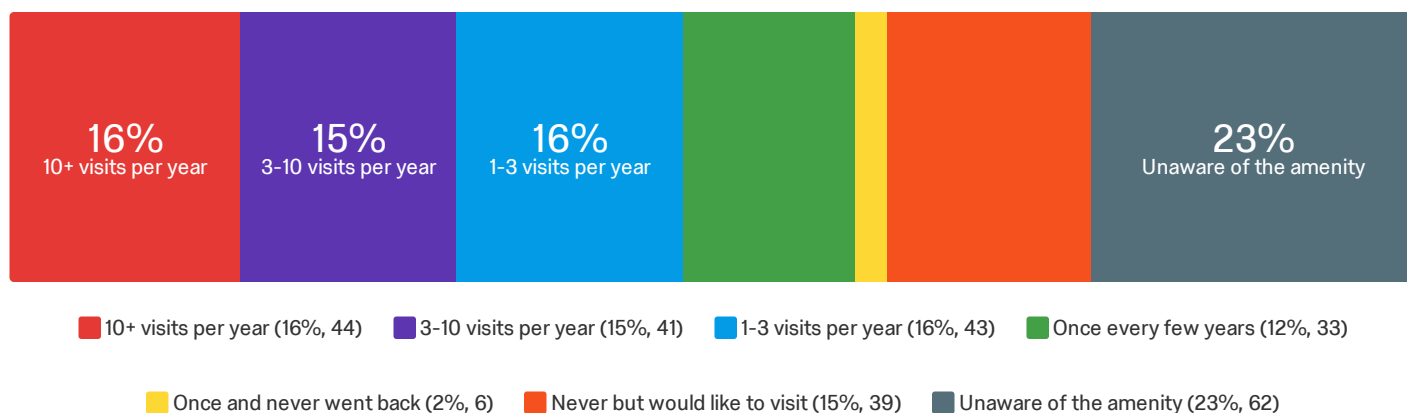
#### Q10\_10 - Memorial Middle School Athletic Fields, Playground and Facilities



#### Q10\_11 - Nantasket Beach Reservation, Playground and Facilities

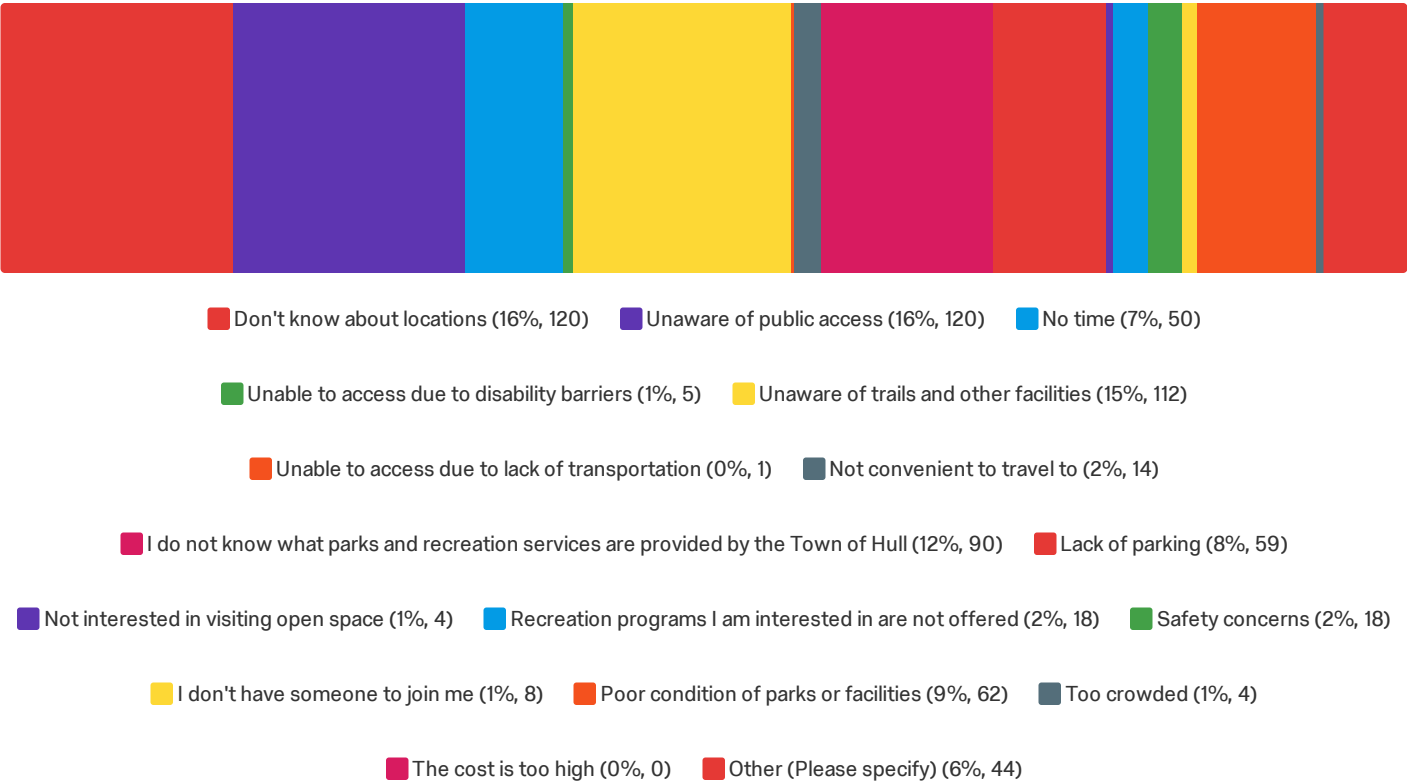


#### Q10\_12 - Sullivan Field



What prevents you from utilizing Hull's open space and recreation amenities listed in the previous questions? Check all that apply.

Q12 - What prevents you from utilizing Hull's open space and recreation amenities...



Q12 - What prevents you from utilizing Hull's open space and recreation amenities...

#	Field	Choice Count
1	Don't know about locations	16.46% 120
2	Unaware of public access	16.46% 120
3	No time	6.86% 50
4	Unable to access due to disability barriers	0.69% 5
5	Unaware of trails and other facilities	15.36% 112
6	Unable to access due to lack of transportation	0.14% 1
7	Not convenient to travel to	1.92% 14
8	I do not know what parks and recreation services are provided by the Town of Hull	12.35% 90
9	Lack of parking	8.09% 59
10	Not interested in visiting open space	0.55% 4



#	Field	Choice Count
11	Recreation programs I am interested in are not offered	2.47% 18
12	Safety concerns	2.47% 18
13	I don't have someone to join me	1.10% 8
14	Poor condition of parks or facilities	8.50% 62
15	Too crowded	0.55% 4
16	The cost is too high	0.00% 0
17	Other (Please specify)	6.04% 44
		729

Showing rows 1 - 18 of 18

Other (Please specify)

Live on beach..not necessary to travel

i go to bigger open spaces in other towns with my dog

Locked gates at high school!!

Limited time and need to visit all facilities

no kids to take to playgrounds

No children so don't visit playgrounds.

Use other facilities closer to my home

I go

Lack of public bathrooms

public access to bumpkin island during low tide

Lack of adequate public access

Not dog friendly

They're boring. I find large open fields of grass uninteresting. If we stopped mowing and allowed a variety of plants to grow, it would attract a diversity of insects, which supports a varied wildlife of birds, and would be a more interesting place to look at while walking.

As a parent of 2 grown children, I spent significant time in the past at all of the fields and playgrounds in Hull. At this stage in my life, I don't really have a reason to go to many of these locations.

Other (Please specify)

Senior citizen

Don't visit playgrounds because have no kids, but highly in favor of ALLLLL playgrounds thruout town!!!

I like natural spaces rather than playgrounds for outdoor recreation but the parks in Hull enhance the appeal of Hull and perceived value- open space is very important to my family & friends

I don't have children to take to the park or attend the schools.

Having the time

Lack of continuous, safe, and enjoyable (scenic) pedestrian / bicycle transportation options

Can't bring my dogs.

Bike paths are sorely needed. Promotion of our open spaces. Public art. Events to draw us in. Concerts. We have a gorgeous town and so little open land left.

I am aware of the playgrounds but am older and too big for the swings;)

Skate park!

I saw open spaces here I did not know existed. Wish the RR track was a bike path. Need to promote what we have more.

Because my Dogs not allowed.

We utilized some of the sites when our children were small. Now they are all grown up- so we don't go to the parks for small children or Gunrock Beach for small Children.

grand Children often accompany me

There are many places I visited with my kids, but I'm not one to go to a pkayground

not dog friendly

some of the space listed is just not all that interesting

older, no children

Straits Pond Island is very difficult to access

Perhaps, you can have d "driving to see the views" app for people to enjoy Hull's open spaces/views from their cars and have a one stop parking space to relax inside the vehicle.

I visit the ones which are closest to me (Village) generally

I have a dog and dogs not allowed at facility

Not unless I am interested in the area.

Other (Please specify)

For the playgrounds, I visited far more frequently when my son was younger

My kids have outgrown the playgrounds but we support making them accessible and safe for all

Nonexistent or poor signage.

lack of maintenance and very poor aesthetics

No children in family playground age

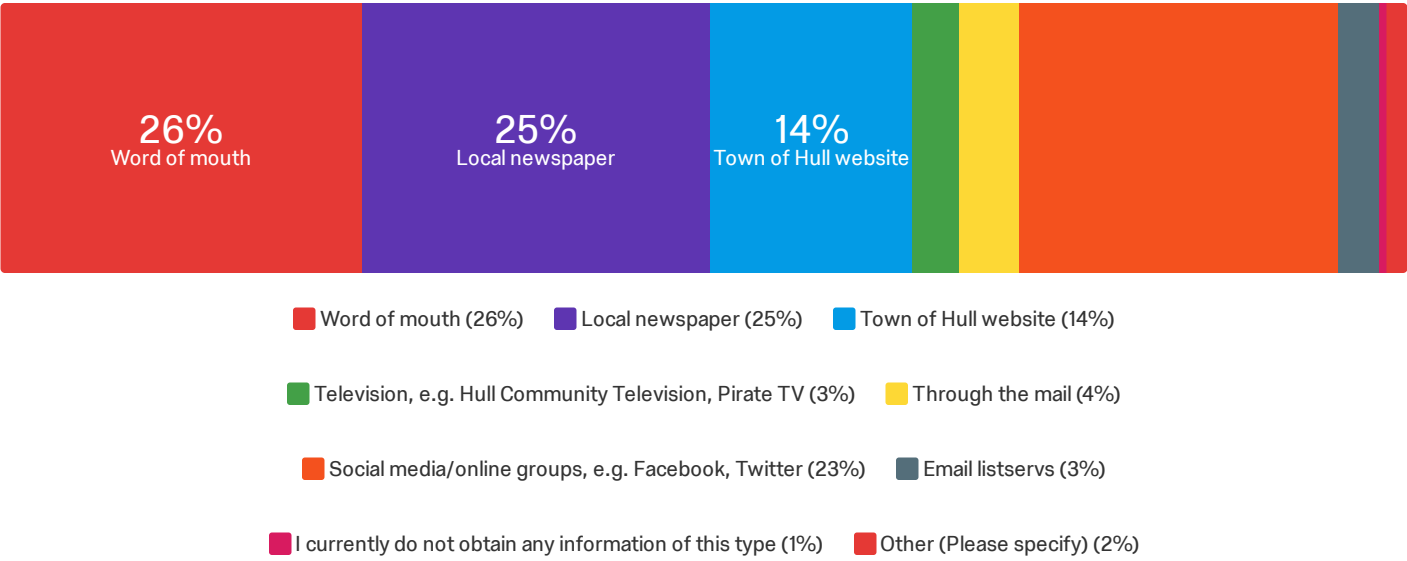
poor condition is key!!!!

No children for playgrounds



How do you currently obtain information about city news, events, and activities? Check all that apply.

Q13 - How do you currently obtain information about town news, events, and activi...



#	Field	Choice Count
1	Word of mouth	25.69% 214
2	Local newspaper	24.73% 206
3	Town of Hull website	14.29% 119
4	Television, e.g. Hull Community Television, Pirate TV	3.24% 27
5	Through the mail	4.20% 35
6	Social media/online groups, e.g. Facebook, Twitter	22.81% 190
7	Email listservs	2.88% 24
9	I currently do not obtain any information of this type	0.60% 5
10	Other (Please specify)	1.56% 13
		833

Showing rows 1 - 10 of 10

Other (Please specify)

town notices (physical signs)

snooping

Other (Please specify) ▲

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What I see while biking around town

Weir River Estuary Park Committee. SPWA

Signage

School newsletters

Limited information about Hull open space

I find it hard to get information about things happening in town even when I do check information sources

I don't do social media but my husband keeps me apprised of town happenings.

Hull groups on Facebook

Hull Family Network

Friends. We should also be listed in BOSTON CALENDAR pages as "things to do"

Cut our cable but still visit hullcable on the internet. WATD and Patriot Ledger.

Please provide any general comments you have on specific city facilities and public spaces. (e.g. better lighting, restrooms, new benches, more trees, better maintenance, etc.)

Please provide any general comments you have on specific town facilities an...

Mainly more parking. Would like to see a bike/walking trail through old dump and along old railway line to the Gut.

I think a bike bath should go all the way to the gut. Lots of bicyclists and dangerous now. Also as mentioned before the rocks going onto all the beaches are quite dangerous. I don't understand why pathways couldn't be made. Very difficult for handicapped and elderly. The handicapped parking at a street should be removed of sand and the surf club should not be allowed to park there even temporarily.

More trees or green along nantasket ave.. alphabet streets

Road, building and park conditions need improvement. Public rights of way need to be clearly marked and Town officials and police need to communicate the same message, all too often the information received at town hall is different than what the police say in regards to parking access and use of public rights of way. The Railroad bed should once and for all be reclaimed to make a walking and biking path through the entire town, enough with the logs being put down every summer in an effort to exclude people from using it. The current management of Straits Pond is utterly contemptible. A new culvert was designed to remain open to tidal flow which in turn raised the salinity level and mitigated the longstanding midge problem. Current practice now have the gates remaining closed for days on end promoting oxidation and a return to brackish water which resulted in MASSIVE midge outbreak rendering the whole of Gunrock and Green Hill unusable for the entire summer due to the clouds of midges. Look at the return of swan and Canada Geese residing in the pond year round for proof of recidivism in terms of management. Frankly, I would prefer to be told point blank to get lost rather than endure the charade of "we're looking into it, we'll keep you informed of our findings."

With the ocean levels rising, why are new homes and condos being built right on the water's edge? We need to protect the open spaces and create buffers against the effects of rising sea levels. Also the playground jungle gym in the village green is falling apart. The wood is deteriorating to the point that it is creating a safety hazard for children. This really needs to be replaced.

Please ask the DPW to fix the access to our bay at Connolly Park at Hampton Circle. No safe elderly access!

I visit Winsor Shores on Straits Pond often and it could use some pruning and cleanup. Also, I'm worried that the land for sale at the end Richards Road could fall into the wrong purchasers hand and threaten the beautiful island on Straits Pond.

Mixing art and play structures together would be a nice way to improve outdoor experiences. Playgrounds with more abstract structures to help improve imaginary play (or the ability to play on one structure in several different ways.)

Hull needs more safe biking trails, more designated walking trails, more access for dogs.

More trees, cleaner and better maintenance, bike paths and improved lighting. User friendly facilities. Disability access.

More flowering trees. I say this because they're beautiful but also because they don't get too tall to interfere with wires.

Public access to the Richards rd / Lofchie peninsula would please this birdwatcher

We can do much more to promote the limited and small open spaces we have. There is no map of public spaces or town-owned land that I have been able to find in the 6 years I've lived in Hull.

I feel that Hull has done a good job maintaining most open space and the beach access to town residents. It is my hope that the town will continue to obtain and preserve open space when available.



Please provide any general comments you have on specific town facilities an...

To be honest I'm more likely to travel to Hingham or Cohasset to walk or trail ride – like Worlds End or other Trustee Land. The beach is Hull's best asset. I would probably go walk around Straits Pond if I could access it. I have no interest in the athletic fields.

I would love to have a place to bring my dog all year not just during off season times on the beach.

Some smaller parcels of open space not identified but would benefit the community if maintained.

I would like to see more evergreen trees; for people to pick up trash/litter when they can; ban the sale of liquor nips because they are discarded on our streets and likely end up in our waterways and ocean; lower the speed limit through Kennerly shopping area to 20 mph

more restrooms sure would be nice

Hampton Circle Playgroud is dangerously un maintained . Yes it is a wetlands but it could be updated so it could serve the local kids. This area needs a place for kids. Lots of rentals with kids nearby.

Would love to see everything taken care of better. Would love more bike trails, skate park and a dog park.

It would be nice to be able to access the "island" in Straits pond but on the public side we have Suburban Lumberjacks and on the otherside we have a strip of private property which is guarded by a screaming bitch. Basically no easy way to use that public property

I don't have the time to visit all the public spaces in Hull except for the beach. I do think it is important for Hull to have as much open space as possible due to the density of the town and the small parcels of land with very small yards if any. The town planning on design of homes is erratic and so it does not offer a sense of cohesiveness.

I'm always impressed with the care taken to maintain our public spaces. However, cars speed down the street on the N Street side of the L st little league field. Specifically, where the playground entrance is, endangering young children entering or exiting the park. Also, balls from the softball field are frequently hit over the fence and under the netting into the playground. I've also seen parked cars get hit with balls. It's only a matter of time before someone gets hit.

Would like to see the trees that were put along Nantasket Ave that died be replanted. Would like to see a dog park. Would like to see electrical wires and all wires go underground before all the paving is done ...like it is in more affluent coastal communities. Would like to see a coastal feel around the parks (beach grass, hydrangeas) . Would like public access to the water ways cleared like the one on Bay St.

Please acquire property and access to end of Richards Road.

I would love to see our town communicate better what is offered, invest in our parks better, and offer more activities.

The playground facilities in most parks are in desperate need of upgraded. My kids are too old (one almost too old) to use anymore. But we should do better for the little ones coming after mine For places like Weir River. Who even knows where to park? We should have a pamphlet or website with info on access and parking at all public sites in town

Pemberton Point/Hull gut area is underutilized/in need of improvements (benches, lighting, parking improvements)

Please protect the end of Richards Road

I love that there are multiple playgrounds through the town, I think it's really important for families to have an open space they can walk to! But some of the playgrounds are in great need of attention. The Jones playground has broken swings, sharp edges on the climbing structure, and not enough mulch to cover rocks and exposed roots under the playground equipment. More benches and trees would make spaces more inviting.

Hull needs better system for controlling litter - more regular cleanups (could involve volunteers), more trash barrels, etc.

Please provide any general comments you have on specific town facilities an...

The playground in the gunrock area is extremely run down and as other playgrounds in Hull get renovated this one has not even been touched. There are children in this neighborhood that have to be driven to other playgrounds to play. It is an eyesore, unsafe a just sad that the kids of the neighborhood can't walk to a park.

Bike paths and a skate park please!!!

I would like to see the railroad bed used as a bike/walking/running path thru town. I would like to see the railroad type telephone poles removed to allow for this. As it is now the residents move the poles to make passage impossible with a bike. And sometimes walking. They also park their cars in the road so close to one another that also makes passage impossible.

More bike paths!

1. The highest priority is a very strong need for protected bike lanes and bike / walking / jogging paths throughout town. In particular we need clearly marked, accessible and protected (where possible), and well maintained bike lines/ routes to (for example): - all 3 public schools - Pemberton Pier / ferry - Towards the Greenbush commuter rail station (Nantasket Junction) - ideally working with Hingham to connect all the way to the station - the public library - Mariners Park - Hull Lifesaving Museum - Kenberma shopping district - Town Hall - most beaches / playgrounds (e.g. Gunrock Beach, Kenberma playground) 2. We need to think about recreation facilities in the 21st century, and for all ages, and not just rebuilding playgrounds/ball fields that met the needs of 50+ years ago. 3. We need to find/repurpose space for a skate park, town pool, splash pads, work-out spaces for teens and adults 4. Protect open space wherever possible! Prioritize and take advantage of unique and time sensitive opportunities. A great example is the opportunity to acquire and protect the land at the end of Richards Road.

For us, use of recreation areas in Hull or anywhere is way down. Due to age we often just walk in our neighborhood. If there were public transportation certain days of the week to take a tour of some of the areas, with option to drop in and visit the area and get picked up later to return to our car, we might do that. Hull has many beautiful assets and people often are alone or want exercise, etc., so making it possible to get to various recreational sites would be in everyone's best interest.

Besides having clear information on what's available, how to park, and how to enter if applicable: better lighting for sure. Hull could be a wonderful biking town.

Finding needles and other debris in public playgrounds is so dangerous.

The Lofchie family land abutting Straits Pond at the end of Richards Road is a gem and should be preserved as open space. Hoping CPA funds will be approved for the purchase of this property.

I think the landfill area could be reused recreationally and if the town has not already done so maybe fund a reuse assessment for the old landfill. Many former landfills in New England across the US are being used for everything from solar array fields to soccer fields with trail systems and canoe launches. The fact that the Hull landfill is in close proximity to the Weir River makes it ideal for recreational reuse. Good examples in the area are Millennium Park in West Roxbury and Spectacle Island. Both are former City of Boston dumps now used recreationally and are very popular with the public.

Restrooms, even seasonal portable are important as well as trash barrels to keep the places inviting. Perhaps video security monitoring as well to deter any vandalism

old railroad bed could be a wonderful bike and walking path. public could be more respectful of the spaces ( I always pick up trash where ever I go) but you can't put out more trash barrels because you then have the challenge of some summer residents trying to fill them up.

I believe the railroad bed should be made into a bike path using CPA funds.

Restrooms!

The playground that used to be at the dustbowl needs to be brought back. This draws many young children who are siblings of athletes that should have a recreation option while games are being played.

Please provide any general comments you have on specific town facilities an...

Please put in trash barrels on the beach near A Street Please protect the end of Richards Rd so we can walk around Straits Pond and see all the different birds that use the pond

Trail and bike path on old rail bed. Access to high school track Publicize pier, ramp access, location and parking. More maintenance on what we have!

Basketball courts need to be resurfaced and need new backboards and rims. Lighting at the L Street courts would be beneficial.

Gun Rock & Stony Beach are superb rec areas.keeping them policed to not allow them to become op

I am always looking to explore where I live ... Just don't know how to navigate infomation.. I never thought to go to a town website to give me answers , Now I will try that ..

Would like to see a new trail/path around straits pond and connect the island for hiking, bird watching and boating. Please consider using community preservation funds to purchase the abutting land so there could be a connection/path/trail out to the island.

More trash cans out all year.

Maintaining the facilities we have is wiser than expanding our options. Rather than removing playground equipment if it breaks, repair it.

More trees

Protect open space from development.

Please keep the guy (and give him a raise) that is taking care of all the fields in this town. They have never looked better.

We need a bike path - on the railbed! We need to protect the island at Straits Pond and preserve any open space we can.

We use the Straits Pond for Kayaking and like to walk the Straits Pond Island. We would like to see better access to kayaking and improved access at the end of Richards Road to the Straits Pond Island. It is a hidden gem that should be shared with others.

I would love to see the park and Rec and open spaces in Hull updated and or kept up :)

kenberma baseball field needs new dugout fence and benches kenberma needs a restroom and large trash cans by courts would love to see the batting cages at L Street shrink wrapped in the winter so they can be used off season out of the wind Hull needs a skate park - corner of N Street would be great location - lighting, restroom and open space

Health and Wellness of all hull residents is vital and we need to maintain, improve and develop more sites ( yoga, biking trails, Zumba classes ) with good access, safe lighting, park maps and services that everyone can take advantage of and feel safe in using.

1) the stairs between Circuit Ave on Strawberry Hill and the bay need restoration. 2) the seawall running from the WBZ towers to Strawberry Hill is having multiple areas with cement chipping off, exposing the rebar underneath. That rusts as a result. I recommend going along the wall, seeing where the cement has chipped off, and replacing it. 3) crossing George Washington Blvd as a pedestrian is scary and feels dangerous in two places: between Java Jungle and the Medical Center; between the Town Pier/Jake's and the Carousel 4) as a pedestrian on the beach it can be hard to know which street you are near because the houses look similar. For example, it would be useful to have a sign visible to the beach high up on a telephone pole with the letter "A" for A Street. 5) please allow the grasses along the bay in the HRA area to grow wild. Then diverse plants and wildflowers grow, which supports a varied insect population, which supports a diversity of birds. Also, taller grass and wildflowers keep away the Canadian geese, which make walking there difficult because they poop all over and it gets on shoes.



Please provide any general comments you have on specific town facilities an...

I might say, "all of the above" especially more trees (as they hacked many places in town of small trees and bushes and left a mess.) It seems as though the short-staffing and callous/careless decisions along with lack of \$\$\$ don't allow for decent planning and maintenance. Our replacement "sidewalk" on Nantasket Ave on Allerton Hill is barely higher than the street and has no markings to differentiate it from the street, providing NO SAFETY, especially at night, though a great turn-around for cars. Night driving and weather related impacts to vision might challenge someone to drive up on sidewalk and not see anyone on it. So, designs and decisions such as that are not encouraging and do stifle attitudes and maybe even some irrelevant feedback!

Please be sure end of Richards road continues to be publicly accessible and no further human development allowed to protect the natural habitat!

MY family ( we are on the 5th generation here) would like to see open space between shore drive and Nantasket ave, so people can look over at the bay and over at the ocean from the open space. This is one of the most beautiful sights in Hull for residents and visitors to see. This family has voted in previous years, leave this space OPEN

Tennis courts at Middle School need better maintenance

A lot of the playgrounds could really use some maintenance and regular clean up.

Please protect the Weir River Estuary and the end of Richards Rd

I think Hull is a great town with walkability, however the cars do not stop for pedestrians and crossing Nantasket is dangerous.

Playgrounds need to be brought up to date. Not hand me down structures but safe play areas for multiple age groups. I also feel the addition of a spray park would do wonders for the kids.

More spots to lock bikes

Greenhill playground is dangerous and current structure needs to be taken down. Maintenance along sidewalks in the summer is also often an issue (especially when dealing with a stroller), brush isn't kept back to maintain access to these amenities. It would be nice to see more trees especially to offer shade areas at/near playgrounds. And it would be so awesome if we turned the old railbed into a walk/run/bike/roller path through town. And the rent bike stations set up at points like pemberton, ft revere, mariners park, a st, kenberma shops, 2 bath houses, Gunrock would be a cool way to make the town accessible to folks from the city as well.

Hull absolutely needs more trees and should not be allowing the limited trees that we have to be cut down. Hull should keep all or most of the HRA land as open space. It would be a terrible step backwards if we build condos or other structures there. Hull is too densely populated and continues to allow an absurd rate of overbuilding, particularly on undersized lots. Hull needs to clearly mark all public right of ways and other access points and take back land that has been taken by private interest groups - i.e. rail bed, certain right-of-way abutters, etc. This is pervasive all over town and needs to be rectified. Hull town officials are not acting on behalf of the greater good. We should be using the community preservation funds to save what little open space that is remaining.

Hull is a unique place. The community is very caring and compassionate toward fellow residents and visitors alike. It is unlike surrounding neighborhoods in that respect. It is welcoming. A place that draws artists. Unlike surrounding towns Hull is still comprised of a demographic that extends from wealthy to middle class and those of us who are struggling financially. To live in the community is wonderful. The nature and the people are cohesive. It will change over time such as Scituate where the demographic has shifted more toward the wealthy versus middle class and blue collar. Scituate, Cohasset and Hingham are known for the exclusivity and love of the material and money that is not pervasive in Hull. But, it should not suffer because the demographic and tax base may not be that of Cohasset where I would never want to live; or Hingham (ditto). It should be cared for with an eye toward the future and the natural features and history should be preserved and considered a priority. Open spaces should be preserved and acquired and maintained and used.

For my grandchildren upgraded playground for basketball and soccer

Better walking trails around Straits Pond would both encourage more recreation in this beautiful area and promote relations between Hull and Cohasset.

Please provide any general comments you have on specific town facilities an...

1) A electronic and hardcopy map with information of the sites and information would be helpful. 2) Better public access -- for example to the Strait Pond island via the Lofchie Property-- is needed. Along with trails, benches, signage (trail markers and information kiosks about the birds, wildlife and fauna), and perhaps some low-cost solar lighting. A waste management plan and dog walking / waste policy would also be needed. 3) While several playgrounds have been upgraded the Gunrock playground is deplorable. When the Town gets to it, please consider not just kid equipment but at least a couple of pieces of adult exercise equipment. With the graying of our population you might just see expanded use of the playgrounds by adults. 4) Perhaps more organized activities, like group walks for families or adults, would bring people to the Weir River Woods. Once someone has visited there is a greater comfort level with going again without fear of getting lost. 5) When areas are opened there needs to be enforcement so the areas do not turn in to teenage hangout /drinking spots. If the kids know they are monitored randomly it is less likely they will congregate there.

I am for saving the open space

- Always more trees - BIKE PATH on old RR bed (1st phase: L to W street)(2nd phase: Phipps to L street) (3rd phase: W to HS)

Again, open space is very important to my family and friends. We participate in outdoor recreation year round. Access is important- parking, signs, maps. Some of the spaces I haven't enjoyed yet are limited in those ways. The municipal lot at XYZ is a fave for beach access without crowds. Veterans memorial lot is a fave spot in town for the views between the ocean & bay- the natural uniqueness of Hull- from the crowds in summer, bonfire at thanksgiving to storms whipping across in winter. It's what I love about Hull and what brought us back to make it our home.

I have been in town only a few years. When friends visit I take them to our open areas and interests for bird watching, walks and vistas. My favorite is Revere Fort, but is is shameful that it is not being preserved. Unfortunate, that the locals are destroying it with trash and graffiti. I think of the "broken window theory". If it is not properly maintained it suggests that no one cares and create an open invitation for destruction. I only visit the area after fall season and before leaves on trees appear and weeds start to appear. All of that wild growth block one's view of the town, lighthouses, etc. I am not suggesting that trees be cut down. How about a trim now and then.

Hull should take charge of public spaces such as the bike path area to create new recreational options. This area should absolutely not be blocked off by individual homeowners against the public good. Hull does not need a skate park.

I am especially interested in access to the little island in Straits Pond. I understand there is a possibility of the town accomplishing that. That would be great.

Safe bike paths for transiting up and down the peninsula would be a great amenity to have - environmentally friendly and encouraging healthy behaviors.

Would like to see Richards Road entrance purchased with CPA funds so it can be enjoyed by all of Hull's residences

Purchase End of Richards Road property.

Public space and open areas do important for beauty of the town the residents and visitors enjoyment and mental health

I would like to see Hull provide better access to the island/peninsula in Straits Pond and safeguard the Town owned property adjacent to that parcel.

More trees everywhere possible

We have so many options but trying to find information on accessibilty and amenities is not easy.

The expansion of open space is equally as important as the preservation & improvement of our existing open spaces. The Town needs to investigate and actively pursue opportunities to link our existing amenities via safe, ADA-accessible sidewalks, bicycle lanes, and shared-use paths.

Need more benches at all facilities so people with disabilities can rest

I'm specifically interested in having the town protect the land at the end of Richards Road.

Please provide any general comments you have on specific town facilities an...

I think maintaining open space is critical to quality of life. More trees are important for quality of life and climate change. Please protect the land at the end of Richards Road to provide access to Straits Pond for bird watchers.

We have a beautiful town - we need to care for it better. There needs to be more trash cans available at all locations. And definitely MORE TREES.

Generally, better biking connections and separated bike lanes connecting facilities would be helpful. More bike racks would be great too. Programing at facilities would encourage me to go more often.

I am interested in more dog-friendly spaces.

Hull needs an off road bike and walking path. New bike lanes are good but there is too. I hope traffic and it is too dangerous for young kids.

Straits Pond is partially protected and fully protecting it would make good conservation sense.

We could promote our open spaces more in BOSTON calendar pages as things to do on the weekend. Especially if we had public art, concerts , a bike path from end to end. Even our fantastic summer trolley did not get enough PR in Boston newspapers.

My favorite place to visit with granddaughters is Fort Rivers. I wish they would rep are and clean up fort to make it safer.

Maintain good standards to update, maintain parks and open spaces that encourage an inviting atmosphere. We now have an awesome field at the high school, continue that level throughout. Thank you

I would like to use the walking path at the high school but it is always locked up when I get there and not we'll posted. A St Pier should be on the list and it needs a bit of tlc. Thanks.

where is the old railroad bed and why isn't it opened for the whole length or the users paying taxes?

Playground on Hampton Circle frequently floods. Would use if there was adult exercise equipment in addition to play area like pull up bars, or if there was a native plant garden area.

Hull needs to improve with more trees and general green areas. The boardwalk along the beach could use landscape and trash receptacles as well as mire green space. The hra lot needs big improvements this would be a great asset to the appearance of Hull .

I have written op-ed's in the Hull Times about developing the Railroad Right of Way as a pedestrian and bicycle path from Allerton Hill to the HRA property. This should be a NUMBER ONE priority. As part of this the XYZ St Parking lot should be redesigned to include a neighborhood park for children, and much less parking. (I believe the Daly Wanzer owner would participate in relocating their truck parking.) Number TWO should be a public access right of way to Allerton Beach on the bayside near the intersection of Nantasket Ave/Fitzpatrick Way/Y St and across from the Joshua James parklet. The public access would restore what for many, many years was available to neighborhood residents for swimming and kayaking in the warm and quiet bay waters. Long Term: the Town Dump site should be recapped and renovated as a public park. There are several outstanding examples of this in Massachusetts which have been built in part with state and federal grants. Best example nearby is Pope John Paul II Park on the Neponset River, Boston. This beautiful waterfront park, developed to cap a landfill, adjoins the Neponset River Estuary. What could be more relatable to the Hull landfill site, plus the amazing views from the hilltop! Finally, I have submitted concepts to the Town and HRA encouraging the site be developed as a mixed use low rise residential, commercial, entertainment, recreational, fitness and art center and new library for the town. The failing seawall should be demolished and relocated to widen the natual beach, a boardwalk built and bicycle path. The bayside property should be mostly parkland, with a lobster-in-the-rough restaurant with boathouse and pier for small sailboats, kayaks, and mini-power boat activity. A well designed project on the HRA land could transform the appeal of the Town.

Wish there was a skate park. Wish there were more benches near beach. More trashcans /recycle programs to keep beach clean.

For five years I lived across the street from Richards Road and had no idea that it led to a way to access Straits Pond. Then I when I lived over the Surf Shop I had an opportunity to be part of a cleanup of that area and was amazed at the views of wildlife there. I hope the parcel of land currently for sale at the end of Richards Road can be negotiated in a way that will harmonize relations between owners around and visitors to Straits Pond.

More bike paths and disability access are desirable.



Please provide any general comments you have on specific town facilities an...

We need to invest in our youth and not so much on the senior citizens! Our youth is the future of this town better amenities for sports for all ages... Sell some of the vacant lots and reinvest into our well used lots and fields.

Bike paths which would take visitors from the beach to the windmill at the tip of town (via old RR track) would draw people from all over the state. Our playgrounds are broken. Since the Hampton Circle playground always floods, what if it became a skate park? Again, a draw for out of towners to come visit Hull.

You MUST start taking better care of the beaches from Phipps to Z St. that's where most residents go. You do nothing on those beaches. Kenberma, Warren, Coburn, etc, are never clean. Spend time there, or do you already and just ignore the situation. It an embarrassment! And more so, a total rip-off for the resident taxpayers. The town does nothing for those beaches. Wake up! It's your biggest and only resource.

thanks for your efforts to make our town great.

The more open space the better. Make the railroad bed a bike path. It will not only be great for bikers but will increase property values.

Dog park, better lighting and easier access.

I do not use playgrounds as I do not have children. I do not object to paying taxes for them, I think they are a real asset. I do strongly object to my taxes being used for unnecessary recreational facilities, specifically the fake football field. I am particularly angry about the patronizing 'delivery' of an associated 'track' allegedly for 'seniors' around the thing as a cynical ploy to make the project palatable. Making the pavements around the town solid and safe for all walkers is a much better use of tax money. Better maintenance, more trees, new benches, all good ideas. Restrooms are also a good idea. However, the only public ones I am aware of are provided by DCR.

Get the syringes picked up. Clear out junkies in the evenings. Police need not to give breaks to a guy they grew up with. Just because they are comfortable w a person does not mean the majority of the population are. No drunk or high men should be allowed to sit & watch the children of our community at dusk or in broad daylight because they are some cops buddy.

Hampton circle playground is an accident waiting to happen. Needs to be replaced by materials that withstand flooding conditions

Dust Bowl playground should be re-installed. That was a popular playground for Village residents and, more importantly, Dust Bowl users and their families.

I would like to see a boat that frequently travels from Hull Gut to the harbor islands like Peddocks and Georges Island. It is a wonderful think to hike and explore these islands that are soooo close to Hull!

Overall, better maintenance and security.

We would like to see more trees for shade to sit under and to look nice. More updated comfortable seating at parks for elderly and parents of children. Playing. Better lighting and new playground in the village would be great. Some kind of fencing at the park near electric co and better seating for people to enjoy that open view

Better maintenance

Better restrooms - trials- benches- bike paths

Public pool would be amazing. Year round bathroom access by the beach. Playground on Atlantic road end of town.

Allow more parking for residents with permits. Keep it all clean.

Need more central community gathering places

Better lighting between Dunkin Donuts and the Carousel More trash barrels off season Add blinking lights (solar signs) at all crosswalks

Please provide any general comments you have on specific town facilities an...

Better lighting and the cleanliness of playgrounds. Police need to patrol this areas at night, a lot of litter not suitable for children found during the day.

More public restrooms are needed - not port-a-potties, but proper restrooms, especially in Hull Village. More dog-friendly open spaces are needed, too.

My dream is for the railroad bed to be made into a paved well lit path for bikers, rollerblading enthusiasts and walkers to use without worrisome car traffic.

In the Summertime, it's very hard to park and take advantage of many of those places you listed

Need to replace and maintain almost all of our playgrounds

I'm surprised there is no connection to the Boston Harbor Islands (Hull property) in this survey, likely some of the most interesting open space in the state yet inaccessible for most of Hull, unless you take a boat to Boston. I'm also not sure how some of this area qualifies as "open" space. I'd love to see more in the survey about what it is we'd like to see instead of just reactions to what we have. There is a tremendous opportunity for this town with the old rail bed and HRA space.

Unified signage identifying the open space with a maintenance budget. Improved energy efficient lighting at all locations.

more trash and recycle receptacles in more places for a longer season and emptied frequently with better signage to improve cleanliness and shame dog owners to pick up after their animal.

It would be huge public benefit to have walking path route completed around the perimeter of Strait's Pond -- being able to walk down Richards Road to access The Island and continue walking around Straits Pond for a full loop, instead of going so far out of the way up the hill to Town Hall and past the police station. Consider how much better it would be to stay within view of Straits Pond, walking around the perimeter waters' edge, instead of having to walk on School Street to get around the pond.

Encourage you to communicate our recreational assets. We have a beautiful town...just walking around the block can be beautiful.

I think better/more promotion of the Town's facilities across multiple mediums is needed. Can't speak to maintenance/improvements needed because I didn't realize all that existed in the Town.

With the future boardwalk/crossover, there could be photo ops with a pirate scene that you put your face through with Joshua James saving people on life boats or Boston Light attendant (in the past). Making the skating rink a rollerskating rink in the summer where you can rent skates/have music/and have a little picnic area to view the sunset. You could also have a "Go to Hull" and have "A Hull of a Time." T-shirt contest to raise money on a consistent annual basis to maintain/sustain/create new activities. There could be a stamp throughout Hull that would mark land marks and a placard that educates on the sites/animals/environment... Hull library/Boston Light/Hull Life saving museum/fort revere/HRA property/etc. The visitors (mainly kids) would be able to have a sheet of paper with the different sites (or an app) that they could use the stamp/or tracing with crayon a lighthouse...The old aquarium could be headquarters selling Tshirts/handing out paper to trace/stamp sites, and be the central location for partnerships/ New England Aquarium, Boston Harbor Island, or for history buffs -boat to Boston for Freedom Trail, etc...currently an unused building...the restaurant could be converted to a lookout...currently unused...the church at the high school could be acquired for education/outreach with the schools/over 350+ colleges in the Boston Area as a seminar/classroom area/no limits to brainstorming here (ocean studies/global warming/marsh functions/etc)...And lastly a raised crosswalk to boardwalk to ensure safe passage. make it big enough for traffic both ways, make it covered and beautiful. Thank you for your great work!

There are not enough restroom facilities at the spaces in Hull Village

Railroad bed could be the most used open space in Town because it is continuous from one end of Town to the other, it goes through or is in close proximity to a majority of neighborhoods, and the overwhelming majority of citizens walk, hike and bike for recreation.

Some town areas are not as popular as once was. ie. James Ave. beach, the Jetty, Western Ave Float ( destroyed in Blizzard Of '78, not re-built), Village Playground use to have activities, now everything is at L St. No playground at Sullivan Field.

Please provide any general comments you have on specific town facilities an...

Improved lighting and maintenance would be helpful. Additionally, some type of brochure with info about all these available facilities, their addresses and info about parking and restroom facilities would be enormously helpful.

More trees and bike trails and an indoor sports facility (basketball, indoor soccer, volleyball...) so Hull residents don't have to drive to far away locations for team sports and will have more practice opportunities in winter/inclement weather.

MORE TRASH AND RECYCLING BINS! A lot of the trash ends up on the grounds

It would be nice if they were kept up better and had better signage to invite the public in. It would also help to have trash cans and restrooms at the playgrounds.

Would really love to see a bike path in town.

Would like to see more bike paths and signage. Was struck by how many facilities I had never heard of. I think the open space and natural beauty of this town are such a unique and vital asset to this town. We must do what we can to be good stewards of it. As the father of a young daughter I want her to be able to enjoy the outdoors in our town.

We desperately need a dog park for the increasing numbers of dogs in Town, especially when dogs are not allowed on beaches. Dogs that do not get enough exercise can become aggressive and develop behavioral problems. Being walked on a leash is not sufficient exercise for most dogs. They need a place to run free that is fenced in and safe.

I would like to ask for-- Repair of the Strawberry Hill steps to the beach at Strawberry Hill. Protection of the open space at the end of Richards Road to protect this unique geology, provide access to Straits Pond Island, and complete a continuous walk around the Pond for the Straits Pond Waterfowl Viewing Park. Make George Washington Boulevard two moving lanes, with biking and walking space along it, so the Boulevard becomes a parkway. Help pass State legislation such as S.1993 An act relative to Solar-Powered Mobility Networks and similar local legislation to attract zero-emission solar personal transit that would allow State beach parking to be turned into parks. Imagine the parking area between Horizons and the Boulevard becoming a vibrant year-round gathering place similar to Bryant Park in New York City. <https://bryantpark.org/>

Suggest a detailed open space map on the Town Website Railroad bed offers a wonderful town-wide continuous space for an excellent walking and bike trail. Suggest signage at public entrance to open space areas, especially each ocean and bay access point in neighborhoods.

Public bathroom needed at pemberton point

Would like to see the old railroad bed turned into a bike path.

-Remove Jersey Barriers from Mezzo Mare. What an eye sore when entering town! -Remove asphalt and concrete from bayside beach at the Hull light beach area. This parking area has massive amounts of alcohol bottles left in the planters on either side of the benches installed. Put trash barrels on the property! Please pass on to HRA -Use Weymouth as an example of how to make parks modern and attractive. -Clean up all the rail road ties used for parking barriers at the open parking grass near the hotel, and the HRA lot near the David Cook bathing station. (Please tell HRA) -Friends park needs renovation -Park near the Dike needs renovation -Welcome to Hull sign near outdoor hockey rink should have a stone structure made welcoming all to the town. I have seen this in other states and thought this was a way to have great first impressions. Thanks, Todd Palermo

Nice survey, but I needed the option "aware of but not interested in visiting." I left those questions blank. For example, some people may not have kids in their lives and therefore not visit playgrounds - it doesn't mean they aren't glad they are there! I don't use the town of hull website for events because I don't find the info reliable. For example, the special town meeting was not listed on the calendar.

Overall I find the Towns recreation facilities to be in disrepair. I am a summer resident but spend weekends in town throughout the year. I have two small children and would enjoy spending time during the off season with them and explore our open spaces. I took them to Fort Revere and quite frankly it was embarrassing. We shouldn't have to go to worlds end for quality open spaces I do find the parks to be well kept- litter free and grass is always maintained. But, I find the equipment to be old outdated and somewhat unsafe. More trees, benches, and restrooms would be ideal and should be prioritized. I see a real change happening in Hull after spending almost 40 summers here since my childhood. Enough so that my wife and I purchased two houses here - one for rental - one for our use. I'd like to see an investment from the Town and DCR in new trails and walk/bike paths. Better maintenance and a much needed investment from our leaders is a must. Hull is finally on the cusp of greatness after years of stagnation- a solid investment in open spaces to include our recreational areas is imperative!! I remain optimistic on the our Towns future prospects - thank you for reading this. It's great to see an enhanced community spirit! In closing, our greatest asset are the beaches and we must never lose sight of that!!



Please provide any general comments you have on specific town facilities an...

New playground equipment at the Hull Village playground, the equipment has become dangerous. This can be echoed along the peninsula for many other playground structures. A splash pad near the beach/bathhouse playground area would be a great asset and child-friendly draw. Our kids deserve a skate park in town. Hull is such a unique and special place for recreation, with the access to water sports. It would make sense to have a skate park to match the feel of the town. Further, unstructured play spaces such as these are where kids learn to problem-solve and form unique friendships. Kids skating around town can often be in dangerous places, a skate park would consolidate and offer them a safe space to skate and play. Map of all of the hull properties with information on parking, access, trail heads, etc. Consistent signage across all spaces. Playground equipment, even small scale, in any location possible (think just swings at Mariners Park).

Better signage, lighting, path/walk maintenance is sorely needed in almost every location. Would especially appreciate more info on public boating and fishing facilities (rather than just what is provided at the yacht clubs and Steamboat Wharf). Dredging of Windemere channel is years overdue, rendering boating access, swimming safety and tidal effects damaging. Would love to see more Town of Hull maintenance dept. bay-side beach trash pickup too (they were great about it a few years ago, seems to be only sporadic in the past couple of years). Dog bags and regularly serviced waste bins are ESSENTIAL in the Summer months on the bay side, as all dog owners walk their dogs away from the ocean beach at that time of year.

Benches very important as well as rest rooms at some spots I love Hull and being anywhere near the water.

Would love a bike path on the railroad bec

I strongly believe we need to keep as much open space as possible. This town is very small and becoming more populated than ever,,our space is what is so beautiful,,,, let's keep it open

The parks are great and clean. There are areas mentioned I do not know much about. I love the space between the ocean and bay. Being able to see the water on both sides at once is so special and why so many walk that way. To see the moon come up and the sun set at the same time is like no other place I know?

More benches and trees.

More trees! more attractive plantings and paths - esp in that little park at the start of Edgewater Rd. - would pull people in, and lend a generally pleasing appearance. It now appears totally neglected all the time, littered with liquor nips, cigarette butts, trash, you name it. It seems the town just doesn't care, which is sad because that view looking west over the bay is spectacular.

We could use more trees in town. Also, there's been a deep pothole on my street right in front of my house, and I have not heard back from DPW. There's not enough road maintenance in town.

1. We need safe bike paths starting at Atlantic Ave/Cohasset border and going all the way to the High School. Hull is a beautiful town and many bicylists from within and out of town use our roads many months of the year. It is unsafe both because of lack of a bike lane and the roads being dangerously bumpy with potholes and debris. I know some of the roads are now under repair, but a safe bike lane is imperative. 2. Hull Gut is also a wonderful place to sit by the ocean. A few more benches in this area would be nice.

Some of the playgrounds are maintained ie. Weeded, weedwacked, etc and some are not. Trash overflows the barrels. Simple upkeep is an improvement.

more info and knowledge of location and parking

I think that some public open space (2 - 3 acres) on the HRA property with views to both the ocean and World's End needs to be preserved. The parking lot used by D&W for their vehicles should be a public park. FT. Revere could be a significant cultural open space. The Town owned RR bed should be reclaimed as a Bike walking path for all to use.

It would be great for the town to have a YMCA on the HRA land. Unfortunately, the YMCA is not interested in putting a center in Hull. Perhaps the town could build one that we could all enjoy. The center could be a great draw for students, the elderly and the entire community. Our senior center needs a lot of work. The MJM Bathhouse receives a lot of use and enjoys a central location. A Community Center on the HRA land would be an amazing year-round resource. The railroad bed would be an a well loved walking path and bike path.

Restrooms would be great at playgrounds...make the playground equipment safe by keeping up with maintenance...better trash receptacles and pick up...marked trails would help as would bike paths....getting rid of potholes so it is safe to bike with kids

Please provide any general comments you have on specific town facilities an...

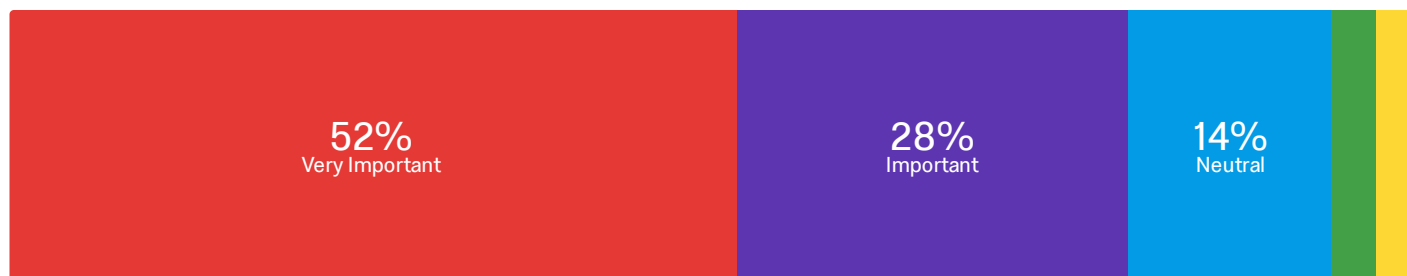
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We definitely need more trees in Hull. Every home renovation or rebuild seems to involve cutting down all the mature trees. New trees should be appropriate to an ocean environment, however, unlike the unsuitable trees planted along the ave by the hotel, which were doomed to fail. Hull is not Hingham.

The former railroad land area is a major resource that it appears to me your committee is overlooking. Politics should not interfere with the return of this abundant resource available for the likes of a walking/bike path that would greatly benefit and be used by many.

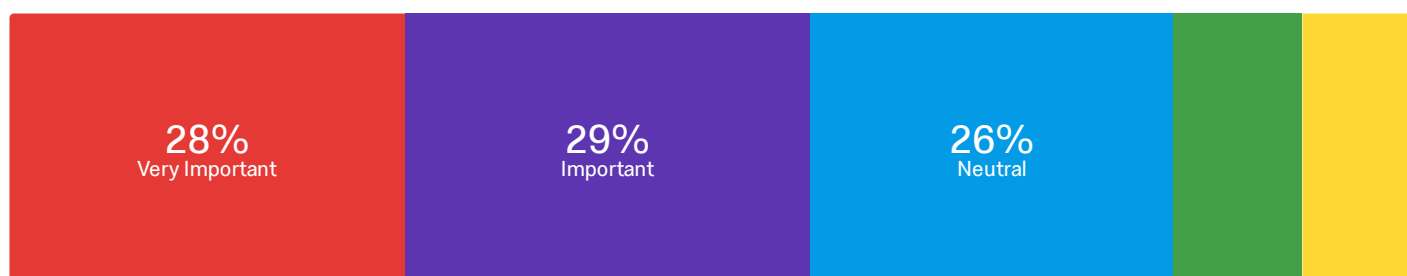
Please rate the importance of the following:

Q15\_1 - Acquisition of additional conservation land



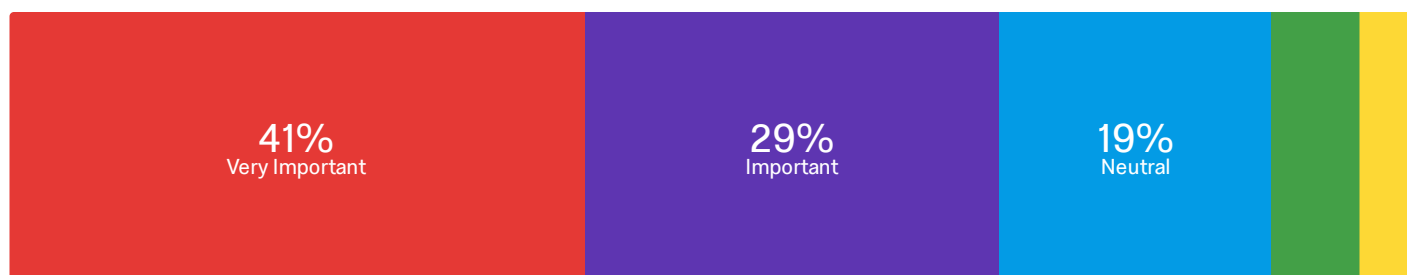
Very Important (52%, 143) Important (28%, 77) Neutral (14%, 40) Less Important (3%, 9) Not Important (3%, 8)

Q15\_2 - Acquisition of additional land for active recreation, e.g. playgrounds, bal...



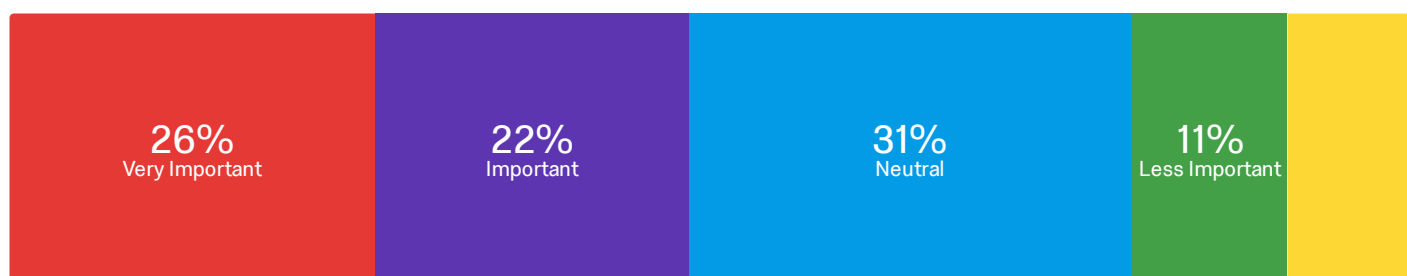
Very Important (28%, 76) Important (29%, 78) Neutral (26%, 70) Less Important (9%, 25) Not Important (8%, 22)

Q15\_3 - Improvement of existing playing fields



Very Important (41%, 110) Important (29%, 79) Neutral (19%, 52) Less Important (6%, 17) Not Important (4%, 11)

Q15\_6 - Construction of new neighborhood parks/playgrounds

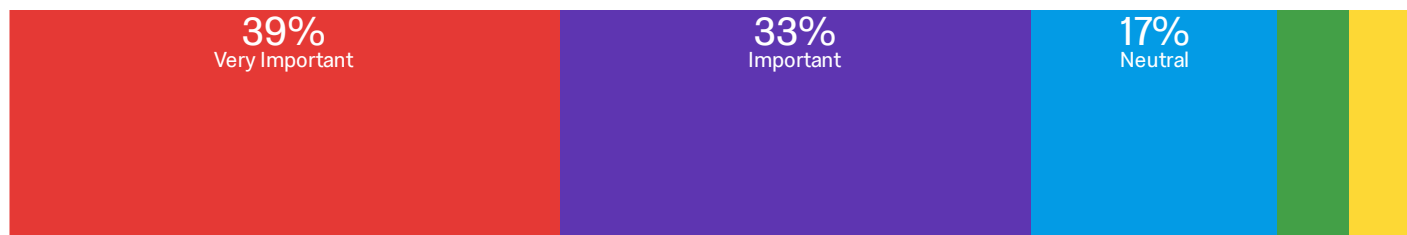


Very Important (26%, 70) Important (22%, 60) Neutral (31%, 85) Less Important (11%, 30) Not Important (9%, 25)

Q15\_7 - Addition of on-road bike paths

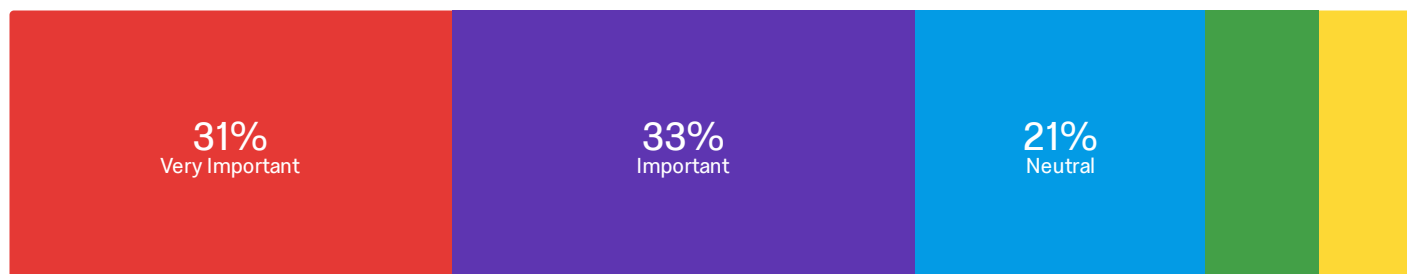






Very Important (39%, 105) Important (33%, 90) Neutral (17%, 47) Less Important (5%, 14) Not Important (5%, 13)

#### Q15\_8 - Addition of off-road bike trails



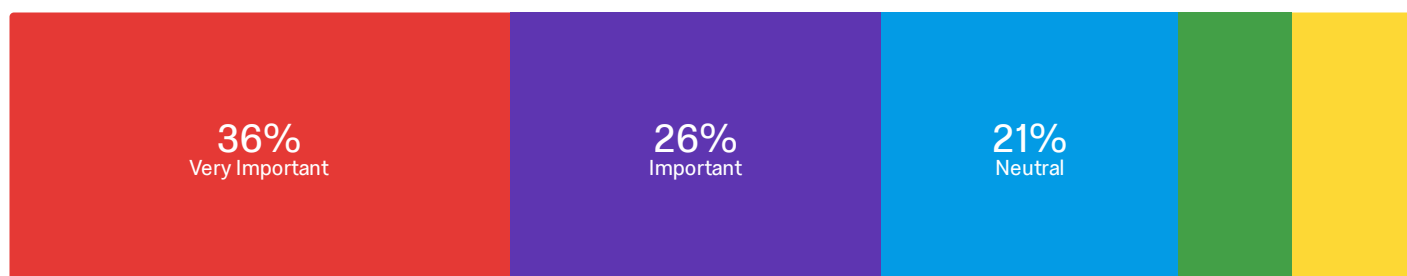
Very Important (31%, 85) Important (33%, 89) Neutral (21%, 56) Less Important (8%, 22) Not Important (7%, 19)

#### Q15\_9 - Promotion of awareness of open space amenities through education and outrea...



Very Important (60%, 163) Important (32%, 88) Neutral (6%, 17) Less Important (1%, 2) Not Important (1%, 3)

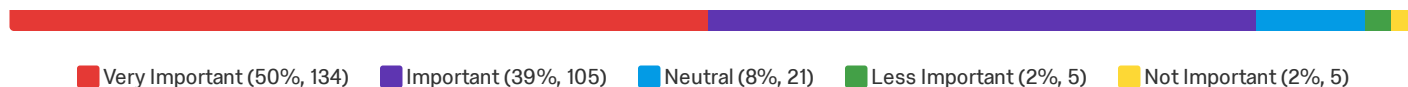
#### Q15\_10 - Creation of community dog parks



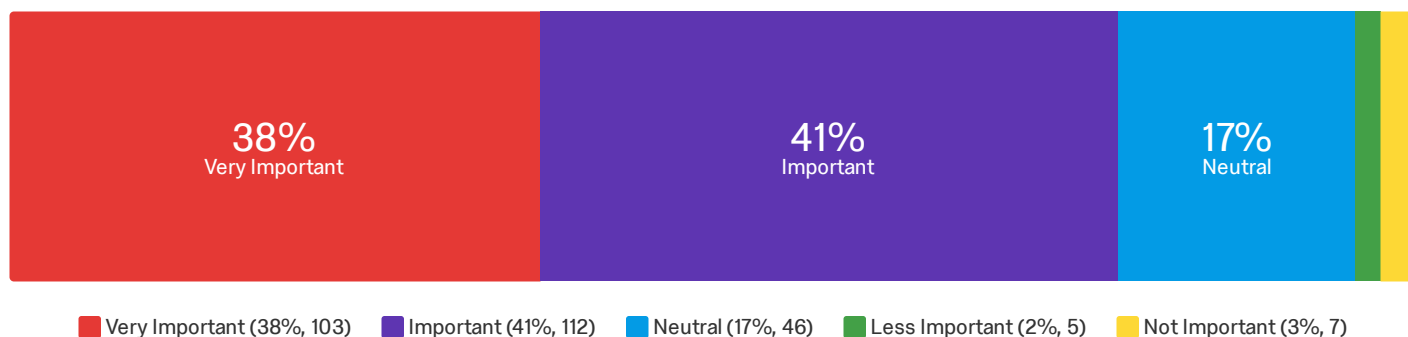
Very Important (36%, 96) Important (26%, 71) Neutral (21%, 57) Less Important (8%, 22) Not Important (9%, 24)

#### Q15\_11 - Improvement/maintenance of existing walking trails

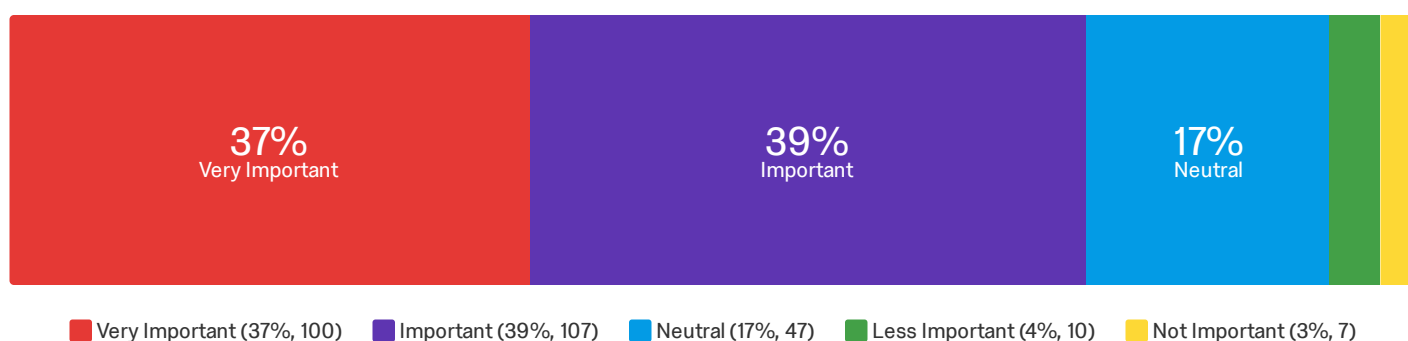




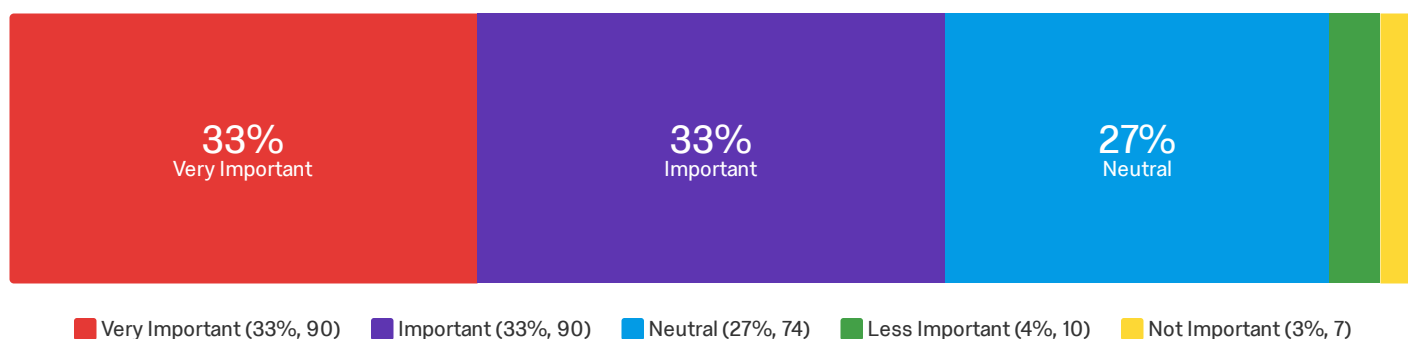
Q15\_12 - Improvement of information/interpretive signage at trails and parks



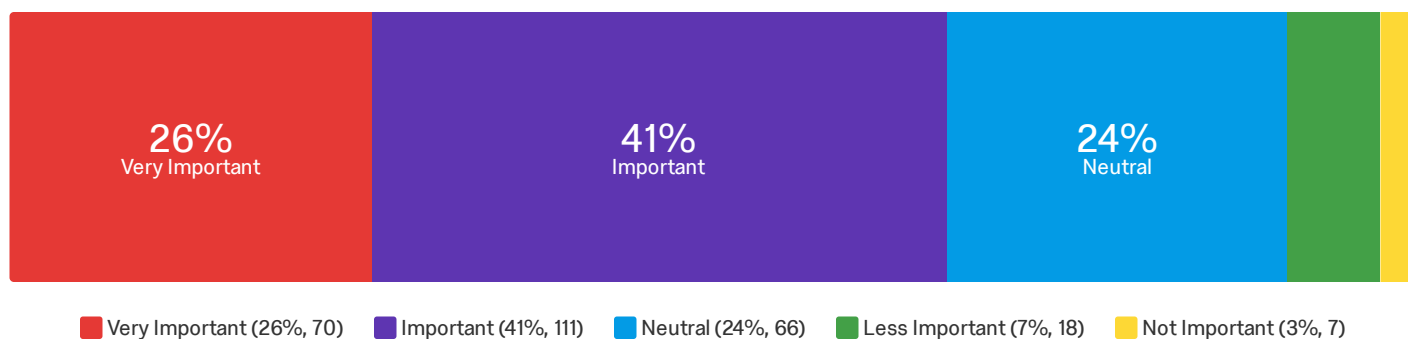
Q15\_13 - Connect existing walking and biking trails



Q15\_14 - Create town gathering places

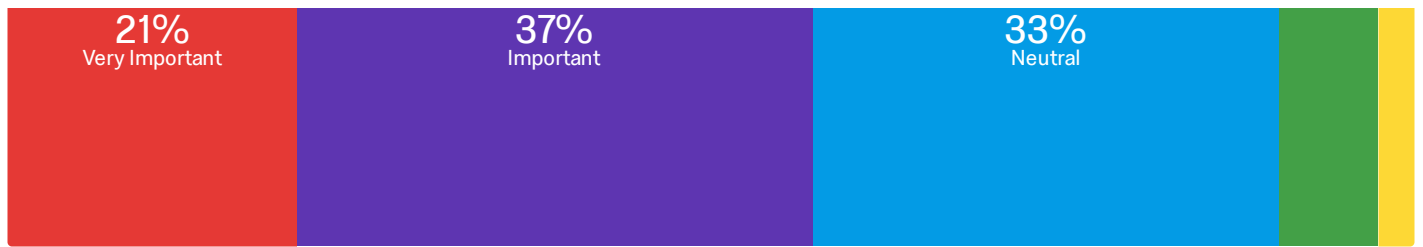


Q15\_15 - Establishing new recreation programs, e.g. camps, classes



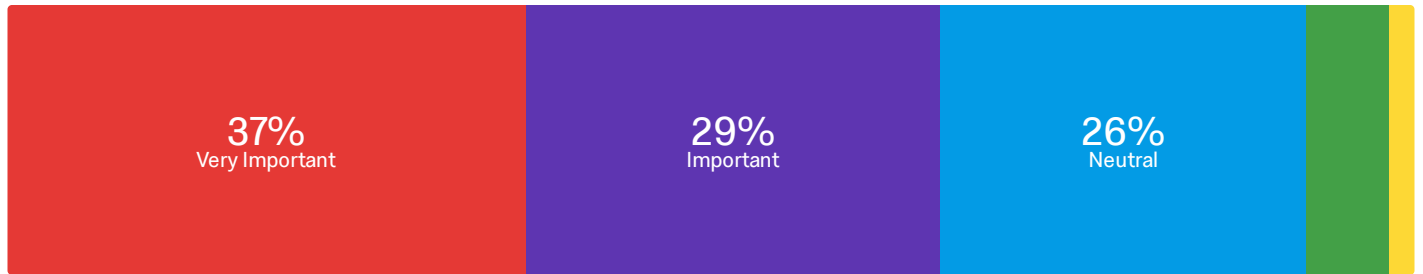
Q15\_16 - More community gardens





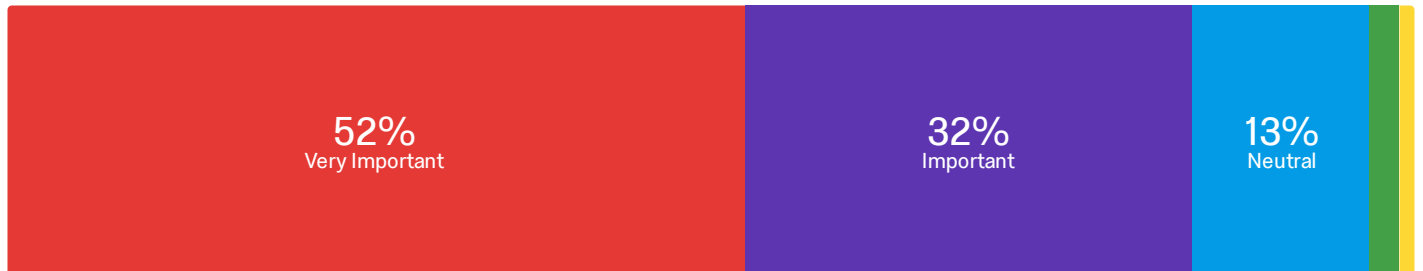
Very Important (21%, 55) Important (37%, 98) Neutral (33%, 89) Less Important (7%, 19) Not Important (3%, 7)

#### Q15\_17 - Better access to the town's beaches



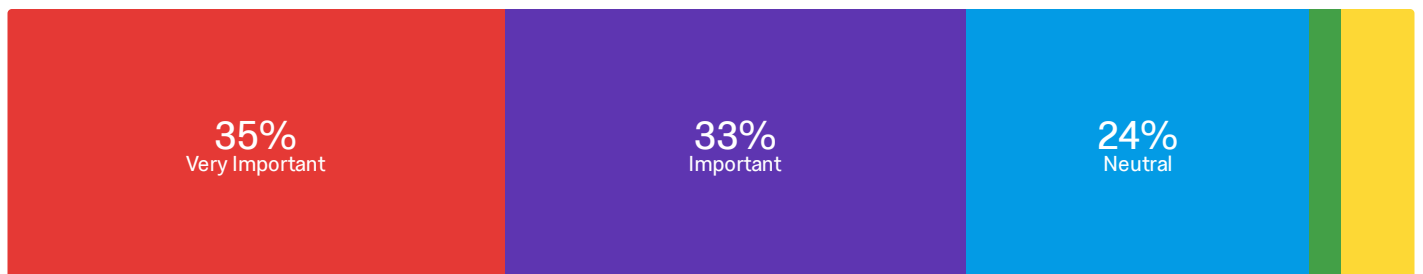
Very Important (37%, 99) Important (29%, 79) Neutral (26%, 70) Less Important (6%, 16) Not Important (2%, 5)

#### Q15\_19 - Plant more trees



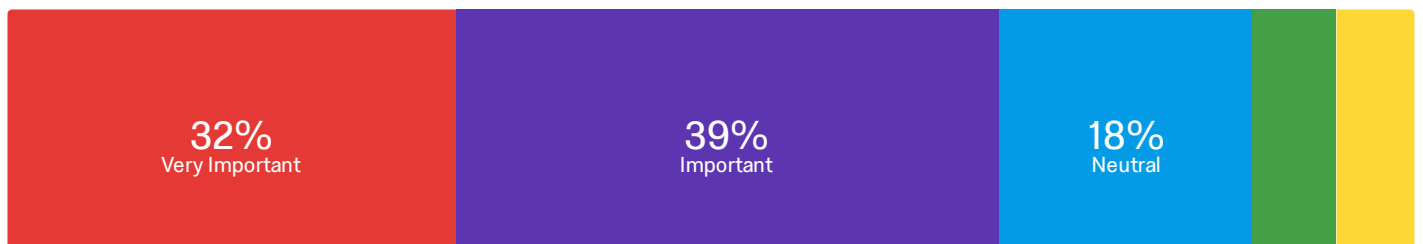
Very Important (52%, 142) Important (32%, 86) Neutral (13%, 34) Less Important (2%, 6) Not Important (1%, 3)

#### Q15\_20 - Conduct a town wide tree inventory

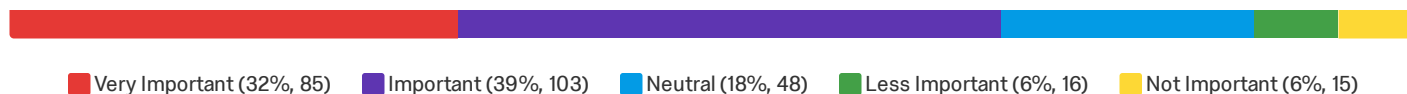


Very Important (35%, 93) Important (33%, 86) Neutral (24%, 64) Less Important (2%, 6) Not Important (5%, 14)

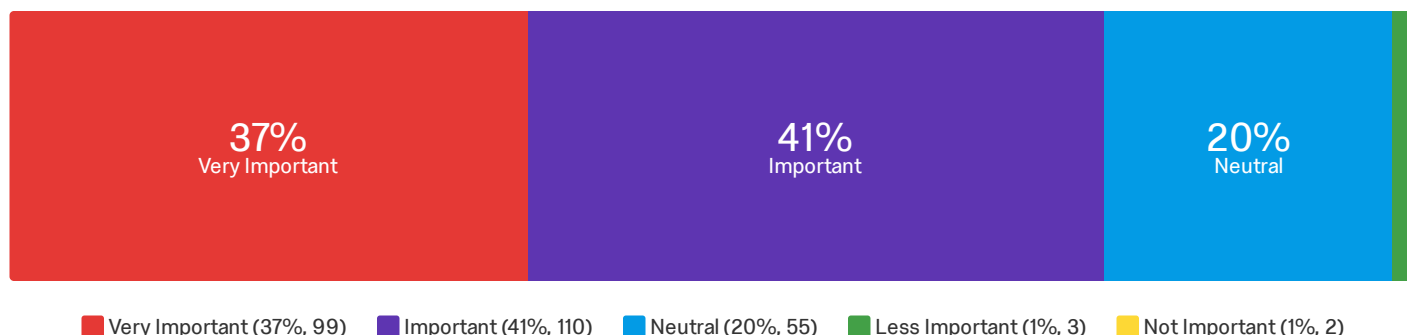
#### Q15\_21 - Place public art in parks & open space







#### Q15\_22 - Continue current recreation programming in the parks



Other (Please specify)

enhance public access to the Weir River Estuary with kayak launching sites

Clean beaches, plant sea grass on dunes, trash barrels on beaches!

Map or guide for outdoor enthusiasts

Renovate existing playgrounds

Bike path on old railroad bed

connect town with ART, adding benches, signage, markers, etc

Need 10-college age basketball summer league

Increased information to residents and non-residents of our resources

re-establish playground at dust bowl

CLARIFICATION: I dislike this format of survey that does not allow one to explain answers. I think we should focus on taking care of and improving what the Town already owns (e.g., the Weir River Woods, the Straits Pond Island, and the Gunrock Playground). Only after those areas are developed and improved to actually be useable should the Town look to other areas.

Regarding currrent recreation programs in parks, the summer program needs much more for the kids to do!!!! Covered craft area, with decent art & 'construction' equipment & projects. They sit around doing nothing while 'grown ups mostly chat. Kids need more directed activity. Thank you.

Preserve open space

BUY the lot of land that pulls the whole community together at Thanksgiving.

Imagine ART all over town like a scavenger hunt for tourists

ccamping areas

Other (Please specify)

PUBLIC ART!!!

Current programs and efforts are terrible. Wake up!

make railroad bed a bike trail

I

Develop railroad bed walking/bike trail.

build an indoor sports facility on wasted parking land on open space

Develop railroad bed for walking and bikes.

Make signage for beach drop off points allowing specified amount of time to prevent ticketing. Specifically near the Pineapple house near the David Cook bathing area.

Improve (or educate about) parking at some of these places; also, though less important, a parcours course would be fun

There is only one way to ensure these objectives are met - an override to prop 2/12

harbor dredging

Improve existing playgrounds

access to town beaches with level walking space

Hold the limits on growth and building so that new construction fits within zoning limits, setbacks, good of neighbors and not the new owners.

The railroad bed that runs through Manomet needs to be a biking and walking area

# Are there any parcels of land you think the City should investigate purchasing or permanently protecting for new conservation or recreation land?

Are there any parcels of land you think the Town should investigate purchas...

land on bay side at xyz currently buildings which I think are going to be demolished

Loftchie parcel at end of Richards Rd.

Remainder of Fort Revere. A St. gas station, Reach Fire lot

Anything around Straits pond, especially the former Worric Mansion site which is apparently now a waterfront dump and the first thing you see in town when you enter on 228 from Hingham, well played.

The beach parking lot should not be developed but buffered to keep the sea water from flooding that area so people can get out of town in emergencies.

The land for sale at the end of Richards Rd owned by the Lofchie family. I am very worried that Gratta will buy the land and further encroach onto the banks of the Straits Pond and threaten the ecology of the island. As town owned (or part of the land owned by the town) will provide future walking paths access to the island which I propose.

The end of Richards Road parcel is essential to access the path to Straits Pond Island and enhance the Straits Pond Waterfowl Viewing Park path around the pond.

Yes, all we can!

None

The old aquarium

The Lofchie isthmus

Any available adjacencies to current areas.

The land at the end of Richards Rd

Access to Straits Pond and any other wooded land available.

Consolidating the schools and optimizing the land/buildings. Incorporating Senior center with the schools - it's been done in other towns/cities around the country. Stop the town management, board of selectmen and school committee from burying their heads in the sand.

In between 19 and 23 Bay St at bottom of Eastern Ave

It is very important that the town look at purchasing the 2.8 acres of land at the end of Richards Road. We need to help preserve the special places in Hull which Nature has provided!

I think the town should clear rights of wats so public can access. Too many are blocked and appear to be private property



Are there any parcels of land you think the Town should investigate purchas...

If Gratta decides to sell his land down by Staits Pond I think that would be great for our town to buy it!!!☺□□□

protecting the land at the end of Richards Rd.

reclaim the railroad beds!!

End of Richards road property and access to island in straits pond.

Yes, end of Richards Road

The town should focus on getting a large venue for town meetings. More residents would attend if there was enough seating. No one wants to stand for hours.If the town had a large multipurpose space or community center Hull residents would become more involved.

I would like the town of Hull to look into what Nantucket has done. Establish a land bank trust to gain open space in Hull.

- Time sensitive acquisition of land, such as at the end of Richards Road - Reclaim that land along railroad bed that has been encroached upon or protected walking/biking paths - Any parcels of land needed to create a protected walking/biking path along the entire length of Hull - ultimately connecting our key transportation access points in a corridor from Pemberton Pier ferry to Greenbush commuter rail. - Any land needed to preserve wildlife habitat, passive recreation, and/or increase waterfront access

Work with Cohasset and Hingham to support areas that are close to town borders.

Richards Rd parcel

The Lofchie family land abutting Straits Pond at the end of Richards Road should be acquired and preserved as conservation land. It will provide access to the Straits Pond Island. Straits Ponds is a treasure and wonderful area for birding. A path around the pond could be ideal for viewing waterfowl, as well as enjoying the beautiful picturesque pond scenery.

it would be great to have another community garden located in the Village aera maybe next to vacant land next the church

Definitely, the land commonly defined as the "old Worrick Mansion", at least the entire part along the waters edge; from Richards Road to Eastman Road.

None I am aware of

I think the railroad bed should be made into a bike path using CPA funds.

The end of Richards Rd so we can walk around Straits Pond. I love birdwatching

Consider reopening skating area on Spring Valley Rd. The town use to shut the gate and allow the spring to fill and make a skating rink. the wet area is actually already owned by the town, just neglected.

Hull should restablish reuse of the RR bed that has become sole use of many Hull homeowners. Let them continue to use them with added user fees or taxes applied to these parcels.

The Lofchie property on straits pond.

The HRA land should be preserved as open space.

Are there any parcels of land you think the Town should investigate purchas...

The access to the Straits Ponds Peninsula, without it we have a beautiful area that can't be accessed. We have so little open space , let's make sure we can use what we have!

Yes. Richard Road and access to the island in Straits Pond

Straits Pond island

Yes, the property at the end of Richards Road to the Straits Pond Island

A Street Gas Station land for a skate park Lot of land next to fire station (currently building for sale there) would be a great skate park location

Although Hull has limited opportunity for access to upland passive open space suitable for walking, jogging or cycling I believe that there are 2 significant opportunities. One is a pedestrian trail on/near the north side of the Weir River and Straits Pond between Weir River Woods and the Border with Cohasset at Atlantic Ave. The second opportunity is conversion of the former Nantasket Railroad Right of Way to a rail trail. In the near term there is an opportunity to improve the link between Richards Road and Nantasket Ave via the Straits Pond Island. The Lofchie property on Richards Road abuts Straits Pond Island which does not have direct public access. In addition to scenic views and access to the river for fishing, Straits Pond Island has a large amount of unique pudding stone. The proposed sale of the Lofchie property offers an opportunity to provide a permanent public access link from Richards Road through acquisition of a portion of the property by the Town. Additionally, access to Straits Pond Island from Nantasket Ave via Eastman Road Right of Way should be used to provide a waterside pedestrian trail from Richards Road to Nantasket Ave. The former railroad right-of way provides an opportunity for a wide safe trail for pedestrians, joggers and cyclists between the commuter boat port at Hull Gut to the Nantasket Commuter Rail Station in Hingham. The Rail Trail could be developed in phases as follows: -Phipps Street to Fitzpatrick Way (much of the right-of way is intact) -Phipps Street to Rockland Circle using local streets and remaining portions of the RR ROW as feasible. -Fitzpatrick Way to Hull Gut using available street space and off street ROW where available. -Rockland Circle to Nantasket Junction Station on the former RR ROW bridging the Weir River.

Yes. Strawberry Hill has parcels on top of the hill near Prospect and also along Halvorsen that are all that remain of what was historically wooded land. Many people walk and run in these areas and enjoy the nature. This land supports a population of wild turkeys. Some of the land is owned by Barbara DiVito, who might consider selling it for conservation or putting a conservation easement on the land. Also, there is land at the end of Richards Road which could create access to Straits Pond and, more importantly, protects the estuary. The estuary is a vital place for young marine organisms to grow and supports the fisheries of Hull and neighboring communities.

End of Richards Road!

Permanently protect ,do not build on land between Shore drive and Nantasket ave it should always be open, a sight for all to admire, enjoy and come to view.

The lot across from the Whitehead neighborhood that's used for parking in the summer.

The end of Richards Road please

Walking path around straits pond

HRA is the number one priority. Disband the HRA and leave this as open space used for seasonal events. Try to get some of the old Worwick mansion property (now owned by Paul Gratta). This area looks like a Super Fund site. It's disgraceful and would make a lovely park. More land adjacent to Straits Pond wherever possible.

Protect the land at the end of Richards Road to: 1) provide access to the Straits Pond Island, 2) preserve the land's unique geology, and 3) complete a Straits Pond Waterfowl Viewing Park path around the pond.

Protect Straits Pond area and Estuary

Lofchie family land at the end of Richard Road

Are there any parcels of land you think the Town should investigate purchas...

If there is any open space in the old Hall Estate that would be one area to look at. It would be helpful if the Town had somewhere that residents who have trees could compost leaves or make arrangements that once or twice a year residents could reduce the piles that have accumulated.

Probably, but can't think of any right now and want to complete the survey!

I'd like to see run down building renovated and utilized before open space is built on. The natural beauty of Hull is of utmost importance

Not aware of any specific ones, but all open spaces that are available for conservation only. I think the town has plenty of recreation spaces. I rarely see any one in recreation parks such as playgrounds, ball parks, etc. They appear to be underused.

The area at cuz street and on the bay side across the street (Kelly boat yard area toward Allerton Hill) at that area should be purchased by the town for recreational use. The town desperately needs more usable boat ramps. This area has two, as well as a possible beach and kayak launching area with parking. It appears that the town missed an opportunity to purchase, but no actions have been taken by the current owner. If this area cannot be purchased, efforts should be made to reclaim/develop public boat ramps in other areas.

Yes. As stated above I would like to see the island in Straits Pond made accessible.

Please purchase and protect the geologically rare portion of the Lofchie property at the end of Richard's Road It will help: 1) provide access to the Straits Pond Island, 2) preserve the land's unique geology, and 3) complete a Straits Pond Waterfowl Viewing Park path around the pond. The whole 2.8-acres of land owned by the Lofchie family at the end of Richard Road is now for sale. The beautiful island is important to migrating birds and access to the causeway from the mainland to the Island, which is one of the best birdwatching locations in this area!!!!!!

The Redevelopment Authority land.

Richards Road

Purchase End of Richards Road property.

There is a narrow area behind the Dec parking lot (in front of Sunset Place) I think town owns it and it is littered and a mess- would be nice walking path to continue from the arts walk. Also there is a small shed that is also in disrepair and never used/ should be removed as a homeless person was staying there a few years ago- it's a fire hazard

Land at the end of Richards Road. This would enhance public access to Straits Pond.

Zoning laws should prevent building homes in fragile ecosystems, such as near Straits Pond and the bay on Nantasket Road

hra land.

We understand that it is not a simple process but development solution for the HRA land that promotes open space and active / passive recreation is essential. The development, specifically the introduction of additional structures and impervious surfaces, needs to be minimized.

Tichards road trail

Protect the land at the end of Richards Road!

Richards Road!

HRA LAND

Select a portion of HRA land on Nantasket Ave.



Are there any parcels of land you think the Town should investigate purchas...

Straits pond access.

BUY the lot of land that pulls the whole community together at Thanksgiving. Permanently protect that view on left and right sides. Create a gorgeous open public art and gathering place there.

Town needs to purchase and remove eye sore gas station close to Fire Department. Town should provide beach access at bottom of black path on y street. It use to be there; unfortunately, the entry has been made into a personal parking lot. This is important for residents living on Alerton Hill.

I would love to see the DCR land stay open as it is.

the old railroad bed

Yes, the DCR property or property that regularly floods that residents are willing to sell to the town.

Access to Allerton Beach. See comments above. Any Town approval of development of the currently abandoned and fenced property should restore public access to the beach.

Parking lot that carnival is on

the parcel of land at the end of Richards Road completing the walkaround of the pond

HRA land where carnivals are held and bonfire is put up brings our entire community together several times per year. Generations to come will remember those fires. And where else on earth can one see sunrise on one side and sunset on the other. A concert Hatshell, Public Art. That's HUGEY important in that space. We cannot build/lose that space.

The damn beach. It's the only resource the town has that anyone gives a damn about. People don't move to Hull for the playgrounds or bike trails; they come for the beaches.

The beach area across from Sunset Camp

The HRA land. All of it, should be town owned and for public use. And remain open space. More land around the Weir River The beach at the Gut - maintain access for actual tax paying residents of Hull to park and use the beach. Public use of and access to Steamboat wharf, including walking access to the end, benches, etc.

railroad bed

The lots on the corners of Pine&Richard's. The entirety of Fort Revere.

More elderly housing for the town.

Any land available for hull residents to walk or enjoy would be very I Portant

HRA Property

The fenced utility lot of the top of Strawberry Hill. The HRA lots.

Does town own the HRA land? If not, lets get it and not add condos.

no, the town should use it's money to improve/maintain things it already owns rather than overextended and everything in town being shoddy

Are there any parcels of land you think the Town should investigate purchas...

HRA land with community center and recreational space would be great

Kelly's old boat yard and apartment building could be leased out for income

HRA. No development should take place there

Gratta and Loftchie properties

Straits Pond Area, Weir River Estuary

Richards Road walking loop around Straits Pond and better trails for accessing The Island (Straits Pond).

see above, vacant restaurant at the beginning of Nantasket Beach, old aquarium, and the church/home at the high school converted to Welcome Center(Aquarium), Lookout (Restaurant), and Gathering Place (church).

Railroad bed.

Former Railroad Bed

Lofchie property at the end of Richards Road.

Railroad bed.

Anything around fort revere and to expand weir river area . Also ensure area near Wbz towers

Make all steet signs plumb and use the high visible red reflective tape on stop sign posts.

That big open space between ocean and bay (near the hotel) that is used for summer parking. I care VERY MUCH that that never be built on.

Bay side of HRA land, All of DCR

Anytime land opens up around our beach fronts - the Town should buy it while it's still relatively cheap.

Definitive ownership of Fort Revere and park. Perhaps if the property was treated as a place for art ,with intentional murals, it would deter the unwanted graffiti. Add a playground at the top near the tower. Create a space for gathering and community.

The railroad bed

The train path.

Would love to see the HRA land either be turned into a community gathering space or a park. It's such an under-utilized parcel of land. Would be amazing to have outdoor concerts, family movie nights, food truck events, etc. in the space and be able to look at the ocean AND the bay in one glance. Such a gem for this town! Let's bring our community together in a spot that we are proud of!

We should have a skate park in town. The kids would use it and as a former skateboarder, I would go sit and watch! It's a shame we don't. Nobody uses the tennis courts at Kenberma playground, and it would be perfect in that area.

No, the Town should sell off lots it owns

Are there any parcels of land you think the Town should investigate purchas...

open area of ocean sites with sitting available and parking spaces

As noted- HRA and D&W "parking lot"

Any parcel big enough for a community center that benefits the entire community. HRA land is the obvious choice for such a center.

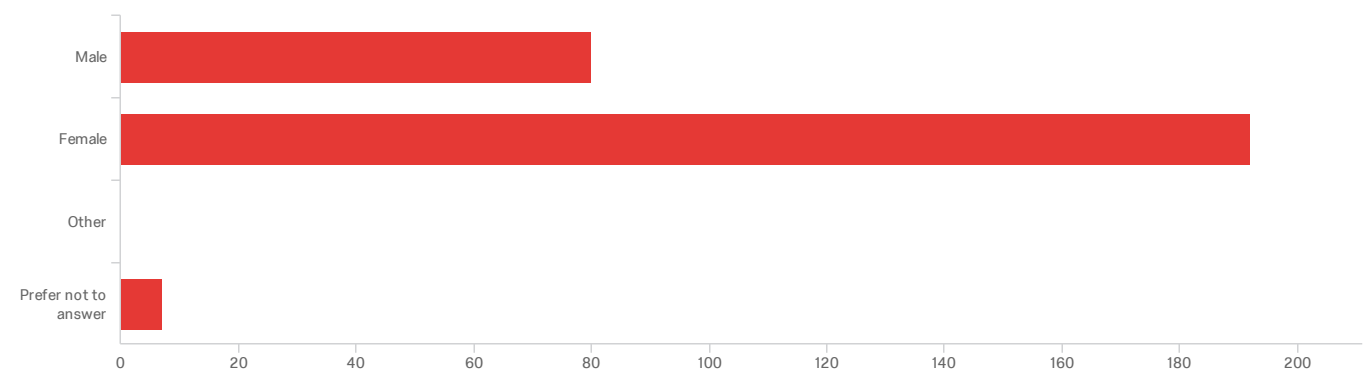
bay access off Nantasket Road near the camp!!!

Railroad bed from Phipps st to xyz street needs to be open for bike and walking path it's our public land that is the first item that needs to be taken care of no more bologna

Former railroad bed land areas!!!!



What is your gender?

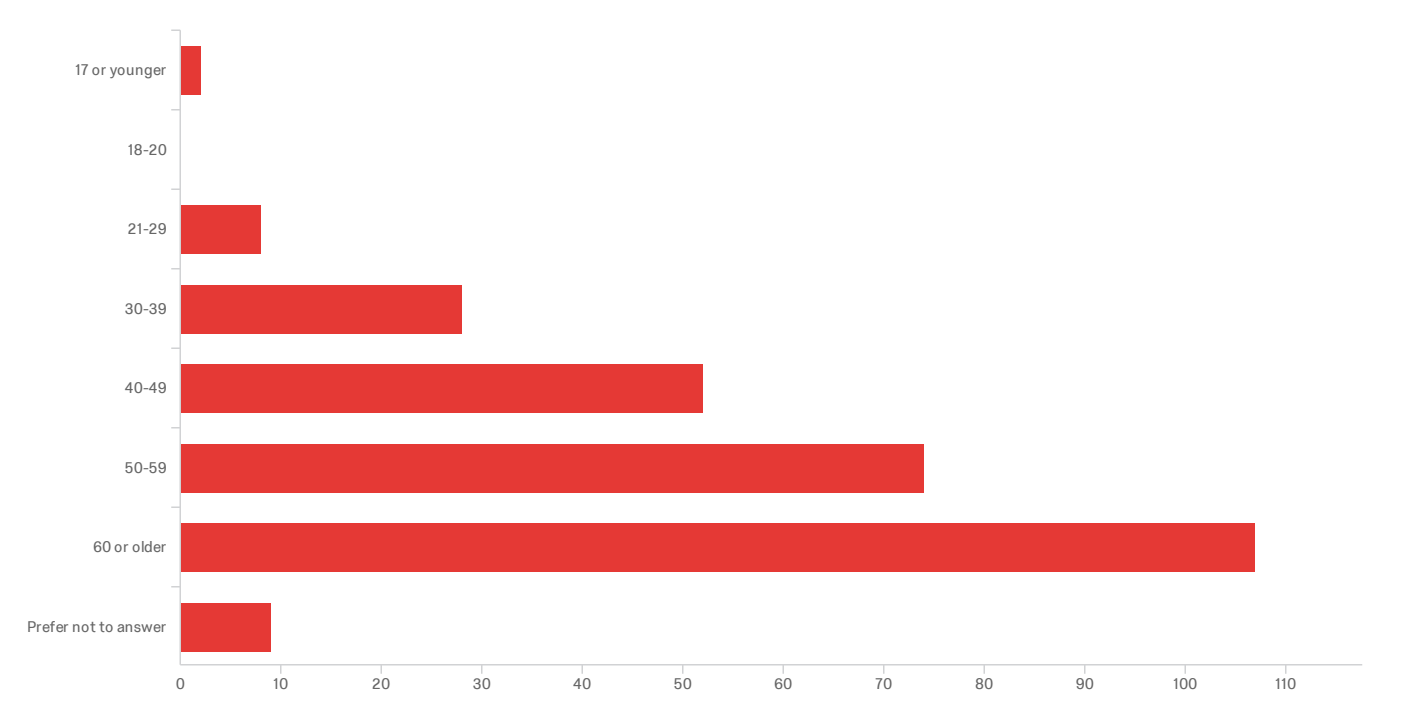


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your gender?	1.00	4.00	1.76	0.58	0.33	279

#	Field	Choice	Count
1	Male	28.67%	80
2	Female	68.82%	192
3	Other	0.00%	0
4	Prefer not to answer	2.51%	7

279

What is your age?

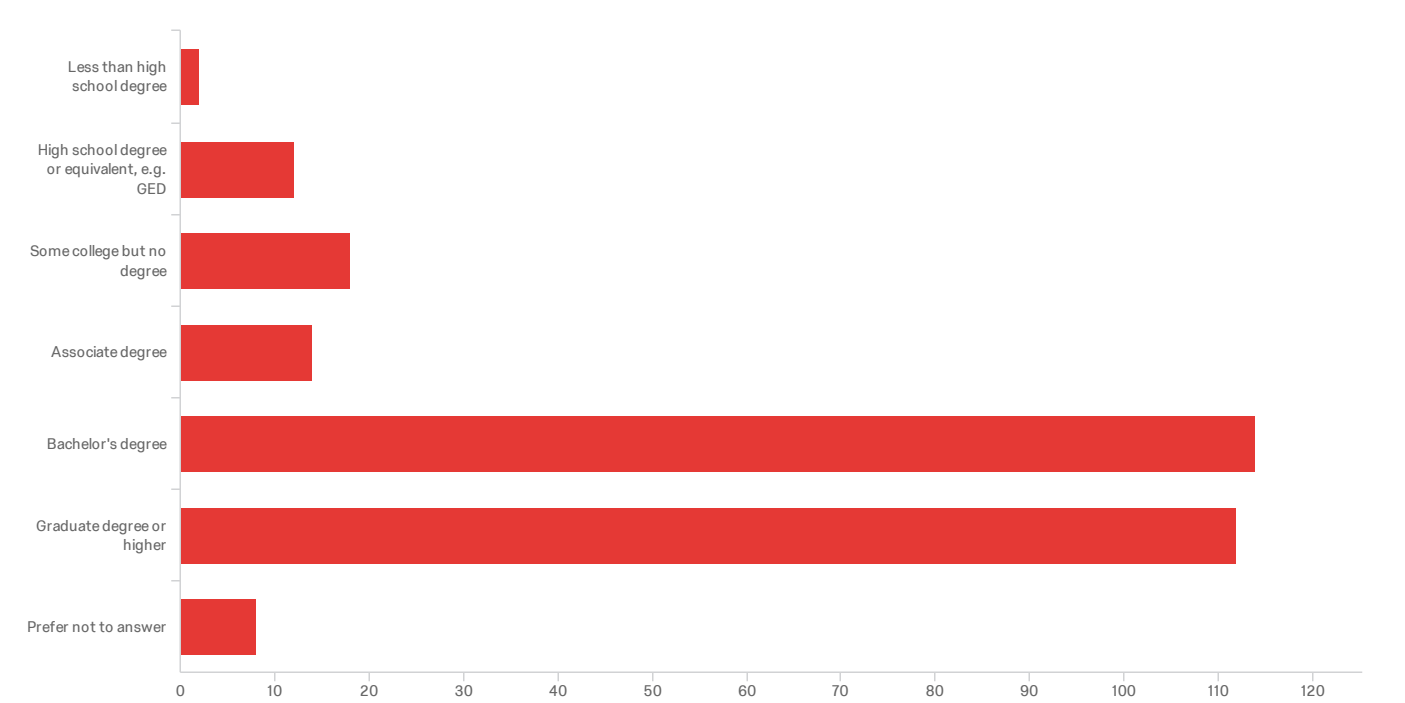


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your age?	1.00	8.00	5.94	1.24	1.53	280

#	Field	Choice Count
1	17 or younger	0.71% 2
2	18-20	0.00% 0
3	21-29	2.86% 8
4	30-39	10.00% 28
5	40-49	18.57% 52
6	50-59	26.43% 74
7	60 or older	38.21% 107
8	Prefer not to answer	3.21% 9

280

# What is your highest level of educational attainment?



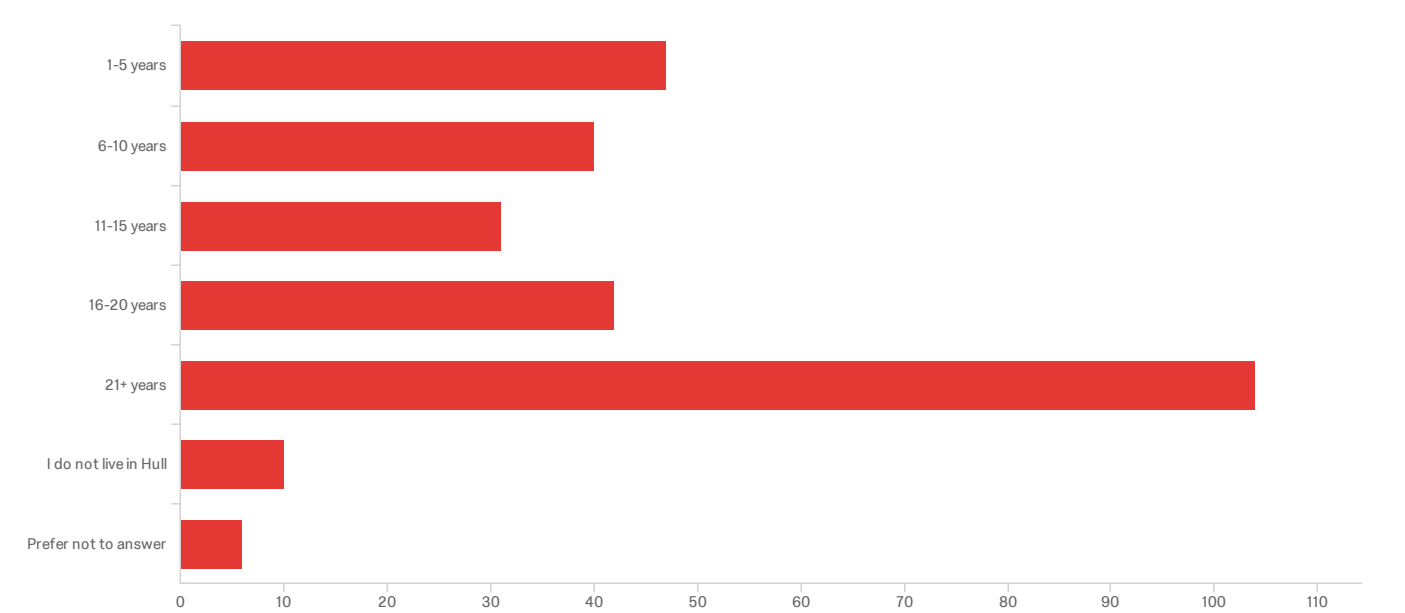
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your highest level of educational attainment?	1.00	7.00	5.12	1.14	1.31	280

#	Field	Choice Count
1	Less than high school degree	0.71% 2
2	High school degree or equivalent, e.g. GED	4.29% 12
3	Some college but no degree	6.43% 18
4	Associate degree	5.00% 14
5	Bachelor's degree	40.71% 114
6	Graduate degree or higher	40.00% 112
7	Prefer not to answer	2.86% 8
		280

Showing rows 1 - 8 of 8



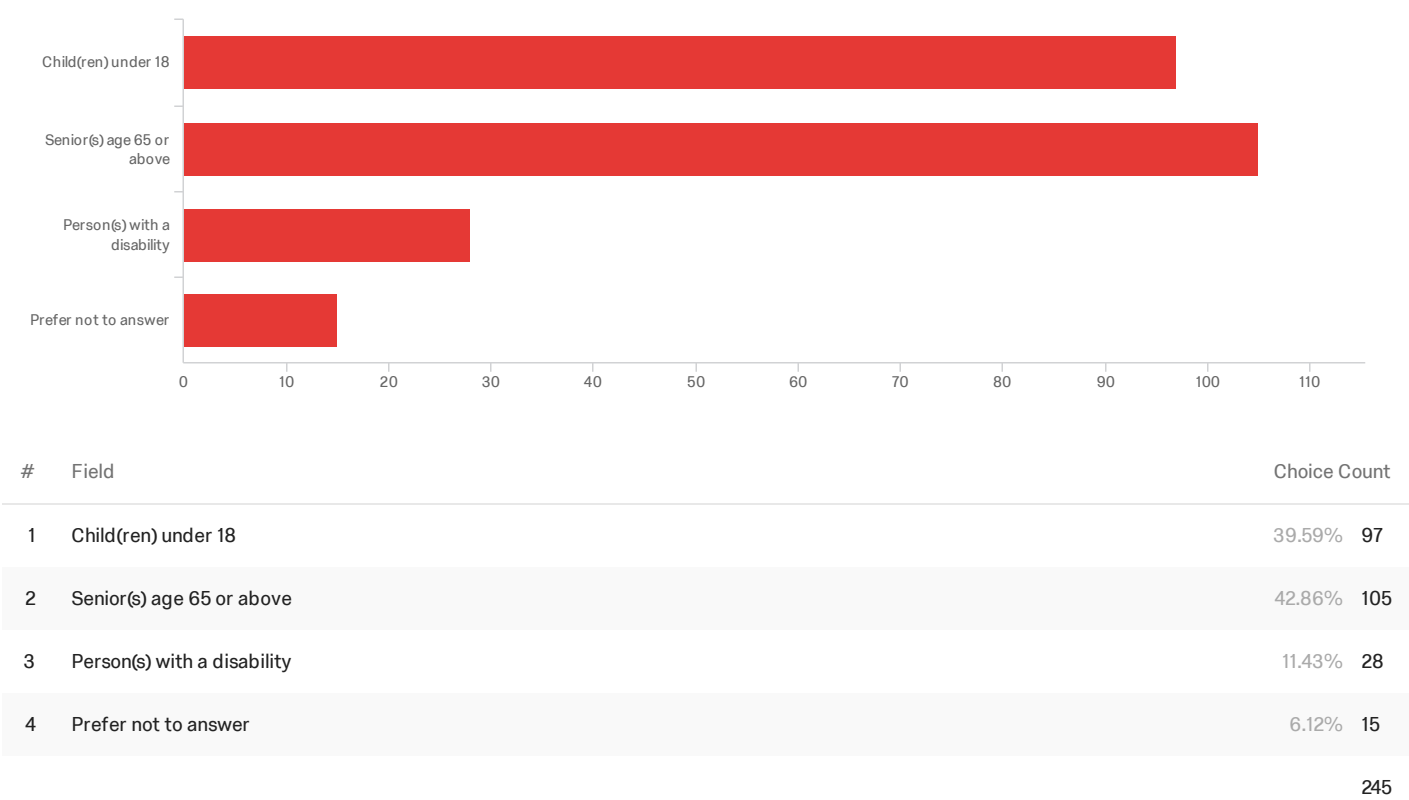
How long have you lived in Hull?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How long have you lived in Hull?	1.00	7.00	3.61	1.66	2.75	280

#	Field	Choice Count
1	1-5 years	16.79% 47
2	6-10 years	14.29% 40
3	11-15 years	11.07% 31
4	16-20 years	15.00% 42
5	21+ years	37.14% 104
6	I do not live in Hull	3.57% 10
7	Prefer not to answer	2.14% 6
		280

Do you any members of your household - including yourself - match the following descriptions? Check all that apply.



Showing rows 1 - 5 of 5

Please use the space below to add any other comments you may have.



Please use the space below to add any other comments you may have.

work with DCR and Army Corp to proactively preserve the beaches and sea walls from coastal deterioration

Would love to see the Hampton Circle Playgroubd renovated so it is usable. Poor drainage prevents people from walking through park...and the basketball court needs a complete overhaul.

With limited resources or personnel, I think a Hull does a remarkable job. I would like to see Hull create a summer job program for the youths in town. These youths can assist in the clean up and maintenance of of our natural resources. Of course, that cost money. You can tweak the budget to find the funds. Please, please, please, put out barrels along side the public beach areas.

We've dedicated road space to bikers who pay little or no attention to the rules of driving. In the Summer, they come in as groups and don't care about people walking or allowing cars to get past them.

We have a gem of a community that we should be capitalizing on and sharing with others. We should be do a better job of marketing our resources within our own town and increase our marketing as a destination with beautiful recreation and ecological sites of interest.

Ways to raise money for sustaining/maintaining all initiatives through Tshirts, calendars, postcards, posters, etc. As you make Hull a destination (because you do not go through it you have to go to it), please make it safe for all. Clearly demarcated safety signs, crosswalks, shelters from rain/sun/snow, make it a happy place, in fact perhaps that is what it can be coined visit "Your Happy Place." Where the sea tumbles at your feet, the wind kisses your cheeks and the sun kisses your face...

The reason I live in Hull with my family is because of the access to nature, the water and outdoor space. We take advantage of town properties in our neighborhood on a daily and weekly basis. Would love to see efforts put toward improvement of the spaces the town already manages, and adding if/when it makes sense in strategic ways - filling gaps rather than adding more of the same. Thank you for all you do!

The Town of Hull could bring attention to our public spaces by creating a plan to host a public event at each of these places in the course of 1-2 years during our peak season. The event does not have to be extravagant, however, something simple, repeatable, and practical would be a great way to help resident feel welcome and pique their interest in new areas in town. For example, a lunch time meet up at specified town public space with live music where town residents are encouraged to pack and bring a picnic lunch.

The HRA land should never be developed. I would favor mixed use but it must be open space. Thanks

Thanx for working on this. Hull is a beautiful place.

Thanks for this survey!

Thanks for the survey

Thanks for making a survey, hopefully the data you collect is useful and there will be some positive changes (especially the rail bed)!

Thank you to all Hull residents for caring about these issues.

Thank you for undertaking this survey.

Thank you for this important survey to maintain or improve our beautiful town.

Thank you for taking the time to do this important work!





Please use the space below to add any other comments you may have.

Thank you for providing this opportunity for community input!

Thank you for improving Hull's open space.

Thank you for having a survey!

Thank you for doing this survey. I hope some things will come to fruition!

Thank you for devoting time and resources to the upkeep of the town!

Thank you for considering and planning to protect and add to Hull's open space.

Thank you for asking for my opinion.

Thank You

Taking better care of what we've got would be a great first step, as would greater emphasis on bayside beach & water enjoyment.

Take care of our roads and beaches. Maintenance of our resources should be continued. Where are the trash receptacles on our beaches? Why is our snow fencing not being repaired? Dune openings should be closed to protect from winter storms. PLANT OUR SACRIFICIAL DUNES. Create a dog park or doggy beach.

Street and road signage is atrocious. Road and pedestrian safety should come before park signage.

Straights Pond is a treasure---please please please we must do everything to protect its resources and protect the land at the end of Richards Road to: 1) provide access to the Straits Pond Island, 2) preserve the land's unique geology, and 3) complete a Straits Pond Waterfowl Viewing Park path around the pond. The whole 2.8-acres of land owned by the Lofchie family at the end of Richard Road is now for sale--please do not let this go to a developer- There is enough horrific environmental destruction EVERY DAY by HUB CONSTRUCTION--this must stop

Stop the politics and focus on the recycling of the former railroad bed land area!! I know it is a difficult topic of discussion in this town but it is time!!! Do your job!!!

Spaces for sports are needed but not so useful to older or injured people. Gardens, places displaying Spring/Fall foliage, quiet places to consider life and the beauty of the given day and shade trees are useful to everyone. And maybe find a place for dogs to do their thing without other visitors being required to watch their step.

See comments in last section

Purchase End of Richards Property.

Please, please, please give us a dog park. Preferably with water for when it is very hot and dogs are not allowed on beaches.

Please update some of the playgrounds in town. The village and the playground near gunrock are a visual disgrace when entering our town and make the town look cheap and ragged

Please review my previous comments and please proceed with the interest of the greater good at heart as opposed to that of a "connected" townie or real estate developer. Read Doc Bergan's book "Old Nantasket"

Please provide safe access to our only access for swimming at Connolly Park at Hampton Circle.



Please use the space below to add any other comments you may have.

Please protect the end of Richards Rd and the Weir River Woods & Estuary. The wild nature of Hull is unique. We owe it to our kids and grandkids to preserve beautiful wild places. I think Hingham & Cohasset should want to help us protect these places in Hull for the education of their kids too

Please don't let rising rents price out long-term residents. Please consider property-tax workoffs for senior home owners. Please have scavenger hunts for kids in conservation areas. Please revive the dump to be a recycling area.

Neighborhood areas of public gathering would be nice and I think bring pride to the areas

Most important. Before getting more property, improve what we already own

More opportunities for people with disabilities and seniors to be able to use facilities

More Trees! Improve grass playing fields (no more turf). Skate Park please! Turn rail road bed into bike paths!

Maintain open space by restricting new construction; create a plan to deal with the rising ocean levels and to prevent erosion which is inevitable on our fragile peninsula. Thanks for having this survey.

It would be wonderful if all the existing open spaces had good signage and appeared welcoming.

I'm sexy!

I'm not sure how important it is to create new open space as it is to improve the open space we currently have.

I'd like to see a designated dog park or beach area where people can bring their dogs year round maybe a beach area that is under used and not as popular with the public

I would love to see the town take back the railroad bed and provide a walking/biking path and remove all infringements

I worry that the town has overextended ourselves by putting the field in for the High School. The maintenance costs will leave other fields with less

I will try to be hopeful and optimistic!

I was raised in Hull and came back to Retire here. Great community.

I want to see the dilapidated buildings renovated and used before open space is built on. I'd like the open space preserved and enjoyed as is. So much natural beauty in the landscape & wildlife here.

I think the Town must start maintaining it's current facilities before building any new ones. If you don't maintain what's now existing, how would you maintain new ones?

I think saving and acquiring more open space is the key to the town's future success. We do not need any more condos or retail space. Also - if the town could take control of the DCR properties and get the DCR out of Hull, that would be brilliant.

I think putting in local sticker parking where the grassy area is in front of schooners and those retail store. So locals can park as loyal customers during the summer months from 7 to 5.

I love Hull and hope this survey will help to improve open spaces and move to more environmentally clean community. Thank you for having this survey

▲  
Please use the space below to add any other comments you may have.

I have written op-ed's in the Hull Times about developing the Railroad Right of Way as a pedestrian and bicycle path from Allerton Hill to the HRA property. This should be a NUMBER ONE priority. As part of this the XYZ St Parking lot should be redesigned to include a neighborhood park for children, and much less parking. (I believe the Daly Wanzer owner would participate in relocating their truck parking.) Number TWO should be a public access right of way to Allerton Beach on the bayside near the intersection of Nantasket Ave/Fitzpatrick Way/Y St and across from the Joshua James parklet. The public access would restore what for many, many years was available to neighborhood residents for swimming and kayaking in the warm and quiet bay waters. Long Term: the Town Dump site should be recapped and renovated as a public park. There are several outstanding examples of this in Massachusetts which have been built in part with state and federal grants. Best example nearby is Pope John Paul II Park on the Neponset River, Boston. This beautiful waterfront park, developed to cap a landfill, adjoins the Neponset River Estuary. What could be more relatable to the Hull landfill site, plus the amazing views from the hilltop! Finally, I have submitted concepts to the Town and HRA encouraging the site be developed as a mixed use low rise residential, commercial, entertainment, recreational, fitness and art center and new library for the town. The failing seawall should be demolished and relocated to widen the natural beach, a boardwalk built and bicycle path. The bayside property should be mostly parkland, with a lobster-in-the-rough restaurant with boathouse and pier for small sailboats, kayaks, and mini-power boat activity. A well designed project on the HRA land could transform the appeal of the Town.

I have been looking forward to the Richards Road path for years and hope that it can finally be prioritized.

I appreciate this effort to gather feedback from taxpayers. Overall, the neglect of the town infrastructure is a long term problem that keeps getting kicked down the road.

I am willing to help with this endeavor. Keep posting your plans and needs in the Hull Times, etc. so I, and others like me, can stay informed, and step up if needed.

Hull is gorgeous. MORE open space. Care for that which we have. Once we condo it it's gone. There is so little open land left on our tiny peninsula!

Hull is beautiful it's a secret sitting inside Boston Harbor. Get rid of all the dirty politics in town, get a government to govern properly. Our tax dollars are being squandered wasted and stolen by special interests and the people running the town. It's really a shame. Our schools could be the best around but the people in charge are not interested in making the much needed changes. They are more interested in keeping administrators jobs than anything else. They do not care about our most neediest of children. They are warehousing them.

Hull is a great little town. Thanks for asking for me opinion.

Hull is a beautiful community we should do all we Can to help preserve and improve for the future

Happy to pay taxes on the railroad bed, but please DON'T make it a bicycle path

Great initiative! Commutation is the key to Success. It does take a village!

Glad the town is conducting this survey. I am on the economic development committee and happy to participate further as needed -Brian Reichart

Get the bulldozer ready and open up the railroad bed from Phipps st to Daley and Wanzer for the public's enjoyment. What a nice walk/ bike ride that would be.

Freeaccess to all town to use the RR bed as a bike trail. Require abutters to take down any/all barriers that they've installed over the years. This lack of oversight by town is appalling.

Develop Pemberton Pt. Have bike rentals at the ferry dock. Have public toilets and maps of Hull for day trippers

Citizen use of the railroad bed was overwhelmingly supported by last Town Meeting. Just do it!

Bike paths and boat ramps should be priorities. The funding to reopen the tower is a terrific step in the right direction. This town has many assets that can shine more brightly. Reclaim public assets for recreational use. Bike path along former railroad bed should be an excellent addition.

Any project that involves Straights Pond should look to Cohasset for funds and volunteer help to preserve and better take advantage of the area's conservation and recreation assets.





Please use the space below to add any other comments you may have.

---

Again, I am not a year round resident but still love the Town after spending many summers here as a youth. Please do not discount summer residents - most I know care for the Town and will make the commitments to enhance its growth.

#### Acquire the Richards Rd. Property

A lot of focus has been on the children of Hull, and while that is important, I do think that we need to have a better COA facility and recreational opportunities for Hull seniors and other S. Shore seniors to enjoy our community. I think Hull should proactively think about add adult exercise equipment whenever possible to our limited recreational facilities. More group activities, such as simple walks or tours might attract Seniors from other Towns and they would hopefully enjoy Hull restaurants and businesses too.

We have lots of dogs in Hull. Since the beach is off limits, a dog park would be a welcome amenity. Scituate recently opened a very nice dog park on the Driftway as a reference point. thank you

**End of Report**

# Appendix E

## Hull seeks public input on public space plan

By Wheeler Cowperthwaite The Patriot Ledger

Posted Sep 23, 2020 at 12:15 PM

Updated Sep 23, 2020 at 12:15 PM

The town is working toward finalizing its open space and recreation plan, which was last updated 20 years ago

HULL — Residents and visitors are being asked to give comments on a draft open space and recreation plan for Hull, which will help guide the town in future land acquisitions, steer Community Preservation Act projects and aid in securing grants.

The Metropolitan Area Planning Council, which is helping to craft the plan, set up a guided survey called a “virtual open house,” for residents and nonresidents to give comments on the plan.

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In 2018, the town received a \$26,680 grant to develop a new plan, which towns are encouraged to write every seven years. The last time Hull made a new plan was 20 years ago in 2000, said Courtney Lewis, regional land use planner.

The process of drafting a new plan, getting public input and incorporating those comments started last September with a community forum.

“We took the information from that meeting, compiled a community survey and allowed residents to give responses to that,” Lewis said.

They received about 400 responses to the survey from residents and visitors and incorporated those comments and concerns into the current draft.

“We decided on a number of action items that fell under each specific goal under the plan,” Lewis said.

Four themes came out of the initial responses — residents want a new skate park, for Fort Revere to be restored, more Americans with Disabilities Act access to the town-owned portions of Nantasket Beach and the conservation and acquisition of open space.

“The youth are really wanting a skate park,” Lewis said, and most want it to be near the Paragon Boardwalk.

The initial survey also made a lot of residents realize there are facilities and open spaces in the town they never knew about, which led to one more desire — signage and promotion of the open and public spaces in Hull, Lewis said.

There are currently six goals in the draft plan: beautify entry points and main roadways; preserve and protect natural resource areas; apply for grants to enhance the town’s resources; acquire open space and create development regulations to protect recreational needs; improve accessibility for the elderly and people with disabilities; and maintain, enhance and expand Hull’s active recreation facilities and programming.

Reporter Wheeler Cowperthwaite can be reached at wcowperthwaite@patriotledger.com





**To: Hull Open Space and Recreation Plan Committee**  
**From:** Courtney Lewis, Regional Land Use Planner II  
**On:** October 12, 2020  
**Re:** OSRP Virtual Open House Findings Summary

The following memo summarizes the Virtual Open House for the Hull 2020 Open Space and Recreation Plan (OSRP). The Virtual Open House was available for review and feedback from September 14 to September 27.

The Virtual Open House started with background information, including the purpose of the OSRP, the timeline of the planning process, the Open Space Inventory, and the six goals of the plan. This information was followed by a question asking the participants to choose the top 3 highest priority actions from the actions in the Action Plan Map. Participants were also given the opportunity to review the full Action Plan. The Virtual Open House ended with a few demographic questions.

#### **How did residents participate in the Virtual Open House?**

The Virtual Open House was hosted on-line, similar to the survey conducted in November/December 2019. It was open to the public and publicized through the Town website, Town listserv, in the local newspaper, and other means.

#### **How many people responded to the Virtual Open House?**

104 people visited the Virtual Open House, and 53 responded to all questions.

#### **How many of those people responded to the original survey in November/December and how many people were new?**

18 respondents had taken the November/December survey, 32 had not taken the November/December survey, and the others did not respond to this question.

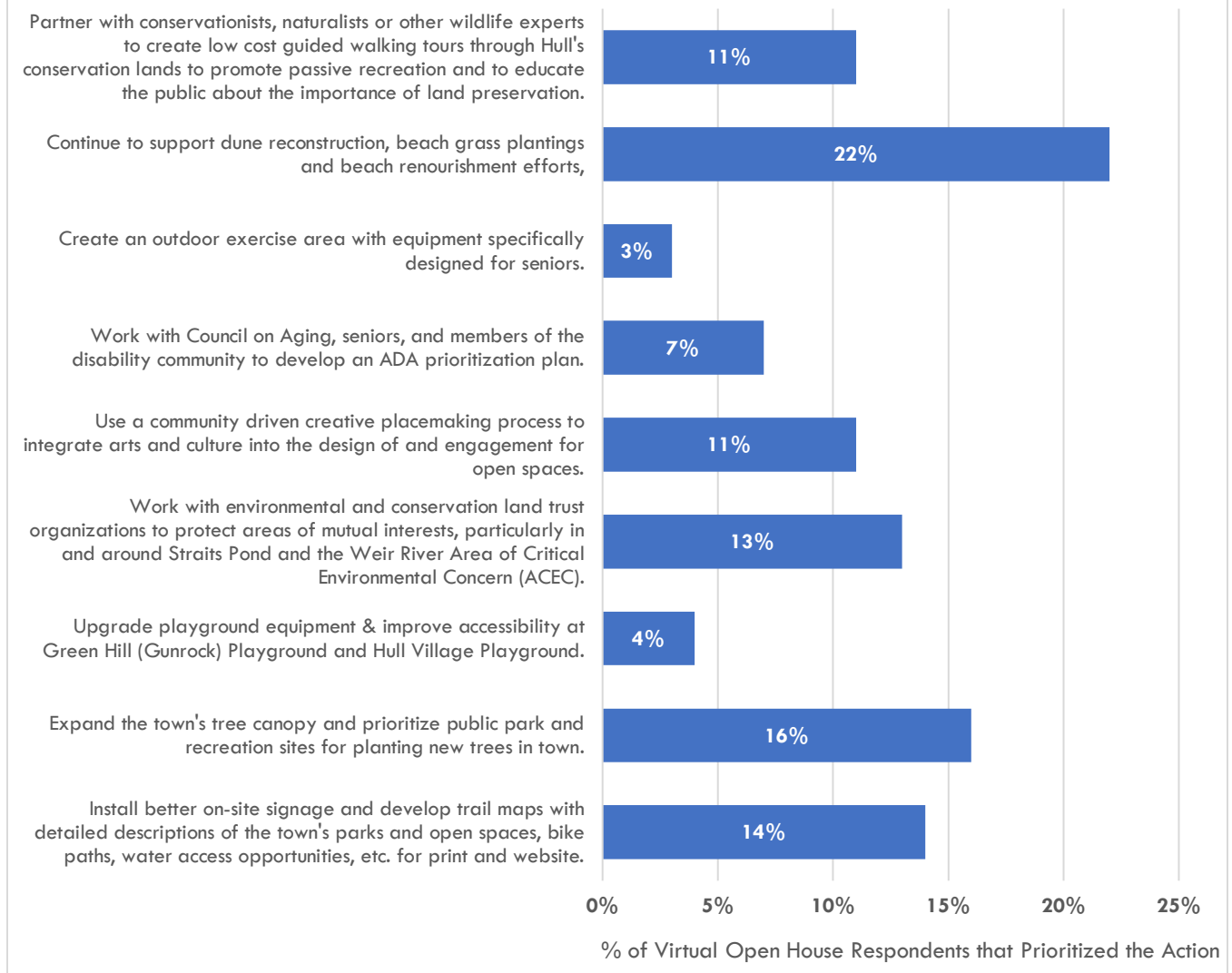
#### **What were the highest priority actions?**

The Virtual Open House asked respondents to choose the top 3 priorities from 9 actions listed on the OSRP Action Plan Map. Respondents prioritized the following 3 actions:

1. Continue to support dune reconstruction, beach grass plantings and beach renourishment efforts
2. Expand the town's tree canopy and prioritize public park and recreation sites for planting new trees in town.
3. Install better on-site signage and develop trail maps with detailed descriptions of the town's parks and open spaces, bike paths, water access opportunities, etc. for print and website.

The chart below shows the percentage of respondents that prioritized each of the 9 actions listed in the Virtual Open House.

## Highest Priority Actions



### How many respondents chose to review the full 7-Year Action Plan?

Forty-six respondents chose to review the full 7-Year Action Plan. After reviewing the full 7-Year Action Plan, most respondents confirmed that the actions in the Action Plan Map are highest priority.

Seventeen respondents provided additional feedback or recommended adding new actions, including:

- *"Finding a new location for the skatepark"*
- *"Ensure equitable recreation facilities, include identification of location for skatepark, and include Age Friendly areas of recreation"*
- *"Build a dog park"*
- *"Repair and/or replace stairs that provide access to the shoreline"*
- *"Fences and guardrails could use updating and would provide a significant aesthetic upgrade to the roads and parks where there is outdated steel and chain link."*

- *“There seems to be a lot of interest in finding a location for a dog park in town. Especially important during the summer when dogs aren’t allowed on the beaches.”*

### **Any other important feedback?**

All additional comments were supportive and reiterated goals, objectives, and actions of the Plan. Comments about action items and additional topics discussed in the plan include:

- *“Reclaim the rail bed thru Hull for parkland and additional beach parking. Convert the HRA and some of the DCR parking lots in parkland.”*
- *“One of Hull’s biggest challenges is in transportation, due to geographic and topographic realities. Any way to reduce the traffic throughout the peninsula will improve the quality of life for residents. Create more designated and physically separated bike lanes. Promote other non-car transportation. Also, use public infrastructure to help address flooding concerns, like designing a public park to serve a dual purpose as a water reservoir during flooding to mitigate flood damage. This is being done in Denmark and Washington DC.”*
- *“The Nantasket RR right-of-way provides an opportunity to significantly improve opportunities for bicyclists, pedestrians and joggers. I recommend use of the ROW be explored for development of a rail trail from George Washington Blvd at Rockaway Ave to Hull Shore Dr. and Hull Shore Dr. to the RR Row at Phipps St., along the RR ROW to Y St. then to Fitzpatrick Way or Nantasket Ave and Main St to Hull Gut. The rail trail should divert cyclists from local streets to the RR ROW making conditions safer and more pleasant both for cyclists and motorists.”*
- *“The conservation lands and public property along the north edge of Straits Pond and the Weir River between Atlantic Ave at the Cohasset border and the west end of Weir River Woods offer tremendous unmet potential for woodland walks and scenic views. I recommend a program to identify and implement entrances, parking, trail heads, trail clearing and creation of trail links, signing and mapping of trails to provide convenient access to Straits Pond Island, the Avalon Conservation Land, Weir River Estuary Park and Weir River Woods. Trail head sites might include: Richards Rd & Eastman Rd for the Island; Menici Ball Field for Avalon Cons. Area; Rockaway Ave., Rockview Rd., Alsada Rd. and RR Right of Way for Weir River Estuary Park and landfill site; Harwich St., Chatham St. and N Truro St. for Weir River Woods.”*



# Appendix F

## ACTIVITY AND USE LIMITATIONS

Of the 52 hazardous waste sites in Hull identified by Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup, 2 have Activity and Use Limitations (AUL) placed upon them.

Release Address	Site Name Location Aid	Reporting Category	Notification Date	Compliance Status	Date	Phase	RAO Class	Chemical Type
25 ATLANTIC HOUSE RD	NO LOCATION AID	120 DY	09/23/2004	RAO	09/29/2005		A3	Oil
215 NANTASKET AVE	GEORGE WASHINGTON BLVD	120 DY	06/27/1997	RAO	07/10/1997		A2	Oil and Hazardous Material

## Appendix G



# Massachusetts Cultural Resource Information System

## MACRIS

### MACRIS SEARCH RESULTS

**SEARCH  
CRITERIA:**

Town(s): Hull; Resource Type(s): Area, Building, Object, Burial Ground, Structure;

INV. NO.	Property Name	Street	Town	Year
<b>HUL.A</b>	Straights Pond Area		Hull	
<b>HUL.B</b>	Bayside Area		Hull	
<b>HUL.C</b>	Hull Hill		Hull	
<b>HUL.D</b>	Fort Andrews		Hull	
<b>HUL.E</b>	Atlantic Avenue Streetscape		Hull	
<b>HUL.F</b>	Sunset Avenue Streetscape		Hull	
<b>HUL.G</b>	Q Streetscape		Hull	
<b>HUL.H</b>	Nantasket Avenue Streetscape		Hull	
<b>HUL.I</b>	Boston Harbor Islands Archaeological District		Hull	
<b>HUL.K</b>	Metropolitan Park System of Greater Boston		Hull	
<b>HUL.L</b>	Peddock's Island Cottages		Hull	

<b>HUL.M</b>	Hull Village Historic District		Hull	
<b>HUL.N</b>	Hull Shore Drive - Nantasket Avenue		Hull	
<b>HUL.103</b>		40 Andrew Ave	Hull	c 1885
<b>HUL.1</b>		2 Atlantic Ave	Hull	c 1800
<b>HUL.9</b>		86 Atlantic Ave	Hull	c 1890
<b>HUL.10</b>		88 Atlantic Ave	Hull	c 1880
<b>HUL.11</b>		113 Atlantic Ave	Hull	r 1890
<b>HUL.114</b>		114 Atlantic Ave	Hull	r 1890
<b>HUL.115</b>		115 Atlantic Ave	Hull	r 1890
<b>HUL.116</b>		116 Atlantic Ave	Hull	r 1890
<b>HUL.117</b>		117 Atlantic Ave	Hull	r 1890
<b>HUL.118</b>		118 Atlantic Ave	Hull	r 1890
<b>HUL.119</b>		119 Atlantic Ave	Hull	r 1890
<b>HUL.120</b>		121 Atlantic Ave	Hull	r 1890
<b>HUL.121</b>		123 Atlantic Ave	Hull	r 1890
<b>HUL.122</b>		137 Atlantic Ave	Hull	r 1890
<b>HUL.123</b>		139 Atlantic Ave	Hull	r 1890
<b>HUL.16</b>		227 Atlantic Ave	Hull	c 1890
<b>HUL.21</b>	Hull Town Hall	253 Atlantic Ave	Hull	1921
<b>HUL.60</b>		267 Beach Rd	Hull	c 1920
<b>HUL.62</b>		295 Beach St	Hull	c 1895
<b>HUL.64</b>	Conant, E. D. - Cushing, Cardinal House	2 Bluff Rd	Hull	r 1895

<b>HUL.54</b>	Long, W. H. - Schirmer, F. A. House	36 Cadish Ave	Hull	c 1875
<b>HUL.56</b>	Webber, Dr. House	66 Cadish Ave	Hull	c 1895
<b>HUL.57</b>		92 Cadish Ave	Hull	c 1875
<b>HUL.58</b>		118 Cadish Ave	Hull	r 1875
<b>HUL.51</b>		64 Central Ave	Hull	c 1900
<b>HUL.907</b>	Gun Rocks	Damon Park Rd	Hull	
<b>HUL.8</b>		4 Driftway	Hull	r 1910
<b>HUL.908</b>	Bicentennial Park Stone Boundary Wall	Falmouth St	Hull	r 1675
<b>HUL.901</b>	Telegraph Hill	Farina Rd	Hull	1776
<b>HUL.902</b>	Fort Revere Tower	Farina Rd	Hull	1903
<b>HUL.910</b>	Allerton Bridge	Fitzpatrick Way	Hull	1937
<b>HUL.48</b>		80 G St	Hull	c 1898
<b>HUL.23</b>	Hall, George F. House	1 Gatehouse Ln	Hull	c 1895
<b>HUL.914</b>	Washington, George Boulevard Bridge	George Washington Bd	Hull	c 1931
<b>HUL.905</b>	Nantasket Steamboat Wharf	48 George Washington Bv	Hull	1869
<b>HUL.12</b>		34 Gun Rock Ave	Hull	r 1870
<b>HUL.49</b>	White House, The	73 H St	Hull	c 1900
<b>HUL.50</b>		76 H St	Hull	c 1920
<b>HUL.45</b>	Temple Israel	9 Hadassah Way	Hull	1920
<b>HUL.39</b>		21 Hampton Cir	Hull	c 1916
<b>HUL.38</b>		41 Hampton Cir	Hull	c 1915



<b>HUL.97</b>		63 Highland Ave	Hull	1879
<b>HUL.98</b>		75 Highland Ave	Hull	c 1890
<b>HUL.99</b>		95 Highland Ave	Hull	r 1910
<b>HUL.100</b>		102 Highland Ave	Hull	c 1895
<b>HUL.101</b>	Welch, F. C. House	105 Highland Ave	Hull	c 1895
<b>HUL.912</b>	Hull Shore Drive	Hull Shore Dr	Hull	1935
<b>HUL.913</b>	Hull Shore Drive Island	Hull Shore Dr	Hull	1935
<b>HUL.82</b>	James, William House	15 James Ave	Hull	r 1840
<b>HUL.52</b>		20 K St	Hull	c 1900
<b>HUL.46</b>		150 Kenberma St	Hull	c 1890
<b>HUL.59</b>		60 L St	Hull	r 1890
<b>HUL.909</b>	Logan Avenue Bridge	Logan Ave	Hull	1921
<b>HUL.61</b>		3 M St	Hull	r 1890
<b>HUL.80</b>	Mitchell - Pope House	1 Main St	Hull	c 1840
<b>HUL.81</b>	Matthews, E. B. House	2 Main St	Hull	r 1865
<b>HUL.83</b>	O'Reilly, John Boyle House	9 Main St	Hull	1879
<b>HUL.900</b>	O'Reilly, John Boyle Monument	9 Main St	Hull	1917
<b>HUL.84</b>	Lovell Tavern	16 Main St	Hull	c 1750
<b>HUL.85</b>	Mitchell, John House	25 Main St	Hull	c 1835
<b>HUL.86</b>	Smith, John House	30 Main St	Hull	r 1845
<b>HUL.87</b>		51 Main St	Hull	c 1850
<b>HUL.88</b>		54 Main St	Hull	r 1725

<b>HUL.89</b>	Tirrell, Jacob House	58 Main St	Hull	c 1840
<b>HUL.90</b>	Sawyer, S. H. House	68 Main St	Hull	c 1840
<b>HUL.91</b>	McKann, Francis House	75 Main St	Hull	c 1850
<b>HUL.92</b>	Kibbe, Arthur House	79 Main St	Hull	c 1850
<b>HUL.107</b>	Hull Lifesaving Museum Boathouse	199 Main St	Hull	1938
<b>HUL.41</b>		34 Manomet Ave	Hull	c 1925
<b>HUL.42</b>		55 Manomet Ave	Hull	c 1920
<b>HUL.43</b>		59 Manomet Ave	Hull	c 1925
<b>HUL.17</b>	Stearns, R. H. House	5 Meade Ave	Hull	c 1870
<b>HUL.18</b>		8 Meade Ave	Hull	c 1910
<b>HUL.19</b>	Wentworth House	20 Meade Ave	Hull	c 1875
<b>HUL.106</b>		9 Mildred St	Hull	c 1910
<b>HUL.14</b>		6 Montana Ave	Hull	c 1895
<b>HUL.93</b>	Reed, Daniel Dill House	8 Mount Pleasant Ave	Hull	c 1848
<b>HUL.94</b>	Tower, J. E. House	15 Mount Pleasant Ave	Hull	c 1845
<b>HUL.95</b>	Reed, John House	19 Mount Pleasant Ave	Hull	c 1850
<b>HUL.96</b>	Currier, S. Q. House	25 Mount Pleasant Ave	Hull	c 1865
<b>HUL.47</b>	Hull Fire Station	Nantasket Ave	Hull	1905
<b>HUL.906</b>	King, Bernie Pavilion	Nantasket Ave	Hull	1932
<b>HUL.911</b>	Nantasket Avenue	Nantasket Ave	Hull	1900
<b>HUL.24</b>	Sportsman Hotel	36 Nantasket Ave	Hull	c 1825
<b>HUL.22</b>		96 Nantasket Ave	Hull	r 1915

<b>HUL.35</b>	State Bath House	184 Nantasket Ave	Hull	c 1935
<b>HUL.30</b>	Paragon Park Arcade	211 Nantasket Ave	Hull	r 1910
<b>HUL.33</b>	MDC Waiting Room - Restaurant	211 Nantasket Ave	Hull	c 1903
<b>HUL.34</b>	MDC Laundry	213 Nantasket Ave	Hull	1903
<b>HUL.36</b>	Bergan, William House	362 Nantasket Ave	Hull	r 1905
<b>HUL.65</b>	Fitzgerald, John F. House	940 Nantasket Ave	Hull	c 1900
<b>HUL.66</b>	Point Allerton Lifesaving Station	1117 Nantasket Ave	Hull	1889
<b>HUL.27</b>	Paragon Park Steeplechase Building	9 Park Ave	Hull	r 1900
<b>HUL.108</b>	Fort Andrews Guard House	Peddocks Island	Hull	r 1903
<b>HUL.109</b>	Fort Andrews Enlisted Mens' Quarters	Peddocks Island	Hull	r 1903
<b>HUL.110</b>	Fort Andrews Quartermaster's Stores	Peddocks Island	Hull	r 1903
<b>HUL.111</b>	Fort Andrews Residential Row	Peddocks Island	Hull	r 1903
<b>HUL.112</b>	Fort Andrews Officers' Quarters	Peddocks Island	Hull	r 1903
<b>HUL.113</b>		Peddocks Island	Hull	r 1915
<b>HUL.40</b>	Ransom, C. A. House	1 Porrazzo Rd	Hull	c 1875
<b>HUL.63</b>		15 Q St	Hull	r 1915
<b>HUL.129</b>		17 Q St	Hull	r 1915
<b>HUL.130</b>		19 Q St	Hull	r 1915
<b>HUL.131</b>		21 Q St	Hull	r 1915
<b>HUL.132</b>		23 Q St	Hull	r 1915
<b>HUL.133</b>		25 Q St	Hull	r 1915
<b>HUL.6</b>	Lodge, The	32 Reef Point	Hull	1873



<b>HUL.44</b>		179 Samoset Ave	Hull	c 1920
<b>HUL.76</b>	Hull Town Hall	Spring St	Hull	1848
<b>HUL.800</b>	Hull Cemetery	Spring St	Hull	1710
<b>HUL.70</b>	Dill, John L. House	94 Spring St	Hull	r 1895
<b>HUL.71</b>	Luchie, John - Galiano, Joseph House	96 Spring St	Hull	c 1853
<b>HUL.72</b>	Goold, Robert House	102 Spring St	Hull	c 1818
<b>HUL.73</b>	James, John House	104 Spring St	Hull	r 1680
<b>HUL.134</b>	Loring, Samuel House	110 Spring St	Hull	c 1800
<b>HUL.74</b>	Loring, Jonathan House	113 Spring St	Hull	c 1828
<b>HUL.75</b>	Loring House	116 Spring St	Hull	r 1720
<b>HUL.77</b>	Hull Memorial United Methodist Church	130 Spring St	Hull	1882
<b>HUL.78</b>	Cushing House	154 Spring St	Hull	c 1720
<b>HUL.15</b>		42 Stony Beach Rd	Hull	r 1890
<b>HUL.2</b>		8 Summit Ave	Hull	c 1870
<b>HUL.3</b>	Delano, H. D. House	16 Summit Ave	Hull	c 1890
<b>HUL.4</b>	Pebbles, Riley House	33 Summit Ave	Hull	c 1890
<b>HUL.5</b>		36 Summit Ave	Hull	c 1895
<b>HUL.7</b>		41 Summit Ave	Hull	c 1870
<b>HUL.53</b>		4 Sunset Ave	Hull	c 1890
<b>HUL.124</b>		8 Sunset Ave	Hull	c 1890
<b>HUL.125</b>		12 Sunset Ave	Hull	c 1890
<b>HUL.126</b>		14 Sunset Ave	Hull	c 1890

<b>HUL.127</b>		18 Sunset Ave	Hull	c 1890
<b>HUL.128</b>		20 Sunset Ave	Hull	c 1890
<b>HUL.55</b>		46 Sunset Ave	Hull	r 1890
<b>HUL.67</b>	Galiano, Louis House	7 Telegraph Ave	Hull	c 1890
<b>HUL.20</b>	New Atlantic Guest House, The	10 Valley Beach Ave	Hull	r 1855
<b>HUL.102</b>		48 Vautrinot Ave	Hull	r 1885
<b>HUL.104</b>	Knight, Edward G. House	36 Western Ave	Hull	r 1885
<b>HUL.105</b>	Knight, Charles H. House	39 Western Ave	Hull	r 1885
<b>HUL.29</b>	Paragon Park Carousel	1 Wharf Ave	Hull	1928
<b>HUL.903</b>	Paragon Park Red Mill	8 Wharf Ave	Hull	r 1910
<b>HUL.904</b>	Paragon Park Roller Coaster	8 Wharf Ave	Hull	r 1910
<b>HUL.37</b>		10 Whitehead Ave	Hull	c 1903
<b>HUL.79</b>	Gray House	11 Willow St	Hull	r 1810

## Appendix H



### Project Areas

#### Hull, MA - City Level Report

All statistical results are aggregated for the listed project areas and their service areas. Service areas are based on 10-minute (1/2 mile) walk times from project access points defined for each project area and based upon the walkable network.

### City Statistics

### Current

City: Hull, MA	
Park Acres	331
Total Population	10,769
Served Population	8,775
Percent Served	81.5%

### Legend

 City Boundary

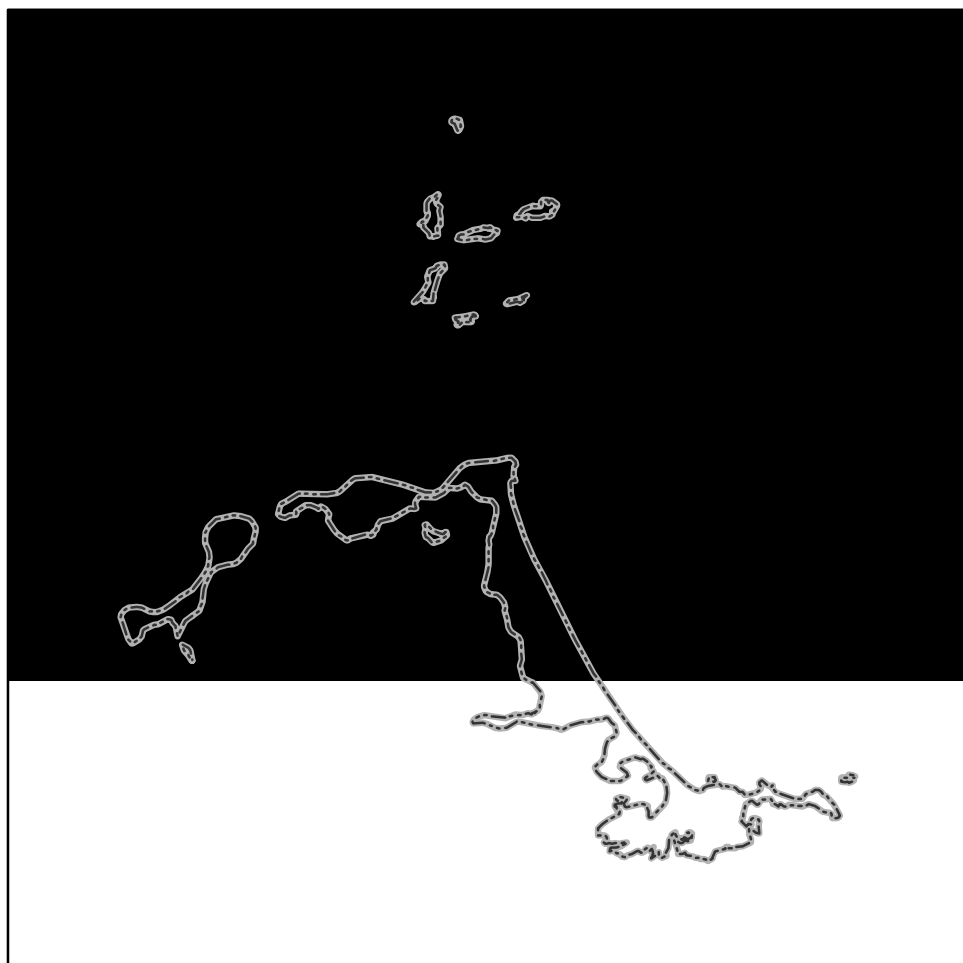
 Parks

#### Park Need

 High

 Moderate To High

 Moderate



Population	Served
Total Population	8,775

Age	Served
Children (less than age 20)	1,877
Adults (age 20 to age 64)	6,603
Seniors (age 65 and up)	2,290

Household Income	Served
Low income	1,263
Middle income	1,111
High income	1,609

*(Generated From Regional Median Incomes)*

Race/Ethnicity	Served
White	8,229
Black	96
Asian	115
Native American	61
Pacific Islander	4
Other Race	71
Mixed Race	201
Hispanic*	227

\* U.S. Census captures Hispanic Origin separate from race

Demographic information is derived from ESRI 2018 Demographic Forecast Block Groups data.

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