



TOWN OF HINGHAM
BACKGROUND, ALTERNATIVES ANALYSIS
AND REPLACEMENT LAND ANALYSIS
Hingham Center for Active Living
Submitted: July 30, 2025

The town of Hingham submits the following information in support of **H.4314 – An Act to allow the town of Hingham to use municipal property as the location for a center for active living.**

SUMMARY: The town is seeking to change the use of the HCAL Site (as defined below). As outlined below, no feasible or substantially equivalent alternative exists to avoid Article 97 impacts. For the reasons set forth herein, the HCAL Site is appropriate for the proposed use and impacts to existing Article 97 resources will be minimal.

In addition, given that (a) the HCAL Site and the Replacement Land are both owned by the town of Hingham, (b) the replacement land is approximately 27% larger than the project site, and (c) the Replacement Land has equivalent or greater natural resource value than the HCAL site, the town is requesting a waiver of any appraisal requirement.

ATTACHMENTS: In addition to the documents included with the Online Submittal, the following supplemental materials are attached hereto:

- A: Presentation which provides details and images related to the FLP Land, its historical use, and its management, the public outreach for this project, and the alternatives analysis.
- B: Stewardship Report and Program of Utilization submitted to the National Park Service, dated February 6, 2025.
- C: NEPA Environmental Screening Form (ESF) submitted February 6, 2025, to the National Park Service, and Categorical Exclusion determination issued by the National Park Service.
- D: Natural Resource Site Analysis Report for HCAL Site.
- E.: Letter dated March 28, 2025, from Megan B. Raymond, MS, PWS, CFM, Principal Scientist and Wetlands & Waterways Lead, and Brian Kaye, PLA, Senior Landscape Architect, at SLR International Corporation.
- F: Natural Resource Site Analysis Report for Replacement Land.

I. PROPOSED ARTICLE 97 ACTION

The town of Hingham proposes to construct a Center for Active Living (“Center for Active Living” or “Center”) on approximately 5.387 acres of land (“HCAL Site”) under the care, custody and control of the Hingham Select Board and located on a public way known as Bare Cove Park Drive.

The site is a portion of 460 acres of land acquired by the town from the United States in 1972 under the Federal Lands to Parks Program (“FLP Land”). The proposed replacement land is approximately 6.847 acres and is a portion of a town-owned school parcel of land directly abutting existing town-owned conservation land, to be transferred to the care, custody, and control of the Hingham Conservation Commission.

HCAL Site Historical Background – See Presentation slides 2-8 (Attachment A)

The FLP Land currently encompasses approximately 467 acres along the banks of the Weymouth Back River – 460 acres originally acquired and 7 deed-restricted acres later added by the town. The FLP Land is a portion of the former Hingham Naval Ammunition Depot and training station, which operated from 1903 to 1961.

The deed to the town by the United States designated the use as “public park and public recreation.” The majority of the site (approximately 421 acres or 90% of the FLP Land) consists of the public park known as Bare Cove Park, while the remaining approximately 46 acres (10% of the FLP Land) is used for a mix of active and passive recreational activities. The HCAL Site of 5.387 acres constitutes only 1.2% of the 467 acre FLP Land and approximately one-half acre of the HCAL Site is previously disturbed by an pre-existing Naval Ammunition Depot building (Building #14) and its surroundings. Building #14 contains hazardous materials, such as asbestos and lead paint. This project will result in the demolition and clean-up of that site and replacement of the existing building.

Compliance with the restrictions set forth in the deed is overseen by the National Park Service (“NPS”) under the Federal Lands to Parks Program. The town is required to file periodic stewardship reports to the NPS, and the NPS requires that the town distinguish between its management of the “public park” portion of the FLP Land, known as “Bare Cove Park”, and the “public recreation” portions of the FLP Land. The most recent stewardship report, filed with the NPS on February 6, 2025, is attached hereto as Attachment B. Please see the plan that is attached to the stewardship report as “Exhibit D” and also shown on slide 2 of the presentation. This plan shows the designation of the “public park” and “public recreation” areas recognized by the NPS.

As shown on the presentation slides in Attachment A, the “public park” (Bare Cove Park) portion of the FLP Land is located between entrances at Sheltry Path off Beal Street and the gate at the end of Bare Cove Park Drive. The remaining portions of the FLP Land (to the northwest and east), including the proposed Center for Active Living site, are located outside of Bare Cove Park and are used for “public recreation” (active and passive recreational activities), including the Lynch Fields complex to the north, the Carlson Fields complex to the east, and the Bare Cove Fire Museum and the South Shore Model Railway Club which are permitted pursuant to NPS-approved concession agreement forms. See maps in the presentation (Attachment A) for the locations of these uses.

The FLP land was conveyed to the town with a number of the original Naval Ammunition Depot buildings. The NPS has encouraged the Town to utilize buildings for active and passive recreational use and has approved the previous construction of a fieldhouse at Lynch Field. Images

of the original naval station and the passive recreational uses in the buildings that have been allowed by the NPS are shown and described in the presentation (see Attachment A).

In addition, since assuming stewardship of the property in 1972, the Town has made significant improvements to both the park and the recreational facilities, including substantial investments in the remediation of hazardous substances left behind from the site's former military use.

The town's communications with the NPS regarding the proposed Center for Active Living began in 2024. The NPS confirmed in those meetings that they consider "senior center" type uses as recreational uses. Based on that confirmation, the town proceeded with consideration of the HCAL Site as one of the possible sites for the Center. The NPS required the town to submit an environmental screening form ("ESF") for the proposed use and, after review, issued a "Categorical Exclusion" for the proposed building and use. The ESF and Categorical Exclusion are attached hereto as Attachment C.

It is important to note that the HCAL Site will continue to be subject to the public recreation use restriction set forth in the vesting deed and to NPS oversight and reporting requirements.

II. ALTERNATIVES ANALYSIS

A. Identified Need and Review Process

Formerly the Hingham Senior Center, the Hingham Center for Active Living first opened in Hingham's town hall in 1997. At that time, Hingham's residents over 60 comprised 17% of the town's population. Since then, that population has nearly doubled to 32% in 2024. Projections estimate that by 2035, 39% of Hingham's population will be aged 60 and older.

The current Center for Active Living occupies approximately 5,500 square feet, but its limited space and insufficient parking have been widely recognized by both residents and town officials as inadequate—hindering participation and restricting the growth of meaningful programs and services. In response, the Town has committed to pursuing a more suitable facility to better serve the community's evolving needs.

To address these needs, the 2020 Annual Town Meeting established the Center for Active Living Building Committee ("Building Committee"). The Building Committee was initially tasked with exploring options to renovate and expand the existing Center within town hall and the adjacent space occupied by the police department which was being relocated. However, challenges related to parking and the limitations of retrofitting the existing town hall space led the Building Committee to seek approval to explore alternative locations. The 2023 Annual Town Meeting approved an expansion of the original feasibility study to include consideration of other potential sites.

Over the course of more than four years, the Building Committee undertook a thorough evaluation of alternative locations for the Center, guided by extensive public engagement, public meetings and community input. The alternatives analysis is discussed in more detail below and in the separately submitted presentation (Attachment A). The Select Board narrowed the scope to two

potential areas: the existing town hall campus and sites along Bare Cove Park Drive, including the HCAL Site proposed in this petition. The HCAL Site emerged as the most suitable option for the new Center for the reasons set forth below.

B. Sites Considered

Five geographical locations were considered by the town. Due to the prohibitive cost of acquiring privately-owned land, four of the locations considered are town-owned and the fifth is owned by the Commonwealth. The five areas analyzed are as follows:

1. Hingham town hall campus – The town considered modification of the existing Center within the town hall building and potential alternatives on the town hall campus. See discussion below.
2. Sites along Bare Cove Park Drive – four potential sites (two unrestricted locations and two locations within the FLP Land). See discussion below.
3. 2 Beal Street – The location of this parcel was ruled out because the town has for a number of years identified this parcel as a potential site for housing, more recently as a site for housing for adults with disabilities, and those housing uses are still under consideration. In addition, the traffic in this area was deemed to be a significant negative consideration for the visitors to the Center.
4. Driving Range off Union Street – The town owns a parcel of land that is located off Union Street across from Hingham high school that is currently used as a golf driving range. It was determined that the current active use of the parcel by residents and the significant high school traffic on Union Street in this location made the site undesirable for the Center.
5. 96 Central Street – This parcel owned by the Commonwealth and has been used for close to 100 years as a National Guard armory. The town has been in discussions with the National Guard regarding its potential relocation and the town's acquisition of the property but at this time there is no agreement nor a timeline for a potential acquisition.

Based on the town's analysis of these five locations, the feasibility study was narrowed to locations 1 and 2 above - the town hall campus and sites along Bare Cove Park Drive.

C. Hingham Town Hall Campus (see Presentation slides 12-26 (Attachment A))

The Town analyzed several options to keep the Center at town hall, including repurposing existing interior space, constructing an addition, and building a new facility adjacent to the current structure. However, the town hall campus presents multiple challenges that make it ill-suited to meet the Center's needs. The available space is too limited to support expanded programming, and accessibility concerns pose a major barrier.

Much of the land behind town hall is occupied by athletic fields and a playground under the care, custody, and control of the Hingham Recreation Commission and are currently in active use. As a

result, any expansion or new construction may trigger the provisions of Article 97 and MGL c. 3, § 5A. In addition, parking at the site is already inadequate for existing Center activities, town hall operations, and surrounding recreational uses. Expanding the Center would worsen the issue and the potential for remote parking lots would not be practical for older adults for which the Center is planned.

For these reasons, which are discussed in detail in the presentation (Attachment A), the existing and alternative locations at the town hall campus were deemed by the Select Board not to be feasible for the Center.

D. Sites Along Bare Cove Park Drive (see Presentation slides 12-26 (Attachment A))

The town analyzed four locations along Bare Cove Park Drive. The below locations are numbered to correspond with numbering on the slides in the accompanying presentation (Attachment A). Two of the locations are located outside of the FLP Land and are not subject to Article 97. Two of the locations are subject to Article 97—one of which is the HCAL Site and the other is directly across the street from the proposed HCAL Site.

1. **A portion of Assessor Parcel 69-0-44 (Former Naval Ammunition Depot Building #12/12A; adjacent to 25 Bare Cove Park Drive DPW facility) (unrestricted):**

The limited size of the site presents several challenges, including a two-story layout with split-level entry points that complicate navigability by the older demographic intended to use the site. In addition, the parking on the site would be insufficient to meet the Center's needs requiring visitors to park in the athletic field parking areas across the busy public way. Finally, wetland restrictions further constrain any expansion beyond the site's already disturbed areas.

2. **PROJECT SITE - Replace Former Naval Ammunition Depot Building #14 (FLP Land on north side of Bare Cove Park Drive):**

See discussion below.

3. **Replace Former Naval Ammunition Depot Building #52 (FLP Land on south side of Bare Cove Park Drive):**

Like site 1 and site 4, this location would be too constrained. There would be insufficient parking without altering the location of the existing public right of way. In addition, its location directly behind an established residential neighborhood constrains the siting of the building, amenities, and parking areas.

4. **19 Bare Cove Park Drive (unrestricted):**

Located close to the intersection with Fort Hill Street, this site faces challenges similar to those of Parcel 69-0-44 (site 1 above), including a constrained parcel size that would require a two-story layout—an arrangement that is not ideal for the Center's accessibility.

In addition, parking is also insufficient. The site could only accommodate the Center by encroaching into the adjacent ball field which is part of the protected FLP Land.

III. ACTIONS TO MINIMIZE UNAVOIDABLE IMPACTS

As noted above, the HCAL Site consists of 5.387 acres of land, one-half acre of which is previously disturbed, including a pre-existing Naval Ammunition Depot building. The town has utilized the Natural Resource Site Evaluation Screening tool and the Report for the HCAL Site is attached hereto as Attachment D. The HCAL Site's natural resources are primarily classified as Prime Farmland Soils and Prime Forest Land. The HCAL Site also lies within a designated Area of Critical Environmental Concern ("ACEC"). The ACEC includes approximately 950 acres consisting of the former Naval Ammunition Depot land acquired from the United States by the towns of Weymouth and Hingham, respectively, on either side of the Weymouth Back River.

Megan B. Raymond, MS, PWS, CFM, Principal Scientist and Wetlands & Waterways Lead, and Brian Kaye, PLA, Senior Landscape Architect, at SLR International Corporation, reviewed the Project's potential impact on the ACEC as part of the ESF submitted to the National Park Service (Attachment E). The findings include a determination that the proposed HCAL Site activity is located along the outside perimeter of the ACEC, the project will impact less than 0.5% of the 950-acre ACEC area and is not expected to adversely affect it. The letter further states:

The Weymouth Back River ACEC, established in 1982, was designated to protect the coastal resources of the Back River. The proposed work area is not located in an area of tidal influence, and the closest tidal mean high-water line is located more than 0.27-miles from the proposed limit of disturbance. Please note that a small portion of Quonset silt loam soil, a prime farmland soil, is in the project area. However, farming is not a current or recent past use on the site, including the period from 1903-1961 when the land was operated as the Naval Ammunition Depot, and the limited project scope within a previously disturbed area does not result in a significant loss of arable land.

Likewise, the HCAL Site Natural Resource Report indicates no impact to BioMap - Aquatic Core Habitat, BioMap - Wetland Core Habitat, BioMap - Forest Core Habitat, or BioMap - Vernal Pool CoreHabitat.

The town has chosen the HCAL Site (as shown on the survey submitted herewith) with awareness of wetland resources. While a small area of wetland resource buffer zone is shown in the northwest corner of the HCAL Site, the Center will be designed outside of the buffer zone and any other wetland resources. In addition, no state permits, state funding or other Agency Action is required as part of the project.

Finally, the town's project design team is working closely with town staff and the Building Committee with a focus on incorporating sustainability into every aspect of the design as a guiding principle.

Planned design elements would include:

- **Pervious paving** in specific locations to reduce stormwater runoff and allow rainwater to filter back into the ground naturally;
- **Low-impact design features** like rain gardens and bioswales to manage stormwater while adding seasonal color and texture;
- **Landscaped corridors** between parking areas filled with native flowering trees and pollinator-friendly gardens—spaces that are good for birds and bees;
- **Native plantings** throughout, chosen to thrive in the local climate with minimal watering and upkeep;
- **Balanced earthwork** approach that minimizes the need to bring in or haul away soil—efficient, economical, and gentle on the land;
- **Bike path connections** linking the Center to the riverfront and nearby ball fields, encouraging multi-modal transportation;
- **EV-ready parking** to future-proof the site and support the growing use of electric vehicles;
- **All-electric building** that's **net-zero ready**, designed with efficiency and renewable energy in mind;
- **Vegetable garden** that can tie into the Center's food and nutrition programs;
- **Rainwater harvesting system** for garden irrigation; and
- **Bird-friendly glazing** to reduce collisions and support local and migratory bird populations.

IV. REPLACEMENT LAND

The Replacement Land consists of approximately 6.847 acres located between High and Ward Streets in Hingham, approximately two miles southwest of the HCAL Site. An Approval Not Required (ANR) Plan delineating the location of the proposed Replacement Land has been submitted herewith. Hingham GIS images also submitted herewith show the location of the Replacement Land.

Notably, the Replacement Land directly abuts 53.48 acres of existing conservation land currently held by the Hingham Conservation Commission under G.L. c. 40, § 8C. A Natural Resource Site Evaluation Site Analysis Report for the Replacement Land is attached hereto as Attachment F. According to the Natural Resource Report, the Replacement Land contains natural resources classified as Prime Farmland Soils and Prime Forest Land—similar to those found at the HCAL Site. The site also lies entirely within medium- and high-yield aquifers and is located in close proximity to a Zone II Aquifer Protection District.

The Replacement Land is currently part of a larger parcel under the care, custody, and control of the Hingham School Committee that is an elementary school campus. The Hingham School Committee has voted to declare this portion of the land surplus (see School Committee vote

provided with the online submittal). Upon receipt of Article 97 legislative approval, the Replacement Land will be formally transferred to the care, custody, and control of the Conservation Commission. The Conservation Commission unanimously supports transfer of the Replacement Land to the Commission (see Commission minutes provided with the online submittal).

Conclusion

In comparing the natural resource values of the HCAL Site and the Replacement Land, the Town believes that the Replacement Land offers equal or greater natural resource value. In particular, its adjacency to existing protected conservation land, proximity to a sensitive Zone II Wellhead Protection Area enhances its ecological importance. Moreover, the Replacement Land encompasses approximately 1.46 more acres than the HCAL Site—representing a 27% increase in protected land area.

V. COMMUNITY INVOLVEMENT

The Town of Hingham has engaged in a thorough, multi-year planning process to identify a suitable location for the Center for Active Living, with significant community input guiding each step. This effort began with the 2013 Community Needs Assessment conducted by UMass Boston's Gerontology Institute, which documented space constraints at the current Senior Center. That study—and an updated 2022 assessment—highlighted that the existing facility could not meet the growing and diverse needs of Hingham's older adult population. Over the years, Town Meeting actions have demonstrated strong public support, including appropriations for studies in 2017, 2020, and 2023. A town hall study committee, the Center for Active Living Building Committee, and the Select Board have all collaborated to explore and evaluate space needs, demographics, and operational limitations. These efforts culminated in a directive to formally consider alternative sites and solutions, with the community kept informed and engaged throughout.

Extensive community outreach was conducted as part of the formal feasibility study process. These efforts included surveys, one-on-one meetings, and focus groups to gather input on the types of amenities and programming most important to Hingham residents. Community members were also actively involved in the alternative site analysis, providing valuable feedback on each option under consideration. See also Attachment A slides 9-11.

In addition, there have been dozens of public meetings of the Building Committee, Select Board, and Hingham Council on Aging over the past four years to discuss the site options and the chosen HCAL Site discussed herein. These discussions culminated in a unanimous recommendation by the Building Committee—based on feasibility, access, and community needs—to advance the HCAL Site as the feasible and preferred site, adoption by the Select Board of that recommendation, and a two-thirds approval by the 2025 Town Meeting to seek Article 97 approval of the HCAL Site.

ATTACHMENT A



Town of Hingham, Massachusetts

Hingham Center for Active Living

Article 97 Petition

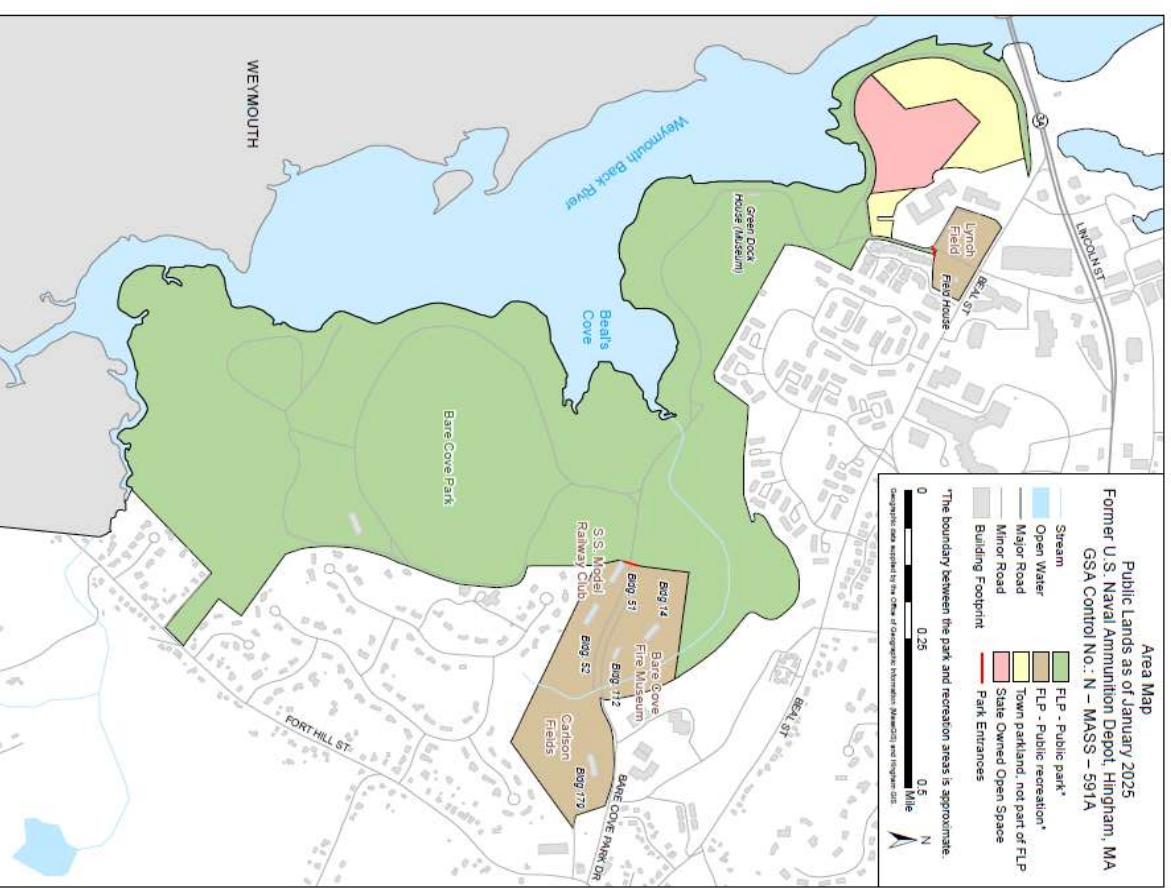
July 30, 2025

History of Site, Community Outreach and Alternatives Analysis

Federal Lands to Parks (FLP) Land

- 1903-1961: Hingham Naval Ammunition Depot & training station over 900 acres on the Weymouth Back River in Hingham & Weymouth. It was decommissioned in 1961, declared surplus and conveyed in parts by Department of the Interior.
- Hingham FLP Lands currently total approximately 467 acres:
 - 460 acres of the former naval depot acquired from under the Federal Land to Parks (FLP) program in 1972* for “public park or public recreation purposes”.
- *Article 97 adopted in 1972; EOEEA Article 97 Policy adopted in 1998
 - An additional 7 acres were later added by the Town to include the Carlson Fields recreational area subject to FLP restrictions.
- The FLP Land is under the care, custody and control of the Select Board

Note: The Town later acquired “yellow” parcels--a total of 17.5 acres (which is outside the FLP Land), and MA Fisheries and Wildlife owns the “pink” parcel--14.63 acres.



Surrounding Land



Naval Ammunition Depot

The land was conveyed to the Town with a number of the original naval depot buildings.

The NPS has encouraged the Town to use buildings on the site for active and passive public recreational use.



Examples of some existing unimproved buildings



Aerial of Naval Ammunition Depot



Open Space and Public Recreation Uses

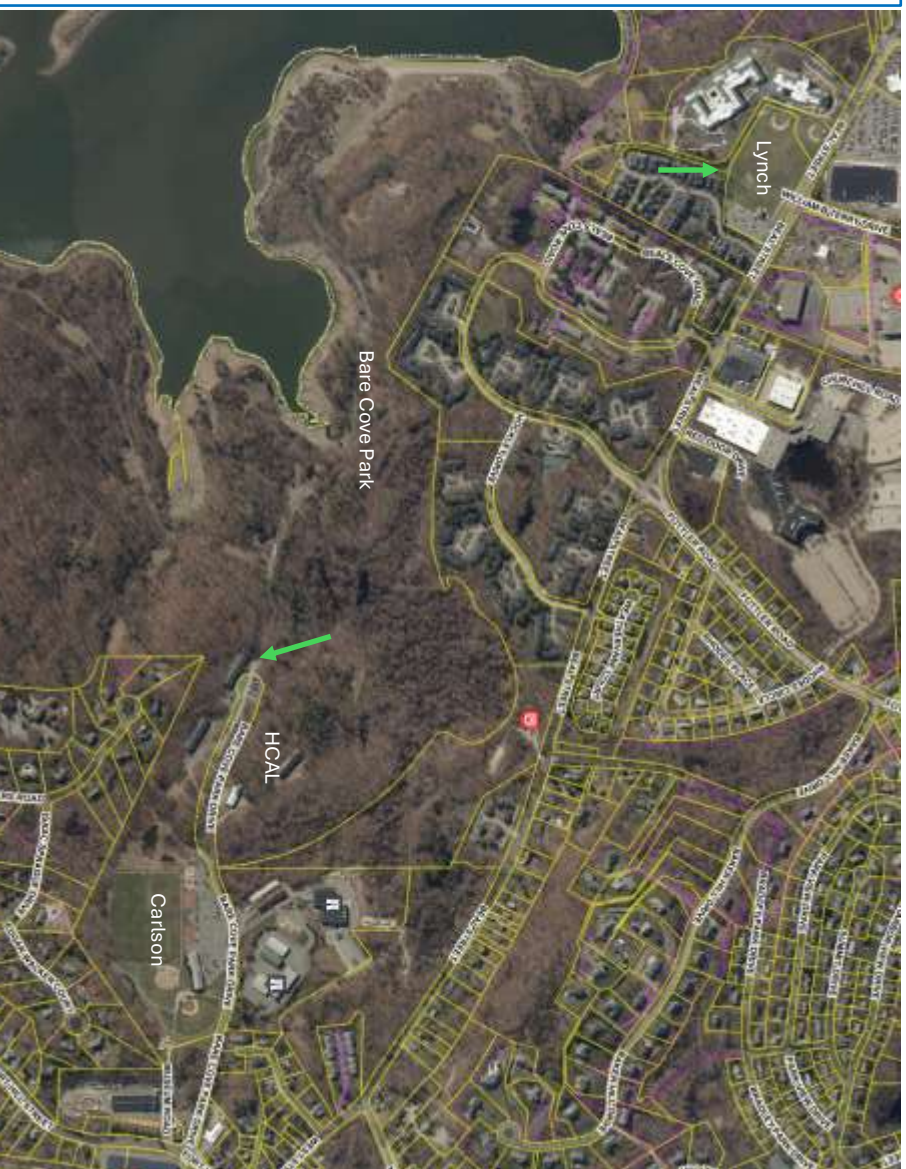
- The “public park” area known as Bare Cove Park is located between entrances (**green** arrows) at Shetlry Path off Beal Street and the gate at the end of Bare Cove Park Drive.
- The remaining FLP Land (to the northwest and east), including the proposed Center for Active Living site, is located outside of Bare Cove Park and is used for “public recreation” (active and passive recreational activities).
- The use of the FLP Land & buildings thereon is subject to oversight by the National Park Service.

FLP Land (467 acres) Uses

Public Park (Bare Cove Park along river) = approximately 421 acres (90%)

2 Public Recreation Areas (in **blue) = approximately 46 acres (10%)**

Proposed HCAL Site is noted in public recreation area.



**HCAL Site: 5.387 acres:
One percent (1.2%) of the total FLP
Land (467 acres)**

**Approx. 0.5 acres of the HCAL Site
is previously disturbed**

FLP Land – Public Recreation Area Existing Buildings



- On the remaining FLP land outside of the Park, a number of buildings were removed for various reasons including environmental conditions, public hazards (trespassing) and the creation of the Carlson Field recreational complex.
- Since its acquisition, the Town has spent substantial town taxpayer funds in environmental remediation related to the operations on the site.
- The Army Corps has surveyed the site for unexploded ordinance.

NPS Previously Approved Uses on FLP Land

1972 - Land conveyed to the Town with remaining naval depot buildings.

“Green dock” building converted to museum

1981 – License of former depot Building #112 to

the Bare Cove Fire Museum (non-profit that displays historic Hingham fire trucks and equipment (Bldg #52 is used for museum archives)

1991 – License of former depot Building #51 to

the South Shore Model Railway Club (non-profit that displays operating model railway equipment)

2007 – Field house at Lynch Field (public

restrooms, concession stand and sports equipment storage) and licensed to non-profit youth sport organizations



Existing Conditions of HCAL Site



Building 14 Existing Conditions

- PROPOSED HCAL PROJECT**
- Replace Building 14 with Center for Active Living with indoor/outdoor recreational activities for seniors and related parking.
 - Remove/remediate existing hazardous materials.



Public Outreach & Alternatives Analysis

SLIDES PREPARED BY:



PUBLIC OUTREACH

QUESTION 1.

What types of **scheduled activities** might you be interested in going to at a new Center?

QUESTION 4.

Does the **current location** of the Center impact your attitude towards it, and whether you attend?

QUESTION 2.

What would you be most interested in "**dropping in**" to do at a new Center?

QUESTION 5.

What issues should be taken into consideration in looking at options for the **location** of a new Center?

QUESTION 3.

What kinds of **outdoor amenities** and activities would you like to see included in the plans for a new Center?

QUESTION 6.

Who should the new Center be **open to** for programs and services?

1

2

3

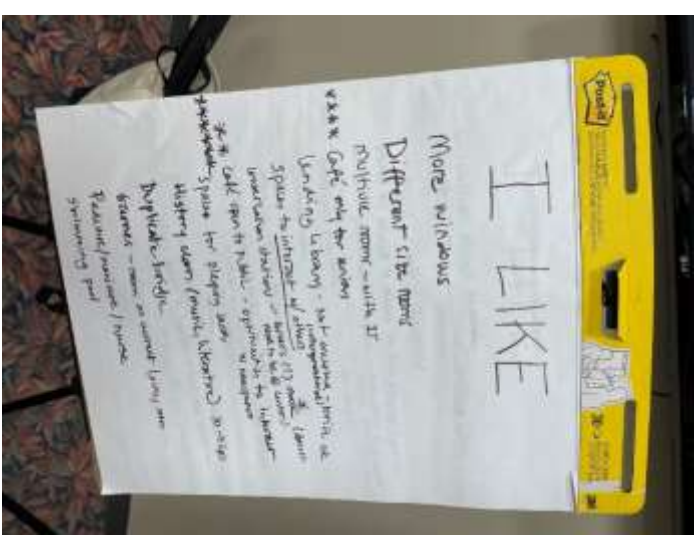


SURVEY

ONE ON ONE

FOCUS GROUPS

PUBLIC OUTREACH



2



SURVEY

ONE ON ONE

FOCUS GROUPS



PUBLIC OUTREACH



1

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3



SURVEY

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FOCUS GROUPS



SITE ANALYSIS

proposed viable sites – town hall



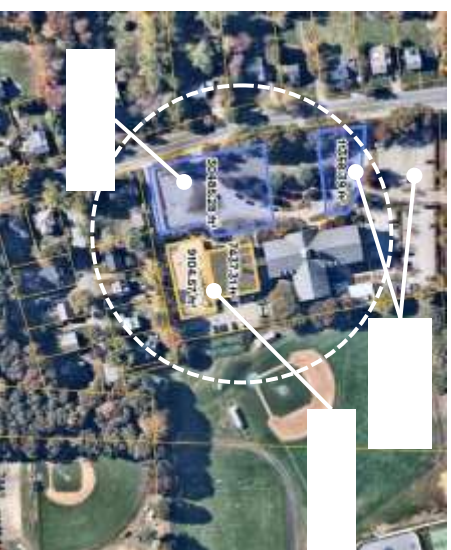
TOWN HALL

options studied



RENOVATION OPTION WITH REMOTE PARKING

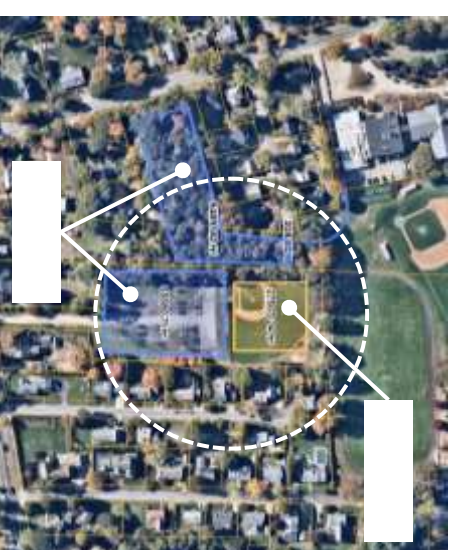
- Does **NOT** accommodate all programmatic needs
 - Accessibility in the existing auditorium is a concern
 - Reduced spaces (Exercise, Fitness, Multi-Purpose Room, Art Rooms, Classroom)
 - No teaching kitchen or makerspace
- Has the potential to reach parking requirements with parking near Haley field
- Modification of front lawn
- Multi-level facility and only one elevator
- Major operational disruption during construction



RENOVATION OPTION WITH MAX ONSITE PARKING

- PROS:**
- Reuse of existing town hall amenities can save budget

- CONS:**
- Parking deficit without remote lots
 - Renovation will create disturbance to existing facilities
 - Multi-level facility is not preferred
 - Will likely require underground stormwater management for parking lot expansion



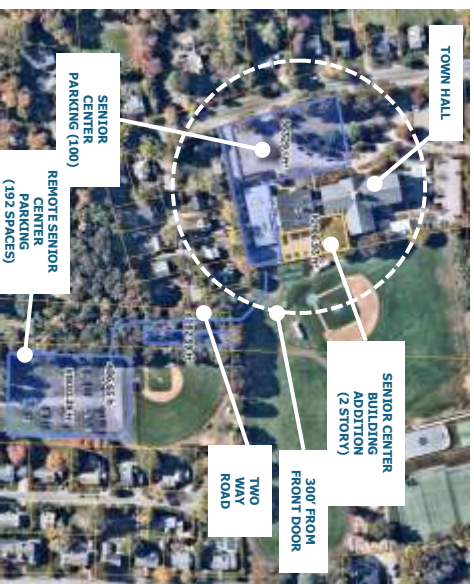
SENIOR CENTER AT HALEY FIELD

- PROS:**
- 1-story facility
 - Connection to track and other opportunities in the park
 - Parking well within target program

- CONS:**
- Need to relocate little league field
 - Potential neighborhood pushback

TOWN HALL

options studied



RENOVATE EXISTING FACILITIES WITH ADDITION AND REMOTE PARKING

PROS:

- Reuse of existing town hall amenities can save budget

CONS:

- Over half the parking is outside preferred distance from entry for users
- Renovation will create disturbance to existing facilities
- 2-story facility is not preferred
- Will likely require underground stormwater management for parking lot expansion



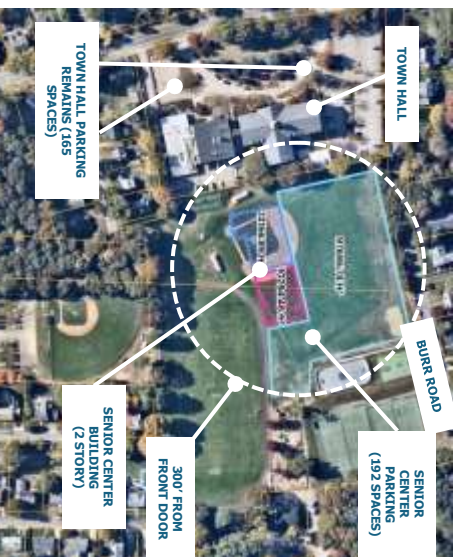
ADDITION PLUS REMOTE PARKING – NO DISTURBANCE TO CIRCLE

PROS:

- Reuse of existing town hall amenities can save budget

CONS:

- Over half the parking is outside preferred distance from entry for users
- Renovation will create disturbance to existing facilities
- 2-story facility is not preferred
- Will likely require underground stormwater management for parking lot expansion



**CRONIN FIELD – BURR ROAD
ACCESS**

PROS:

- Parking and front door accessibility is achievable

CONS:

- Burr Road would likely require upgrades to accommodate vehicular circulation
- Increased traffic impact to neighborhood



CRONIN FIELD – CORNER BUILDING

PROS:

- Parking could be used by park and other facilities in a shared parking scenario (ice rink, track, playground)

CONS:

- Parking proximity to entrance and ease of access is not ideal
- Traffic patterns at front door & loop could be congested



CRONIN FIELD – EAST BUILDING

PROS:

- Parking and front door accessibility is achievable

CONS:

- New road and curb cut required
- Lack of visibility from road to entry point can be confusing

- Reuse of existing town hall amenities can save budget

sacrificing parking



TOWN HALL

existing building expansion – key factors

1. Maintains the existing location for continuity.
2. Leaves area near the Police Dept. open for other municipal use.
3. Expands the existing footprint to fit programmatic needs.
4. Incorporates existing auditorium into the program.
 - Accessibility is a concern in the existing auditorium.
5. Demolition of a portion of the existing structure is required.
6. Insufficient parking, with remote parking not being accessible.
7. Modification of the front lawn is needed to increase parking.
8. Multi-level facility.
9. Second elevator added.
10. Major operational disruption during construction.
11. Long travel distances from the front door.
12. Limited outdoor space adjacent to building.

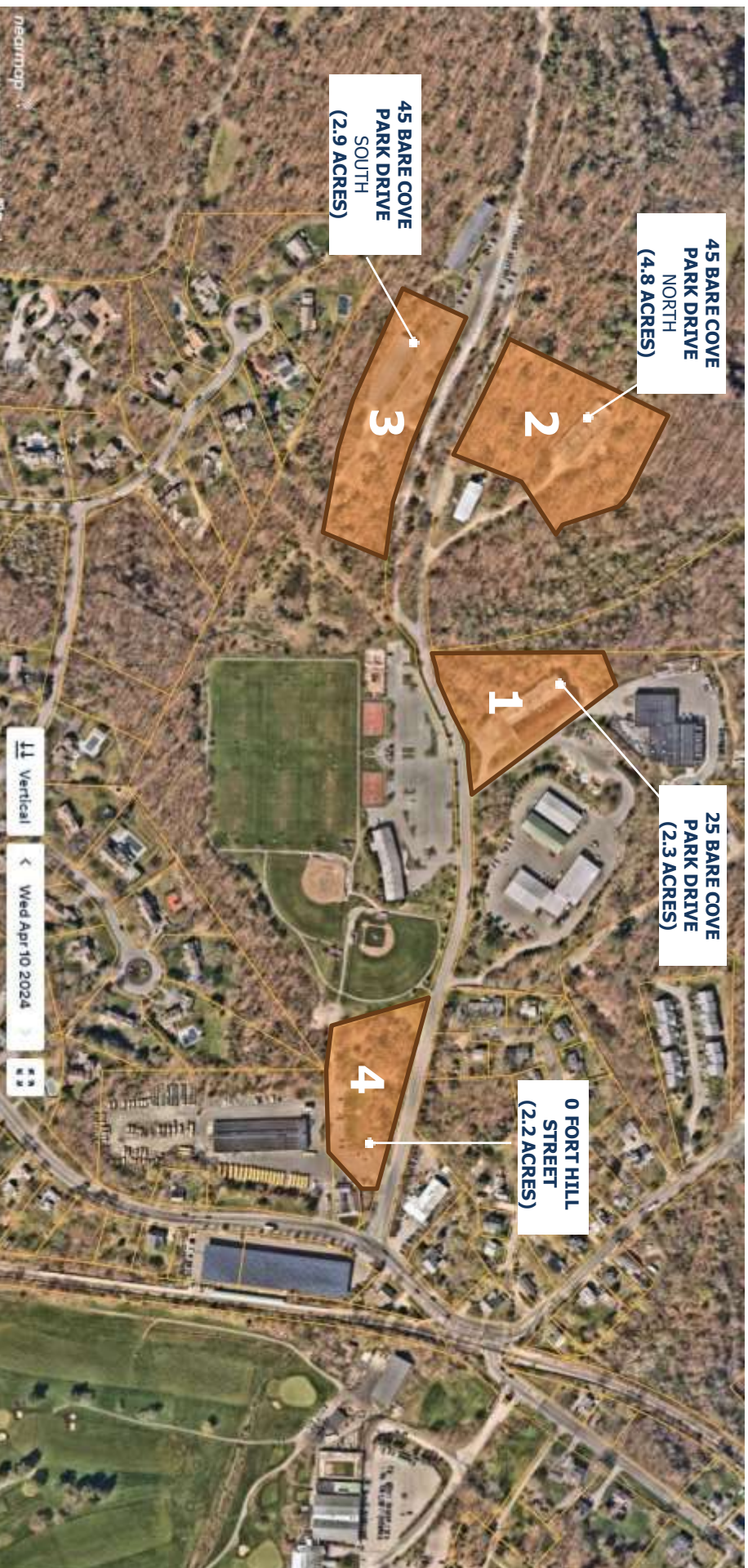
TOWN HALL

new building on cronin field option – key factors

1. Accommodates all programmatic needs.
2. Meets parking needs.
3. Open stair to enhance connection to the upper floor.
4. Connection to existing functions within Town Hall.
5. Building navigation is easy to understand.
6. Offices have a view of parking lot for increased safety.
7. One secure entry point.
8. Some recreation spaces will share the parking lot.
9. Clear and designated drop-off area under porte-cochère.
10. Loss of Cronin Field and legal factors affecting land availability.
11. Large amount of construction near residential area.
12. 2-story option reduces accessibility of functions.
13. Major operations disruption during construction.
14. Limited outdoor space adjacent to the building.

SITE ANALYSIS

proposed viable sites – bare cove park drive



SITE ANALYSIS

proposed viable sites – bare cove park drive



SITE 1

Does **NOT** accommodate all programmatic needs.

PROS:

- Proximity to Park

CONS:

- 2-story building
- Parking does not meet program
- Wetland restrictions
- 2 entry points on split floors (upper/lower levels)
- Environmental remediation considerations



SITE 2

Accommodates all programmatic needs.

PROS:

- Outdoor amenity space potential
- Room for growth
- Parking program is accommodated

CONS:

- Environmental remediation considerations

SITE ANALYSIS

proposed viable sites – bare cove park drive



SITE 3

Accommodates all programmatic needs.

PROS:

- Outdoor amenity space potential
- Room for growth
- Parking program is accommodated

CONS:

- Environmental remediation considerations
- Neighborhood support in question due to proximity
- Additional travel distance from back of parking lot



SITE 4

Does **NOT** accommodate all programmatic needs.

PROS:

- Proximity to park
- Proximity to entrance at Fort Hill Street

CONS:

- 2-story building
- Parking does not meet program
- Environmental remediation considerations
- Additional travel distance from back of parking lot

SITE ANALYSIS

selected viable site – bare cove park drive

ADVANTAGES

- Accommodates all programmatic needs, including ample parking
- 1-story building fits on site
- Ample outdoor space with connection to existing walking trails
- Topography across the site is very flat
- Parking program + overflow can be accommodated
- Central, visible location near other public resources and senior housing
- Improves quality of adjacent parking lot
- Opportunity to design a fully accessible/ADA-compliant site

CHALLENGES

- Demolition of an existing building and site-clearing needed
- Extra coordination required with regulatory bodies
- Increased environmental clean-up



BARE COVE PARK DRIVE

key factors

1. Accommodates all programmatic needs.
2. All spaces are on one level.
3. Building navigation is easy to understand.
4. Offices have a view of the parking lot for increased safety.
5. One secure entry point.
6. Entry is in the middle of the building for reduced "steps to space."
7. Clear and designated drop-off area under porte-cochère.
8. Art rooms have northern exposure.
9. Meets parking needs.
10. Ample outdoor space with connection to existing walking trails.
11. Improves quality of adjacent parking lot.
12. Increased environmental clean-up.
13. Demolition of an existing building and site clearing needed.
14. Extra coordination required with regulatory bodies.

SITE EVALUATION CRITERIA

November 18, 2024

Site 1

Site 2

Site 3

| Setting Criteria | | 210 CENTRAL STREET (TOWN HALL) | 45 BARK COVE PARK DR | 1-49 BURN ROAD (CROOKIN FIELD) | Scoring 2 = very positive, 1 = positive, 0 = neutral, 1 = negative, -2 = very negative (see methodology sheet available for explanation) | | |
|------------------|--|--------------------------------|----------------------|--------------------------------|--|--|---|
| Town Ownership | | | | | Description | | |
| Item | Criteria | Relinquish | 4.3 Acres** | 4.2 Acres** | | | |
| A | Adoptable Bulwade Area | 2 | -2 | 4 | -4 | In the bulwade area, adequate after applying site constraints? | |
| B | Adequate Parking Capacity | 2 | -4 | 4 | 0 | In these available land areas to support required parking facilities? | |
| C | Quality of Outdoor Activity Space | 1.5 | -1.5 | 3 | 0 | Will the outdoor amenity area support the goals of the facility? | |
| D | Site Configuration + Layout | 2 | -4 | 4 | 4 | Do the site components fit together in an effective/efficient way? | |
| E | Permitting Complexity + Appropriate Use | | 0 | | -2 | Is the site layout appropriate for the intended use? Will additional permitting be required? | |
| F | Proximity to Public Institutions/Resources | | 2 | | 1 | 2 | Is the site close proximity to other town institutions? |
| G | Site Visibility | | 2 | | 1 | 1 | Does the site have a desirable site presence to town? |
| H | Vehicle Access/Traffic | 1.5 | -3 | 3 | 1.5 | 1.5 | Does the site have a desirable site presence to town? Is there suitable and appropriate road access (light truck, turning lanes, traffic flow, etc.) if road work is needed, does the town have authority or good coordination with the others to be necessary for such calls and passing? |
| I | Public Safety/Security | | 1 | | 0 | 0 | Is there a level of safety to the site, is the frequency of incident such for services to law enforcement more present? |
| J | Future Expansion Potential | | -2 | | 2 | -1 | Does the site have adequate space for expansion in the future? |
| K | Environmental Impacts | | 0 | | -1 | 0 | Are there existing environmental challenges to development on the site? |
| L | Construction Phase Facility Impacts | 2 | -4 | 2 | -3 | -3 | Are there existing building or site programs that would be reduced or affected by an ongoing construction project. Will the project require using space to temporarily accommodate the existing use? |
| M | Topography | | 0 | | -1 | 1 | Does the topography of the site compromise the bulwade area or present other challenges? |
| N | Relative Site Development Cost/Complexity | 2 | 0 | 0 | 1 | 1 | Relative estimated expense of site development |
| O | Potential Neighborhood Support | 1.5 | -1.5 | 3 | -4 | -4 | Will barriers to the property study support the proposed use? |
| P | Wetland Restrictions | | 0 | | -1 | 0 | Does the site have wetland restrictions that impact the bulwade area? Is there known flooding on the property? |
| Q | Water Service | | 1 | | 1 | 1 | Ready water utility access |
| R | Power Service | | 1 | | 0 | 1 | Ready sewer utility access |
| S | Cable Service | | 1 | | 0 | 1 | Ready gas utility access |
| T | Electric Service | | 1 | | 1 | 1 | Ready electric utility access |
| U | Storm Service | | 1 | | 0 | 1 | Ready storm utility access |
| GRAND TOTAL | | -12 | 24 | 12 | | | |

* - 50,000 sq ft or greater; ** 100,000 sq ft or greater

PROGRAM METER EVALUATION
BUILDING
 SENIOR CENTER = 20,000 SF

PARKING
 SR CENTER = 185-200 SPACES

OUTDOOR PROGRAMMING SPACE
 SR CENTER = 10,000 SF

DECISION MAKING FACTORS

| KEY CRITERIA | | BARE COVE PARK DRIVE | | TOWN HALL | | CRONIN FIELD | |
|-------------------------|--|---|--|-----------|--|--------------|--|
| Design | <ul style="list-style-type: none">Space is available to accommodate 1-story buildingOffers expansion potentialSite development, wetlands, utilities to be evaluated further during design | <ul style="list-style-type: none">Limitations: square footage, features, and accessibility with 2-story designLacks expansion potentialUtilities on siteLess site development | | | | | |
| Outdoor Features | <ul style="list-style-type: none">Available space for CAL indoor to outdoor featuresAdjacent to:<ul style="list-style-type: none">Bare Cove Park trailsFields with walking trackFuture pickleball | <ul style="list-style-type: none">Lacks space for indoor to outdoor featuresAdjacent to Town Hall and recreation fields | | | | | |
| Access/ Traffic Flow | <ul style="list-style-type: none">Access road (Bare Cove Park Dr.) is not shared with residential neighborhoodAccess to CAL building from Bare Cove Drive is not shared for other usesDPW, bus activity being evaluated | <ul style="list-style-type: none">Access road is residentialTraffic flow is congested due to existing road infrastructure and other uses at Town HallEMS and service access considerationsConstruction activities will be disruptive | | | | | |
| Parking | <ul style="list-style-type: none">Adequate parking that is not shared for other usesChance to upgrade access/parking for Bare Cove Park entry point | <ul style="list-style-type: none">Parking is shared among Town departments and those accessing several recreational features including camp, playground, fields, and courts. | | | | | |
| Location | <ul style="list-style-type: none">Not abutting residential neighborhoods | <ul style="list-style-type: none">NeighborhoodHistoric use and settingDisruption to longtime recreational useselimination of baseball field; relocation of baseball field | | | | | |

ATTACHMENT B

FEDERAL LANDS TO PARKS PROGRAM (FLP) STEWARDSHIP REPORT

February 6, 2025

GSA Control Number: N – MASS – 591A

Property: Former U.S Naval Ammunition Depot

Current Name: Bare Cove Park; Lynch Field; and Carlson Fields

Location of Primary Entrance to Property: Bare Cove Park Drive and Beal Street

Latitude/Longitude Coordinates in Decimal Degrees Format:

Latitude: 42.237204/Longitude: -70.905357

Contact Information: Thomas Mayo, Town Administrator
Town of Hingham
210 Central Street
Hingham, MA 02042
(781) 741-1451
mayot@hingham-ma.gov

SITE BACKGROUND

The property is comprised of approximately 472.26 acres (Hingham Assessors' parcel 77-0-1) located along the banks of the Weymouth Back River in the Town of Hingham. The original approximately 460.3 acres was acquired by deed of the United States of America in 1972. A land swap in 2006 and a boundary line adjustment in 2016 increased the size of the property.

During the Town's stewardship since 1972, the public park and public recreation areas of the property have been greatly enhanced with significant funds expended toward the remediation of hazardous substances remaining from the former military use of the property. The majority of the property is comprised of an open space area known as Bare Cove Park. The remaining portions of the property are used for active and passive recreational activities.

All of the property is under the care and control of the Hingham Select Board but is operated and maintained in collaboration with other Town committees and departments. Day-to-day operations of Bare Cove Park are managed by the Bare Cove Park Committee, which is appointed by, and reports to, the Select Board. The athletic fields are maintained through the cooperation of the Select Board, Hingham Recreation Department, the South Shore Country Club Management Committee and the Hingham Department of Public Works. The Select Board also oversees buildings on the property that are operated under Concession Agreements.

Bare Cove Park offers exceptional areas of tidal riverine shoreline, wetlands, open fields, dense woods, 3 certified and 3 potential vernal pools, and diverse animal, bird, invertebrate, and plant life.

The recreational areas provide athletic fields for scheduled youth sports, as well as open use of an outdoor basketball court and a skateboard park. Three buildings within the recreational area are subject to Concession Agreements.

There are a total of seven (7) buildings remaining from the Naval Ammunition Depot located on the property.

PROGRAM OF UTILIZATION

The current Program of Utilization (POU), as amended October 20, 2016, is attached hereto as Exhibit A. The use of the property has proceeded in accordance with the current POU.

PROGRAM OF UTILIZATION AMENDMENTS

An amended POU is attached as Exhibit B for the review. The purpose of the proposed amendment is to incorporate a Hingham Center for Active Living to create an intergenerational facility that will integrate the Town's senior population with the amenities available in Bare Cove Park and the recreational facilities. The Center is more particularly described in the amended POU.

CONCESSION AGREEMENTS

There are three (3) Concession Agreements for portions of the property which have been previously approved by the NPS.

1. Concession Agreement, dated June 1, 2020, between the Town of Hingham and Bare Cove Fire Museum. Inc., for the Bare Cove Fire Museum, which occupies Buildings 52 and 112.
2. Concession Agreement, dated June 1, 2020, the Town of Hingham and South Shore Model Railway Club, Inc., for the South Shore Model Railway Club, which occupies Building 51.
3. Concession Agreement, dated J June 1, 2020, among the Town of Hingham, Hingham Youth Football, Inc., Hingham Little League, Inc., and Hingham Youth Hockey, Inc., for the field house at Lynch Field.

FINANCIAL STATEMENT

A. Public Park Use – Bare Cove Park

During the below listed fiscal years, the Town appropriated the following sums to the Bare Cove Park Committee for payroll and maintenance expenses related to the Park.

- (a) Fiscal Year 2020: \$27,760
- (b) Fiscal Year 2021: \$28,047
- (c) Fiscal Year 2022: \$28,424
- (d) Fiscal Year 2023: \$33,528
- (e) Fiscal Year 2024: \$34,147
- (f) Fiscal Year 2025: \$40,697

In addition, the Town expended \$14,317 on a mower for park maintenance in FY2024 and is proposing to expend \$36,000 toward the Park Ranger's vehicle in FY2026.

B. Recreational Areas

Since FY 2017, with respect to the athletic fields, the Town has funded, in part through youth sport user fees, approximately \$255,000 towards the maintenance of Carlson Field and \$185,000 towards the maintenance of Lynch Field, including the installation of a new irrigation well.

In addition, in 2010 and 2015, the Town appropriated approximately \$325,000 in Community Preservation Act funds toward repairs and restoration of Building 52, which houses the Bare Cove Fire Museum under a Concession Agreement described above.

VISITATION

A. Public Park Use – Bare Cove Park

During the summer of 2015 the Town of Hingham conducted a Trail Survey. During peak seasons, the Bare Cove Park Committee documented an average of 200-250 people a day on weekdays and over 500 people a day on weekends. Many different types of usage were observed: dog walking, bicycle riding, running, walking, strollers with infants, toddlers, children, and the elderly. The Committee also noted many different classes of handicapped citizens using the Park with helpers.

No formal usage studies have been undertaken since 2015 but use of the park remains steady, with a significant increase in use occurring during the pandemic when outdoor activities spiked due to indoor restrictions.

B. Recreational Areas

Both the Carlson Fields complex and Lynch Field are used for various organized athletic activities throughout the year. The Hingham Recreation Commission estimates the following seasonal usage (each season is approximately 10 weeks):

1. Hingham youth soccer: spring and fall seasons (1,100 athletes per week); summer youth club soccer teams (500 athletes per week)
2. Hingham youth lax: spring season (775 athletes per week)
3. Hingham little league spring (600 athletes per week). Summer (400 athletes per week. Fall (150 athletes per week)
4. Hingham youth softball. Spring season (275 athletes per week). Summer season (200 athletes per week)

The Carlson Fields complex also include an outdoor basketball court and a skateboard park which are available during daylight hours for public use. The amount of usage varies based on season.

OVERUSE

A. Public Park Use – Bare Cove Park

At the time of the 2015 Trail Survey, the Bare Cove Park Committee observed that visitors and their pets were creating some stress on the woodland and shoreline unpaved trails. The Committee rests trails as needed and continues to maintain those areas. Natural erosion is taking a toll on some areas along the river. The property has a large area of tidal salt marsh. The Committee is attempting to restrict heavy use of those areas by the public. The Town is considering a future study to improve and repair, as necessary, the trail system within the park.

B. Recreational Areas

The scheduling of youth sport activities at athletic fields is regulated to avoid overuse. Use is restricted as necessary after heavy rains to avoid damage to the fields. The unscheduled portions of the recreational areas, such as the basketball court and skateboard park at Carlson Fields, and the athletic fields during unscheduled times, are not experiencing overuse or management issues.

PHOTOGRAPHS

Photographs are attached hereto as Exhibit C.

MAPS

An updated GIS map of the property is attached hereto as Exhibit D.

HISTORIC PROPERTIES

The Naval Ammunition Depot is listed in the inventory of the Massachusetts Historical Commission (MHC) but the MHC has determined that the property does not meet National Register criteria and the Town is unaware of any special designations offering special positive recognition or relating to other federal laws.

CONTAMINATION

The Town has in prior years undertaken significant remediation of hazardous substances in the buildings and land related to the past naval ammunition depot use of the property and those sites have been closed out the Massachusetts DEP.

In 2015, the Army Corps determined that there may be munitions and explosives of concern (MEC) in the area and undertook a Remedial Investigation under the Military Munitions Response Program. After such Remedial Investigation, the Army Corps determined there was no unacceptable risk to human health or the environment from munitions or munitions constituents associated with the Hingham Naval Ammunition Depot Formerly Used Defense Sites and determined that no remedial action was needed.

FLP DEED COVENANTS

There have been two boundary line changes to the property since it was acquired by the Town. The property is subject to the covenants set forth in the following documents and the Town confirms adherence to the covenants set forth therein:

1. Corrective Deed dated June 27, 1973 and recorded with the Plymouth County Registry of Deeds in Book 3917, Page 327, as affected by a Release dated May 4, 2006, recorded with said Deeds in Book 33208, Page 7, and a Release dated December 20, 2016, recorded with said Deeds in Book 48059, Page 287.
2. Declaration of Restrictions granted by the Town of Hingham, dated May 4, 2006 and recorded with Plymouth County Registry of Deeds at Book 33208, Page 144, for a 2.72 acre parcel (“Lot A”).
3. Declaration of Restrictions granted by the Town of Hingham, dated December 20, 2016 and recorded with Plymouth County Registry of Deeds at Book 48059, Page 282, for a 10.08 acre parcel (“Parcel 1”).

EXHIBIT A

AMENDED PROGRAM OF UTILIZATION
FOR FORMER U.S NAVAL AMMUNITION DEPOT, HINGHAM, MASS.

Background Information:

In 1972, the United States Department of the Interior transferred approximately 460 acres of land, formerly part of the United States Naval Ammunition Depot, to the Town of Hingham (the “Land”). As set forth in the deed conveying the Land to the Town, the Town is required to preserve the Land for public park and public recreation purposes in perpetuity. The boundaries of the Land were modified by a land exchange in 2008 and by a boundary line adjustment in 2016.

On January 26, 1972, the Department of the Interior approved a Program of Utilization (the “1972 Plan”) with respect to specific uses envisioned for the Land. While some of the uses contemplated in the 1972 Plan have not come to fruition, the Town has invested over \$2.5 million in the environmental clean-up, improvement and maintenance of the Land, and the Land is enjoyed by thousands of visitors and users every year. In order to reflect the current uses of the Land, the Town is submitting this amended Program of Utilization (“Amended POU”) setting forth the current park and recreation uses of the Land. It is the Town’s intent that this Amended POU will continue the basic objectives and many of the land uses described in the 1972 Plan and, once approved by the Department of the Interior, will supersede the 1972 Plan in its entirety.

Park and Recreational Uses and Management:

The Land is comprised of approximately 460 acres located along the banks of the Weymouth Back River in the Town of Hingham. Set aside for the enjoyment of the public for park and recreation purposes, the Land is visited and used by hundreds of people every day.

During the Town’s stewardship since 1972, the public park and public recreation areas of the Land have been greatly enhanced. The majority of the Land is comprised of an open space area known as Bare Cove Park. The remaining portions of the Land are predominantly used for active and passive recreational activities.

All of the Land is under the care and control of the Hingham Board of Selectmen, but is operated and maintained in collaboration with other Town committees and departments. Day to day operations of Bare Cove Park are managed by the Bare Cove Park Committee, which is appointed by and reports to the Board of Selectmen. The athletic fields are maintained through the cooperation of the Board of Selectmen, Hingham Recreation Department, the South Shore Country Club Management Committee and the Hingham Department of Public Works. The Board of Selectmen also oversees all areas on the Land that are operated under Concession Agreements.

1. Public Park Use – Bare Cove Park

The open space portion of the Land, also known as Bare Cove Park is accessed from Beal Street from a gate at Sheltry Path and from a gate located on Bare Cove Park Drive. Consistent with the 1972 Plan, this area is used primarily for passive recreation. The public uses the paved roads, paths and trails throughout Bare Cove Park for walking, jogging, cycling, picnicking and other non-motorized outdoor recreational activities.

Occasionally, subject to issuance of required licenses, non-profit groups are permitted to use Bare Cove Park for road races (such as 5Ks). In addition, the park roads are used by local schools for cross-country and related athletic activities. Occasionally, the Hingham High School rowing team uses the riverfront as a launching and landing point for their regattas in the Weymouth Back River.

After the Town acquired the Land in 1972, a number of the buildings located on the old Naval Ammunition Depot fell into disrepair and became dangerous to the public and were demolished. One of the remaining buildings within Bare Cove Park is the Green Dock House, which is used as a museum to display historical Naval Ammunition Depot memorabilia.

There are a few remaining buildings on the Land. While some are used for passive recreation under concession agreements, as described below, recreational uses have not yet been identified for the remaining buildings, and the Town has not yet determined whether such uses will be identified or whether the buildings will be demolished. Until such determination is made, in order to prevent these buildings from falling into further disrepair and becoming a public nuisance and safety hazard, the Town is using and maintaining them for municipal storage purposes.

2. Recreational Areas – Athletic Fields and Other Public Activities

The recreational portion of the Land is comprised of Lynch Field off of Beal Street, the Carlson Fields off of Bare Cove Park Drive, the Bare Cove Fire Museum and the South Shore Model Railway Club.

A. Lynch Field

Lynch Field is primarily used for youth baseball and football. Over \$2 million in improvements have been made to Lynch Field with a combination of public and private funds. Included in those improvements was construction of a field house that provides meeting space, a concession stand and public restroom facilities. The field house is

managed under a Concession Agreement (Lynch Field), dated June 15, 2015, among the Town of Hingham, Hingham Little League, Inc. and Hingham Youth Hockey, Inc.

B. *Carlson Field*

Approximately 10 acres of Carlson Field which were not originally part of the Land are now to be added to the Land and subject to the same restriction for public park and public recreation uses that applies to the original Land.

The Carlson Fields were constructed after approximately \$1.5 million in environmental remediation paid for by the Town. They are primarily used for baseball, soccer, softball, outdoor basketball and skateboarding.

Located adjacent to Carlson Field and its parking area is Building 179 (which is temporarily being used for storage). The Town is currently exploring the feasibility of improving Building 179 to house the Town's Recreation Department which would allow enhanced recreational use of the Land and improved public amenities, such as public restrooms.

C. *Bare Cove Fire Museum*

The Bare Cove Fire Museum occupies Buildings 52 and 172 under a Concession Agreement (Bare Cove Fire Museum), dated May 21, 2015, between the Town of Hingham and Bare Cove Fire Museum, Inc. The Fire Museum collects, restores, preserves, maintains and displays antique, historical and vintage firefighting equipment. It is open to the public for the viewing of its collection, special events and tours.

D. *South Shore Model Railway Club*

The South Shore Model Railway Club occupies Building 51 under that certain Concession Agreement (Model Railway Club), dated May 21, 2015, between the Town of Hingham and South Shore Model Railway Club, Inc. The Railway Club collects, preserves, maintains, displays, constructs and operates model railway equipment. It is open to the public during regularly scheduled hours and for annual events.

3. Public Amenity Areas:

Both the public park and public recreation areas of the Land are served by parking areas adjacent to Lynch Field off of Beal Street and Carlson Field off of Bare Cove Park Drive, as well as a parking area at the Bare Cove Park Drive gate to Bare Cove Park.

Public restrooms are currently available inside of the field house at Lynch Field. Additional restrooms are being considered for Building 179 at Carson Field.

EXHIBIT B

AMENDED PROGRAM OF UTILIZATION
FOR FORMER U.S NAVAL AMMUNITION DEPOT, HINGHAM, MASS.

Background Information:

In 1972, the United States Department of the Interior transferred approximately 460 acres of land, formerly part of the United States Naval Ammunition Depot, to the Town of Hingham (the “Land”). As set forth in the deed conveying the Land to the Town, the Town is required to preserve the Land for public park and public recreation purposes in perpetuity. The boundaries of the Land were modified by a land exchange in 2008 and by a boundary line adjustment in 2016.

On January 26, 1972, the Department of the Interior approved a Program of Utilization (the “1972 Plan”) with respect to specific uses envisioned for the Land and the Program of Utilization was amended and updated in 2016. The Town regularly seeks to enhance the public’s use and enjoyment of the Land. In order to reflect the current and proposed future uses of the Land, the Town is submitting this amended Program of Utilization (“Amended POU”). It is the Town’s intent that this Amended POU will continue the basic objectives and many of the land uses described in the prior Program, and once approved will supersede Program.

Park and Recreational Uses and Management:

The Land is comprised of approximately 472 acres located along the banks of the Weymouth Back River in the Town of Hingham. Set aside for the enjoyment of the public for park and recreation purposes, the Land is visited and used by hundreds of people every day.

During the Town’s stewardship since 1972, the public park and public recreation areas of the Land have been greatly enhanced. The majority of the Land is comprised of an open space area known as Bare Cove Park. The remaining portions of the Land are predominantly used for active and passive recreational activities.

All of the Land is under the care and control of the Hingham Select Board, but is operated and maintained in collaboration with other Town committees and departments. Day to day operations of Bare Cove Park are managed by the Bare Cove Park Committee, which is appointed by and reports to the Select Board. The athletic fields are maintained through the cooperation of the Select Board, Hingham Recreation Department and the Hingham Department of Public Works. The Select Board also oversees all Concession Agreements.

1. Public Park Use – Bare Cove Park

The open space portion of the Land, also known as Bare Cove Park, is accessed from Beal Street from a gate at Sheltry Path and from a gate located at the end of Bare Cove Park Drive. Consistent with the 1972 Plan, this area is used primarily for passive recreation. The public uses the paved roads, paths and trails throughout Bare Cove Park for walking, jogging, cycling, picnicking and other non-motorized outdoor recreational activities.

Occasionally, subject to issuance of required licenses, non-profit groups are permitted to use Bare Cove Park for road races (such as 5Ks) and charity walks. In addition, the park roads are used by local schools for cross-country and related athletic activities. The Hingham High School rowing teams use the riverfront as a launching and landing point for training and regattas in the Weymouth Back River.

After the Town acquired the Land in 1972, a number of the buildings located on the old Naval Ammunition Depot fell into disrepair and became dangerous to the public and were demolished. One of the remaining buildings within Bare Cove Park is the Green Dock House, which is used as a museum to display historical Naval Ammunition Depot memorabilia.

There is one other remaining building within Bare Cove Park. The Town is evaluating what use may be made of the remaining building or whether it will need to be demolished. Until such determination is made, in order to prevent these buildings from falling into further disrepair and becoming a public nuisance and safety hazard, the Town is maintaining the building for municipal storage purposes.

2. Recreational Areas – Athletic Fields and Other Public Activities

The recreational portion of the Land is currently comprised of Lynch Field off of Beal Street, the Carlson Fields complex off of Bare Cove Park Drive, the Bare Cove Fire Museum and the South Shore Model Railway Club. A new Center for Active Living is proposed as described below.

A. *Lynch Field*

Lynch Field is primarily used for youth baseball and football. Over \$2 million in improvements have been made to Lynch Field with a combination of public and private funds. Included in those improvements was construction of a field house that provides meeting space, a concession stand and public restroom facilities. The field house is managed under a Concession Agreement (Lynch Field), dated June 1, 2020, among the Town of Hingham, Hingham Little League, Inc. and Hingham Youth Hockey, Inc., which is being considered for renewal in 2025.

B. *Carlson Field*

Approximately 10 acres of Carlson Fields complex which were not originally part of the Land were added in 2016 and are subject to the same restriction for public park and public recreation uses that applies to the original Land.

The Carlson Fields complex was constructed after approximately \$1.5 million in environmental remediation paid for by the Town. They are primarily used for baseball, soccer, softball, outdoor basketball and skateboarding.

Located adjacent to the Carlson Fields complex and its parking area is Building 179 (which is temporarily being used for storage). The Town is currently exploring the feasibility of improving Building 179 to house the Town's Recreation Department within the next five years. As the work would be the restoration and improvement of an pre-existing Naval Ammunition Depot building, there would be no negative impacts to the natural environment or existing recreational facilities. Renovation of this building would allow enhanced recreational use of the Land and improved public amenities, such as public restrooms.

C. *Bare Cove Fire Museum*

The Bare Cove Fire Museum occupies Buildings 52 and 172 under a Concession Agreement (Bare Cove Fire Museum), dated June 1, 2020, between the Town of Hingham and Bare Cove Fire Museum, Inc. The Fire Museum collects, restores, preserves, maintains and displays antique, historical and vintage firefighting equipment. It is open to the public for the viewing of its collection, special events and tours. The Concession Agreement is being considered for renewal in 2025.

D. *South Shore Model Railway Club*

The South Shore Model Railway Club occupies Building 51 under that certain Concession Agreement (Model Railway Club), dated June 1, 2020, between the Town of Hingham and South Shore Model Railway Club, Inc. The Railway Club collects, preserves, maintains, displays, constructs and operates model railway equipment. It is open to the public during regularly scheduled hours and for annual events. The Concession Agreement is being considered for renewal in 2025.

E. *Proposed Center for Active Living*

Within the recreational area of the Land in the vicinity of Bare Cove Fire Museum and the South Shore Model Railway Club, the Town is proposing to construct a Center for Active Living. The approximately five acre project would involve the demolition of a pre-existing Naval Depot building (Building #14) which has been determined to be unsuitable for conversion to a recreational use. The new Center for Active Living will be geared toward programs for Hingham's senior population but is intended to be an intergenerational facility that allows for active and passive recreational activities. Location of the Center for Active Living in this area allows for older visitors to the Land to take full advantage of access to the trails within Bare Cove Park and the existing recreational activities at the Carlson Field complex. The Town is also considering other recreational improvements, such as the installation of pickleball courts on an adjacent unrestricted lot owned by the Town, next to the Carlson Field complex, which would be attractive for this demographic of the public. The current timeline for development of the Center includes design and permitting in 2025-2026 and construction from 2026-2028.

3. *Public Amenity Areas:*

Both the public park and public recreation areas of the Land are served by parking areas adjacent to Lynch Field off of Beal Street and the Carlson Fields complex off of Bare Cove Park Drive, as well as a parking area at the end of Bare Cove Park Drive adjacent to the gate to Bare Cove Park.

Public restrooms are currently available inside of the field house at Lynch Field. Additional restrooms are being considered for Building 179 at Carson Field.

EXHIBIT C

EXHIBIT C—PHOTOGRAPHS



Bare Cove Park Drive Entrance Sign



Beal Street Entrance Sign

BARE COVE PARK



Back River View



Back River View

Walking Paths



Lynch Field (Beal Street)



Field House with Parking



Baseball Field



Football Field

Carson Fields (Bare Cove Park Drive)



Soccer



Basketball Court



Skateboard Park











EXHIBIT D

Area Map

Public Lands as of January 2025

Former U.S. Naval Ammunition Depot, Hingham, MA

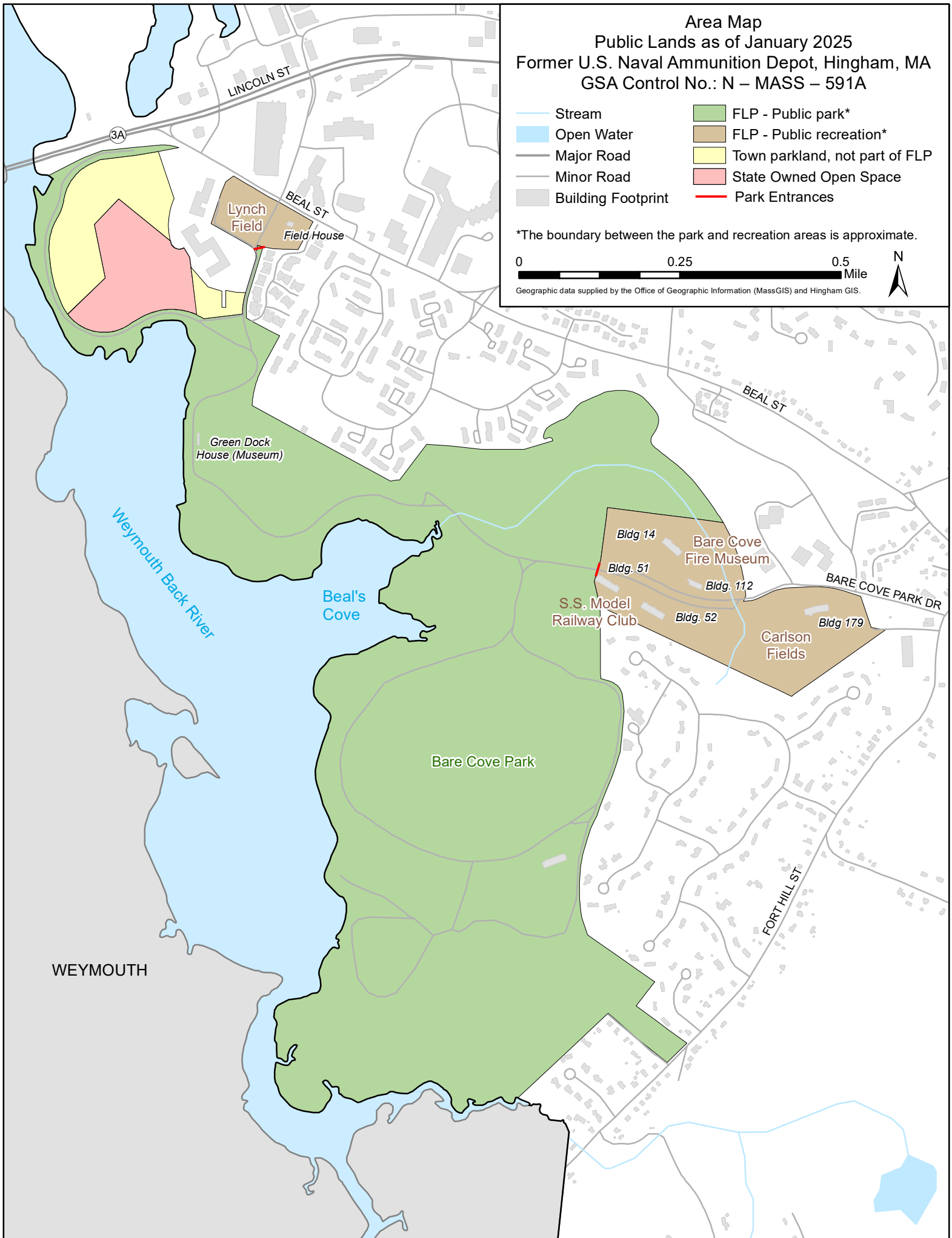
GSA Control No.: N – MASS – 591A

- | | |
|--|--|
|  Stream |  FLP - Public park* |
|  Open Water |  FLP - Public recreation* |
|  Major Road |  Town parkland, not part of FLP |
|  Minor Road |  State Owned Open Space |
|  Building Footprint |  Park Entrances |

*The boundary between the park and recreation areas is approximate.

0 0.25 0.5 Mile

Geographic data supplied by the Office of Geographic Information (MassGIS) and Hingham GIS.



ATTACHMENT C

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**National Park Service Environmental Recommendation**

*On the basis of the environmental impact information for this proposal as presented in Part B, Justification for Acquiring Property, and in this ESF, I recommend the following NEPA pathway:*

- ☒ This proposal qualifies for a Categorical Exclusion (CE).  
▪ CE Item # B.1. & C.1.  
▪ Explanation:
- ☐ This proposal requires an Environmental Assessment (EA). The applicant will be notified and provided the EA template and supporting documentation.
- ☐ This proposal may require an Environmental Impact Statement (EIS). NPS guidance will be provided to the applicant.

**Signature:**

**DIANE  
KEITH**

Digitally signed by  
DIANE KEITH  
Date: 2025.03.04  
10:47:58 -05'00'

**Title: Program Manager / Northeast Region  
Federal Lands to Parks Program**

## Federal Lands to Parks ENVIRONMENTAL SCREENING FORM (ESF)

Your responses will support the decision to either categorically exclude your proposal from further NEPA review, or to proceed with an EA or an EIS. The environmental information gathered for the ESF will identify resource topics and issues for an EA or EIS, if required.

Park Name: **Hingham, MA FLP Land (includes Bare Cove Park, Carlson Field Complex, and Lynch Field Complex)**

Former Federal Property Name: **Hingham Naval Ammunition Depot**

GSA Control No: **GSA Control No. N-MA-591A**

Project description. If this is for a land exchange, include justification/need for the exchange and description of efforts to consider all practical alternatives and why they were rejected. (please attach maps):

*The proposed project is the demolition of pre-existing Naval Ammunition Depot Building #14 (approximately 9,850 square feet) which was located on the land when conveyed to the Town and replace it with an approximately 28,000 square foot Center for Active Living and appurtenant parking and pedestrian walkways in order to integrate activities for Hingham's senior population with the passive and active recreation opportunities within Hingham's FLP Land.*

The following two sections must be completed: A. Impacts to Environmental Resources and B. Mandatory Criteria.

In Section A, for each environmental resource topic below, choose an impact estimate label (none, negligible, minor, moderate, major) that describes the degree of potential negative impact that may occur directly, indirectly and cumulatively as a result of federal approval of your proposal. These impact labels should be used to estimate specific impact levels on each separate resource and must be accompanied with a brief explanation of what specifically about that resource might be affected, how the impact level was determined, and why the chosen label is appropriate. If an environmental review has already been conducted on your proposal and it includes planned mitigation, explain this for each applicable resource. If the resource does not apply, then mark NA in the first column. You are encouraged to add relevant resources (see #22) if not included in this list.

Section B presents a list of mandatory impact criteria that preclude the use of categorical exclusions. If you answer "yes" or "maybe" for any of the mandatory criteria, you must proceed to develop an EA or EIS regardless of your answers in Section A.

**Note for land exchange proposals:** please fill out a separate screening form for each property (the exchange property and the replacement property). For the property to be exchanged the potential impact assessment is for the removal of public park and recreation covenants only – do not evaluate the potential impacts from subsequent non-recreation development and uses. Potential impacts should be considered for the recreational utility of the park remainder, if any. For the replacement land the assessment should consider the potential impacts of park development and public recreational use on the site.

If the proposal is determined to have no environmental effect (checked "no"), the project may qualify for a categorical exclusion (CE) from further environmental review. Review the applicable categorical exclusion identified in the attached listing. Identify the most appropriate CE which may exempt the proposed project from further environmental review. NPS is ultimately responsible for determining if the project qualifies for any recommended CE. If all elements of the proposed project do not conform to the identified CEs, an Environmental Assessment (EA) must be prepared on the project. Prior environmental reviews prepared for compliance with state environmental review requirements may satisfy EA requirements. Enclose copies of such environmental review reports, including decision documents and evidence of public involvement with this form.

| <b>A. IMPACTS TO ENVIRONMENTAL RESOURCES</b>                                                                                                                                                                                                                                                                                                                                        | <b>None/NA</b> | <b>Negligible</b> | <b>Minor</b> | <b>Moderate EA/EIS required</b> | <b>Major EA/EIS required</b> | <b>More Data Needed to Determine</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|--------------|---------------------------------|------------------------------|--------------------------------------|
| <b>1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.</b><br><i>Explain: Alterations to landforms have been minimized. The work will disturb less than 5 acres of moderately sloped, wooded upland. No impact to stream beds proposed.</i>                                                                                                                |                | <b>X</b>          |              |                                 |                              |                                      |
| <b>2. Air quality</b><br><i>Explain: Building will be fully electric, and no fossil fuels will be burned on site.</i>                                                                                                                                                                                                                                                               | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>3. Sound (noise impacts)</b><br><i>Explain: Building will be fully electric, and no fossil fuels will be burned on site.</i>                                                                                                                                                                                                                                                     |                | <b>X</b>          |              |                                 |                              |                                      |
| <b>4. Water quality/quantity</b><br><i>Explain: Project will fully comply with stormwater standards to manage runoff and prevent impacts to water quality and quantity.</i>                                                                                                                                                                                                         |                | <b>X</b>          |              |                                 |                              |                                      |
| <b>5. Stream flow characteristics</b><br><i>Explain: Work is over 200 feet from perennial stream, no impact on stream flow</i>                                                                                                                                                                                                                                                      | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>6. Marine/estuarine</b><br><i>Explain: N/A to project site</i>                                                                                                                                                                                                                                                                                                                   | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>7. Floodplains/wetlands</b><br><i>Explain: Site is not within a floodplain or within 100 feet of a wetland resource area</i>                                                                                                                                                                                                                                                     | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>8. Land use/ownership patterns; property values; community livability</b><br><i>Explain: Project will positively impact community.</i>                                                                                                                                                                                                                                           | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>9. Circulation, transportation</b><br><i>Explain: The project site is located along the public right of way of Bare Cove Park Drive and can be accessed without introduction of motor vehicles into open space park areas. The project will include the creation of additional paths and walkways to facilitate access to the existing park and recreational facilities.</i>     | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>10. Plant/animal/fish species of special concern and habitat; state/federal listed or proposed for listing</b><br><i>Explain: No state or federal listed species in project area. The Fish and Wildlife Service (FWS) issued a "No Effect" Determination for Tricolored Bat (proposed for listing). Also, there are no Critical Habitats in the project area as indicated in</i> | <b>X</b>       |                   |              |                                 |                              |                                      |

| <b>A. IMPACTS TO ENVIRONMENTAL RESOURCES</b>                                                                                                                                                                                                                                                                                                    | <b>None/NA</b> | <b>Negligible</b> | <b>Minor</b> | <b>Moderate EA/EIS required</b> | <b>Major EA/EIS required</b> | <b>More Data Needed to Determine</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|--------------|---------------------------------|------------------------------|--------------------------------------|
| <i>requested FWS Official Species List dated 1/28/25.</i>                                                                                                                                                                                                                                                                                       |                |                   |              |                                 |                              |                                      |
| <b>11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.</b><br><i>Explain: Site does not contain old growth forest or other unique ecosystems.</i>                                                                                                                                                 | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>12. Unique or important wildlife/habitat</b><br><i>Explain: Site does not contain mapped priority habitat, estimated habitat, or Critical Habitat, and is not within a mapped BioMap Core Habitat</i>                                                                                                                                        | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>13. Unique or important fish/ habitat</b><br><i>Explain: N/A to project site</i>                                                                                                                                                                                                                                                             | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>14. Introduce or promote invasive species (plant or animal)</b><br><i>Explain: Only native species will be used for any landscaping plans.</i>                                                                                                                                                                                               | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>15. Recreation resources, including parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc. (Most conversions exceed minor impacts)</b><br><i>Explain: Project will enhance public access to open space and recreation resources and does not affect existing trails or facilities.</i> | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>16. Accessibility by populations with disabilities.</b><br><i>Explain: Project will positively impact the community, as the building and site will be designed to the higher accessibility standards.</i>                                                                                                                                    | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>17. Overall aesthetics, special characteristics/features</b><br><i>Explain: The building and site will be designed to mimic the design of the original buildings on the site and minimize aesthetic impacts.</i>                                                                                                                             |                | <b>X</b>          |              |                                 |                              |                                      |
| <b>18. Historical/cultural resources, including landscapes, ethnographic resources, viewsheds, etc.</b><br><i>Explain: No known historical/cultural resources at project site.</i>                                                                                                                                                              | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>19. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure</b><br><i>Explain: Project will have no impact.</i>                                                                                                                                                                                           | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>20. Minority and low-income populations</b><br><i>Explain: Project will positively serve all populations.</i>                                                                                                                                                                                                                                | <b>X</b>       |                   |              |                                 |                              |                                      |



| <b>A. IMPACTS TO ENVIRONMENTAL RESOURCES</b>                                                                                                                              | <b>None/NA</b> | <b>Negligible</b> | <b>Minor</b> | <b>Moderate EA/EIS required</b> | <b>Major EA/EIS required</b> | <b>More Data Needed to Determine</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|--------------|---------------------------------|------------------------------|--------------------------------------|
| <b>21. Energy resources (geothermal, fossil fuels, etc.)</b><br><i>Explain: No known energy resources at project site. The building will be fully electric.</i>           | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>22. Other agency or tribal land use plans or policies</b><br><i>Explain: No known other agency or tribal land use plans or policies</i>                                | <b>X</b>       |                   |              |                                 |                              |                                      |
| <b>23. Other important environmental resources associated with the proposal that should be addressed</b><br><i>Explain: No other known environmental resource impacts</i> | <b>X</b>       |                   |              |                                 |                              |                                      |

| <b>B. MANDATORY CRITERIA</b><br><b>If your FLP proposal is approved, would it...</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Yes</b> | <b>No</b> | <b>Maybe (need more data)</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-------------------------------|
| <b>1. Have significant impacts on public health or safety?</b><br><i>Explain: Project is intended for benefit of the health and well-being of the town's senior population and will improve safety of vehicular and pedestrian access in the project areas.</i>                                                                                                                                                                                                                                                                           |            | <b>X</b>  |                               |
| <b>2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks, sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O 11988); national monuments; migratory birds; and other ecologically significant or critical areas.</b><br><i>Explain: No significant impacts. See description attached as Appendix B.2.</i> |            | <b>X</b>  |                               |
| <b>3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)]?</b><br><i>Explain: The project and its location will not result in negative environmental effects and is not the subject of any conflict concerning the alternative use of available resources.</i>                                                                                                                                                                    |            | <b>X</b>  |                               |
| <b>4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?</b><br><i>Explain: Preliminary environmental screening of the site has been completed.</i>                                                                                                                                                                                                                                                                                                                |            | <b>X</b>  |                               |
| <b>5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?</b><br><i>Explain: The project is not a precedent for actions with potentially significant environmental effects</i>                                                                                                                                                                                                                                                          |            | <b>X</b>  |                               |
| <b>6. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?</b><br><i>Explain: The project has not relationship with other actions with a cumulatively significant environmental effect.</i>                                                                                                                                                                                                                                                                  |            | <b>X</b>  |                               |

| B. MANDATORY CRITERIA<br>If your FLP proposal is approved, would it...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes | No | Maybe<br>(need more data) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------------------------|
| <b>7. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office. (Attach SHPO Comments)</b><br><i>Explain: The property on which the project site is located is not eligible for listing on the National Register of Historic Places. See MACRIS report attached as Appendix B.7.</i>                                                                                                                                                           |     | X  |                           |
| <b>8. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.</b><br><i>Explain: The US Fish and Wildlife Service (FWS) issued a “No Effect” Determination for Tricolored Bat (through IPaC system). Also, there are no Critical Habitats in the project area as indicated in requested FWS Official Species List dated 1/28/25.</i>                                                                       |     | X  |                           |
| <b>9. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?</b><br><i>Explain: In addition to DOI/NPS FLP approval, the Town is seeking necessary state and local permits under law imposed for the protection of the environment.</i>                                                                                                                                                                                                                                                |     | X  |                           |
| <b>10. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?</b><br><i>Explain: The project is located in an area that is open to use by all populations.</i>                                                                                                                                                                                                                                                                                                                              |     | X  |                           |
| <b>11. Limit access to access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?</b><br><i>Explain: There are no known Indian sacred sites at the project location. The location and the building to be demolished is a portion of a former Naval Ammunition Depot which operated for approximately 60 years.</i>                                                                                 |     | X  |                           |
| <b>12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area, or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?</b><br><i>Explain: Construction phase measures and monitoring will be implemented to prevent introduction of non-native and invasive species during construction. Post construction landscaping will include only native species.</i> |     | X  |                           |
| <b>13. Involve land that has a history of contamination/hazardous materials, even if remediated?</b><br><i>Explain: The project site is part of a larger parcel that has a history of contamination and active remediation. However, the specific portion of the land where this project will be sited does not have a history of contamination or hazardous materials.</i>                                                                                                                                                                           |     | X  |                           |

## Environmental Reviewers

**The following individual(s) provided input in the preparation of the environmental screening form.** *List all reviewers including name, title, agency, and field of expertise. Keep all environmental review records and data on this proposal in compliance file for any future program review and/or audit.*

1. Shannon Palmer, Conservation Officer, Town of Hingham
2. Emily Wentworth, Director of Community Planning, Town of Hingham
3. JR Frey, Town Engineer, Town of Hingham
4. Peter Shea, LEP, Principal Environmental Scientist, SLR
5. Jeff Larsen, LSP, Principal Consultant, SLR
6. Megan B. Raymond, MS, PWS, CFM, Principal Scientist, Wetlands & Waterways Lead, SLR

**The following individuals conducted a site inspection to verify field conditions.**

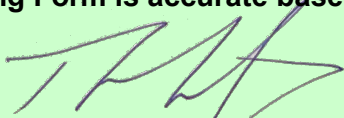
*List name of inspector(s), title, agency, and date(s) of inspection.*

1. Shannon Palmer, Conservation Officer, Town of Hingham
2. Emily Wentworth, Director of Community Planning, Town of Hingham
3. JR Frey, Town Engineer, Town of Hingham
4. Peter Shea, LEP, Principal Environmental Scientist, SLR
5. Jeff Larsen, LSP, Principal Consultant, SLR

**Comments:**

## Project Sponsor Certification

I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in the FLP Application and this Environmental Screening Form is accurate based on available resource data.



\_\_\_\_\_  
Sponsor Original Signature

\_\_\_\_\_  
2/6/2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Thomas Mayo, Town Administrator

\_\_\_\_\_  
Type Name, Title, Agency

*Form revised May 2012; based on LWCF PD/ESF and NPS D.O. 12 rev. 6/2004.*

## Categorical Exclusions

### Applicable to the Federal Lands to Parks Program

#### A. Land Acquisition and Conversions

1. Grants for acquisition of areas that will continue in the same use or lower density use with no additional disturbance to the natural setting or type. (3.4.F(2))
2. Land Acquisition, within established boundaries, if future anticipated uses would have no potential for environmental impact. (3.4.C(1))
3. Land exchanges that will not lead to anticipated changes in the use of land and no potential for environmental impact. (3.4.C(2))

#### B. Park Renovation, Rehabilitation, or Replacement of Existing Facilities

1. Grants for replacement or renovation of facilities at their same location without altering the kind and amount of recreation, historical, or cultural resources of the area or the integrity of the existing setting. (3.4.F(3))
2. Grants for the restoration, rehabilitation, stabilization, preservation, and reconstruction (or authorization thereof) of properties listed on or eligible for listing on the National Register of Historic Places, at their same location, and provided that such actions:
  - i. Will not alter the integrity of the property or its setting.
  - ii. Will not increase public use of the area to the extent of compromising the nature and character of the property.
  - iii. Will not cause a nuisance to adjacent property owners or occupants. (3.4.C(6))
3. Routine maintenance and repairs to non-historic structures, facilities, utilities, grounds, and trails. (3.4.C(3))
4. Repair, resurfacing, striping, installation or traffic control devices and repair and replacement of guardrails, culverts, signs, and other minor existing features on existing roads when no potential of environmental impact exists. (3.4.C(9))
5. Replacement in kind of minor structures and facilities with little or no change in location, capacity, or appearance- for example, comfort stations, pit toilets, fences, kiosks, signs, and campfire circles. (3.4.C(8))
6. Minor trail relocation or development of compatible trail networks on logging roads or other established routes. (3.4.C(12))
7. Minor landscaping in areas showing clear evidence of recent human disturbance. (3.4.C(17)).

#### C. Development of New Park and Recreation Facilities

1. Grants for the construction of new facilities on lands acquired under a previous NPS or other federal grant, provided that the development is in accord with plans submitted with the acquisition grant, and that environmental documents have been completed on the impacts of the proposal funded by the original grant. (3.4.F(4))
2. Grants for the construction of new facilities within an existing park or recreation area, provided that the facilities will not:
  - i. Conflict with adjacent ownership or land use, or cause a nuisance to adjacent owners or occupants, such as would happen if use were extended beyond daylight hours.
  - ii. Introduce motorized recreation vehicles, including off-road vehicles, personal water craft, and snowmobiles.
  - iii. Introduce active recreation pursuits into a passive recreation area.
  - iv. Increase public use or introduce non-compatible uses to the extent of compromising the nature and character or the property or causing physical damage to it.
  - v. Add or alter access to the park from the surrounding area. (3.4.F(5))
3. Installation of signs, displays, and kiosks. (3.4.C(5))
4. Installations of wells, comfort stations, and pit or vault toilets in areas of existing use and in developed areas. (3.4.C(11)).
5. Minor trail relocation or development of compatible trail networks on logging roads or other established routes. (3.4.C(12))



- \_\_\_\_\_ 6. Installation of underground utilities in areas showing clear evidence of recent human disturbance or areas within an existing road prism or with an existing overhead utility right-of-way. (3.4.C(16))
- \_\_\_\_\_ 7. Minor landscaping in areas showing clear evidence of recent human disturbance. (3.4.C(17)).
- \_\_\_\_\_ 8. Installation of fencing enclosures, exclosures, or boundary fencing posing no effect on wildlife migrations. (3.4.C(18))

## **APPENDIX B.2 – FLP-ESF-050312**

**Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks, sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O. 11988); national monuments; migratory birds; and other ecologically significant or critical areas.**

The potential project will not negatively affect historical or cultural resources, park, recreation or refuge lands, wilderness areas, wild or scenic rivers, national historic landmarks, drinking water aquifers, prime farmlands, wetlands or floodplains, national monuments, migratory birds or other ecologically significant or critical areas.

The lack of adverse impacts to these protected interests is attributable to the existing conditions of the potential project area, as well as the proposed site work. Specifically, the project area is not mapped by the Massachusetts Natural Heritage Endangered Species Program (MA NHESP) for rare species occurrences or critical habitat. There are no wild and scenic rivers within the project area. No work will occur within floodplains or wetlands, nor will work occur within jurisdictional areas adjacent to wetlands, such as the buffer zone to bordering vegetated wetlands (BVW). The proposed project will serve to complement the existing recreational opportunities on the property. The proposed project will be situated in an area where there is an pre-existing Naval Ammunition Depot structure, which will be razed to accommodate the work. The building to be razed is not an historic resource, nor a national monument, as verified through correspondence from the Massachusetts Historical Commission (MHC). The potential work area measures approximately 5.2-acres, including about 0.5-acres of existing structure. The small work area does not demonstrate the potential to adversely affect migrating birds. Further, though the proposed work is located on the perimeter of a state-designated Area of Critical Environmental Concern (ACEC), the work area will occupy less than 0.5% of the 950-acre ACEC and therefore does not demonstrate the potential to adversely affect this area. The Weymouth Back River ACEC, established in 1982, was designated to protect the coastal resources of the Back River. The proposed work area is not located in an area of tidal influence, and the closest tidal mean high-water line is located more than 0.27-miles from the proposed limit of disturbance. Please note that a small portion of Quonset silt loam soil, a prime farmland soil, is in the project area. However, farming is not a current or recent past use on the site, including the period from 1903-1961 when the land was operated as the Naval Ammunition Depot, and the limited project scope within a previously disturbed area does not result in a significant loss of arable land. Further, the prime farmland soil is not wide-spread on the site and may be considered an inclusion to adjacent poorly drained and human transported material (HTM) or fill material.

For the reasons above, the proposed work will not adversely affect the ecological condition of the project area.

APPENDIX B.7

DATE: 10/11/85

DATE REVIEW DUE: 10/25

PROPERTY: Naval Ammunition Depot, Hingham

STAFF IN CHARGE OF REVIEW: BS

ACTION: Demo

AGENCY: ACE



Does this property meet the NR criteria?

|           |       |           |                  |
|-----------|-------|-----------|------------------|
| Opinion:  | Yes   | <u>No</u> | More information |
| Criteria: | A     | B         | C D              |
| Level:    | Local | State     | National         |

Statement of Significance by

Staff (10/16/85)  
 (staff)

The integrity of the buildings as a complex is no longer retained. Many are just piles of rubble. Others have lost all details, windows, doors. Most of the complex's significance dates to WWII, when it was important for the amount of weapons produced and for the size of the complex — however, no technological advances were made here and it is only one of a number of depots along the Eastern Seaboard.

Information required to form opinion:

Result:

Agreed Eligible:

Date:

DOE by SOI:

Date:

Determined Not Eligible:

Date:

# **ATTACHMENT D**



## Screening Report: Overlapping Acreage

### Area of Interest (AOI) Information

Area : 5.35 acres

Jul 24 2025 10:13:11 Eastern Daylight Time





## Summary

| Name                                                         | Count | Area(acres) | Length(ft) |
|--------------------------------------------------------------|-------|-------------|------------|
| Protected OpenSpace other than Article 97 Land               | 0     | 0           | N/A        |
| OpenSpace Protected with Article 97                          | 1     | 5.27        | N/A        |
| NHESP Natural Communities                                    | 0     | 0           | N/A        |
| BioMap - Aquatic Core Habitat                                | 0     | 0           | N/A        |
| BioMap - Wetland Core Habitat                                | 0     | 0           | N/A        |
| BioMap - Forest Core Habitat                                 | 0     | 0           | N/A        |
| BioMap - Vernal Pool Core Habitat                            | 0     | 0           | N/A        |
| BioMap Critical Natural Landscape - Landscape Blocks         | 0     | 0           | N/A        |
| BioMap Critical Natural Landscape - Coastal Adaptation Areas | 0     | 0           | N/A        |
| BioMap Critical Natural Landscape - Tem Foraging Habitat     | 0     | 0           | N/A        |
| Long Distance Trails with a 10 meter buffer                  | 0     | 0           | N/A        |
| Hiking Wilderness Trails with 10 meter buffer                | 1     | 0.11        | N/A        |
| Bike Trails with 10 meter buffer                             | 0     | 0           | N/A        |
| EPA Ecoregions                                               | 2     | 5.35        | N/A        |
| SSURGO Soils: Prime Farmland Soils                           | 1     | 3.93        | N/A        |
| Prime Forest Land                                            | 1     | 2.98        | N/A        |
| Outstanding Resource Waters                                  | 0     | 0           | N/A        |
| Aquifers                                                     | 0     | 0           | N/A        |
| Sole Source Aquifers                                         | 0     | 0           | N/A        |
| Areas of Critical Environmental Concern                      | 1     | 5.35        | N/A        |
| Surface Water Protection Areas: Zone B                       | 0     | 0           | N/A        |
| Surface Water Protection Areas: Zone C                       | 0     | 0           | N/A        |
| Groundwater Protection Areas: Interim Wellhead PAs           | 0     | 0           | N/A        |
| Groundwater Protection Areas: Zone I                         | 0     | 0           | N/A        |
| Groundwater Protection Areas: Zone II                        | 0     | 0           | N/A        |
| FEMA 1% / 100 yr. flood zones                                | 0     | 0           | N/A        |
| DEP Wetland Areas                                            | 0     | 0           | N/A        |

### OpenSpace Protected with Article 97

| # | SITE_NAME      | FEE_OWNER       | Area(acres) |
|---|----------------|-----------------|-------------|
| 1 | Bare Cove Park | Town of Hingham | 5.27        |

### Hiking Wilderness Trails with 10 meter buffer

| # | SITE_NAME      | Shape_Area    | Shape_Length | Area(acres) |
|---|----------------|---------------|--------------|-------------|
| 1 | BARE COVE PARK | 379226.488831 | 35212.317655 | 0.11        |

### EPA Ecoregions

| # | Ecoregion                                     | Area(acres) |
|---|-----------------------------------------------|-------------|
| 1 | Boston Basin                                  | 0.85        |
| 2 | Southern New England Coastal Plains and Hills | 4.50        |

### SSURGO Soils: Prime Farmland Soils

| # | Prime category                   | Area(acres) |
|---|----------------------------------|-------------|
| 1 | Farmland of statewide importance | 3.93        |

### Prime Forest Land

| # | Prime category | Area(acres) |
|---|----------------|-------------|
| 1 | Prime 3        | 2.98        |

### Areas of Critical Environmental Concern

| # | NAME                | Area(acres) |
|---|---------------------|-------------|
| 1 | Weymouth Back River | 5.35        |

# **ATTACHMENT E**

March 28, 2025

Attention: Thomas Mayo  
Town Administrator  
Town of Hingham  
210 Central Street  
Hingham, MA 02043

SLR Project No.: 141.21840.00004

**RE: Summary of Findings - Narrative for FLP ESF 050312  
Proposed Hingham Center for Active Living (HCAL)  
Hingham, Massachusetts**

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Dear Mr. Mayo,

The purpose of this letter is to provide a summary of findings and narrative of the evaluation of the potential impacts of the proposed HCAL on the Area of Critical Environmental Concern (ACEC). Please find the following information pertaining to the Mandatory Criteria needed for the Federal Lands to Parks - Environmental Screening Form (ESF), Section B2 below:

***Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks, sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O. 11988); national monuments; migratory birds; and other ecologically significant or critical areas?***

SLR has evaluated the existing and proposed conditions of the project area and provides the following summary of these analyses.

The potential project will not negatively affect historical or cultural resources, park, recreation, or refuge lands, wilderness areas, wild or scenic rivers, national historic landmarks, drinking water aquifers, prime farmlands, wetlands or floodplains, national monuments, migratory birds or other ecologically significant or critical areas.

The lack of adverse impacts to these protected interests is attributable to the existing conditions of the potential project area, as well as the proposed site work. Specifically, the project area is not mapped by the Massachusetts Natural Heritage Endangered Species Program (MA NHESP) for rare species occurrences or critical habitat. There are no wild and scenic rivers within the project area. No work will occur within floodplains or wetlands, nor will work occur within jurisdictional areas adjacent to wetlands, such as the buffer zone to bordering vegetated wetlands (BVW). The proposed project will serve to complement the existing recreational opportunities on the property. The proposed project will be situated in an area where there is an pre-existing Naval Ammunition Depot structure, which will be razed to accommodate the work. The building to be razed is not an historic resource, nor a national monument, as verified through correspondence from the Massachusetts Historical Commission (MHC). The potential work area measures approximately 5.2-acres, including about 0.5-acres of existing structure. The small work area does not demonstrate the potential to adversely affect migrating birds. Further, though the proposed work is located on the perimeter of a state-designated ACEC, the

work area will occupy less than 0.5% of the 950-acre ACEC and therefore does not demonstrate the potential to adversely affect this area. The Weymouth Back River ACEC, established in 1982, was designated to protect the coastal resources of the Back River. The proposed work area is not located in an area of tidal influence, and the closest tidal mean high-water line is located more than 0.27-miles from the proposed limit of disturbance. Please note that a small portion of Quonset silt loam soil, a prime farmland soil, is in the project area. However, farming is not a current or recent past use on the site, including the period from 1903-1961 when the land was operated as the Naval Ammunition Depot, and the limited project scope within a previously disturbed area does not result in a significant loss of arable land. Further, the prime farmland soil is not wide-spread on the site and may be considered an inclusion to adjacent poorly drained and human transported material (HTM) or fill material.

For the reasons above, the proposed work will not adversely affect the ecological condition of the project area.

Thank you for your consideration of this information. If you have any questions, please do not hesitate to contact either of the undersigned.

Regards,

**SLR International Corporation**



**Megan B. Raymond, MS, PWS, CFM**  
Principal Scientist, Wetlands & Waterways Lead  
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**Brian Kaye, PLA**  
Senior Landscape Architect  
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cc: Susan C. Murphy, Esq. – Dain, Tory, Le Ray, Wiest & Garner, P.C.

141.21840.00004.mr2825.ltr



# **ATTACHMENT F**





## Screening Report: Overlapping Acreage

### Area of Interest (AOI) Information

Area : 6.82 acres

Jul 24 2025 11:06:45 Eastern Daylight Time



## Summary

| Name                                                         | Count | Area(acres) | Length(ft) |
|--------------------------------------------------------------|-------|-------------|------------|
| Protected OpenSpace other than Article 97 Land               | 0     | 0           | N/A        |
| OpenSpace Protected with Article 97                          | 0     | 0           | N/A        |
| NHESP Natural Communities                                    | 0     | 0           | N/A        |
| BioMap - Aquatic Core Habitat                                | 0     | 0           | N/A        |
| BioMap - Wetland Core Habitat                                | 0     | 0           | N/A        |
| BioMap - Forest Core Habitat                                 | 0     | 0           | N/A        |
| BioMap - Vernal Pool Core Habitat                            | 0     | 0           | N/A        |
| BioMap Critical Natural Landscape - Landscape Blocks         | 0     | 0           | N/A        |
| BioMap Critical Natural Landscape - Coastal Adaptation Areas | 0     | 0           | N/A        |
| BioMap Critical Natural Landscape - Tern Foraging Habitat    | 0     | 0           | N/A        |
| Long Distance Trails with a 10 meter buffer                  | 0     | 0           | N/A        |
| Hiking Wilderness Trails with 10 meter buffer                | 1     | 1.81        | N/A        |
| Bike Trails with 10 meter buffer                             | 0     | 0           | N/A        |
| EPA Ecoregions                                               | 1     | 6.82        | N/A        |
| SSURGO Soils: Prime Farmland Soils                           | 2     | 2.54        | N/A        |
| Prime Forest Land                                            | 3     | 2.45        | N/A        |
| Outstanding Resource Waters                                  | 0     | 0           | N/A        |
| Aquifers                                                     | 2     | 6.77        | N/A        |
| Sole Source Aquifers                                         | 0     | 0           | N/A        |
| Areas of Critical Environmental Concern                      | 0     | 0           | N/A        |
| Surface Water Protection Areas: Zone B                       | 0     | 0           | N/A        |
| Surface Water Protection Areas: Zone C                       | 0     | 0           | N/A        |
| Groundwater Protection Areas: Interim Wellhead PAs           | 0     | 0           | N/A        |
| Groundwater Protection Areas: Zone I                         | 0     | 0           | N/A        |
| Groundwater Protection Areas: Zone II                        | 0     | 0           | N/A        |
| FEMA 1% / 100 yr. flood zones                                | 1     | 0.03        | N/A        |
| DEP Wetland Areas                                            | 4     | 1.65        | N/A        |

### Hiking Wilderness Trails with 10 meter buffer

| # | SITE_NAME               | Shape_Area   | Shape_Length | Area(acres) |
|---|-------------------------|--------------|--------------|-------------|
| 1 | WARD STREET TURF FIELDS | 37278.070313 | 3421.355315  | 1.81        |

### EPA Ecoregions

| # | Ecoregion                                     | Area(acres) |
|---|-----------------------------------------------|-------------|
| 1 | Southern New England Coastal Plains and Hills | 6.82        |

### SSURGO Soils: Prime Farmland Soils

| # | Prime category                   | Area(acres) |
|---|----------------------------------|-------------|
| 1 | All areas are prime farmland     | 0.37        |
| 2 | Farmland of statewide importance | 2.17        |

### Prime Forest Land

| # | Prime category | Area(acres) |
|---|----------------|-------------|
| 1 | Prime 2        | 0.08        |
| 2 | Prime 3 Wet    | 0.41        |
| 3 | Prime 3        | 1.96        |

### Aquifers

| # | TYPE         | Area(acres) |
|---|--------------|-------------|
| 1 | High Yield   | 1.58        |
| 2 | Medium Yield | 5.18        |

### FEMA 1% / 100 yr. flood zones

| # | Flood zone                   | Area(acres) |
|---|------------------------------|-------------|
| 1 | 1% annual chance of flooding | 0.03        |

DEP Wetland Areas

| # | Wetlands type               | Area(acres) |
|---|-----------------------------|-------------|
| 1 | WOODED SWAMP MIXED TREES    | 0.03        |
| 2 | SHALLOW MARSH MEADOW OR FEN | 0.66        |
| 3 | WOODED SWAMP DECIDUOUS      | 0.96        |