

# **Land Use and Natural Resources**

*Existing Conditions and Projected Changes in Land Use and Natural Resources due to the Proposed Compressor Station*

# Land Use/Natural Resources: Effects on Health

- Quality, exposure and access to **green and outdoor spaces**
  - Improved mental well-being, reduced stress, and higher levels of outdoor physical activity
  - Residents reporting positive social interactions among themselves and neighbors
- Feelings of ownership of **neighborhood streets and outdoor spaces**
  - Improved perceptions of safety and security
    - Residents who feel safer are more likely to meet daily physical activity recommendations
- Proximity to **brownfield** (formerly industrial with environmental contamination) sites:
  - Relationship with population having poorer health outcomes
  - Remediation to acceptable health can reduce the health risks associated with the contamination, mitigate negative impacts
- Residential **proximity to industrial activity** → negative impact on mental health (primarily as stressor)
  - Direct and mediated by individuals' perceptions

William Newell Park



Source: Town of Weymouth, Planning & Community Development website

# Land Use and Natural Resources

## *Existing Conditions Summary*

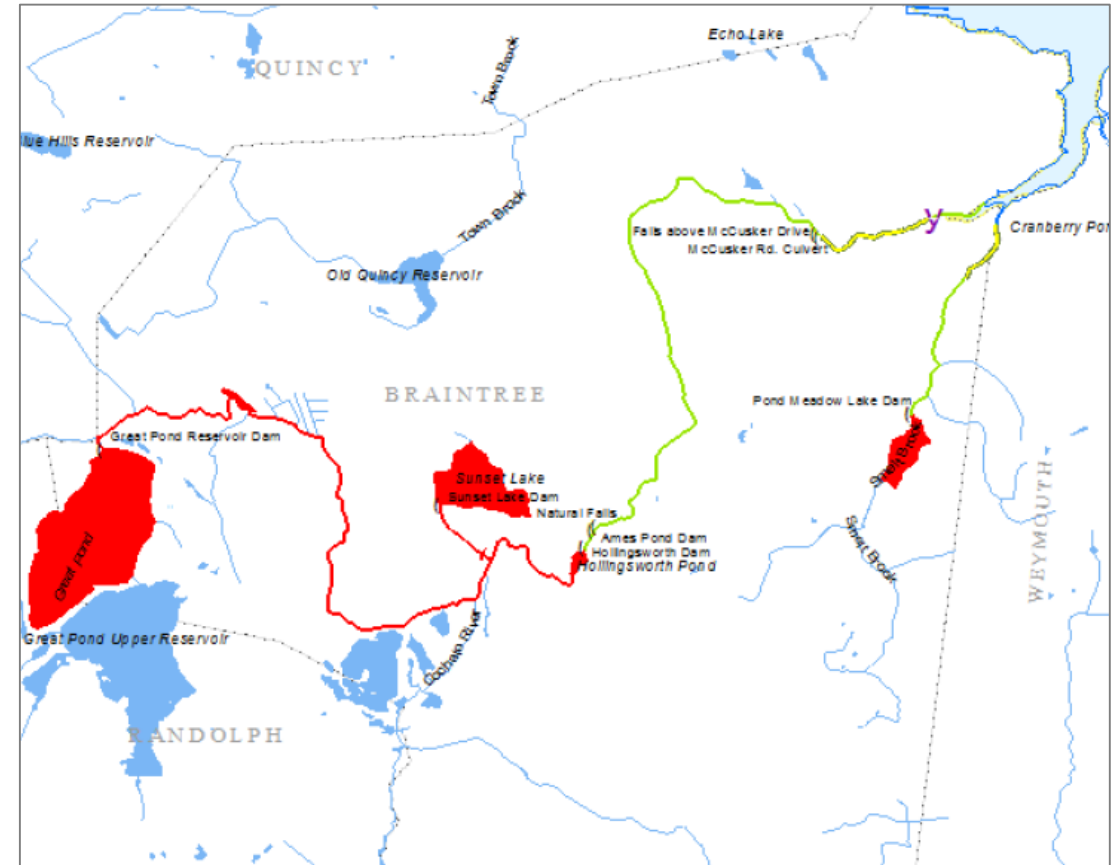
- Proposed location is a brownfield site
- Focus area mixture of industrial, commercial, and residential land uses
- Adjacent and nearby recreational and conservation lands
- Energy Facility Siting Board 2000 decision – reuse of site in accordance with Town



# Land Use and Natural Resources

## *Existing Conditions Summary - Water*

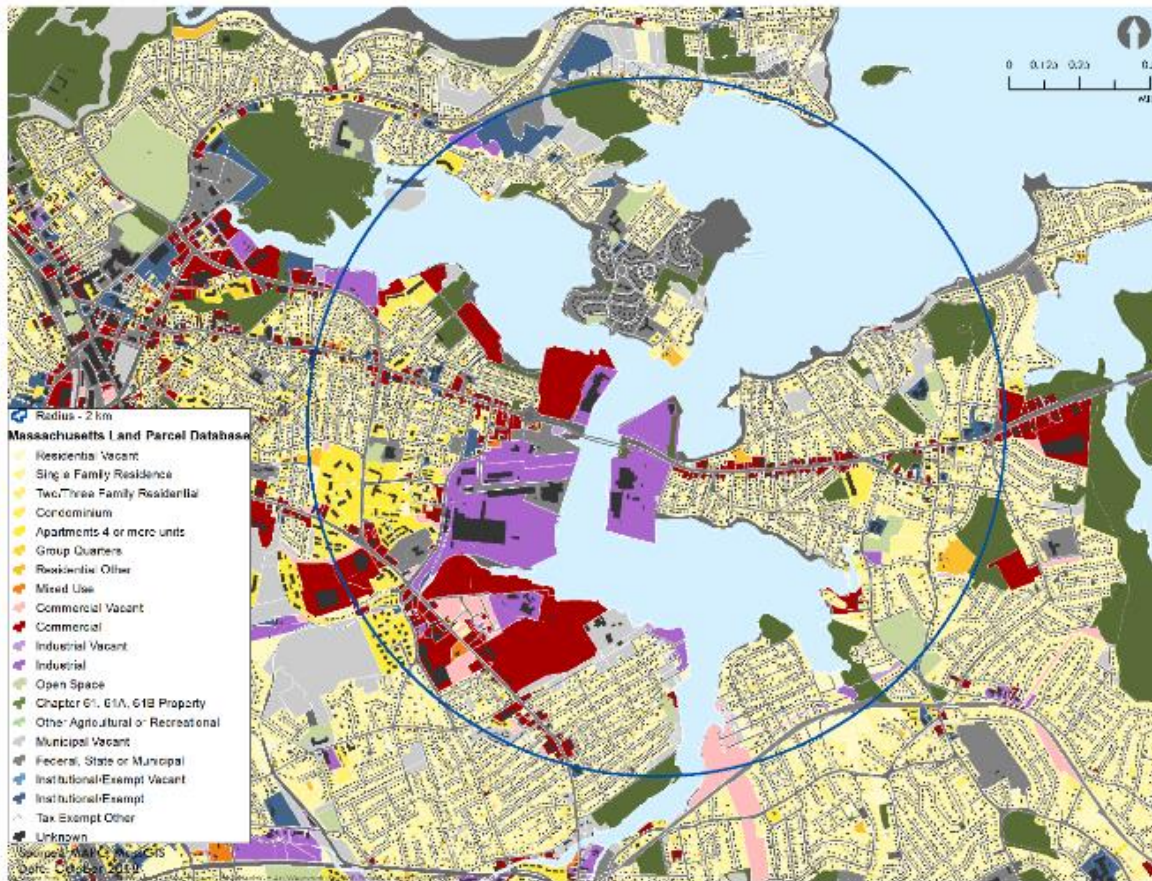
- Fore River water resource
  - Not identified as an Area of Critical Environmental Concern (ACEC) at this time
  - Coastline on and near site not identified as a habitat for protected species (e.g., piping plover)
- Herring run restoration studied; actions proposed to restore run to Great Pond



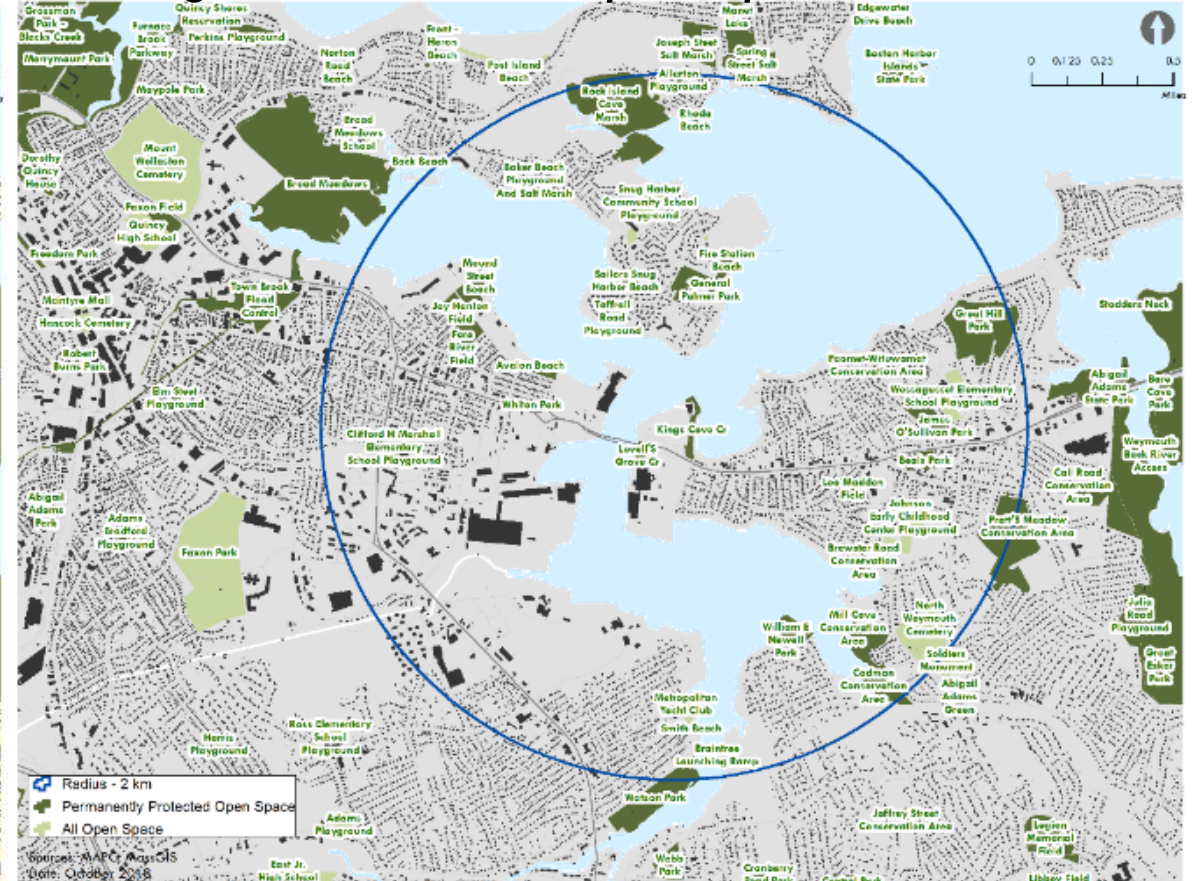


# Land Use and Natural Resources

## Existing Conditions - Land Use



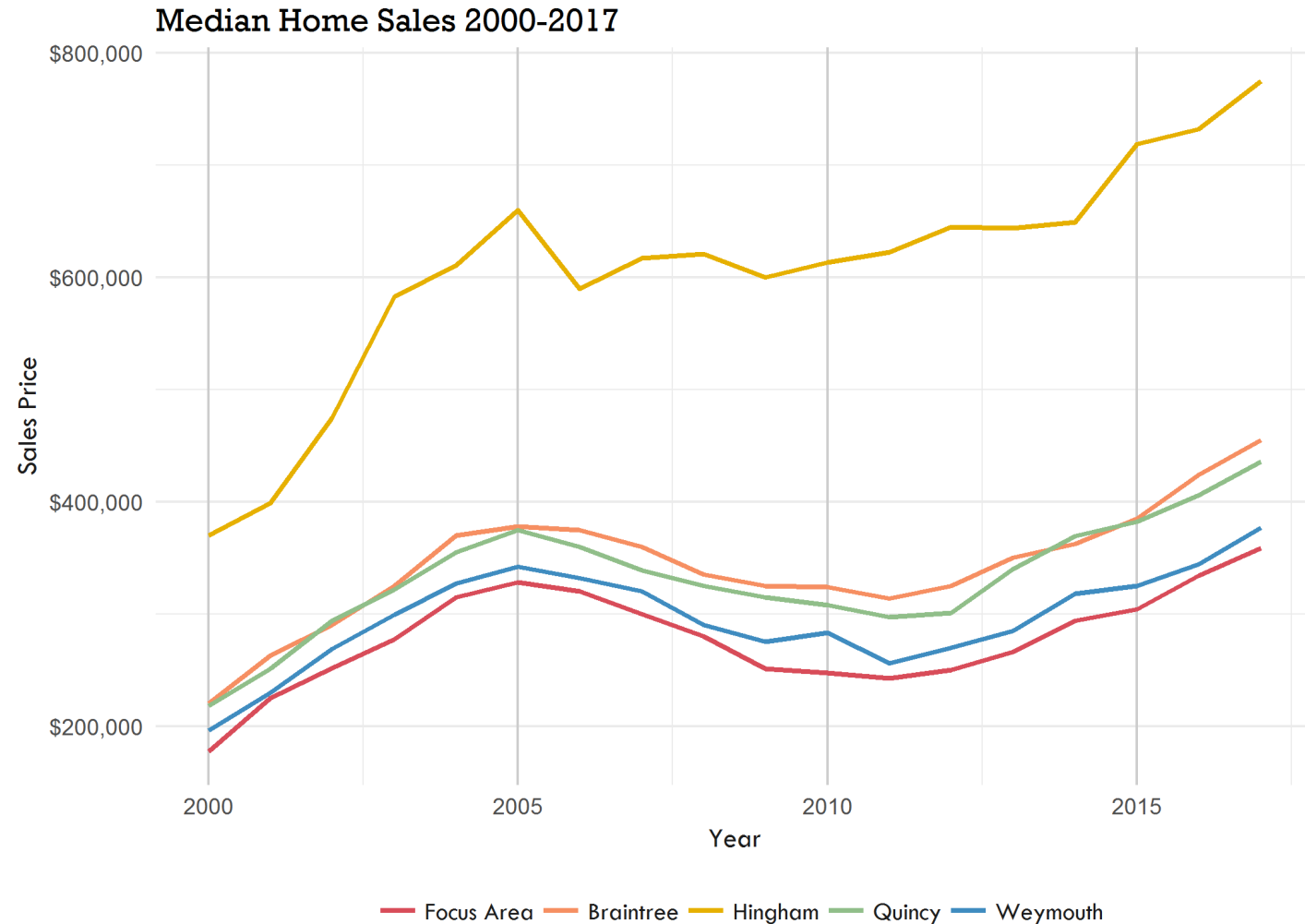
## Existing Conditions – Open Space



# Land Use and Natural Resources

## *Existing Conditions Summary*

- Since 2000, real estate value (as measure by single family home prices) has risen, fallen and then risen again
- Most recently (2015-17) each municipality has recorded double digit percentage increases in median single family home prices
  - Exception of Hingham: 8% increase
- Focus area has seen similar changes
  - 2017 median single family home price: ~\$370,000



# Estimated Changes to Existing Land Uses and Natural Resources

## *Anticipated changes - Construction*

- Activity and Use Limitation: No disturbance of underground pollutants (e.g., petroleum compounds) identified at 10-12 feet below surface
- Construction activities to occupy ~12 acres of property
- Employment of a maximum of 75-110 employees over construction period
- Employee commute trips and deliveries by tractor trailer to the site during construction period (Construction vehicle route proposed: Route 3/Route 18/Route 53/ E Howard St/ Route 3A)
- Erosion and Sediment Control Plan (E&SCP) to control and manage dust, stormwater runoff, and byproducts caused by construction activities
- Time period of construction (~9 month schedule proposed to Weymouth Conservation Commission)



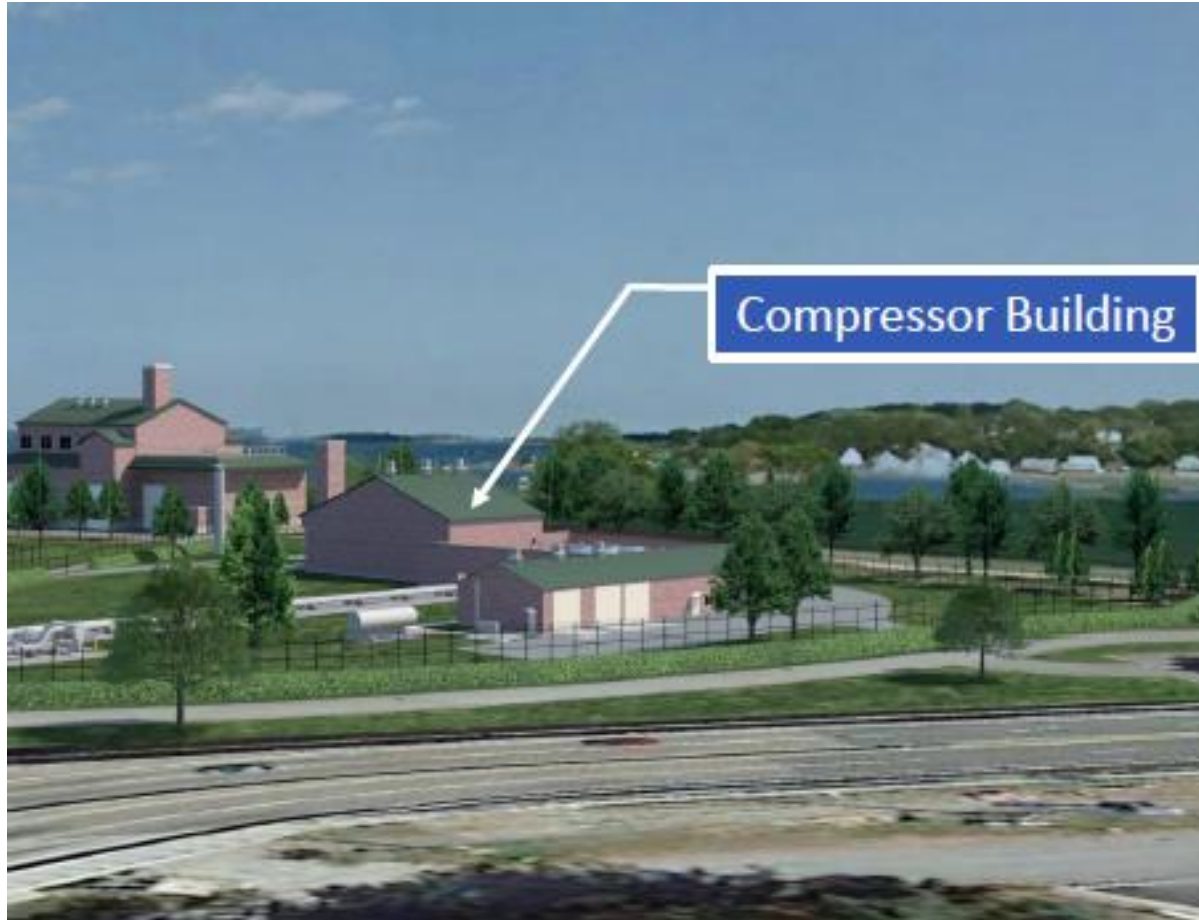
# Estimated Changes to Existing Land Uses and Natural Resources

## *Anticipated changes - Operation*

- Activity and Use Limitation: caps and restricts use of site
- Introduction of a new industrial use occupying ~4 acres of currently vacant site
- Property to be fenced (chain link identified on site plan)
- Two new buildings
  - Use of architectural elements to mirror MWRA building (i.e., brick façade)
  - Height of buildings 45 feet (compressor building at roof peak) and 25 feet (auxiliary building at roof peak)
  - Foundation ~19 feet above sea level
- New plantings (trees, shrubs, grasses) identified for site, primarily along eastern side of site (along boundary with Kings Cove Conservation Restriction)
- Reuse not judged favorable based on community sentiment (re: EFSB 2000 decision)



# Estimated Changes to Existing Land Uses and Natural Resources



Source: Weymouth Conservation Commission Notice of Intent – Public Hearing, April 2016  
Algonquin Gas Transmission - Atlantic Bridge Project



Source: Enbridge Building Rendering  
Facing West (Across King' Cove).

# Group Discussion of Land Use/ Natural Resources Impact Pathway

- What are your observations?
- What questions remain on existing conditions or changes to Land Use and Natural Resources?
- What else would be helpful to know?

