

Daniel A. Brewer
Attorney at Law

24 Central Street
Hingham, MA 02043-2515

Tel: 781/740-1144 Fax: 781/740-0241

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September 23, 2016

VIA HAND DELIVERY

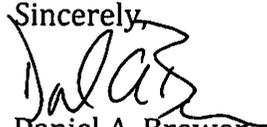
Office of Town Clerk
Town of Hingham
210 Central St.
Hingham, MA 02043-2759

Re: PROPERTY ADDRESS: World's End Reservation, Martins Lane
OWNERS: Trustees of Reservations
PETITION: Application for Special Permit A-3 with Site Plan Review

To Whom It May Concern:

Attached please find the original of the Petitioner's Application for a Special Permit A-3 with Site Plan Review and my Statement in Support and Proposed Findings with Exhibits A-M attached, seven copies of each of which are being concurrently delivered to the Hingham Planning Board. Please also find enclosed two checks from the Petitioner payable to the Town of Hingham, the first in the amount of \$1,000.00 in payment of the applicable filing fees and the second in the amount of \$500.00 as payment to escrow on account for the Town's expenses for peer review of the Petitioner's stormwater drainage analysis and related matters.

Please note in preparing the Assessors' List of Abutters that this property is listed with the Assessors at MBLU 20-0-60 and 20-0-57 as shown on the Assessors Property Cards attached to the Special Permit A-3 proposed findings as Exhibit B.

Sincerely,

Daniel A. Brewer

Enclosure

cc: Planning Board
Trustees of Reservations



**TOWN OF HINGHAM PLANNING BOARD
210 CENTRAL STREET
HINGHAM, MA 02043**

For instruction on how to complete, please see the Planning Board Regulations Relative to the Issuance of Special Permits and Site Plan Review, available at www.hingham-ma.com or at the Planning Board Office

APPLICATION FOR SPECIAL PERMIT A-3

DATE September 23, 2016

Parking Determination

Parking Waiver

Flexible Residential Development

The undersigned hereby petitions the Hingham Planning Board for a Special Permit A-3.

World's End Reservation

Subject Property Martin's Lane, Hingham, MA Zoning District Official & Open Space

Petitioner's Name: The Trustees of Reservations

Petitioner's Address: 572 Essex Street, Beverly, MA 01915

Brief Description of Work:

Improve on-site vehicular and pedestrian circulation and increase on-site parking from 74 to 116 spaces. Relocate gatehouse and upgrade landscaping. Incorporate site for planned future visitor center with improved interpretive space and restroom facilities.

Ownership and Contact Information

The undersigned is X the owner of the subject property, or _____ the holder of a written option to purchase the subject property, or _____ the holder of a valid lease to the subject property. (In this last instance written authorization from the property owner must be submitted with the other application documents.)

Record title to the subject property stands in the name(s) The Trustees of Reservations

Address of owner of record 572 Essex Street, Beverly, MA 01915

Title Reference:

(Unregistered land) Plymouth County Registry of Deeds, Book _____, Page _____

(Registered land) Land Court Certificate of Title No. 41485 , Book 207 , Page 85

See also No. 48822 , Book 244 , Page 22

State briefly what is currently on the premises: 251 acres open space and conservation land including managed fields, woodlands, coastscapes, carriage

paths and trails; with minimal visitor amenities including 74

space vehicle parking, benches, gatehouse and portolets.

Attorney, agent, or other representative acting for petitioner:

Name Daniel A. Brewer Address 24 Central St. Hingham, MA 02043

Name _____ Address _____

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 23RD day of SEPTEMBER, 2016

SIGNATURE [Signature]

PRINT Daniel A. Brewer

Address 24 Central St., Hingham, MA 02043

Tel. No. 781-740-1144 Email: dbrewer@hinghamlaw.net

**STATEMENT AND PROPOSED FINDINGS TO SUPPORT A
SPECIAL PERMIT A-3 with SITE PLAN REVIEW
PURSUANT TO THE PROVISIONS OF SECTION I-G, SECTION I-I AND
SECTION V-A OF THE ZONING BY-LAW OF THE TOWN OF HINGHAM**

LOCUS: WORLD'S END RESERVATION, MARTINS LANE
PETITIONER: THE TRUSTEES OF RESERVATIONS

I. SUMMARY OF PROPOSAL:

The Petitioner, The Trustees of Reservations ("TTOR") was created by a special act of the Legislature in 1891 "for the purpose of acquiring, holding, arranging, maintaining and opening to the public, under suitable regulations, beautiful and historical places and tracts of land with the Commonwealth" and for that purpose " may acquire and hold by grant, gift, devise, purchase or otherwise, real estate such as it may deem worthy of preservation for the enjoyment of the public" (emphasis added). (Acts of 1891, Chapter 352)¹

In 1967, working with members of the local community to raise the necessary funds, TTOR acquired title to the major part of what is known as the World's End Reservation by a deed from Helen and William Walker, Land Court Registry Transfer Certificate of Title #41485, recorded at Registration Book 207, Page 85. A second smaller parcel adjacent to Porters Cove was added to World's End Reservation in 1971 by a deed from Helen Walker, Land Court Registry Transfer Certificate of Title #48822, recorded at Registration Book 244, Page 22. Copies of these deeds are attached hereto as Exhibit A. Also attached hereto as Exhibit B are copies of the records of the Board of Assessors for these two parcels. Together, these two parcels constitute the 251 acre property known as World's End Reservation.

¹ In 2008 TTOR adopted restated Articles of Organization as a not for profit corporation under the provisions of Mass. G.L. c. 180, but its stated purposes remain the same.

In September of 1981 TTOR obtained a Hingham Zoning Board of Appeals Variance from Sections IV-B and III-B of Zoning By-Law to erect the Warden's Station (also known as the Gatehouse) within 100 feet of a residence district and in October of 1992 TTOR obtained a ZBA Special Permit A-2/Site Plan Review waiving requirements under Section V-D of By-Law for paving and striping of a 21 space off-street "overflow" parking area. A copy of a plan entitled "Topographic Plan of Land for Portions of Worlds End" dated November 25, 2015 and prepared by Ross Engineering Company is attached hereto as Exhibit C, showing the existing entry to World's End Reservation from Martins Lane and the current configuration of the on-site parking areas and driveways at the southerly end of the property.

In January of 2002 TTOR completed its World's End Management Plan which was the result of a two year process that involved a planning committee made up of individuals largely from the Hingham area who represented different property management perspectives including representatives of the local neighborhood. The process provided for "opportunities for public and community input, including public forms and a site walk" and "sought to define the property's essential features and to articulate goals and guiding principals ...(and)...specific objectives...to guide conservation efforts at World's End". The Plan stated as its primary goal that the "Trustees will manage World's End to protect its pastoral quality while assuring opportunities for visitors to enjoy and learn about the historic, scenic, and ecological features that contribute to its special character. In doing so, the Trustees will strive to instill in people a sense of stewardship for this special place and promote a conservation ethic for land in general." Thirty-two specific recommendations were adopted by the Plan, including in particular recommendations to restore the Damde Meadows as a functioning salt marsh ecosystem. To implement this recommendation, over the course of the next ten years TTOR obtained a number of ConComm Orders of Conditions and Mass. DEP waterways licenses and completed extensive work under those permits to provide for marsh restoration, installation of box culverts and construction of a new bridge.

The 2002 Management Plan also included specific recommendations to "evaluate the current entrance design and develop alternatives that may alleviate traffic congestion at the entrance." To implement this recommendation, TTOR has now developed its "Parking, Circulation and Amenities Project", which is summarized in the Project

Overview attached hereto as Exhibit D. The Project will include reconfiguration of the entrance and driveways, relocation of the Gatehouse from the entrance to an interior location, expansion of on-site parking from 74 to 122 spaces (including 5 new handicap accessible spaces), siting of a Visitors Center (to be constructed in a second phase) and associated landscaping improvements, all of which are shown in more detail in the three page Site Plan Set of plans dated September 21, 2016 prepared by Cavanaro Consulting, a copy of which is attached hereto as Exhibit E, the Landscape Plan dated September 20, 2016 prepared by Sean Papich, a copy of which is attached hereto as Exhibit F, and the World's End Visitors' Center Floor Plan and Elevations prepared by Strekalovsky Architecture, Inc., a copy of which is attached hereto as Exhibit G. The work contemplated by this Project will require variances from the dimensional requirements of Section IV-B(1) and Section IV-B(5) of the Zoning By-Law, as well as a Special Permit A-1 pursuant to the provisions of Section I-F and Section III-A (3.7) of the Zoning By-Law, applications for which are currently pending with the Zoning Board of Appeals. In addition, this application is hereby submitted to the Planning Board for a Special Permit A-3 with Site Plan Review pursuant to the provisions of Section I-G, Section I-I and Section V-A of the Zoning By-Law.

More particularly, TTOR seeks a determination pursuant to Section I-I(6) that the proposed Site Plan meets the objectives of said subsection. TTOR also seeks a parking determination pursuant to Section V-A(2) that the proposed 122 spaces meet the requirement of 1 space / 3 persons at capacity use for recreational uses, or in the alternative seeks a waiver from said requirement.

In addition, TTOR seeks waivers from the parking dimension requirements of Section V-A(3) as follows:

- (i) waiver of minimum standard parking space of 9' width and 18' length with overhang to permit slight deviations at specified locations and
- (ii) minimum aisle width of 24' for 90 degree parking angle to permit slightly narrower driveways at specified locations.

And finally, TTOR seeks waivers from the design standard requirements of Section V-A(5) as follows:

- (i) waiver of subparagraph-g requirement for substantial bumper of masonry, steel or heavy timber;

- (ii) waiver of subparagraph-i requirement for space delineation by white pavement markings, with delineation instead by 30" cedar post markers; and
- (iii) waiver of subparagraph-l requirement for asphalt, concrete or similar nonerosive surface, with surface instead to be gravel.

All said waivers are sought in order to minimize unnecessary disturbance to the landscape while at the same time remaining consistent with the overall requirements "to provide safe and convenient vehicular and pedestrian access, circulation and maneuverability and pedestrian activity" and "to minimize conflict with traffic on public and private ways and to provide good visibility and sight distance for observation of approaching vehicular or pedestrian traffic".

II. SUMMARY OF EXISTING AND PROPOSED USES:

The World's End Reservation is open from 8:00 a.m. to sunset (or 8:00 p.m. if earlier) 365 days per year, and from 1991 to 2016 visitation has grown from approximately 40,000 visits per year to approximately 60,000 visits per year. Of those individuals visiting World's End, approximately 95% constitute recreational visitors who come to walk the grounds and enjoy the scenic vistas. Approximately 5% constitute visitors attracted by various programs such as the Summer Solstice celebration, guided walks, and educational programs such as the Hands-On World's End summer day camp. A copy of page 7.2 of the 2002 World's End Management Plan is attached hereto as Exhibit H summarizing visitation data from 1991 to 2001, and visitation data summaries from 2008 to 2015 are attached hereto as Exhibit I.

A more detailed accounting of programs and metrics for 2016 is attached hereto as Exhibit J. As shown on this Exhibit, World's End has hosted or will host a series of guided walks, summer day camp programs, and related programs, in addition to two events worth particular mention. The first is the Summer Solstice celebration referred to above and the second is the Art In Landscape program involving the installation of the piece entitled "Mirror Labyrinth" by the artist Jeppe Hein at the southerly end of the bar joining World's End Hill with Planter's Hill. The Solstice celebration drew approximately 1,600 visitors to the site, and TTOR accommodated all these visitors by providing parking on-site at properly staffed designated temporary parking areas in locations deemed ecologically sustainable. A copy of the two page Solstice Field Plan is

attached hereto as Exhibit K. The opening of the Jeppe Hein art installation was held on Sunday, September 18, 2016 and drew approximately 207 visitors. Off-site parking was provided at the MBTA parking lot at Nantasket Junction, with shuttle bus service to the site.

In addition to the specific arrangements discussed above for the Solstice and Jeppe Hein special events, TTOR has identified and is proceeding with a number of general operational and site improvements as part of its "Parking, Circulation and Amenities Project", which is summarized in the Project Overview attached as Exhibit D and referred to above. The site improvements include widening the entrance and driveways to accommodate a two way traffic flow, expanding on-site parking from 74 spaces to 122 spaces, repositioning the Gatehouse from the entrance at Martins Lane to a more interior location to allow for point of sale transactions to occur after visitors have parked their vehicles on-site (eliminating vehicle queuing on Martins Lane), and the siting of a proposed new Visitors Center (to be constructed in a second phase) providing improved interpretive space and restroom facilities. Operational improvements include modernizing point of sale software and devices to improve the efficiency of transactions and reduce wait times, increasing staffing on weekends and other anticipated high visitor dates and investing in improved communication technology to better manage traffic, parking and related visitors issues, and proactively managing parking and visitation flows by providing real time updates on weekends using TTOR's World's End website and Twitter account and by providing general information on the website relating to the limited availability of parking on-site. TTOR also limits attendance to most of its special events at World's End and requires pre-registration. Finally, TTOR is committed to working with the Town of Hingham Traffic Committee and other stakeholders to explore the development and enforcement of traffic and parking regulations in the World's End neighborhood, and is also committed to working with its partners in the Boston Harbor Islands National Park to explore possibilities for water access to World's End.

TTOR's current "Parking, Circulation and Amenities Project", together with the other policies and procedures TTOR has implemented to better manage and enhance the visitors' experience of World's End, reflect TTOR's commitment to serve the general purpose articulated in its enabling legislation and promote the goals articulated in its 2002 Management Plan in a manner that is sensitive to and mitigates the impacts of

operations on the surrounding World's End neighborhood and the Town of Hingham. Accordingly, TTOR submits this Special Permit A-3 Application with Site Plan Review pursuant to the provisions of pursuant to the provisions of Section I-G, Section I-I and Section V-A of the Zoning By-Law seeking the determinations and waivers referred to above.

In further support of this application, TTOR engaged McMahon Transportation Engineers & Planners to perform an assessment of the existing traffic volumes and speeds along Martins Lane in the vicinity of World's End with data collected over a ten day period from Saturday, August 27, 2016 through Monday, September 5, 2016. A copy of the McMahon report dated September 21, 2016 is attached hereto as Exhibit L. As shown on Table 2 of the report, peak vehicle volumes should not exceed the parking capacity of 122 spaces proposed by the pending "Parking, Circulation and Amenities Project". In addition, Cavanaro Consulting has provided a stormwater drainage analysis, the results of which are attached hereto as Exhibit M.

III. PROPOSED FINDINGS:

A. Site Plan Review pursuant to Section I-I(6).

In considering the criteria set forth in subparagraphs (a)-(i) of Section I-I(6), the proposed "Parking, Circulation and Amenities Project" will provide (a) appropriate protection of abutting properties against detrimental uses by use of appropriate stormwater drainage design and appropriate landscaping; (b) convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets by use of a two way driveway on-site with proper separation of vehicular and pedestrian flows and eliminating traffic queuing on Martins Lane; (c) adequate arrangements of on-site parking and traffic patterns as more particularly discussed in III-B below; (d) adequate open space and setbacks including adequate landscaping as shown on the Project's Landscape Plan dated September 20, 2016 prepared by Sean Papich; (e) adequate methods of disposal of refuse and other wastes resulting from uses permitted on the site based on the demonstrated commitment of TTOR to actively manage World's End Reservation as a conservation resource and more particularly by construction of the proposed Visitors Center contemplated in the Project; (f) prevention or mitigation of adverse impacts on the Town's resources, again by use of a two way driveway on-site

with proper separation of vehicular and pedestrian flows and eliminating traffic queuing on Martins Lane; (g) assurance of positive stormwater drainage and snow-melt run-off as demonstrated by the Cavanaro Consulting stormwater drainage analysis; (h) protection of natural and historic features, again based on the demonstrated commitment of TTOR to actively manage World's End Reservation as a conservation resource; and (i) minimizing unreasonable departure from the character and scale of buildings in the vicinity or on-site, based on landscaping as shown on the Project's Landscape Plan dated September 20, 2016 prepared by Sean Papich and on the dimensions and elevations of the proposed Visitors Center as shown on the World's End Visitors' Center Floor Plan and Elevations prepared by Strelakovsky Architecture, Inc.

B. Special Permit A-3 Off-Street Parking Requirements pursuant to Section V-A(6)

1. The parking is sufficient in quantity to meet the needs of the proposed project.

As shown on Table 2 of the McMahon Transportation Engineers & Planners Report dated September 21, 2016, hourly vehicle volumes showed peak hourly entries ranging from 50-56 vehicles with corresponding peak hourly departures ranging from 25-40 vehicles. Accordingly, demand for parking should not exceed the parking capacity of 122 spaces proposed by the pending "Parking, Circulation and Amenities Project", especially when considered in conjunction with TTOR's commitment to increasing staffing on weekends and other anticipated high visitor dates and investing in improved communication technology to better manage traffic, parking and related visitors issues, and proactively managing parking and visitation flows by providing real time updates on weekends using TTOR's World's End website and Twitter account and by providing general information on the website relating to the limited availability of parking on-site.

2. Pedestrian access and circulation has been provided for.

As shown on the three page Site Plan Set of plans dated September 21, 2016 prepared by Cavanaro Consulting, new gravel pathways and trailheads will be constructed and the Gatehouse will be relocated from the entrance to an interior location providing for proper pedestrian access and circulation with appropriate separation from vehicle traffic flows.

3. New driveways have been designed to maximize sightline distances to the greatest extent possible.

As shown on the Ross Topographic Plan, the Cavanaro Site Plan and the Papich Landscape Master Plan, the area which encompasses the current entrance, driveways and parking consists of a narrow upland bounded to the south by the adjacent residential district and to the north by the Damde Meadows wetlands, to the north of which are the meadows, fields, tree-lined avenues, intertidal rocky shores, and drumlins that make up the major part of the 251 acre managed landscape of Worlds End. Without significantly impacting the conservation land resources TTOR is mandated to protect, the only land available at World's End for the improvements contemplated by the "Parking, Circulation and Amenities Project" is located in this relatively narrow area, and the proposed improvements within this area have been designed to maximize the sightline distances to the greatest extent possible

4. It is impractical to meet identified standards and the requested waivers of these regulations will not result in or worsen parking and traffic problems on-site or on the surrounding streets, or adversely affect the value of abutting lands and buildings.

TTOR seeks waivers from the parking dimension requirements of Section V-A(3) as follows:

- (i) waiver of minimum standard parking space of 9' width and 18' length with overhang to permit slight deviations at specified locations and
- (ii) minimum aisle width of 24' for 90 degree parking angle to permit slightly narrower driveways at specified locations.

And finally, TTOR seeks waivers from the design standard requirements of Section V-A(5) as follows:

- (i) waiver of subparagraph-g requirement for substantial bumper of masonry, steel or heavy timber;
- (ii) waiver of subparagraph-i requirement for space delineation by white pavement markings, with delineation instead by 30" cedar post markers; and
- (iii) waiver of subparagraph-l requirement for asphalt, concrete or similar nonerosive surface, with surface instead to be gravel.

All said waivers are sought in order to minimize unnecessary disturbance to the landscape while at the same time remaining consistent with the overall requirements "to provide safe and convenient vehicular and pedestrian access, circulation and maneuverability and pedestrian activity" and "to minimize conflict with traffic on public and private ways and to provide good visibility and sight distance for observation of approaching vehicular or pedestrian traffic". More particularly, waivers from the parking dimension requirements of Section V-A(3) are limited to only a few specific locations and, if not granted, would require a substantial reconfiguration of the driveways and parking areas with the likely elimination of the proposed two-way traffic flow. Waivers from the design standard requirements of Section V-A(5) are necessary in order to maintain the natural aesthetics of the site consistent with the primary character of the site as conservation land.

5. The granting of relief is consistent with the intent of this By-Law and will not increase the likelihood of accident or impair access and circulation.

Section I-A(2) of the Hingham Zoning By-Law states that the general purposes of the By-Law include "to lessen congestion in the streets", "to conserve health", "to facilitate the adequate provision of ... parks, open space, and other public requirements", "to conserve ... natural resources and the prevention of blight and pollution of the environment", to encourage the most appropriate use of land throughout the Town", and to preserve and increase amenities". By granting the relief sought by the Petitioner, TTOR will be able to proceed with the improvements contemplated by the "Parking, Circulation and Amenities Project", including safer pedestrian and vehicular traffic flows on-site, improved restroom facilities, improved handicap accessible facilities, improved landscaping, and mitigation of traffic and parking impacts on the adjacent neighborhood.

Accordingly, granting the relief requested is consistent with the general intent of the Zoning By-Law and will not increase but will decrease the likelihood of accident and will not impair but will improve access and circulation.

IV. CONCLUSION:

Based on the foregoing, and consistent with the provisions of pursuant to the provisions of Section I-G, Section I-I and Section V-A of the Zoning By-Law, it is respectfully requested that a Special Permit A-3 be issued with the requested waivers and the Site Plan be approved for the "Parking, Circulation and Amenities Project".

THE TRUSTEES OF RESERVATIONS

By its attorney



Daniel A. Brewer
BBO #056460
24 Central Street
Hingham, MA 02043
781-740-1144
dbrewer@hinghamlaw.net

Dated: 9/23, 2016

EXHIBIT A

ENCLOSURE BY
QUEST BY
RUSTON BY

DEC 23 1967 11:55 AM
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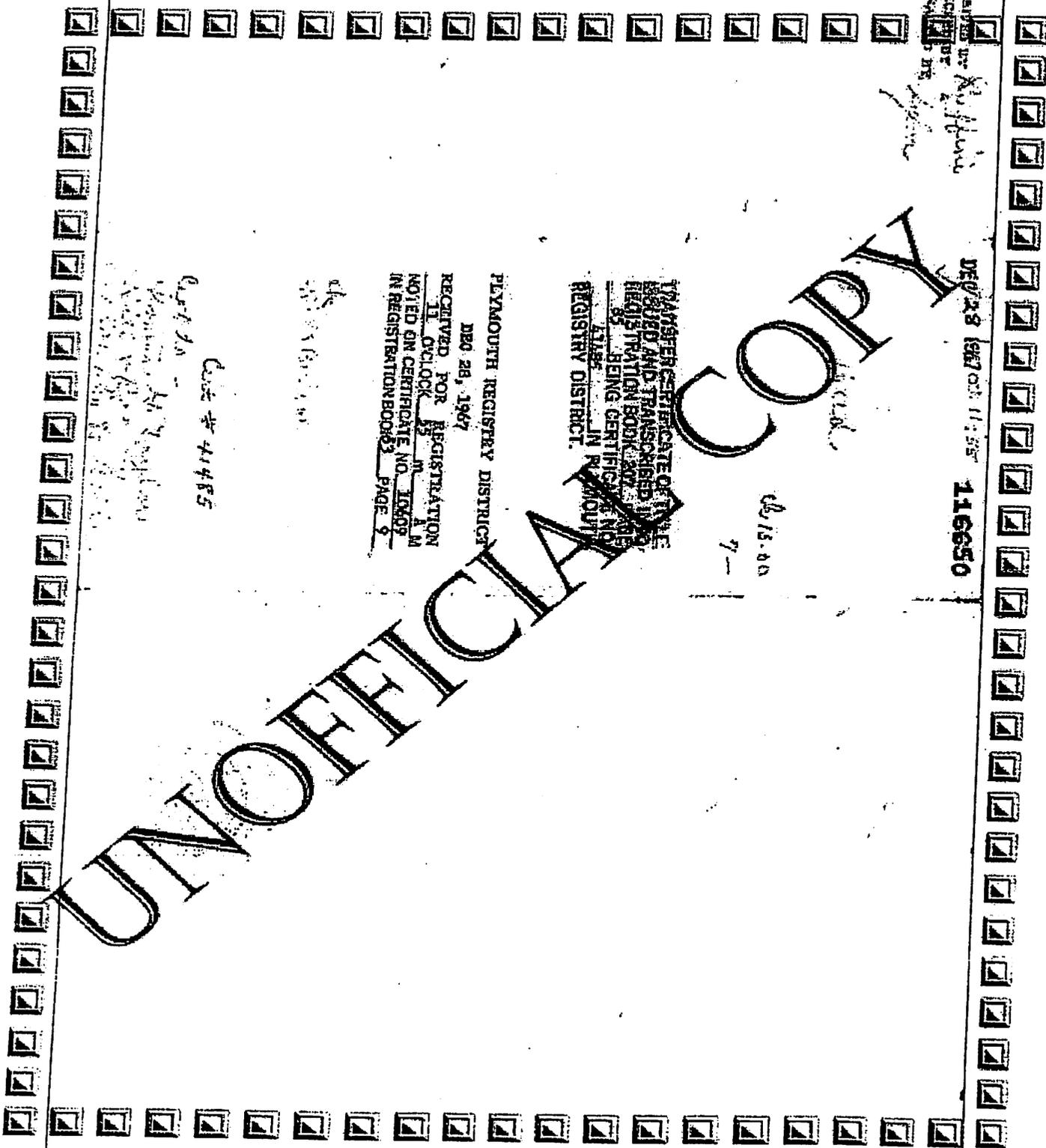
TRANSFER CERTIFICATE OF TITLE
RECORDED AND TRANSCRIBED
REGISTRATION BOOK NO. 10609
BY BEING CERTIFICATED AND
ALIAS IN PLYMOUTH
REGISTRY DISTRICT.

PLYMOUTH REGISTRY DISTRICT
DEC. 28, 1967

RECEIVED FOR REGISTRATION
AT OCELOCH, FLA. IN
NOTED ON CERTIFICATE NO. 10609
IN REGISTRATION BOOK 3 PAGE 9

Case # 41485

UNOFFICIAL COPY



HELEN P. WALKER, of Hingham, Plymouth County, Massachusetts,
for consideration paid, grants to THE TRUSTEES OF RESERVATIONS, a
corporation organized and existing under the laws of the Common-
wealth of Massachusetts and having its principal office at 22¹/₂ Adams
Street in Milton, Norfolk County, Massachusetts, with QUITCLAIM
COVENANTS,

*Case
10669*

A certain parcel of land situate in said
Hingham, bounded:

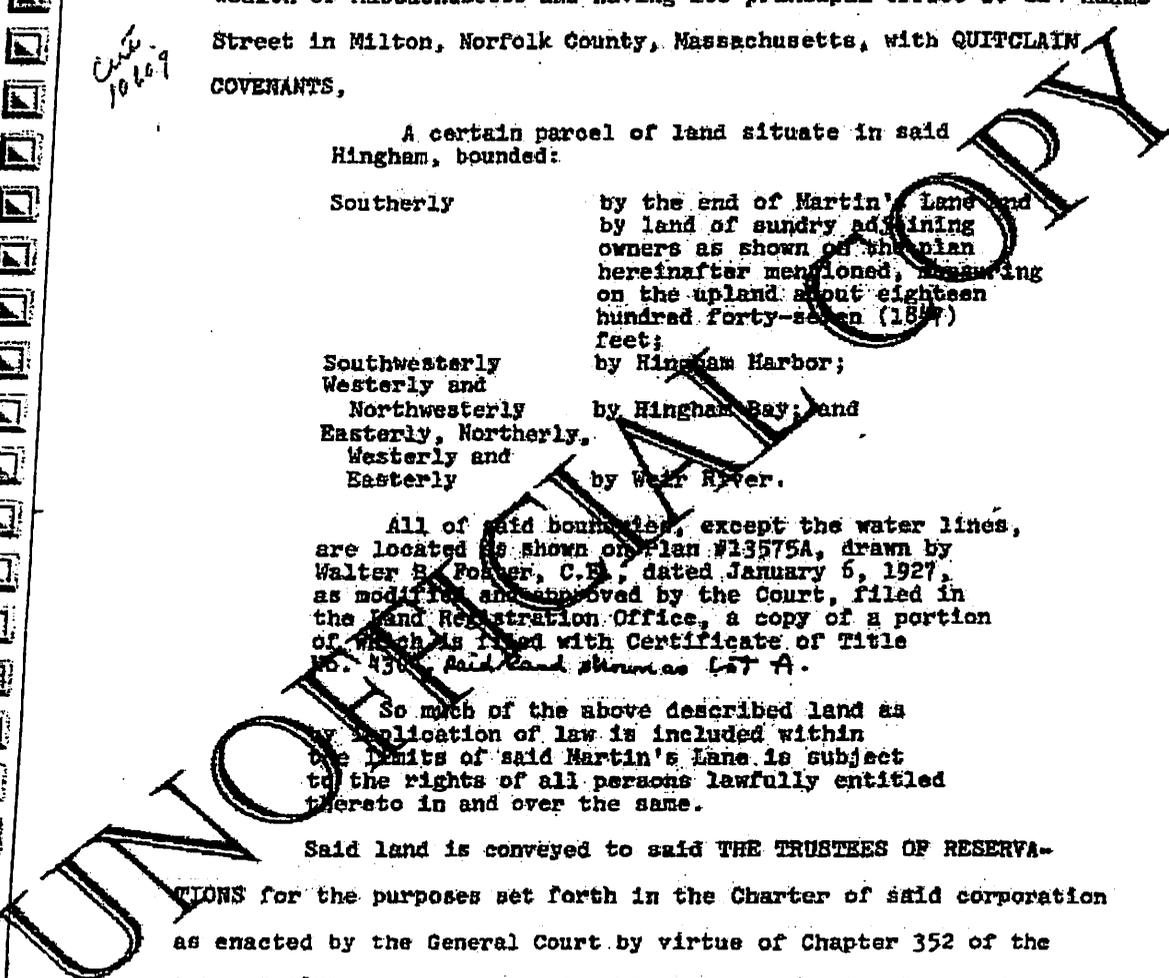
Southerly	by the end of Martin's Lane and by land of sundry adjoining owners as shown on the plan hereinafter mentioned, measuring on the upland about eighteen hundred forty-seven (1847) feet;
Southwesterly	by Hingham Harbor;
Westerly and Northwesterly	by Hingham Bay; and
Easterly, Northerly, Westerly and Easterly	by Weir River.

All of said boundaries, except the water lines,
are located as shown on Plan #13575A, drawn by
Walter B. Foster, C.E., dated January 5, 1927,
as modified and approved by the Court, filed in
the Land Registration Office, a copy of a portion
of which is filed with Certificate of Title
No. 430, said land shown as LOT A.

So much of the above described land as
by application of law is included within
the limits of said Martin's Lane is subject
to the rights of all persons lawfully entitled
thereto in and over the same.

Said land is conveyed to said THE TRUSTEES OF RESERVA-
TIONS for the purposes set forth in the Charter of said corporation
as enacted by the General Court by virtue of Chapter 352 of the
Acts of 1891, as amended, and subject to easements of record
insofar as now in force and effect.

I, WILLIAM H. C. WALKER, husband of said grantor,
release to said grantee all rights of homestead and other
interests therein.



PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 8545
PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000

WITNESS our hands and seals this 28th day of December, 1967.

PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000

PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000

Helen F. Walker
Helen F. Walker

William H. C. Walker
William H. C. Walker

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

December 28, 1967

Then personally appeared the above named Helen F. Walker and acknowledged the foregoing instrument to be her free act and deed.

Before me,

James W. Noonan
Notary Public
My commissions expires:

December 13, 1974



PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000
PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000
PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000



PLYMOUTH COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE 9000

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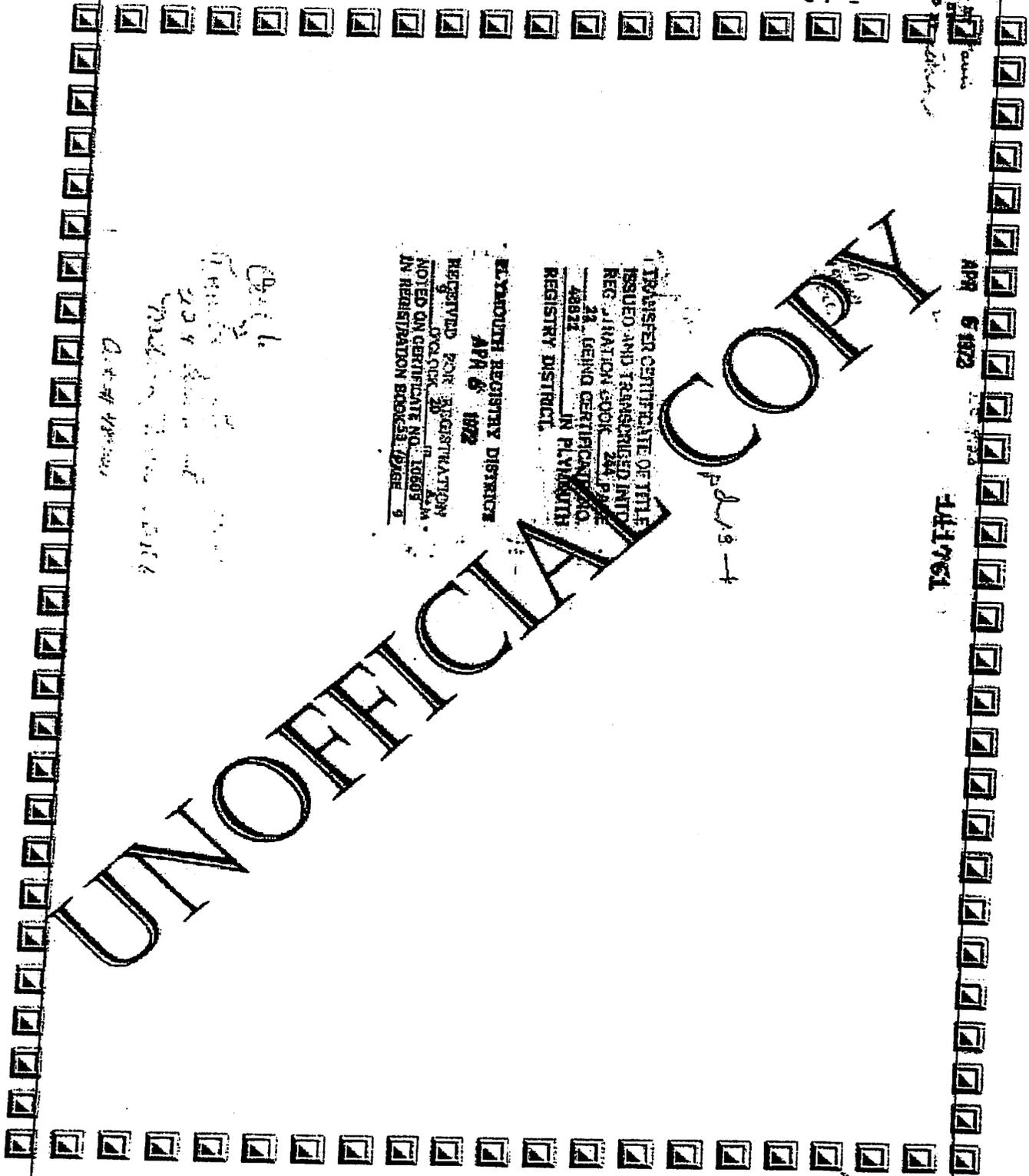
TRANSFER CERTIFICATE OF TITLE
ISSUED AND TRANSCRIBED INTO
REGISTRATION BOOK 244 PAGE
22 GENUINE CERTIFICATE NO.
48812 IN PLYMOUTH
REGISTRY DISTRICT.

PLYMOUTH REGISTRY DISTRICT
APR 6 1972

REGISTERED FOR REGISTRATION
ON APR 20 11 11 AM
NOTED ON CERTIFICATE NO. 10805
IN REGISTRATION BOOK 31 PAGE 9

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Carli
229
10/11/72
10/11/72



HELEN F. WALKER, of Hingham, Plymouth County,
Massachusetts, for the nominal consideration of one (1) dollar
grants to THE TRUSTEES OF RESERVATIONS, a corporation organized
and existing under the laws of the Commonwealth of Massachusetts
whose address is 224 Adams Street in Milton, Norfolk County,
Massachusetts, the following two contiguous parcels of land
situated easterly of Gilford Road in said Hingham:

The First Parcel is bounded and described as follows:

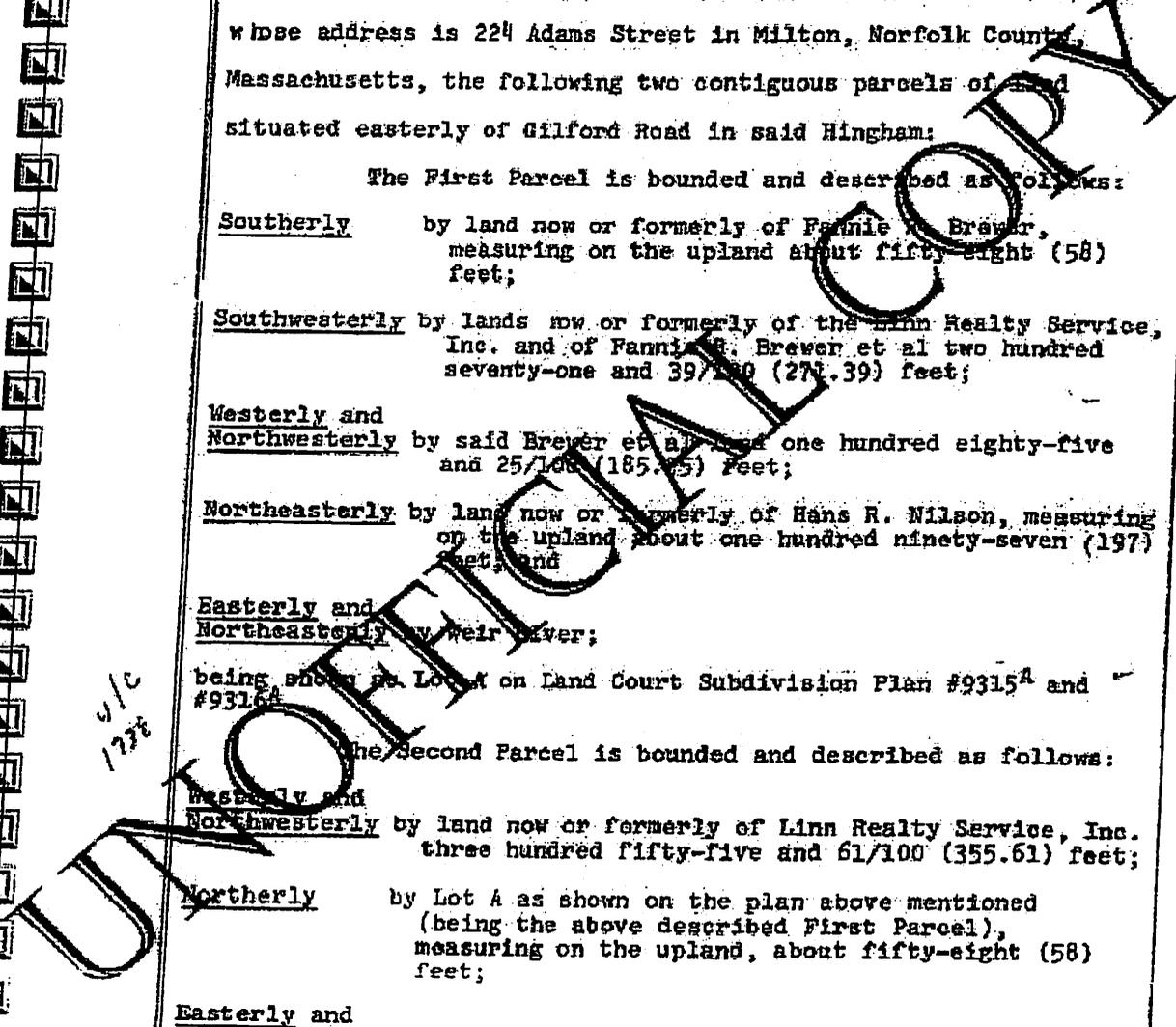
- Southerly by land now or formerly of Fannie R. Brewer,
measuring on the upland about fifty-eight (58)
feet;
- Southwesterly by lands now or formerly of the Linn Realty Service,
Inc. and of Fannie R. Brewer et al two hundred
seventy-one and 39/100 (271.39) feet;
- Westerly and
Northwesterly by said Brewer et al one hundred eighty-five
and 25/100 (185.25) feet;
- Northeasterly by land now or formerly of Hans R. Nilson, measuring
on the upland about one hundred ninety-seven (197)
feet; and
- Easterly and
Northeasterly by Weir River;

being shown as Lot 1 on Land Court Subdivision Plan #9315^A and
#9316^A

The Second Parcel is bounded and described as follows:

- Westerly and
Northwesterly by land now or formerly of Linn Realty Service, Inc.
three hundred fifty-five and 61/100 (355.61) feet;
- Northerly by Lot A as shown on the plan above mentioned
(being the above described First Parcel),
measuring on the upland, about fifty-eight (58)
feet;
- Easterly and
Northeasterly by Weir River and
- Southerly by land now or formerly of Fannie R. Brewer about
one hundred thirty-five (135) feet;

being shown as Lot 60 on Land Court Subdivision Plan #9315^B and
containing according to said plan 22,632 square feet.



4/10
1278



No. 10609 for the Registry District of Plymouth County.

Said land is conveyed to said THE TRUSTEES OF RESERVATIONS for the purposes set forth in the Charter of said corporation as enacted by the General Court by virtue of Chapter 352 of the Acts of 1891, as amended.

This deed is given without covenants, express or implied.

I, William H. C. Walker, husband of said Helen F. Walker, release to said grantee all rights of homestead and other interests therein.

WITNESS our hands and seals this 27th day of December 1971. No Massachusetts deed excise stamps are hereto affixed as none are required by law.

Helen F. Walker
William H. C. Walker

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

Hingham, ~~December 27~~ 1971.

Then appeared personally the above-named Helen F. Walker and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Gary P. Clark
Notary Public
Gary P. Clark, Notary Public
My commission expires August 29, 1972

LAND COURT, BOSTON. The land herein described will be shown to our approved plan to take as

DEC 23 1971

Plan 9315-L Lot 60
(Examined as to description only)
R. L. Woodbury, Esq.



Note: Then let Parcel herein is Lot A on plan with Cert. 1758-1739

EXHIBIT B

0 OFF MARTINS LANE

Location 0 OFF MARTINS LANE

Mblu 20/ 0/ 60/ /

Acct# 1310200000000600

Owner TRUSTEES OF RESERVATIONS

Assessment \$2,603,100

Appraisal \$2,603,100

PID 485

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$7,300	\$2,595,800	\$2,603,100

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$7,300	\$2,595,800	\$2,603,100

Owner of Record

Owner TRUSTEES OF RESERVATIONS
Co-Owner
Address 224 ADAMS ST
 MILTON, MA 02186

Sale Price \$1
Certificate
Book & Page 207/ 85
Sale Date 12/15/1967
Instrument 1U

Ownership History

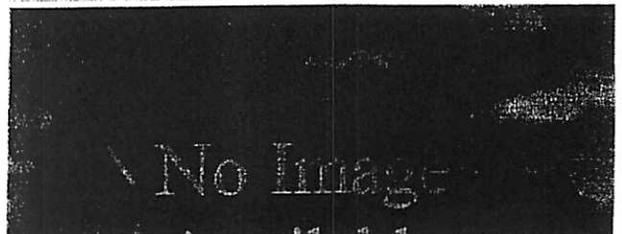
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUSTEES OF RESERVATIONS	\$1		207/ 85	1U	12/15/1967

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 96
Replacement Cost: \$8,243
Building Percent 89
Good:
Replacement Cost
Less Depreciation: \$7,300

Building Photo

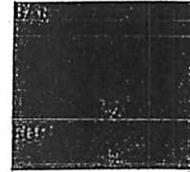


Building Attributes	

Available

(http://images.vgsi.com/photos/HinghamMAPhotos//default.

Building Layout



Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	None
Heating Type	Forced Air-Duc
AC Type	None
Use Type	Of/Md/Bnk/Gt
Bldg Use	Conservation
Total Rooms	0
Total Bedrms	0
Total Baths	0
Lighting	Average
Class	Class D
1st Floor Use:	
Heat/AC	Average
Frame Type	
Baths/Plumbing	None
Ceiling/Wall	Other
Rooms/Prtns	Average
Wall Height	
% Corn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	96	96
FOP	Open Porch	36	0
		132	96

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 932C
Description Conservation
Zone XX
Neighborhood 040
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 255.50
Frontage
Depth
Assessed Value \$2,595,800
Appraised Value \$2,595,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$7,300	\$2,595,800	\$2,603,100
2014	\$7,700	\$1,641,100	\$1,648,800
2013	\$7,700	\$1,641,100	\$1,648,800

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$7,300	\$2,595,800	\$2,603,100
2014	\$7,700	\$1,641,100	\$1,648,800
2013	\$7,700	\$1,641,100	\$1,648,800

Property Location: 0 OFF MARTINS LANE

MAP ID: 20/ 0/ 60/ /

Bldg Name:

Vision ID: 485

Account # 131020000000600

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

State Use: 932C

Print Date: 12/22/2015 12:25

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TRUSTEES OF RESERVATIONS		1 Level	02 No Water	04 Two-Way	12 None	Description	Code	Appraised Value	Assessed Value
224 ADAMS ST			02 No Sewer	01 Paved	12 None	EXM LAND	932C	2,595,800	2,595,800
MILTON, MA 02186				03 Medium	10 None	EXEMPT	932C	7,300	7,300
Additional Owners:		SUPPLEMENTAL DATA			Total				
		Other ID: 020.0-0000-0060.0	Neighbhd 2						
		Subdivision	Lnd Infl						
		Tax Class Exempt	Use Code 9500						
		Tot Fin Area 96	Reinsp						
		Total Acres 255.5	Res Exempt						
		Chapter Land	ASSOC PID#						
		GIS ID: F_826178_2921263							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
TRUSTEES OF RESERVATIONS		207/ 85	12/15/1967	U	I		1 IU	Yr. Code	Assessed Value
								2015 932C	2,595,800
								2015 932C	7,300
								2014 932C	1,641,100
								2014 932C	7,700
								2013 932C	1,641,100
								2013 932C	7,700
								Total:	2,603,100
								Total:	1,648,800
								Total:	1,648,800

910 Hingham, MA

VISION

EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/ SUB	NBHD Name	Street Index Name	Tracing
0001/A	COM		

BUILDING PERMIT RECORD		VISIT/ CHANGE HISTORY												
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
11342	05/24/2011	AD	Addition	100,000		0			09/16/2011			KC	20	Field Review
									12/09/2007		6	RRC	00	Measure & Listed

LAND LINE VALUATION SECTION														
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj
1	932C	Conservation	XX				40,000 SF	1.00	1.0000	0	1.00	040	1.25	RES LOCATION
1	932C	Conservation	XX				254.58 AC	8,000.00	1.0000	0	1.00	040	1.25	

		Special Pricing		S Adj		Adj. Unit Price		Land Val.	
				Fact	Adj.	Unit Price			
				1.00		1.25	50,		
				1.00		10,000.00	2,545,		

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Ch.	Element	Ch.
Style	18	Office Bldg	
Model	94	Commercial	
Grade	03	Average	
Stories	1		
Occupancy	1		
Exterior Wall 1	14	Wood Shingle	
Exterior Wall 2			
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asph/F GlS/Cmp	
Interior Wall 1	05	Drywall	
Interior Wall 2			
Interior Floor 1	12	Hardwood	
Interior Floor 2			
Heating Fuel	06	None	
Heating Type	04	Forced Air-Duc	
AC Type	01	None	
Use Type	4	Off/Md/Bnk/Gt	
Bldg Use	932C	Conservation	
Total Rooms	0		
Total Bedrms	0		
Total Baths	0		
Lighting	03	Average	
Class	D	Class D	
Heat/AC	03	Average	
Frame Type		None	
Baths/Plumbing	00	Other	
Ceiling/Wall	07	Average	
Rooms/Prtns	02		
Wall Height			
% Conn Wall			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)										
Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Gross Area	Unit Cost
BAS	First Floor	96	96	81.61
FOP	Open Porch	0	36	11.33
				7,835
				408

BAS	8
FOP	12
	12
	3

No Photo On Record



FEET

0 MARTINS LANE

Location 0 MARTINS LANE

Mblu 20/ 0/ 57/ /

Acct# 1310200000000570

Owner TRUSTEES OF RESERVATIONS THE

Assessment \$12,600

Appraisal \$12,600

PID 484

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$0	\$12,600	\$12,600

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$0	\$12,600	\$12,600

Owner of Record

Owner TRUSTEES OF RESERVATIONS THE
Co-Owner
Address 224 ADAMS STREET
 MILTON, MA 02186

Sale Price \$1
Certificate
Book & Page 53/ 9
Sale Date 05/15/1946
Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRUSTEES OF RESERVATIONS THE	\$1		53/ 9	1U	05/15/1946

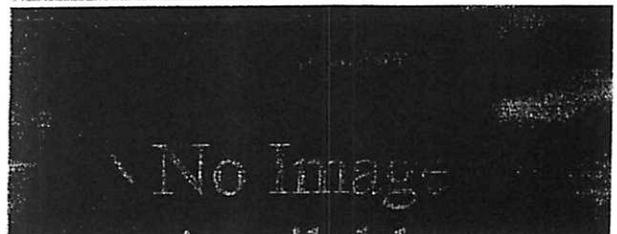
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description

Building Photo



Available

(http://images.vgsi.com/photos/HinghamMAPhotos//default.

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Kitchens:	
Fireplaces:	
Extra Openings:	
Gas Fireplaces:	
Sq Ft Fin Bsmt:	
FBM Quality:	
Foundation:	
Bsmt Garage:	
Jac/Whlpl:	
Unfin Area	
Ext Cond	
Bsmt Type	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 905V
Description P/Hos Char
Zone XX
Neighborhood 080
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.25
Frontage
Depth
Assessed Value \$12,600
Appraised Value \$12,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$0	\$11,700	\$11,700
2014	\$0	\$7,300	\$7,300
2013	\$0	\$7,300	\$7,300

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$11,700	\$11,700
2014	\$0	\$7,300	\$7,300
2013	\$0	\$7,300	\$7,300

Property Location: 0 MARTINS LANE
 Vision ID: 484

Account # 131020000000570
 MAP ID: 20/ 0/ 57/ 1

Bldg Name:
 Bldg #: 1 of 1
 Sec #: 1 of 1 Card 1 of 1

State Use: 905V
 Print Date: 12/22/2015 12:25

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
TRUSTEES OF RESERVATIONS THE		Level	05 No Water	04 Two-Way	12 None	EXM LAND	Code 9050	Appraised Value 12,600	Assessed Value 12,600	
224 ADAMS STREET			08 No Sewer	01 Paved	12 None					
MILTON, MA 02186				03 Medium	10 None					
Additional Owners:		SUPPLEMENTAL DATA				Total				
		Other ID: 020.0-0000-0057.0	Neighbhd 2							
		Subdivision	Lnd Infl							
		Tax Class Exempt	Use Code 9500							
		Tot Fin Area 0	Reinsp							
		Total Acres 2.25	Res Exempt							
		Chapter Land	ASSOC PID#							
		GIS ID: F_827086_2920052								

910
 Hingham, MA
VISION

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)								
TRUSTEES OF RESERVATIONS THE							Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
							2015	9050	11,700	2014	9050	7,300	2013	9050	7,300
Total:									11,700	Total:		7,300	Total:		7,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A	RES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	12,600
Special Land Value	
Total Appraised Parcel Value	12,600
Valuation Method:	
Adjustment:	
Net Total Appraised Parcel Value	12,600

NOTES

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
1200041	01/18/2012	NC	New Construct	27,000		0	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
09/16/2011			MM	20	Field Review

LAND LINE VALUATION SECTION																	
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj			
1	905V	P/Hos Char	XX				2.25 AC	8,000.00	1.0000	0		080	0.70	LL			
													Special Pricing		S Adj	Adj. Unit Price	Land Val
													Spec Use	Spec Calc	Fact	5,600.00	12,600
															1.00		

Property Location: 0 MARTINS LANE

Vision ID: 484

MAP ID: 20/ 0/ 57/ 1

Account # 131020000000570

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 905V

Print Date: 12/22/2015 12:25

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
MIXED USE							
Code			Description			Percentage	
905V			P/Hos Char			100	
COST/MARKET VALUATION							
Adj. Base Rate:			0.00				
Net Other Adj:			0				
Replace Cost			0.00				
AYB			0				
EYB			0				
Dep Code							
Remodel Rating							
Year Remodeled							
Dep %							
Functional Obslnc							
External Obslnc							
Cost Trend Factor			1				
Condition							
% Complete							
Overall % Cond							
Apprais Val							
Dep % Ovr			0				
Dep Ovr Comment							
Misc Imp Ovr			0				
Misc Imp Ovr Comment							
Cost to Cure Ovr			0				
Cost to Cure Ovr Comment							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	LB	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value

No Photo On Record

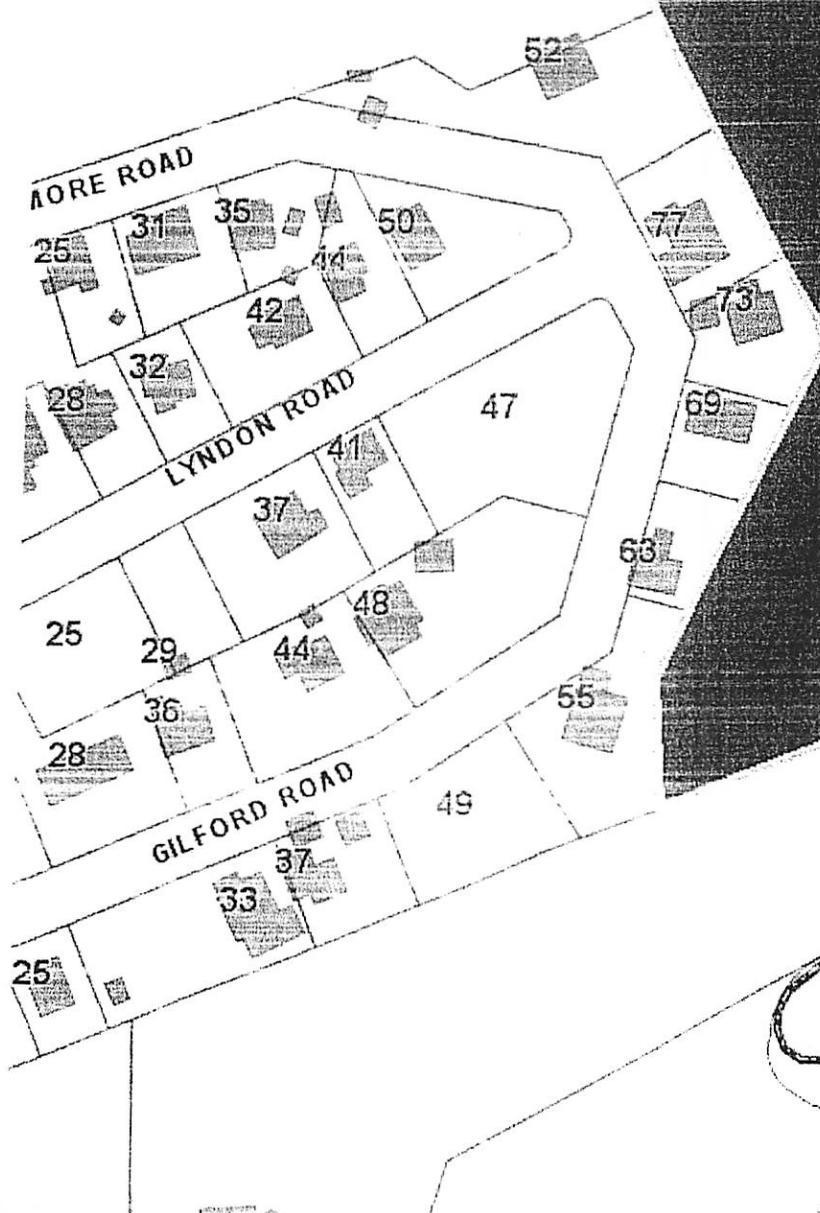
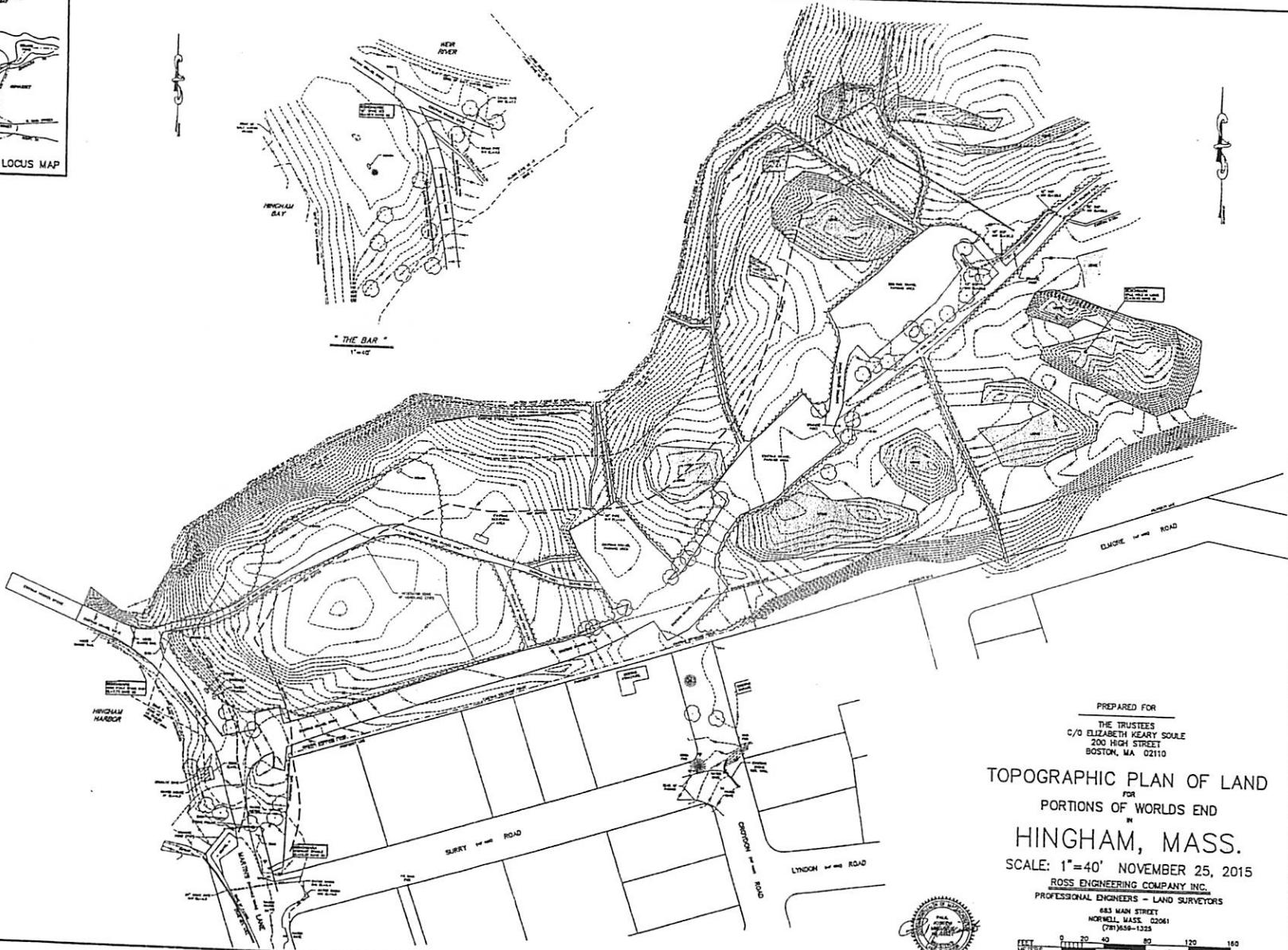
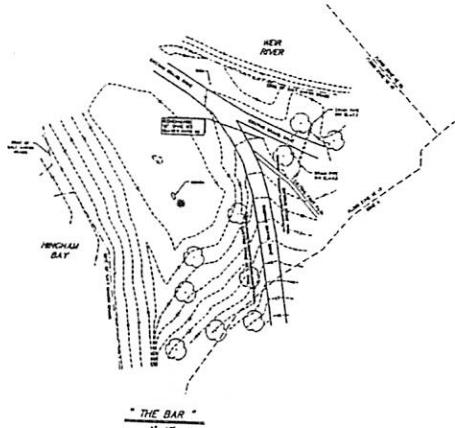
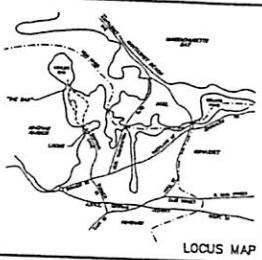


EXHIBIT C



PREPARED FOR
 THE TRUSTEES
 C/O ELIZABETH KEARY SOULE
 200 HIGH STREET
 BOSTON, MA 02110

TOPOGRAPHIC PLAN OF LAND
 FOR
 PORTIONS OF WORLDS END
 IN
 HINGHAM, MASS.

SCALE: 1"=40' NOVEMBER 25, 2015

ROSS ENGINEERING COMPANY INC.
 PROFESSIONAL ENGINEERS - LAND SURVEYORS
 883 MAIN STREET
 NORWELL, MASS 02061
 (781)658-1323



JN 3715

Client Project: 2008/01/15/04mg/1712.dwg, 12/16/2012 13:53:14, 1/16/2013 14:00:00

EXHIBIT D



World's End: Parking, Circulation and Amenities Project

Project overview:

Background

World's End is a 251 acre open space property in Hingham that is owned and managed by The Trustees of Reservations, a statewide, non-profit land conservation organization. The Trustees own 114 properties across the Commonwealth encompassing over 25,000 acres. The organization's mission is to preserve properties of exceptional scenic, cultural, or ecological value for public use and enjoyment.

The tree lined avenues with a rolling terrain offers spectacular views of the Boston skyline. The pastoral setting speaks to its rich agricultural legacy that offers a tranquil experience within a modern metropolitan landscape. By the 1960's the property came under several significant threats for development. The Trustees worked with members of the local community to help raise funds to purchase World's End. The Trustees acquired World's End in 1967 as a new reservation.

In 2015, approximately 60,000 visitors came to enjoy the property. That use is distributed throughout the year, with peak visitor use occurring on good weather weekend afternoons in the spring and fall. There are currently 74 parking spaces and the average stay is about 2 hours, so there is typically steady turnover of spaces. There are about 12-15 days a year when the lots reach their capacity and visitors are temporarily turned away. This often leads to traffic congestion and illegal parking along Martin's Lane.

Project description

We are going before the Town of Hingham Planning Board seeking an A-3 Special Permit with Site Plan Review. This project takes a comprehensive approach that looks to address some fundamental challenges at the site, and to make improvements that should help mitigate traffic congestion in the neighborhood. Some of the key objectives of the project include:

- Improve the vehicular and pedestrian circulation on site, for efficiency and effectiveness, as well as safety
- Expand our parking capacity to better accommodate the needs during peak demands
- Improve our basic visitor amenities (bathrooms, limited merchandise, space for interpretive panels, better space for and launching of programs) to help improve the visitor experience.

We are looking at a holistic approach to address this, including making physical changes to the site to better accommodate traffic as well as operational changes to improve our efficiency in managing our visitors.

The key physical improvements to the site include:

- Widening the property entrance, by repositioning one of the historic entrance stone columns, to allow for two-way traffic to pass (Martin's Lane has been designated as a scenic byway, reviewed by Planning Board)
- Widen the entrance drive to a consistent 22' to allow for safe and efficient two-way traffic
- Introduce a new circular drive that will allow for bus drop-off, separate from the traffic flow, as well as a safe and efficient way to turn around traffic on site.
- Expand parking capacity from 74 spaces currently to 116 spaces.
- Create new trail heads at the parking lots to encourage pedestrians to walk into the property via trails, separating vehicle and pedestrian use.

Some of the key operational changes include:

- Fundamentally change how we manage admissions.
- no longer have a ranger approaching every car as they enter to collect the entrance fee or check for membership (this is terribly inefficient and can quickly lead to back-ups)
- Visitors will drive in and directly park, the transaction point will occur further along the entrance trail as pedestrians
- we will strategically reposition our gatehouse at the trail intersection near the bridge for that transaction point
- Modernize our POS software and devices to improve the efficiency and flexibility (mobile tablet) of those transactions
- Increase our staffing on weekends and invest in radio communications to allow for more effective communication and enable them to work in a coordinated effort (in managing traffic, visitor services, or responding to emergencies).
- Proactively manage parking and visitation by providing real-time updates on parking availability on weekends through Twitter account (with link on website).

We are also looking to enhance some of our basic visitor amenities, including:

- construct a simple visitor services station that provides a flexible, multi-use space
- space for orientation and interpretive signage
- space for membership processing as well as a gathering space for program launching
- incorporate composting toilets into facility
- small space for retail of limited merchandise

Other considerations:

- Widening of the entrance gate to accommodate two-way traffic will impact the three Town own parking spaces outside our gate. John Cavanaro to check with Town Engineer.
- Repositioning an existing building within 50' wetland buffer.
- Some of the existing parking spaces are nonconforming to the property set back requirements. The new plan will not worsen the condition.
- The travel aisle in the new parking areas are 22' and 18' for 90 degree parking stalls. The standard is 24'.
- A small corner of the expanded parking crosses the 100' wetland buffer. We have discussed with Conservation Agent.

- Throughout this process we are engaging local landscape architect, civil engineer, and architect to help in the development of these plans. We are looking at an overall design that would be sensitive with the existing conditions to minimize site disturbance. We have identified priority habitat that we are avoiding any disturbance. We are proposing a limited tree removal but are committed to a one to one replacement with new plantings to enhance our buffer with the adjacent neighborhood.
- We have met with various town departments to get feedback on the proposed plan. Including: Police Chief and Traffic Officer, Town Planner, Conservation Agent, Public Works, Traffic Committee.
- We have had five meetings with the World's End Neighborhood Association (WENA) to keep them abreast of our plans and get feedback. We have adjusted plans based on feedback.
- Hired McMahon Associates to conduct traffic study and analysis for Martin's Lane.

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION

DRAFT

CAVANARO CONSULTING
 100 STATE STREET
 W. BOSTON, MA 02118
 TEL: 617.552.1177
 FAX: 617.552.1188

**SITE PLAN TO ACCOMPANY
 FB AND NOI APPLICATION
 WORLD'S END
 HINGHAM, MA**

PREPARED FOR:
 THE TRUSTEES OF RESERVATIONS
 HINGHAM PLAIN
 HINGHAM, MA

PROJECT NO. 11504
 DRAWING NO. **SP**
 SCALE AS SHOWN
 DATE: 7/20/04
 DESIGNED BY: JAC
 DRAWN BY: JAC/CDH
 CHECKED BY: JAC
 SHEET NO. 1 OF 1

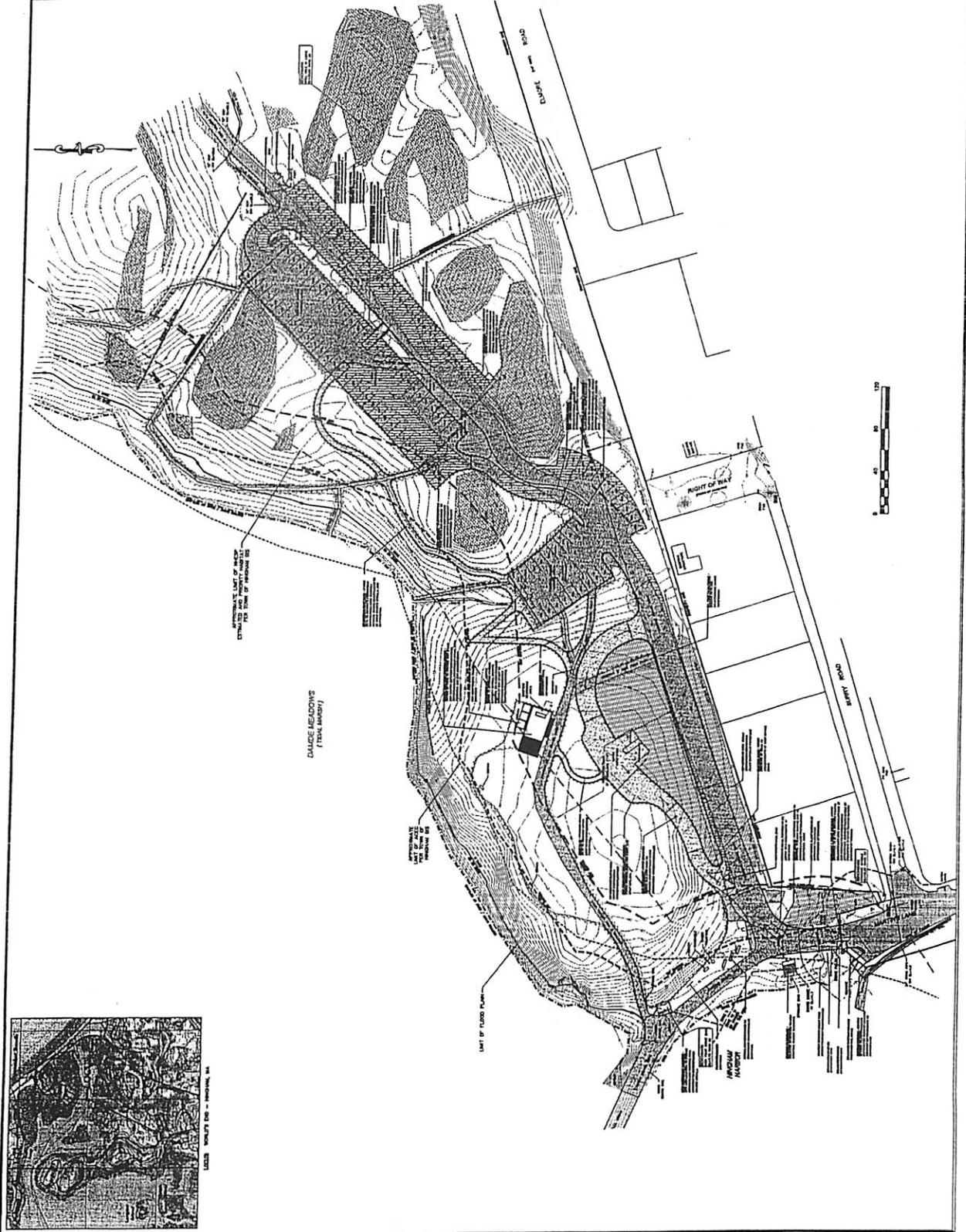
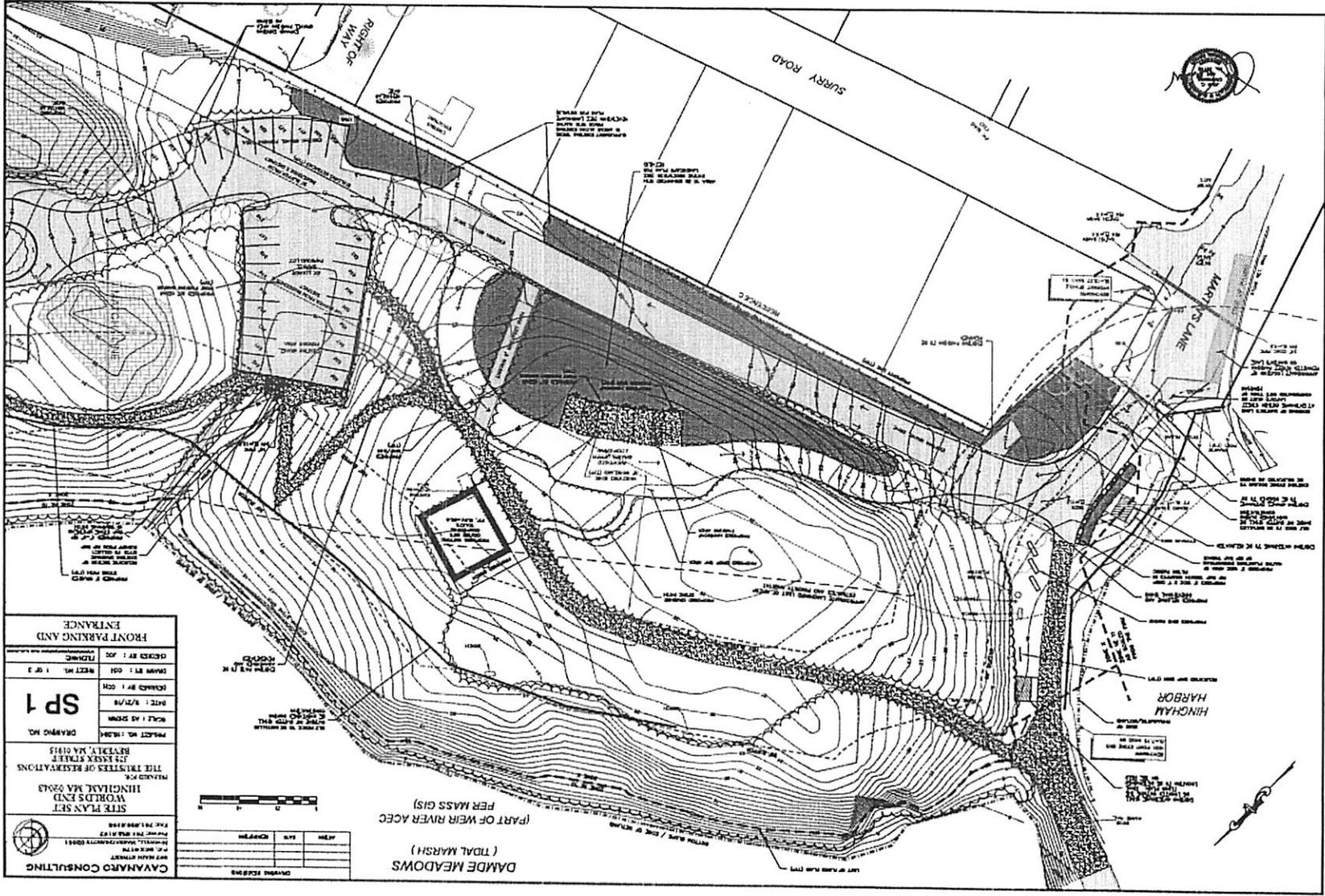


EXHIBIT E



CAVANARO CONSULTING
 100 MAIN STREET
 WINDHAM, MASSACHUSETTS 01901
 PHONE: 508-852-8187
 FAX: 508-852-8188

SITE PLAN SET
 WOODS END
 HINGHAM, MA 02543
 THE TRUSTEES OF RESERVATIONS
 225 Essex Street
 Beverly, MA 01915

PROJECT NO. 15-0304
 DRAWING NO. SP 1
 SCALE: AS SHOWN
 DATE: 8/27/98
 CHECKED BY: J. COY
 DRAWN BY: J. COY
 WEST NO. 1 OF 2
 DESIGNER: J. COY

FRONT PARKING AND
 ENTRANCE

DRAWING REVISIONS

NO.	DATE	DESCRIPTION

DAMDE MEADOWS
 (TIDAL MARSH)
 (PART OF WEIR RIVER ACEC
 PER MASS GIS)



CAVANAUGH CONSULTING

1000 W. MAIN STREET
MILWAUKEE, WISCONSIN 53233
TEL: 414.224.1100
WWW.CAVANAUGHCONSULTING.COM

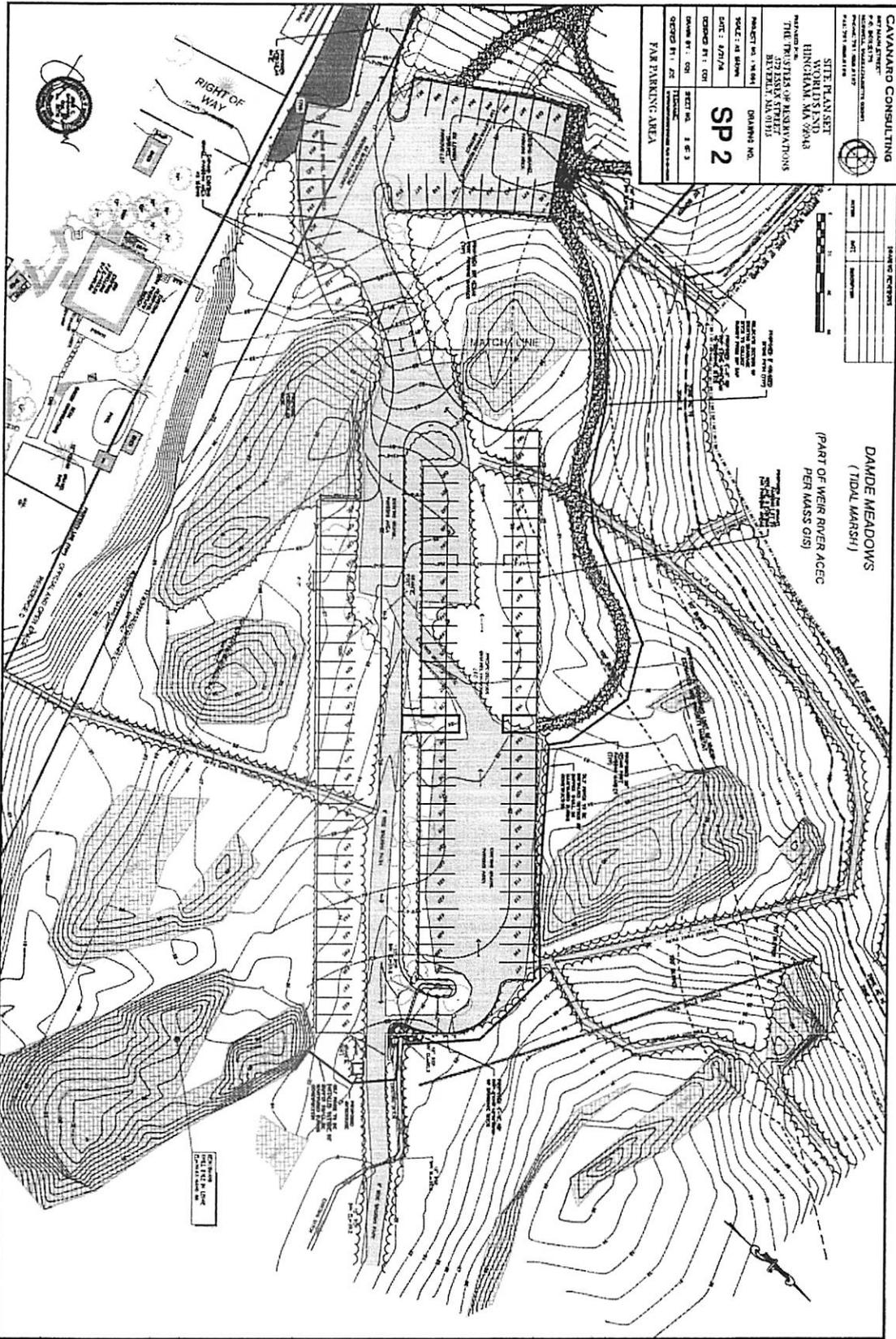


SITE PLAN SET
HINCHMAN, MA 01930
THE TOWN OF RESERVATIONS
REVISIONS
REVISED BY: [blank]

PROJECT NO. 14-001
SCALE: AS SHOWN
DATE: 8/21/14
DESIGNED BY: CM
DRAWING NO. **SP 2**
CHECKED BY: CM
DATE: 8-21-14
PROJECT NO. 14-001
FARM PARKING AREA

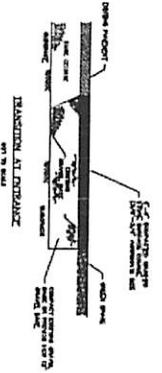
NO.	DATE	DESCRIPTION

DAMDE MEADOWS
(TIDAL MARSH)
(PART OF WEIR RIVER ACEC
PER MASS GIS)

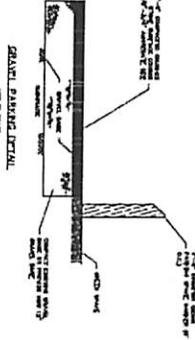




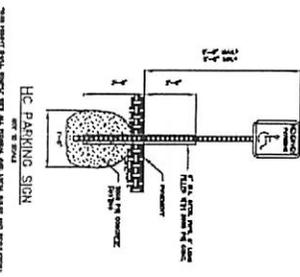
1. THE SIGN SHALL BE PLACED IN THE POSITION SHOWN ON THE ATTACHED SITE PLAN AND SHALL BE MAINTAINED IN SUCH POSITION AT ALL TIMES.



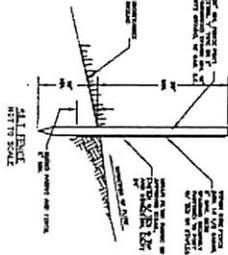
1. THE SIGN SHALL BE PLACED IN THE POSITION SHOWN ON THE ATTACHED SITE PLAN AND SHALL BE MAINTAINED IN SUCH POSITION AT ALL TIMES.



NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	POST	1	EA	1.5" DIA. GALV. STEEL
2	FACE	1	EA	18" X 24" ALUM. SIGN
3	BRACKET	1	EA	18" X 24" ALUM. SIGN
4	ANCHOR	4	EA	1/2" DIA. GALV. STEEL
5	WASHER	4	EA	1/2" DIA. GALV. STEEL
6	NUT	4	EA	1/2" DIA. GALV. STEEL
7	CONCRETE	1	CU YD	18" X 18" X 24"



1. THE SIGN SHALL BE PLACED IN THE POSITION SHOWN ON THE ATTACHED SITE PLAN AND SHALL BE MAINTAINED IN SUCH POSITION AT ALL TIMES.



1. THE SIGN SHALL BE PLACED IN THE POSITION SHOWN ON THE ATTACHED SITE PLAN AND SHALL BE MAINTAINED IN SUCH POSITION AT ALL TIMES.



REVISIONS

NO.	DATE	DESCRIPTION

1. THE SIGN SHALL BE PLACED IN THE POSITION SHOWN ON THE ATTACHED SITE PLAN AND SHALL BE MAINTAINED IN SUCH POSITION AT ALL TIMES.



NOTES AND DETAIL SHEET

CAVANAUGH CONSULTING
 800 MAIN STREET
 WILMINGTON, MA 01890
 TEL: 617-261-1177
 FAX: 617-261-1178

SITE PLAN SET
 WYOMING END
 HINGHAM, MA 01904
 THE TRUSTEES OF HERRINGTONS
 77 ESSEX STREET
 BRYAN, MASS 01915

DRAWING NO.
 SHEET 1 OF 3 SHEETS
 DATE: 6/21/74
 DRAWN BY: CSM
 CHECKED BY: CSM

SP 3
 SHEET NO. 3 OF 3
 TYPING

EXHIBIT F

EXHIBIT G

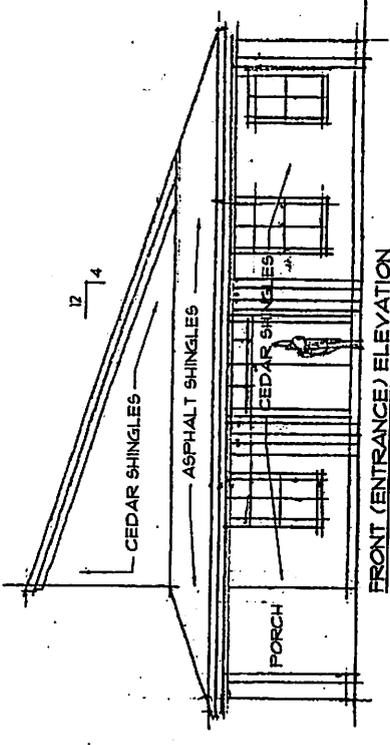
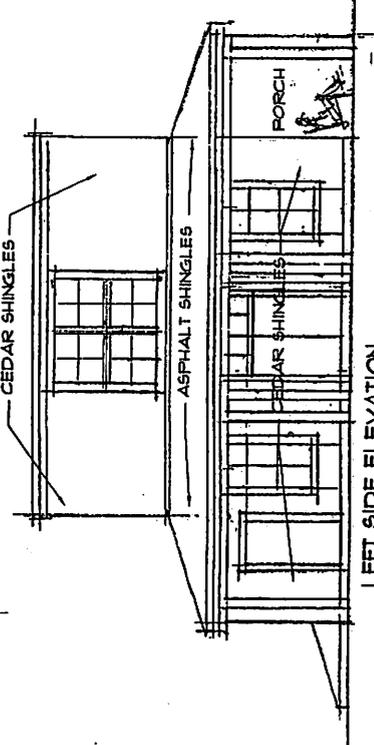
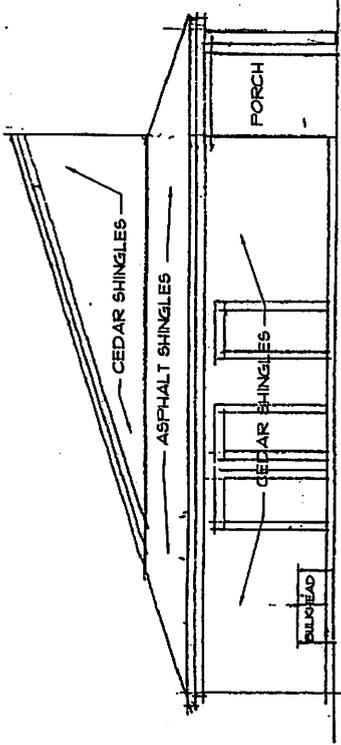
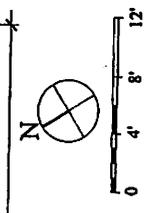
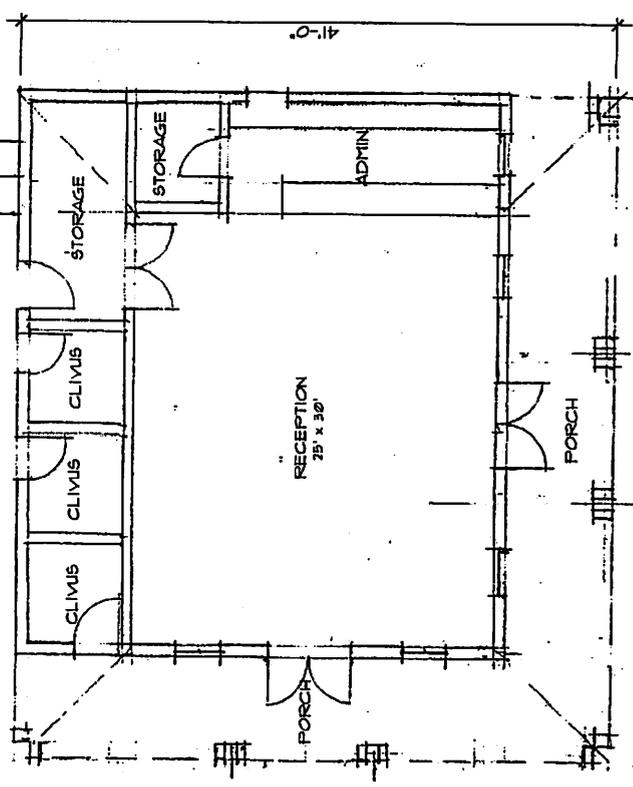
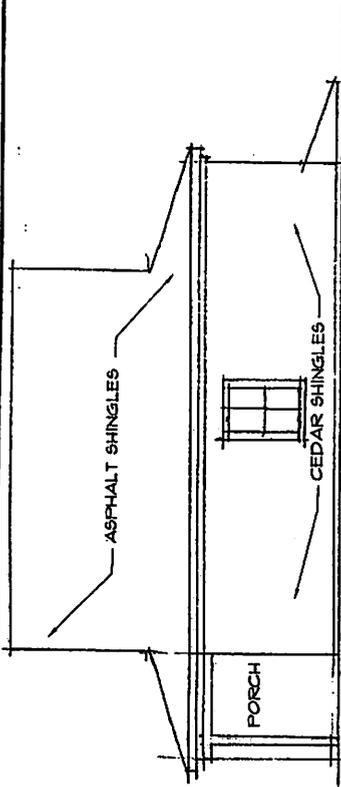


EXHIBIT H

conducted in 2000 provides a good visitor profile, with the following highlights. A copy of the visitor survey and a summary of the data can be found in Appendix B.

Who visits World's End?

- Peak visitor use occurs during the spring and fall; Sunday mid-days are the busiest time periods. A beautiful fall or spring weekend day may attract over 400 visitors. All three parking lots are full on these four or five days each year. On more typical “steady” days, 200 – 300 people visit the property. This level of use occurred about 25 times in the past year and does not require the third parking lot to be opened.
- Annual visitation averages approximately 38,000 visitors per year. Figure 16 shows admission data since 1991.

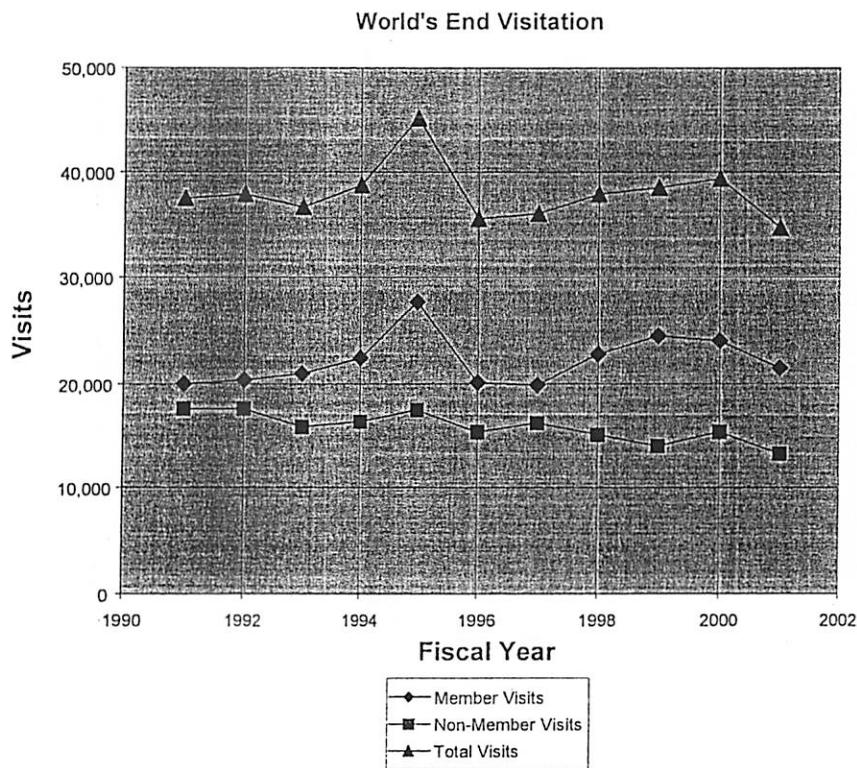


Figure 16

- About 75% of those coming to World's End are repeat visitors.
- Over half are Trustees' members. This percentage is significantly higher than that at most other Trustees' properties, which may be the result of three factors: first, the entrance fee (currently \$4.50 for adults) is waived for members; second,

EXHIBIT I

**WORLD'S END STATS
2009
Worlds End**

Agency: Trustees of Reservations

Days & Hours of Operation: 365 days a year, 8:00 to sunset

Contact: Ed Pilcavage, 781-740-7233

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	TOTAL
Island Visitation													
Island Visitors													
Walk-in Visitors													
Total Recreational Visitors	1,982	1,796	4,167	3,861	6,865	5,032	4,588	4,835	6,135	5,324	4,914	2,461	51,960
Volunteers													0
Total Non-Rec Visitors	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VISITATION	1,982	1,796	4,167	3,861	6,865	5,032	4,588	4,835	6,135	5,324	4,914	2,461	51,960
Island Program Activities													
# Programs (guided)		1				2							4
# of visitors		10				60							130
# Programs (kayak)													0
# of visitors													0
# Educational Programs			5	2	7	15	108	211	72				406
# of Participants			45	30	90	160	200	170	40	3			59
# Events										320			1055
# of visitors													0
						Solstice event Cancelled due to rain							0

WORLD'S END STATS 2010

Worlds End

Agency: Trustees of Reservations

Days & Hours of Operation: 365 days a year, 8:00 to sunset

Contact: Ed Piccavage, 781-740-7233

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	TOTAL
Island Visitation													
Island Visitors													
Walk-in Visitors	467	731	3,828	4,234	6,067	4,336	4,562	6,852	5,573	5,905	2,992	3,490	49,037
Volunteers	7	35	23	70	40	45	15	40	32	19	6	2	334
Total Non-Rec Visitors	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VISITATION	0	0	0	0	0	0	0	0	0	0	0	0	0
Island Program Activities													
# Programs (guided)	0	2	1	0	3	2	3	4	0	2	0	0	17
# of visitors		10	20		255	110	45	85	0	109	0	0	634
# Educational Programs		1	8	4	7	6	10	11	12	6	4	4	69
# of Participants		15	80	51	85	75	120	115	120	100	40	40	801
# of Events						1							1
#NPS Stewardship Programs						1420							1420
# of Participants				9						1			2
								10					19

COPY OF WORLD'S END STATS 2014

Worlds End

Agency: Trustees of Reservations

Days & Hours of Operation: 365 days a year, 8:00 to sunset

Contact: Ed Pitcavage, 781-740-7233

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	TOTAL
Island Visitation													
Walk-in Visitors	2,519	2,923	3,732	4,344	5,209	6,873	6,246	8,536	6,468	5,034	4,510	2,773	59,167
Island Program Activities													
# Programs (guided tours)						1		1					2
# of visitors						20		30					50
# Educational Programs					4	4	4	3	2				17
# of visitors					220	60	40	50	20				390
#Special Events						1							1
# of visitors						2850							2850
# Volunteer Programs	1	1	1	1	1	1		4				2	12
# of Participants	16	31	11	22	30	25		75				36	246

EXHIBIT J

World's End Program and Metrics 2016			
Goals	4,800	35,000	200
	# Program Participants	Program Revenue	Volunteer hours
Dec-15	0 \$	-	
Jan-16	0 \$	-	
Feb-16	0 \$	-	
Mar-16	200 \$	-	
Apr-16	60 \$	-	126.25
May-16	29 \$	135	15
Jun-16	1899 \$	8,700	105
Jul-16	38 \$	15	0
Aug-16	61 \$	-	8
Sep-16			
Oct-16			
Nov-16			
Dec-16			
	2287 \$	8,850	254.25

May: Olmsted Walk: 12
Thayer Academy Biology Class Field Trip: 17

June: Hingham Mothers Club 35
Marshfield 2nd grade: 75
Trail Running: 12
Wild Walks: 12
Olmsted Walk: 12
Geology Walk: 15
Summer Camp: 40
CIT's (Counselor in Training): 80
Wild Walks: 15
Trail Running Club: 15
Solstice: 1,600

July: Wild Walks 3
Waypoint Adventure School 30
Art Walk 5

August: camp: 36
Art in landscape training and programming: 25

Date	Title	Time	Reservation	Location	Expected Participants	Site Strategy
9/18/16 0:00	A New End Art Opening with Artist Jeppe Hein	12Noon-3PM	Worlds End	Worlds End	1000	Shuttle Bus
9/18/16 0:00	Yoga with PopUpAsana	10:30-11:30AM	Worlds End	Worlds End	200	Preregistration Required
10/1/16 0:00	Paint World's End Pleine Air Paint Festival	6:00-9:00	Worlds End	South Street Gallery	200	Off Site
10/8/16 0:00	Art in the Park	9-10:30AM	Worlds End	Worlds End	25	
10/22/16 0:00	Curator Walk with Pedro Alonzo	11AM-12Noon & 2-3PM	Worlds End	Worlds End	25	
10/22/16 0:00	Curator Walk with Pedro Alonzo	2-3PM	Worlds End	Worlds End	25	
10/28/16 0:00	Wild Walks - Halloween Style	5-6:30PM	Worlds End	Worlds End	50	
11/11/16 0:00	Olmsted Walk	10-11:30AM	Worlds End	Worlds End	15	
11/19/16 0:00	Art in the Park	9-10:30AM	Worlds End	Worlds End	25	
11/25/16 0:00	Wild Bird Walk	10AM-4PM	Worlds End	Worlds End	300	Passive recreation tool
12/17/16 0:00	Art in the Park	9-10:30AM	Worlds End	Worlds End	25	
1/21/17 0:00	Art in the Park	9-10:30AM	Worlds End	Worlds End	25	
2/11/17 0:00	Art in the Park	9-10:30AM	Worlds End	Worlds End	25	
3/18/17 0:00	Art in the Park	9-10:30AM	Worlds End	Worlds End	25	
Upcoming Free Days						
10/10/17	Columbus Day	All Day	Worlds End	Worlds End	weather dependent	Increased Staff
11/11/17	Veterans Day (free for Veterans only)	All Day	Worlds End	Worlds End	weather dependent	Increased Staff
11/25/17	Day after Thanksgiving	All Day	Worlds End	Worlds End	weather dependent	Increased Staff

EXHIBIT K

Solstice Parking Plan:
Fran's cell: 617-417-5394

Kaysea: 617-515-7644 Gate House: 781-740-665

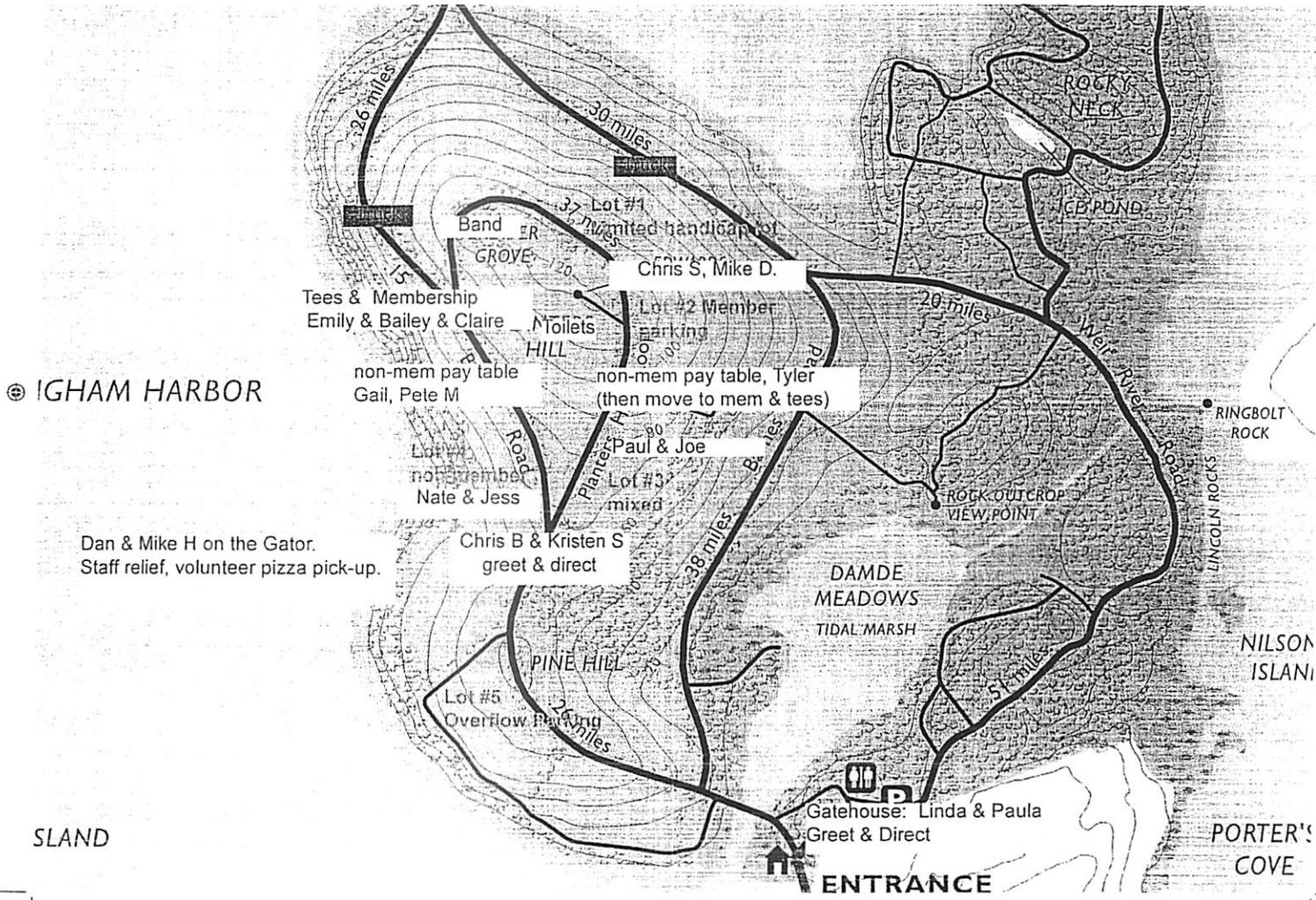


EXHIBIT L



McMAHON ASSOCIATES
45 Bromfield Street, 6th Floor
Boston, MA 02108
p 617-556-0020 | f 617-556-0025

PRINCIPALS

Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

September 21, 2016

Bob Murray
The Trustees of Reservations
562 Essex Street
Beverly, MA 01915

RE: Martins Lane ATR Assessment
Hingham Data Collection

Dear Mr. Murray,

McMahon Associates has conducted an assessment of the existing traffic volumes and speeds along Martins Lane in the vicinity of World's End in Hingham, Massachusetts. A review of the existing traffic conditions is being carried out in concurrence with the proposal of the Trustees of the Reservations to expand the existing World's End parking lot by approximately 50 spaces.

Martins Lane generally extends in a north-south direction and is classified as a local road under Town of Hingham jurisdiction. Martins Lane is a two-lane, two-way roadway providing access to residential and recreational land uses. The posted speed limit along the roadway is 25 miles per hour.

As shown in Figure 1, automatic traffic recorder (ATR) data was collected at two locations along Martins Lane for a ten day period from Saturday, August 27, 2016 through Monday, September 5, 2016. The ATRs collected traffic volume and speed data on Martins Lane to the north of Summer Street/Rockland Street and in the vicinity of the World's End Gate. Initially, the ATR nearest World's End was placed south of Surry Road; however, the ATR was moved on Thursday, September 1, 2016 to the north of the World's End Gate to more accurately capture the volume of vehicles destined for World's End. The results of the ATR counts are summarized below and are attached to this assessment.



Engineering | Planning | Design | Technology

mcmahonassociates.com

Figure 1: Data Collection Site Map



Table 1 summarizes the recorded speeds along Martins Lane at each of the three ATR placements.

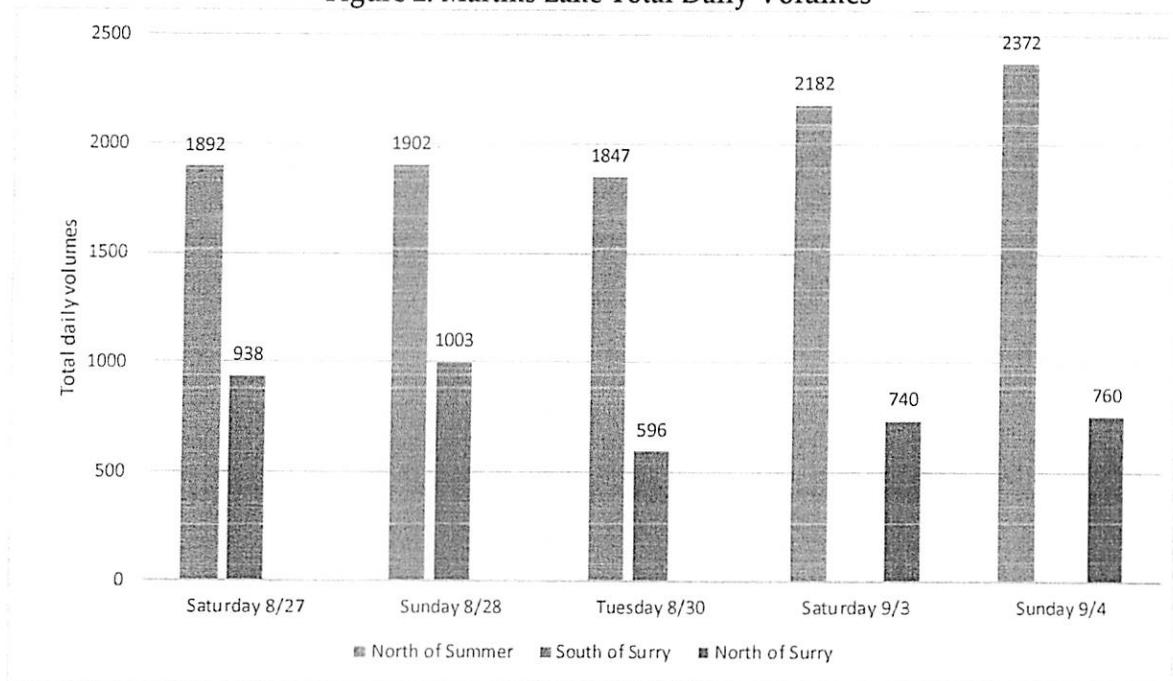
Table 1: Martins Lane 85th Percentile Speed

Martins Lane ATR Location	85th %ile Speed (mph)	
	NB	SB
North of Summer Street	30	29
South of Surrey Road	20	20
North of World's End Gate	12	13

As shown in Table 1, the 85th percentile speed (the speed at which 85 percent of vehicles travel at or below) on Martins Lane north of Summer Street was 30 miles per hour in the northbound direction (towards World's End) and 29 miles per hour in the southbound direction (away from World's End). The 85th percentile speeds recorded along either side of the World's End Gate were shown to be below the posted 25 mile per hour speed limit.

Figure 2 shows the total daily volumes (vehicles traveling in both directions) on Martins Lane at the two ATR locations for the two counted weekends (Saturday and Sunday, August 27-28, 2016 and September 3-4, 2016) and an average weekday (Tuesday, August 30, 2016).

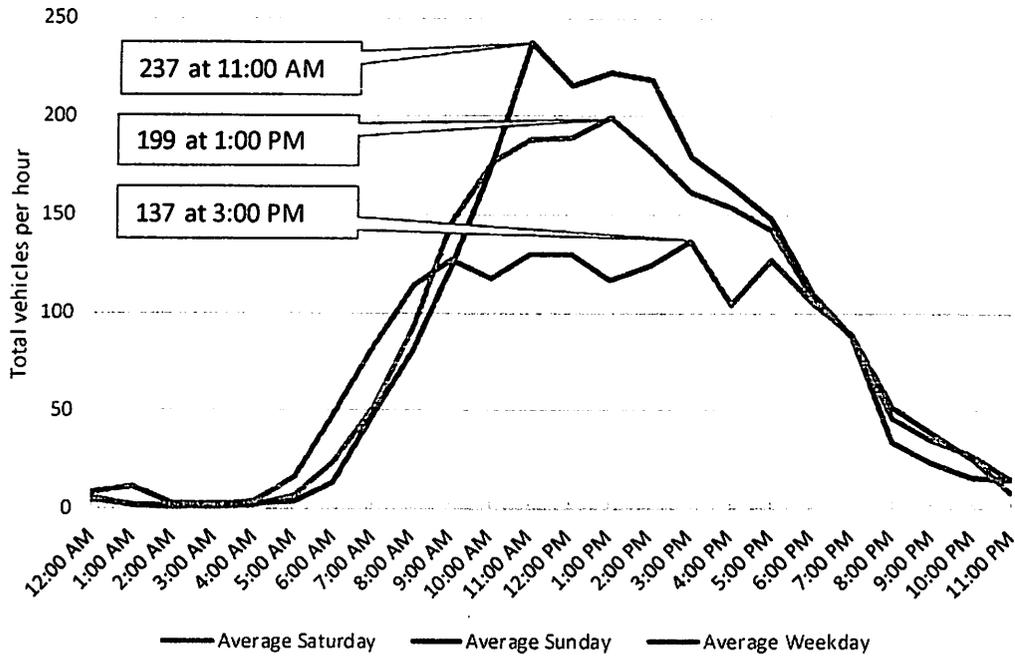
Figure 2: Martins Lane Total Daily Volumes



As shown in Figure 2, the total daily volume of vehicles accessing World's End on Labor Day Weekend (previously identified as one of the park's higher traffic generating weekends) was shown to be 740 total vehicles in both directions (370 entering and 370 exiting) on Saturday, September 3, 2016 and 760 total vehicles in both directions (380 entering and 380 exiting) on Sunday, September 4, 2016.

Figure 3 shows the hourly distribution of traffic on Martins Lane to the north of Summer Street for the average Saturday, average Sunday, and average weekday.

Figure 3: Martins Lane North of Summer Street Average Volumes



As shown in Figure 3, the volumes on Martins Lane to the north of the intersection with Summer Street are higher on Saturday and Sunday than the average weekday. The average weekday peak hour occurred between 3:00 PM and 4:00 PM with a total of 137 combined vehicles in the northbound and southbound direction. The average Saturday peak hour occurred between 1:00 PM and 2:00 PM with a total of 199 combined vehicles. The average Sunday peak hour occurred between 11:00 AM and 12:00 PM with a total of 237 combined vehicles.

Table 2 shows the hourly distribution of traffic on Martins Lane entering and exiting at World's End Gate for the Saturday and Sunday of Labor Day Weekend.

Table 2: Martins Lane at World's End Gate Hourly Distribution

	Saturday		Sunday	
	3-Sep-16		4-Sep-16	
	Enter	Exit	Enter	Exit
12:00 AM	0	0	0	0
1:00 AM	0	0	0	0
2:00 AM	0	0	0	0
3:00 AM	0	0	0	0
4:00 AM	0	0	0	0
5:00 AM	0	0	1	1
6:00 AM	3	0	4	0
7:00 AM	8	3	9	2
8:00 AM	35	5	25	8
9:00 AM	50	25	33	10
10:00 AM	39	25	56	30
11:00 AM	24	40	23	34
12:00 PM	26	26	29	33
1:00 PM	35	31	32	35
2:00 PM	21	29	54	38
3:00 PM	45	44	30	39
4:00 PM	53	42	33	45
5:00 PM	30	54	24	51
6:00 PM	2	28	21	35
7:00 PM	1	19	3	18
8:00 PM	1	1	0	1
9:00 PM	0	0	0	0
10:00 PM	0	0	0	0
11:00 PM	0	0	0	1
Total	370	370	380	380

On Saturday, September 3, 2016, the maximum World's End entering volume of 53 vehicles occurred from 4:00 PM to 5:00 PM and the maximum exiting volume of 54 vehicles occurred from 5:00 PM to

6:00 PM. There was a maximum entering volume of 56 vehicles between 10:00 AM and 11:00 AM and maximum exiting volume of 51 vehicles between 5:00 PM and 6:00 PM on Sunday, September 4, 2016.

The proposed additional 50 parking spaces are expected to better serve the parking demand of World's End in Hingham, Massachusetts. If you have any questions or require any additional information regarding this assessment, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'J' and 'A' with a horizontal line extending to the right from the top of the 'A'.

Jason T. Adams, P.E., PTOE
General Manager - Boston