

Section 1: Executive Summary

The Town of Abington has composed an update to the Open Space and Recreation Plan to continue to improve and promote outdoor recreation, improvements to open space, and increase conservation efforts in town.

Section 2 provides a summary of the community outreach efforts that took place to capture the wants and needs of residents. Sections 3, 4, and 5, give an overview of demographics, environmental characteristics of the town, and an inventory of what land is owned by the town.

Sections 6 and 7 consider the needs of the town for both conservation and environmental protection, and recreational needs for users of all ages and abilities. These needs are sorted into a 10-year action plan to satisfy the objectives below.

Sections 8,9 and the appendices provide additional resources and information.

The following are the objectives of the Open Space and Recreation Plan update. Goals and actions are paired with each of these in the 10-year action plan found in Section 7.

Objectives

1. Improve active recreational spaces and improve accessibility.
2. Continue to acquire, conserve and protect remaining natural lands in Abington to improve the environment and create additional recreation opportunities in town.
3. Create better town connectivity through expanding trail systems and other bike/ped transit opportunities in town.
4. Protect natural water systems through public education and bylaw enforcement.
5. Expand climate resilience in town through the implementation of the Hazard Mitigation Plan and Municipal Vulnerability Plan (MVP) 2.0.
6. Track OSRP Implementation through the creation of a joint committee of Open Space Commission, Conservation Commission, Recreation Commission, and Planning Board that meets quarterly.

Section 2: Introduction

A. Statement of Purpose:

An Open Space and Recreation Plan serves as a data update for the town. The town wrote its first Open Space and Recreation Plan in 1988. This plan will provide an update on the current status of existing recreation spaces throughout town, town-owned land, and shifting demographic trends to address upcoming needs. The update of the Open Space and Recreation plan allows municipal employees, boards, and residents to come together to discuss their wishes and hopes for conservation and recreation in town.

The plan that follows is an update to the 2014 Open Space and Recreation Plan for the town of Abington. Following COVID, and the completion of the town's 2019-2020 Master Plan, there is a need to update the strategic plan for the town to continue to conserve, enhance and enjoy natural and open spaces in town.

In addition, the Open Space and Recreation plan can be used as a tool for determining priority land uses for Abington. Massachusetts is striving to meet housing needs while preserving the beautiful landscape the Commonwealth offers. This plan will work in conjunction with the Master Plan and the upcoming Housing Production Plan to determine land best suited for housing, open space that is not for public use, and open space that may support active or passive recreation.

The following definitions are provided by the Commonwealth in the Open Space and Recreation Plan Workbook (2025):

The term **open space** is often used to refer to conservation land, forested land, recreation land, agricultural land, and amenities such as green buffers along roadways or any other predominantly undeveloped area that is owned by an agency or organization dedicated to conservation or recreation.

The term can also refer to undeveloped land with conservation or recreation potential. This includes vacant lots and brownfields that can be redeveloped into recreation areas or community green spaces.

Open space can be used for **passive recreation**, which is defined as any outdoor activity that occurs in a natural setting with minimum disturbance of the natural and cultural resources and that is consistent with quiet enjoyment of the land, including walking, hiking, and nature study.

Land can also be used for **active recreation**, defined as outdoor recreation that occurs in parks and requires significant alteration of the natural landscape to provide playground or active sports facilities, including soccer, tennis, or baseball.

Updates since the last plan:

Since the last plan, the town has worked diligently to explore ways to improve and increase recreation potential in town. Many goals were completed, while others became less relevant over time as the town took different approaches. Several goals from the previous plan are ongoing needs of the community that will transfer over in this plan.

Since the last plan update, Griffin's Dairy Farm, underwent a Master Plan process that explored opportunities of what the farm could be used for. Today the Griffins Dairy committee meets regularly to maintain the trails on the grounds, improve the landscape, and maintain the contract with a local farmer that grows crops on part of the land. Efforts to preserve this land have paid off and allowed the town to maintain a piece of property that allows the preservation of agriculture, allows passive recreation, and serves as a localized floodplain.

The town's Conservation Commission has made efforts to preserve land vital for water protection and wetland health. To support this effort, the town has established changes to zoning and general bylaws. The Conservation Commission also provides public education resources on protecting wetlands.

Other achievements include ongoing expansion of community gardens, continuous improvements to park equipment, the addition of bike lanes to some roadways and ongoing efforts to expand hiking trails in town.

B. Planning Process and Public Participation

The Open Space and Recreation plan was guided by the community through a series of engagement methods. The writing and goals were guided by a steering committee consisting of the Open Space Committee members:

The steering committee met monthly on the third Wednesday of every month from 5:30-6:30 pm. These meetings were all publicly posted. These meetings consisted of updates on the Open Space and Recreation Plan and other initiatives that the committee was working on. Committee members participated in promoting outreach events and surveys, assisted with ADA assessments, and read draft chapters for accuracy and input on how to tailor the plan to the needs of the community.

The Committee was overseen by the Town Planner Liz Shea. The plan was supported by additional town outreach through a series of meetings with various departments and boards including the Planning Board, Parks and Recreation Committee, Conservation Committee, Community Preservation Committee, and Griffins Dairy Committee.

These efforts were supported by the reviews of the plan by Open Space Commission, Parks & Recreation Commission, Conservation Commission, Planning Board and Select Board.

Meetings with Supporting Committees:

Parks and Recreation Commission & Community Preservation Committee- The Parks and Rec Commission and CPC held a joint meeting as they work together frequently and have a strong overlap in membership. Both boards talked about their successes in continuing to maintain recreation sites in town and using CPC funds to target facility and field improvements at these sites. The committees with OCPC went through public feedback on each park and field site and acknowledged public comments provided for each and how these fit in with current measures.

Conservation Commission- The conservation commission met with OCPC to review their work and goals that they uphold. The conservation commission identified their current missions, in addition to protecting wetlands in town, as preparing the town to increase conservation holdings and educating the public on ways to protect water resources.

Griffin's Dairy Committee- OCPC staff met with Griffin's Dairy Committee to discuss their ongoing efforts to preserve the former dairy farm as a joint-use space of farming, community gardening, and walking. Griffin's Dairy is almost completely ADA Accessible and is a great example for the community to increase accessibility at other parks. Ideas were shared on how to meet full compliance. More information about the site can be found in Section 5.

Joint Meeting – A joint meeting was held after goals for the plan had been drafted with representation from Open Space, Recreation, Conservation, CPC, and Abington Celebrates. Representatives from each board and commission were asked to read and review the draft goals to ensure that their groups' work aligned with and was well represented in the goals. All edits were made prior to the public release of the draft plan.

Public Engagement:

Survey Results

Who responded:

A total of 488 survey responses were received. After filtering, the final sample size analyzed consisted of 465 individuals who indicated they resided, worked, owned property, or operated a business in Abington.

Demographics of Survey Respondents:

224 of the 329 respondents for the question identified as women. 103 identified as men and 2 identified as Prefer to Self-Identify. The age of respondents was mainly between 35 years to 44 years. Respondents were also asked questions related to who lives in their household. 143 respondents did not have children under the age of 18 living with them, while 189 did. 101 respondents said that an adult aged 60+ lived with them, while the remaining 230 respondents did not. 78 respondents said that they or someone they live with have a disability, handicap or chronic illness. This is about 23% of those who responded to this question.

Interests of Survey Respondents:

Respondents were asked to choose no more than three of their favorite outdoor activities. 84% of respondents chose walking or hiking, a total of 334 responses. The next top categories were playgrounds at 46% of respondents and team sports for 36% of respondents. Respondents who chose the other, roughly 9%, were allowed to provide their own responses. The most frequent responses were pickleball, photography, and watching nature or sports. Open Space and Recreation is very important to those who live in Town. When asked how important open space is to the quality of life in the community, 72% of respondents found it extremely important, 23% found it very important. The majority of survey respondents also noted that they use the park more than once a month.

Respondents were positive about the town acting towards environmental efforts. The following had over 95% of respondents in favor:

- Improve communication about open spaces in town, providing information and maps
- Use civic organizations, like AmeriCorps, Scouts, or volunteers to help maintain open spaces
- Apply for and use grant funds or donations to purchase land for open space
- Work with landowners on deed or conservation restrictions to limit future land development
- Work with nonprofit land trusts able to purchase and/or maintain open space
- Develop an invasive species management plan to prevent, monitor, and remove invasive species like Japanese Knotweed

84 % were in favor of

- Use town funds when available to purchase land for open space.

Overall, survey respondents are eager for the town to improve land management and maintenance over time.

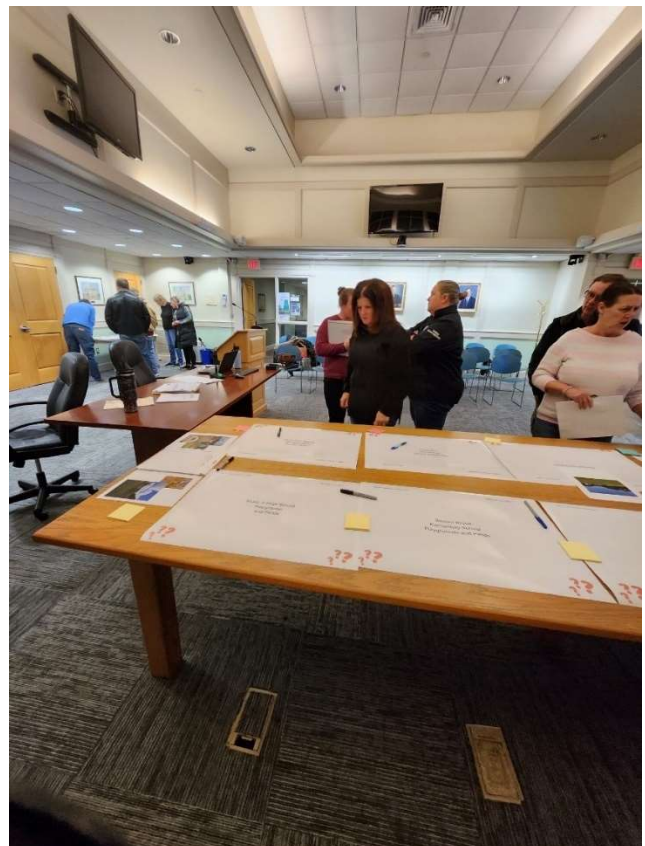
When asked to provide feedback on what else could be done in town, respondents largely spoke about the lack of maintenance. The town has several unique open spaces, playgrounds, and agricultural areas but they are all in need of upgraded equipment, including play structures, swings, benches, security features, and trail markings.

When asked about improving accessibility, there was a clear need for flat walkable paths with sitting areas for seniors. Another identified that there needs to be better handicap parking at parks, particularly Island Grove. Improved lighting for safety was also mentioned.

For a full report and accompanying data visuals, please read the full Survey Analysis in **Appendix Survey Results**.

Public Meetings

The first public meeting was held on November 18, 2024, at Town Hall. The meeting went over the planning process of an Open Space and Recreation Plan and allowed for Q&A. Following, attendees were asked to engage in the process by noting areas of interest for expanding conservation and what improvements were needed at recreational sites around town. Following the meeting, a digital version of the activity was posted and left open from November 19 - December 11 for residents to engage in the process on their own time. This included a recording of the meeting that was held and a survey edition of the activity so respondents could provide comments on each individual park as they saw fit. This method gathered an additional 22 responses.





The final public meeting was held at the Town Hall on June 18th, 2025. The entire plan was made available one week before the meeting and was left available for public comment for an additional two weeks following. During the public meeting, attendees were walked through all of the goals outlined in the 10-year action plan and were allowed to provide feedback. Additionally, time was held at the end for anyone who had specific feedback on the writing as a whole. A virtual session was held on the last day of the public feedback period to allow anyone else to respond who had not yet been able to do so. Please find suggestions made in Section 8: Public Comment.

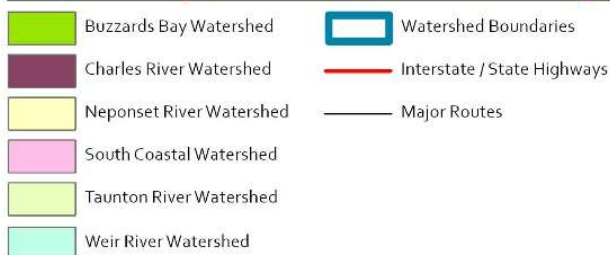
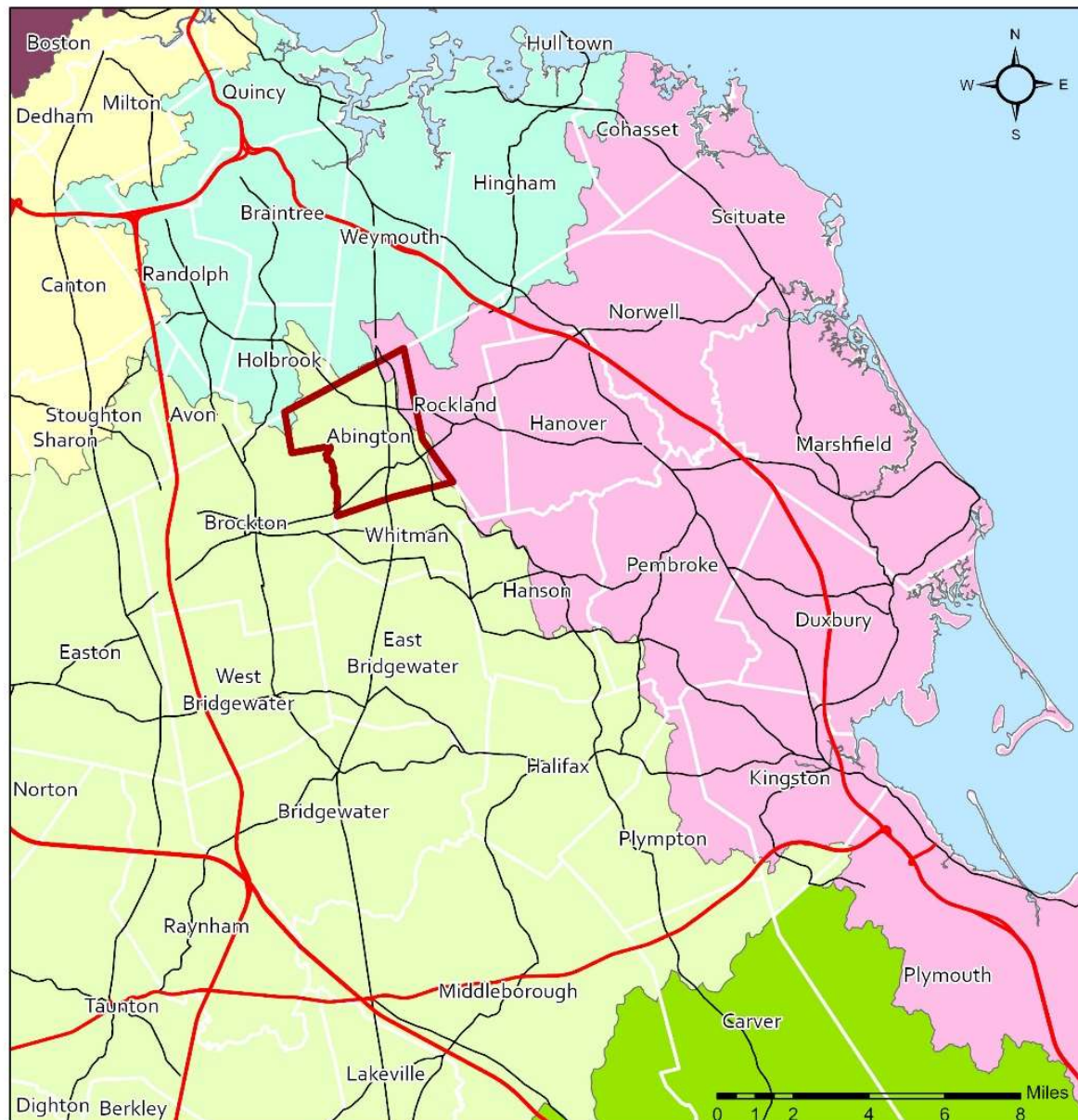


SECTION 3: COMMUNITY SETTING

Regional Context

Physical Location and Characteristics

Abington Regional Context



Old Colony Planning Council
70 School Street, Brockton, MA 02301
oldcolonyplanning.org
Created July 2024

GIS Data Sources: MassGIS,
Old Colony Planning Council

Abington is a relatively small suburban town of 10.14 square miles in area, adjacent to the City of Brockton and the towns of Holbrook, Weymouth, Rockland, and Whitman. Its population jumped from 14,605 in the 2000 Census, which grew by 9.4% to 15,985 in the 2010 Census, and 17,062 in the 2020 Census.

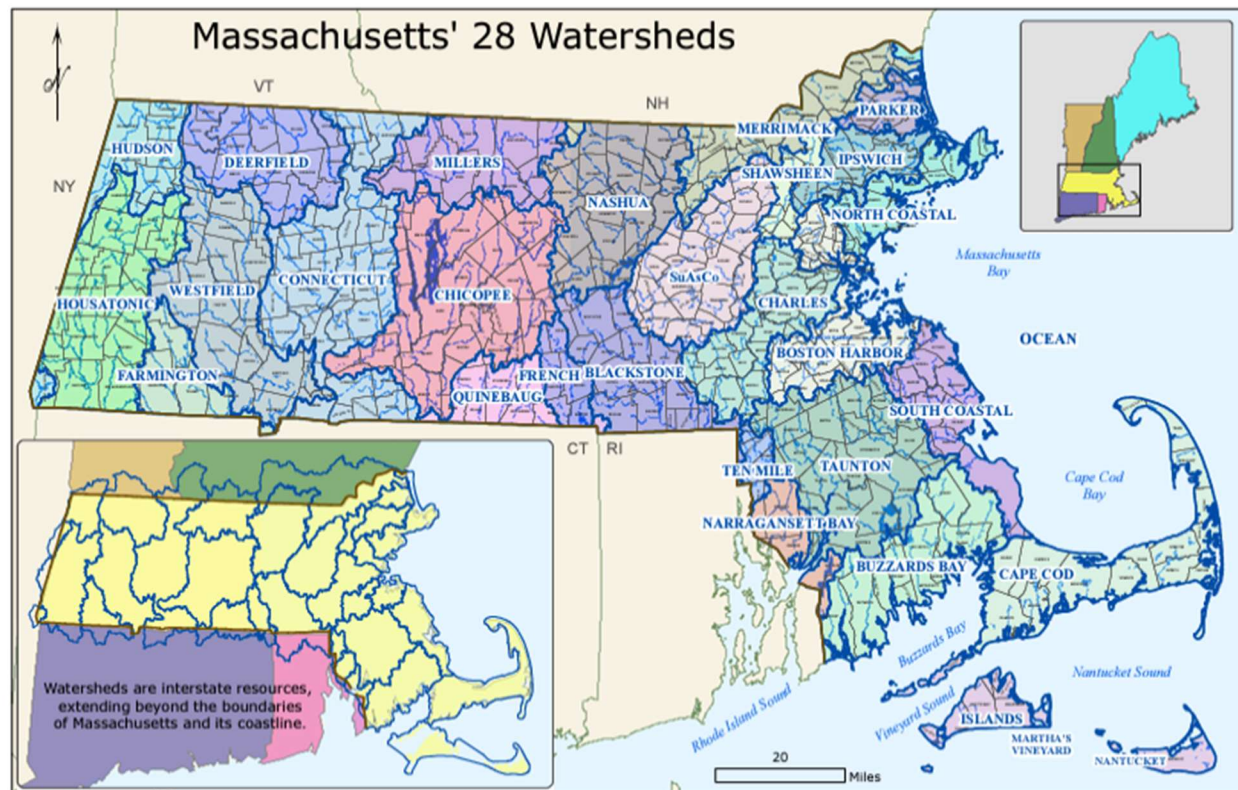
Abington is 22 miles from Boston and 45 miles from Providence, RI. Abington is within Plymouth County and neighbors Norfolk County. The Regional Location Map shows that State Routes 18, 58, 139, and 123 connect Abington to surrounding communities and the region's limited access highways, Routes 3, 24, and 128 (which are all one-town distant), making the Town reasonably accessible by road in addition to rail. It is a suburb of both Brockton and Boston, and the restored commuter rail service to Boston has made it a desirable location for many Boston commuters.

Watersheds

The town is almost entirely within the Taunton River Basin but also borders the Weir River Watershed and South Coastal Watershed. Abington is drained mainly by the Shumatuscacant River, Beaver Brook, and their tributaries. These flow to the Taunton River via Poor Meadow Brook in Hanson and East Bridgewater, the Satucket River in East Bridgewater, the Salisbury Plain River in Brockton, and the Matfield River in Bridgewater. A small area along the eastern edge of the town drains to the South Coastal Basin via French's Stream in Rockland, the Drinkwater River in Hanover, and ultimately, the Indian Head River and the North River. The town is at the top of each basin, as it includes the mapped headwaters of Beaver Brook and the Shumatuscacant River and is very close to the beginning of French's Stream in Weymouth. Accordingly, the streams are small, and flows are limited.

The streams and water bodies include Beaver Brook, the Shumatuscacant River, and their tributaries and impoundments. The major impoundments on Beaver Brook are the small, very scenic Cushing Pond just north of Chestnut Street and south of the Holbrook line, the large Cleveland Pond within the State Park, and the small, tranquil, secluded Hunt's Pond on the Abington / Brockton border, just above Mill Street (See the discussion of the Valatka Conservation Land in Chapter V). The ponds outside Ames Nowell State Park have some public frontage but limited access, as discussed below.

Impoundments on the Shumatuscacant River include a small pond with two apparent control structures between the Frolio School and the Mount Vernon Cemetery and the much bigger downstream Island Grove Pond and its spring-fed swimming area. From here, the River flows freely through the Abington- Rockland Joint Water Board's Meyers Avenue well field and onto Whitman's Hobart Pond. The many impoundments offer possibilities for coordinated stormwater management and groundwater recharge for future study, while the general lack of fish ladders suggests opportunities for restored anadromous fish runs.



Regional Resources

Ames Nowell State Park

Abington is fortunate to have shared parks that add to its recreation opportunities. Abington houses part of the 607.4-acre Ames Nowell State Park, with beautiful hiking trails and scenic views over wetlands and ponds. The state park connects the town to the City of Brockton and comes close to the border of Holbrook. This land is vital for creating local and regional trail connections. The large Cleveland Pond in the Park prohibits swimming, reportedly due to excess algae, though it occasionally occurs. A nearby popular resource also used by other communities is the excavated, enclosed, spring-fed swimming area at Abington's jewel, Island Grove Park, on the Shumatuscacant River. As noted earlier, the pedestrian bridge reaching this park from Lake Street in Abington is a popular approach, but it needs significant repairs.

Beaver Brook Reservation

Abington residents also have access to the City of Brockton's extensive Beaver Brook Reservation along the town line downstream of the Park. As discussed below, the Park and Reservation lands are complemented by smaller town holdings along the Brook at Diane Circle and elsewhere.

Pohorecky Farm

A related shared resource is the remaining Pohorecky Farm extending from within the State Park, around Cushing Pond, and into the town of Holbrook abutting the Holbrook Sportsman Club. As discussed above, the Abington Town Meeting authorized the purchase of the Farm in 1999. Still, the acquisition was stalled by private litigation and Michael Pohorecky's death, and the vote has since been rescinded. Other studies have recommended state acquisition, at least of the in-holdings in the Park, and the Department of Conservation and Recreation remains interested and has pursued purchase options with the trustees of the Pohorecky estate. Currently, the town or state cannot gain ownership of the property.

Bay Circuit Trail

The Bay Circuit Trail (BCT) was conceived in 1929 by Charles W. Eliot III (then Secretary to the Trustees of Reservations and later Professor at the Harvard Graduate School of Design), a disciple of Frederick Law Olmsted. The concept was to have an arc of parks and conservation land linked by continuous trails, waterways, and scenic drives from the North Shore to Duxbury Bay (much as the Emerald Necklace connects neighborhoods and parks within Boston). These holdings would approximate a regional greenbelt around greater Boston and provide access to the heritage and character of the New England countryside. The contemporary concept is necessarily more modest, as many opportunities for significant holdings are gone. The volunteer implementing body, Appalachian Mountain Club, stresses creating continuous trails through scenic areas and connecting them rather than trying to make an expansive greenbelt. However, the club still encourages and supports open space acquisition and protection of critical resources along the Trail and seeks to integrate the trail with such resources. The 230+ mile Trail intersects over 50 communities. While South of Abington, this vital trail system connects the North and South Shore and creates regional recreation opportunities.

Current Challenges

Transit Concerns

Addressing traffic and pedestrian concerns intersects with the Open Space and Recreation Plan, which addresses the town's walkability and bicycle safety issues. Roadways also impact flooding concerns throughout the town and, when constructed and maintained properly, can help reduce stormwater runoff and flooding. Residents need to be able to walk, bike, and drive safely through town to enjoy public resources such as parks and conservation land. Open Spaces can also serve as off-road pedestrian and bike pathways.

Abington is fortunate enough to have access to public transportation, including the MBTA Commuter Rail, Kingston Line services Boston, Quincy, Braintree, South Weymouth, Abington, Whitman, Hanson, Halifax, and Kingston. Abington is also in the Brockton Area Transit Authority, which includes two Brockton-based routes, Bus 5 and 6, that meet at the Abington Walmart.

There is also the Rockland Flex line, which is designed to serve Rockland residents but circulates through the town. Stops include Rockland Residences and local businesses: Target, Stop and Shop, Walmart, Signature Healthcare Brockton Hospital, Abington MBTA station, and the BAT Centre.

Abington only receives Dial-a-Ride paratransit services and services to Walmart from BAT. There is still a need for additional public transportation. This includes increasing the frequency of the Rockland Flex line and creating additional flexibility for Abington Residents as it does for Rockland.

The Town's senior center also offers ride services for medical appointments and recreation opportunities.

The town has additional pedestrian and motor vehicle concerns. Many dangerous four-way intersections limit safe travel. The Town is working with OCPC to address these concerns.

Plans for Action on the Transportation Improvement Program through OCP

1. On the TIP for 2026: The intersection at Hancock Street and Chestnut Street is of particular concern to motorists, cyclists, and pedestrians. MassDOT hosted an in-person design public hearing to discuss safety and operation intersection improvements to reduce crashes in September of 2023. The public process supported the design of a modern single-lane roundabout to reduce vehicle speeds, streamline pedestrian crossings, etc. The project will also include elevation changes and geometric modifications to improve sight lines. The DPW got this project on the TIP in 2016 and has worked diligently to meet design milestones and deadlines to keep the project on schedule.
2. On the TIP 2027: Intersection Improvements, Randolph Street and Richard A Fitts Drive (Route 139) at Chestnut Street and Old Randolph Street: Unlike the intersection of Hancock St. and Chestnut St., this intersection met the MUTCD warrants for signalization. This project will include traffic signals, bicycle accommodations, and much-improved pedestrian facilities. This is THE most dangerous intersection in Town, and 75% of the design is currently being completed.
3. On the TIP for 2028: Intersection Improvements at Route 18 (Bedford Street) at Route 123 (Brockton Ave).

Pedestrian Safety

The town will continue to apply for relevant grants to meet the community's needs and protect resident safety. Some residential roads do not have sidewalks, which inhibit their walkability. But before building new sidewalks, the Town needs to address the deficient, non-ADA-compliant sidewalks it already owns. Creating and updating sidewalks is costly and beyond the capacity of the Town's DPW.

There is also a need to increase Shared-Use Paths in the town. The town created Shared-Use Paths from Lincoln Blvd. to Gliniewciz Way, led by the Abington Department of Public Works. This creates space for pedestrians, cyclists, and cars to share the road safely.

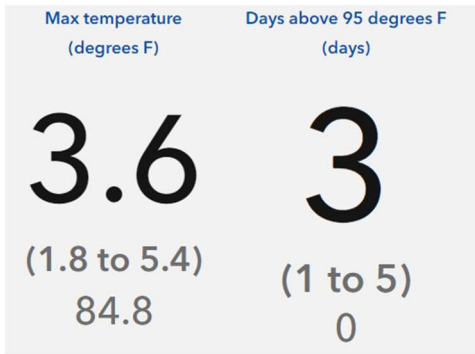
To address transit safety concerns in the town, the Town of Abington applied and was accepted to the FY25 Safe Streets for All Planning and Demonstration Grant Program for support in safety planning and demonstration activities around Centre Avenue and Hancock Street, two corridors providing essential connections to neighboring municipalities and hosting critical destinations including the MBTA Commuter Rail Station and Rockland Flex Brockton Area Transit (BAT) Bus Route. **The SS4A project will focus on improved crossings for non-vehicular road users in Abington.**

They additionally applied for a grant through the Mass Housing Works program to construct a sidewalk on Summer St. from Progress St. to Walnut St. There are no pedestrian accommodations on this stretch of road, forcing people who use trains to walk on the road. Public Transit needs to be safe and accommodating for users to be confident about using the service.

Local Climate Impact

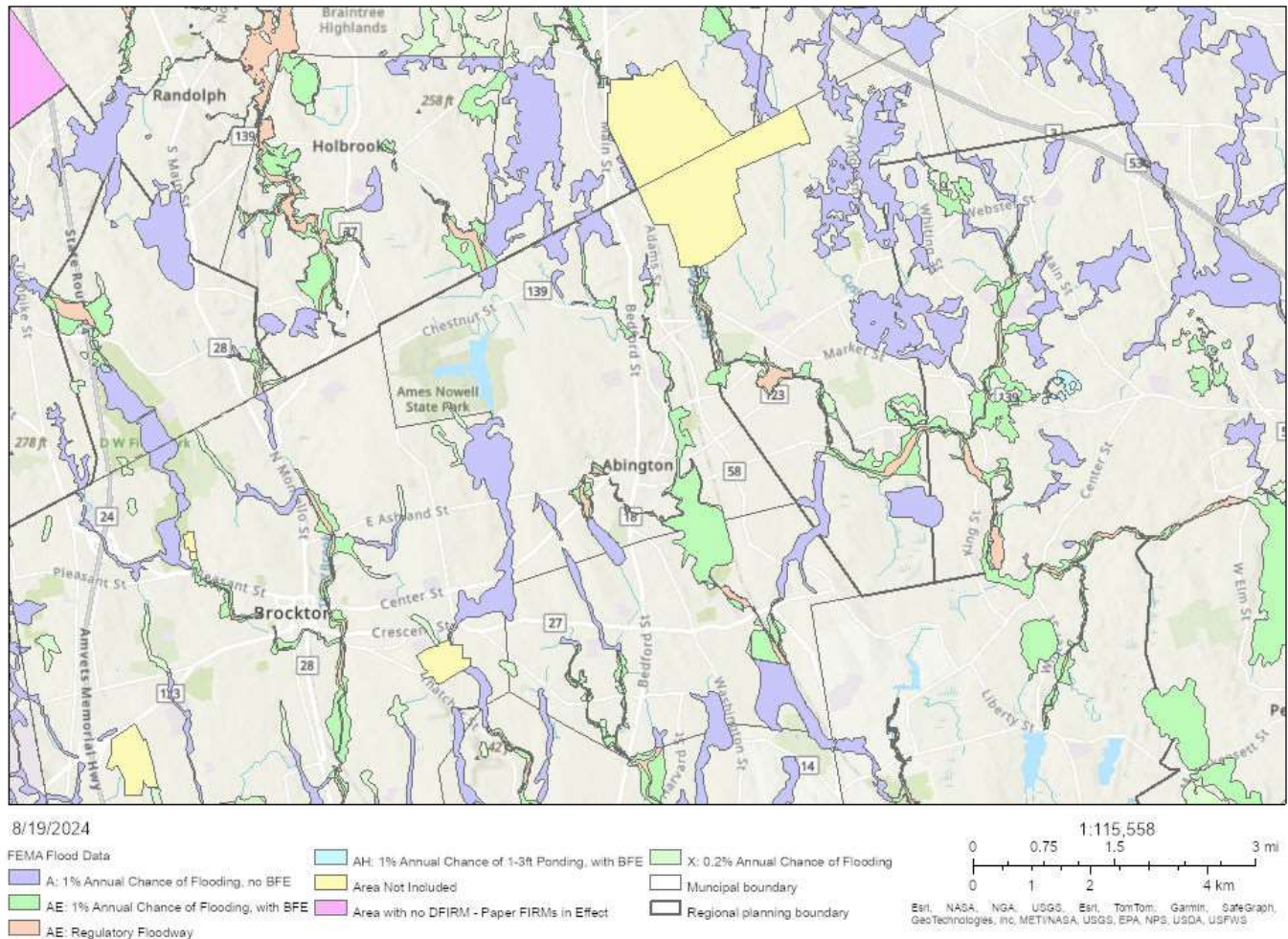
Like all Massachusetts Communities, Abington faces impacts from Climate Change. Across the state, there is an anticipated 3.6-degree increase in maximum temperatures. According to Resilient Mass, the state will likely see an increase of 3 days above 95-degree days above annual averages. Having already completed an MVP with the Commonwealth, the plan is being updated by participating in MVP 2.0. Having previously conducted its heat study, Abington is working to get ahead of heat-related stress in town. The next steps for the town include creating plans for cooling centers during these days of high heat to protect vulnerable populations.

However, coastal and inland flood risk is one of the most significant concerns for the south shore. Abington is projected to see between 5.7 and 6.3% increase in annual rainfall. Flood risks for the

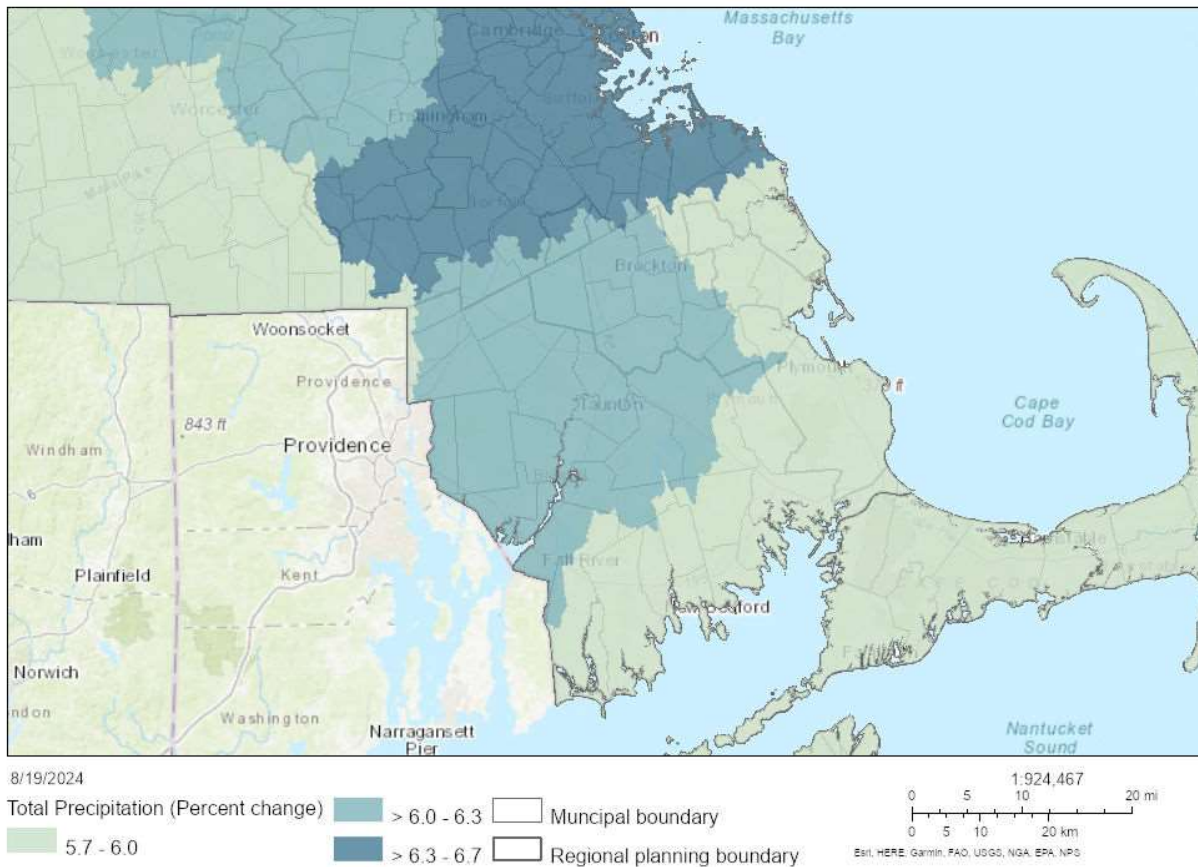


town are mainly located around brooks, streams, and ponds. However, these waterways run along major routes, including 18 and 139. Flooding creates increased pressure on dams and bridges, making them more susceptible to flooding and failure. This can cause costly damage, prevent emergency services from navigating town, and slow evacuations.

Abington FEMA Flood Risk



South Shore Precipitation Change



History of the Community

The Town of Abington was founded in 1712 and was predominantly agricultural until the mid-1800s, when it became an essential center for shoe manufacturing. With the shoe industry's decline, the town's population varied little until after World War II. Abington was affected by the rapid post-war residential growth and development into the 1970s, growing by 72 percent from 1950 to 1970. Growth slowed from the 1970s to the late 1990s despite the availability of 1 million gallons/ day of sewage treatment through Brockton. It then accelerated when sewage treatment was joined by restored commuter rail service on the Old Colony Line, and a new rail station was built.

The restored rail service has mainly spurred residential growth in the form of condominium and apartment construction, much of it west of Route 18 and north of Rockland Street. The longer-term growth is in the form of large-lot suburban development off of Hancock Street in the former country part of the town. This growth has strained the Town's infrastructure and placed heavy demands on governmental services. The inability to offset residential development with commercial and business development has led to a continuing heavy reliance on the residential property tax base. Today, Abington houses more than 17,000 residents and requires prioritizing land for conservation and preservation to build out its character, ecosystems, and recreational offerings for residents.

B. Population Characteristics

Abington's population jumped from 14,605 in 2000, which grew by 9.4% to 15,985 in the 2010 Census and 17,062 in the 2020 Census. Current population projections from the UMass Donahue Institute show a slow decline over the next five years that will set a trend of population reduction for the next twenty years.

Continued town growth has led to increased development, a trend seen across the commonwealth. Abington especially faces a challenge as most of its zoning requires large lots per single-family home, requiring more land to house fewer people. Expanded development revamps the importance of preserving the most ecologically and recreationally valuable land. A larger population also increases the demand for quality recreational opportunities for youth and adults.

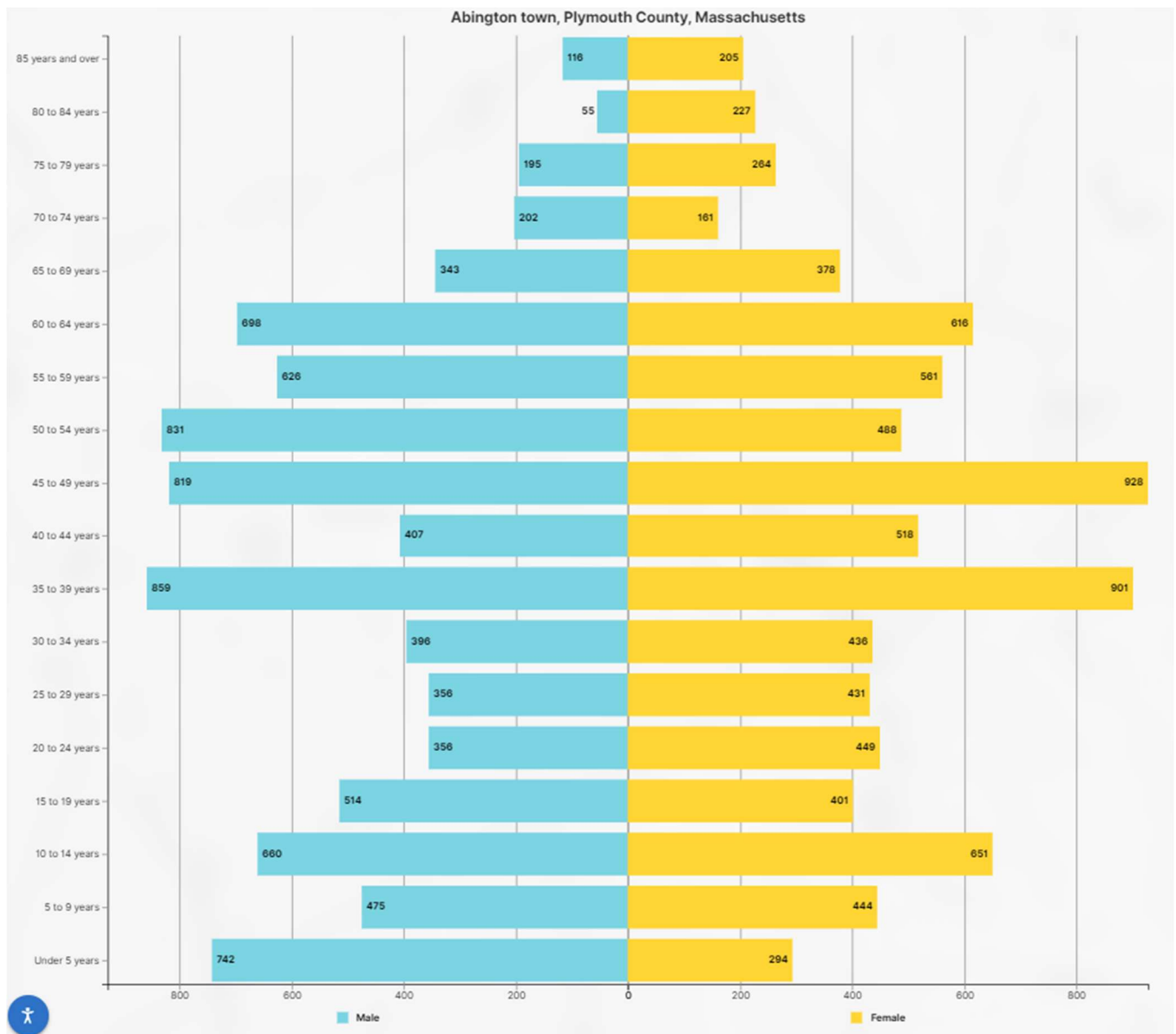
Age group patterns have been changing over the past few decades, with the town peaking in younger and older populations up through 2000, followed by a steady decline. Town-wide, the youngest and oldest age groups grew the most. From 1990 to 2000, the young population (under age 17) grew by 17.5%, increasing by 698 persons from 3,468 to 4,076 and representing 27.9 percent of the total population. Over the same period from 1990 to 2000, the population aged 60 and over increased by 850 persons or 38% percent to 3,083 and represented 21.1% of the town's population. This growth compares with an overall increase in the Town population of only 5.7 percent during the same ten-year period.

Population Projection Trends

<i>Year</i>	1990	2000	2010	2020	2030	2050
<i>Population</i>	13,817	14,605	15,985	17,062	16,799	15,266

In 2010, both trends reversed; the slightly larger population 19 and under declined (according to the 2010 US Census) from over 4,076 or 27.9% of the population to 4,028 or 25.2% of the total, while the population 60 and over declined from 21.2% of the population to 16.2% or from 3,083 to 2,590 persons according to the Census. This may partly reflect older persons moving to retirement developments in other communities or to communities with lower property taxes. The town's youngest and oldest age groups have continued to see the most change. These numbers have since decreased again. 2,146 people, or 12.6% of the population, are over 65 years of age; this is slightly below the county average of 19.9%. The younger population in town has remained relatively the same since 2010 at 3,960 people or 23.2% of the population below the age of 18 and a total of 4,181 below the age of 19, a slight increase.

UMass Donahue Institute (UMDI) has calculated state-wide and town-by-town population projections through 2050. UMDI notes that the entire south shore will likely see a population reduction. Over the next 5-10 years, the town will likely start to see a population drop, with a prediction of numbers below the 2010 census in 2050. Despite the population anticipated to drop, there is still a gap in housing and services across the region that towns will continue to address.



Median Family Income

The median income in Abington has changed dramatically over time. It was \$57,100 in 2000, \$74,589 in 2010, and 120,535 as of 2022. This is significantly higher than the state average of \$94,488 and slightly higher than the OCPC average of \$117,495.

OCCUPIED HOUSING UNITS AND INCOME						
<i>Source: 2022 ACS S2503, Quickfacts</i>	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	6237	100%	4897	78.51%	1340	21.48%
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2022 INFLATION-ADJUSTED DOLLARS)						
Less than \$5,000	118	1.9%	0	0.0%	118	8.8%
\$5,000 to \$9,999	40	0.6%	0	0.0%	40	3.0%
\$10,000 to \$14,999	247	4.0%	41	0.8%	206	15.4%
\$15,000 to \$19,999	185	3.0%	143	2.9%	42	3.1%
\$20,000 to \$24,999	94	1.5%	94	1.9%	0	0.0%
\$25,000 to \$34,999	297	4.8%	180	3.7%	117	8.7%
\$35,000 to \$49,999	474	7.6%	257	5.2%	217	16.2%
\$50,000 to \$74,999	526	8.4%	388	7.9%	138	10.3%
\$75,000 to \$99,999	646	10.4%	445	9.1%	201	15.0%
\$100,000 to \$149,999	1,054	16.9%	914	18.7%	140	10.4%
\$150,000 or more	2,556	41.0%	2435	49.7%	121	9.0%
Median household income (dollars)	120,535	120,535	149,338	149,338	46,100	46,100

C. Growth and Development Patterns

The town's primary land use is housing, mainly in the form of detached single-family houses. Abington's town-wide sewerage system allows development in areas previously constrained by soils unsuitable for on-site septic systems. Current Land Use maps show the town's development pattern, predominantly residential clustered around the major arterial streets. The town has two older established commercial districts, Abington Center and North Abington Center, plus larger scale big box/strip commercial development along Routes 123 and 18.

Per Abington's 2019 Housing Production Plan, the number of housing units in Abington increased 22.5 percent from 5,348 to 6,538 in 2017. Single-family detached structures make up 58.6 percent of all housing units in Abington.

Development in Abington in the 2010s was more intensive. It included the 192-unit Woodlands at Abington Station apartment complex near the Commuter Rail Station and the recently approved 180-unit The Point at Abington apartment development. With the restoration of commuter rail service, Abington has become a popular location for people commuting to the Boston/Cambridge core area.

Current large housing projects include 412 Summer Street, a 198-unit 40B extensive development that secured a building permit this year, and Chestnut Glen Apartments, an elderly affordable housing community with 130 apartments spread throughout two buildings on a 10-acre site in Abington.

Commercial uses in Abington are found in the two established town centers of North Abington and Abington Center and along Routes 18, 139, and 123, as noted above. Wal-Mart is located on Route 123 on the west side of town at the Brockton line. Stop and Shop located its superstore on the east side of town on Route 123, adjacent to the Rockland town line and next to a new Target store. Similarly, the Lowe's store is on Route 18 in the geographic center of the town at the former Ames Plaza, and the relocated, expanded Cape Cod Lumber is on Groveland Street off of Rte. 123. Thus, the major new commercial areas are on four different regionally accessible, highway-oriented sites, apart from the traditional centers.

The Town has also permitted 4 new cannabis retail stores in the marijuana overlay district, which provides additional tax revenue for the town.

Infrastructure

Transportation System

Abington has a good network of state-numbered routes and local roads, allowing north-south and east-west travel through the town. Four state-numbered routes pass through the town. Routes 18 and 58 are the major north-south arterials, while Routes 139 and 123 are the major east-west routes. Residents also use moderate-capacity arterials and local streets for alternative paths to regional destinations. The state highways and town streets are generally in good condition, with sidewalks available for pedestrian traffic throughout most of the town.

The Town is served by the Massachusetts Bay Transportation Authority (MBTA) Kingston/Plymouth Branch of the Old Colony Commuter Rail line. The rail line is located on the eastern portion of town with the commuter rail station south of Centre Avenue (Route 123) near the intersection with Plymouth Street (Route 58). There is parking at the station for 385 vehicles and additional private parking nearby. Abington has no fixed route bus services; however, the Brockton Area Transit (BAT) system serves the Wal-Mart store and provides DIAL-A-BAT Para Transit service to the town. The latter is available to the elderly and disabled through human service agencies or individually. Abington Senior Center currently runs a bus for elderly and disabled residents. The service provides transportation to medical appointments, shopping, and recreation.

Dams

As identified in their 2020 MVP, Abington's most significant environmental risks are stormwater flooding and the need for updating infrastructure. Abington co-owns the Hunts Pond Dam with Brockton. Environmental Partners inspect it every year. There are no planned repairs for it. The Town also oversees the functionality of Island Grove Dam.

Ralph Hewlard (Beaver Brook) Dam requires rehabilitation per the State's inspection and is at the top of the priority list, as noted in the Town Emergency Action Plan (2022). Abington also houses two state-managed dams, Ames Nowell Dam, and one private dam, Cushing Pond Dam. At this time, both dams are reported to be in working condition.

Bridges

The Central Street Bridge was previously at an increased risk of failure due to flooding and was flagged as a significant hazard during a recent inspection, as the Town's former MVP reported. As of 2023, it has since been repaired. The Town's DPW received a Small Bridges Grant for engineering and rebuilding the bridge located at Island Grove Dam.

Water Supply System

The town of Abington obtains its water from the Abington/Rockland Joint Water Works (ARJWW), established in 1885. The ARJWW is governed by a Joint Water Board of six commissioners, three from each town. The ARJWW system has 11,597 hook-ups serving 15,130 residents in Abington and 18,022 in Rockland. In addition, there are a few hundred **out-of-district** customers in Hanson, Hingham, Weymouth, and Pembroke raised the total population served to just over 32,000 customers.

The system is unusual in having water sources in three towns and two basins, Abington in the Taunton River Basin and Rockland and Pembroke in the South Coastal Basin. The oldest source is the Great Sandy Bottom Pond in Pembroke. A treatment plant on site is designed for 4 million gallons per day (MGD) with a peak flow of 6 MGD. In Abington Center, four gravel-packed wells are

at the end of Myers Avenue with their own 1.5 MGD treatment plant. The third source, the John F. Hannigan Water Treatment Facility and Reservoir in Rockland is both a source and a storage facility. The recently enlarged reservoir holds about 380 million gallons when complete. The treatment facility is designed to treat a maximum of 3.0 MGD but can pump up to 3.0 MGD from its 2.0 million-gallon clear well.

The ARJWW distribution system uses cast iron, ductile iron, and PVC pipe, ranging in diameter from 2 to 16 inches, totaling approximately 126 miles. The system consists of two service areas: the Main Service Area, which provides water to all of the Town of Rockland and most of the Town of Abington, and Abington's Lincoln Street High Service Area, created in 1982 when development at a higher elevation near the Brockton line required a booster pump.

The system delivered 998,288,676 gallons in 2010. Recent consumption has averaged 2.77 MGD year-round, ranging from 2.36 MGD in February 2024 to 3.44 MGD in July 2024, with peak days nearly twice the annual average.

One standpipe, three elevated storage tanks, and two clear wells for a total capacity of 5.4 million gallons are provided. Rockland's two Rice Avenue elevated storage tanks hold 0.5 million gallons each. The new Lincoln Street standpipe in Abington holds 1.25 million gallons, and the new Chestnut Street elevated tank in Abington holds 400,000 gallons, increasing total capacity and helping maintain water pressure in the higher neighborhoods. (However, the total capacity of the standpipes may not be useable due to differences in elevation). In addition, the concrete Hannigan Water Treatment Facility and the Great Sandy Bottom clear wells hold 2 million gallons at the former and 0.75 million gallons at the latter.

If usable for their total volume, the tanks and standpipe alone would provide 2.65 million gallons, close to the recent average day's consumption of 2.77 million gallons. The clear wells increase this to 5.4 million gallons or 94% of twice the annual average use. However, even this provides relatively little reserve capacity if demands double during summertime peak periods. In addition to this storage capacity, the Abington water system has emergency connections to the Weymouth and Whitman water systems. The Rockland system connects to the Weymouth, Hanover, Hingham, and Norwell systems. The most significant recent capital improvement was the 2007 expansion of the Hingham Street Reservoir from a capacity of 95 million gallons to 380 MGD. Other improvements include upgrading/replacing older pipes, expanding service, and maintaining existing structures and facilities. Currently, the system is operating at or near its safe yield. In addition, a water conservation program requires new water hookups to save two gallons for each gallon. Given sufficient overall supplies, these are probably slight constraints on the continuing development that has consumed much of Abington's open space.

Sewer Service

The City of Brockton and the Town of Rockland provide sewage treatment service to the Town of Abington through inter-municipal agreements—Abington exports 1.2 million gallons of sewerage daily. The majority of this goes to the City of Brockton. The municipal agreement permits a capacity of 1.5 MGD; the current export is 1.2 MGD. The town also has a municipal agreement with Rockland, which can treat an outflow of 110k per day, which currently takes 74k daily. Connections to Rockland, greater than a 1-2 family project, require Abington and Rockland Sewer Commissions authorization.

For background, the ongoing Upper Taunton Basin Wastewater Evaluation Study has been calculating needs and examining ways to make maximum use of existing treatment plants to serve nearby communities. It is considering adding several towns to the Brockton Regional Treatment Plant's service area and slightly increasing Abington's allowed flow **by .1 MGD**. These changes would reflect the significantly reduced flows through the plant **(through reduced infiltration and inflow)** and the much-improved quality of the effluent from the expanded and upgraded plant documented in the respective Notices of Project Change. They would also reflect a lifting of the present Consent Decree limiting plant operations and a proposed increase in allowed discharges under the City's future National Pollution Discharge Elimination System (NPDES) permit.

Long-Term Development Patterns

The long-term development pattern of the community is dictated mainly by land use controls, most significantly by the Zoning By-Law and Map, and by physical and natural features such as wetland areas and the roadway system. The Abington Zoning Map (following) shows that because of natural and physical location characteristics and public policies, Abington is likely to remain a predominantly residential community with most space for commercial and business development being maximized.

The town significantly changed its Zoning By-law in 2003 by adding several new districts, including a Transit Oriented District, a Central Business District, a Transitional Commercial District, and a Multiple Use Planned Development District. These districts are discussed below and shown on the accompanying Zoning Map. These 2003 Zoning By-law changes are expected to allow a population level close to the 24,900 persons projected in the Abington Master Plan, given such changes. Since the last update, there has been an additional Marijuana Retail Overlay District, Zone II Watershed District, and Multi-Family Overlay District.

While the land is being consumed at an increasing rate, the density within the town's typical new neighborhoods is declining mainly because of the prevalent 20,000 sq. ft. to 40,000 sq. ft. large lot zone. As a result, the Town is converting land to housing faster than present population growth.

For example, from 1960 to 2000, the population grew by 37.7 percent (from 10,607 to 14,605), while in a slightly shorter 35-year period from 1962 to 1997, residential land increased by 125 percent (from 1,030 to 2,316 acres). Large lot zoning requires more land consumption and the loss of more wildlife habitat for a given population. In contrast, higher-density zoning would require less land for population increase. It would allow needed growth, along with greater land preservation.

During the 1962-1997 period, the Town's developable vacant land decreased from 3,922 acres to 1,982 acres, further reducing the town's development options. Furthermore, the original EOEa build-out analysis found a potential population of 19,275 at full build-out under these regulations. In contrast, the 1999 Master Plan saw the possibility of more dense development. It projected a build-out population of 24,900 persons under the same regulations and initial land resources but with greater use of the higher-density provisions. Abington has relatively high square footage requirements for housing zoning. Most of the housing requires a 30,000 sq ft lot per single-family home. High-density housing is permitted around different business and commercial zones, requiring 20,000 sq ft lots. Low-density residential Housing, which only allows a 40,000 sq ft lot, is mainly located away from major routes in the western part of town.

The current land use map below shows the relationship between present zoning and actual land uses. However, it does not show causal relationships, as some zoning reflects present uses, while in less developed areas, the zoning is intended to guide the area's future character. Though new development will reflect zoning, the area will remain unchanged, with many continuing legal "non-conforming" uses.

Due to changes in land use categories between 2005 and 2016, it has been hard for towns to get an exact change count over the last decade. Some show apparent changes, though. Commercial and Industrial land use totaled 835.84 acres in 2016, a jump from 611.14 acres in 2005. Abington also saw a significant jump in multi-families from roughly 295 acres in 2005 to 850 acres in 2016. Multifamily housing helps provide a varied housing market in town and increases the number of people housed on a parcel, saving more land for conservation or recreation. Overall, the town has about 5,466 acres of land dedicated to housing, an increase from 4020 acres in 2005 for all types combined.

2016 Land Use

Use Name	Area in Acres
<i>Agriculture</i>	11.14
<i>Commercial</i>	732.40
<i>Industrial</i>	103.44
<i>Mixed-use, primarily commercial</i>	4.33
<i>Mixed-use, primarily residential</i>	24.06
<i>Open land</i>	2861.59
<i>Recreation</i>	69.54
<i>Residential - multi-family</i>	850.55
<i>Residential - other</i>	8.18
<i>Residential - single-family</i>	4588.54
<i>Right-of-way</i>	811.59
<i>Tax-exempt</i>	1780.96
<i>Unknown</i>	13.03

2005 Land Use

Use Name	Area in Acres
<i>Brushland/Successional</i>	37.85
<i>Cemetery</i>	50.73
<i>Commercial</i>	461.23
<i>Cropland</i>	21.65
<i>Forest</i>	4343.49
<i>Forested Wetland</i>	1303.73
<i>Golf Course</i>	67.40
<i>High Density Residential</i>	112.89
<i>Industrial</i>	149.91
<i>Junkyard</i>	2.72
<i>Low Density Residential</i>	1086.28
<i>Medium Density Residential</i>	2528.28
<i>Mining</i>	22.68
<i>Multi-Family Residential</i>	294.48
<i>Non-Forested Wetland</i>	279.99
<i>Open Land</i>	52.90
<i>Participation Recreation</i>	123.32
<i>Pasture</i>	88.78
<i>Powerline/Utility</i>	129.59
<i>Transitional</i>	34.37
<i>Transportation</i>	262.18
<i>Urban Public/Institutional</i>	84.72
<i>Very Low low-density residential</i>	21.22
<i>Water</i>	300.84

Abington Land Cover



- | | | |
|-----------------------------------|----------------------|----------------------|
| Residential - Single Family | Other Impervious | Scrub/Shrub |
| Residential - Multi-Family | Right-of-way | Bare Land |
| Residential - Other | Cultivated | Forested Wetland |
| Commercial | Pasture/Hay | Non-forested Wetland |
| Industrial | Developed Open Space | Saltwater Wetland |
| Mixed Use - Primarily Residential | Deciduous Forest | Water |
| Mixed Use - Primarily Commercial | Evergreen Forest | Unconsolidated Shore |
| Mixed Use - Other | Grassland | Aquatic Bed |



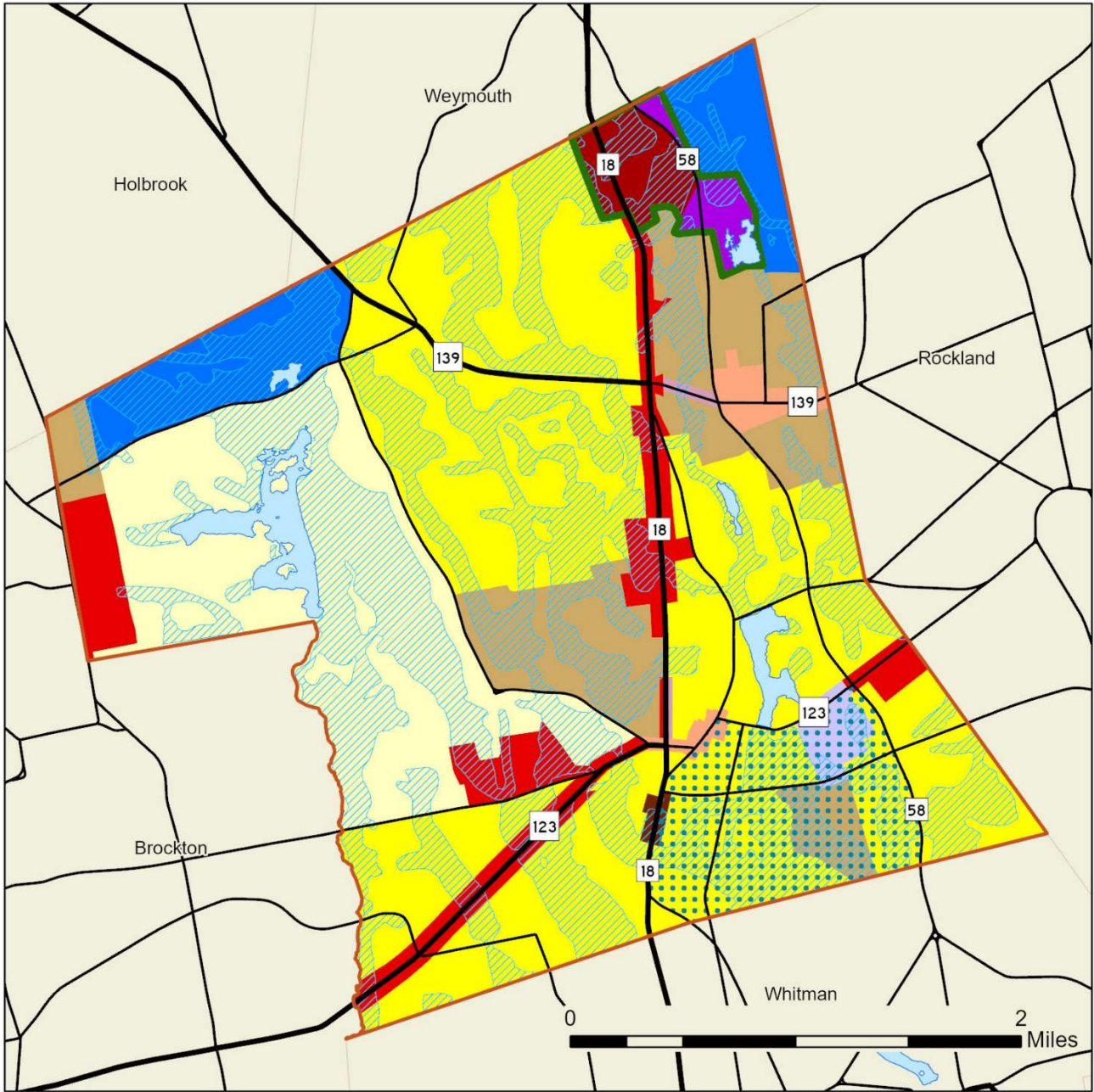
OLD COLONY
PLANNING COUNCIL

Old Colony Planning Council
70 School Street, Brockton,
MA 02301

oldcolonyplanning.org
Created May 2024

GIS Data Sources: MassGIS,
Old Colony Planning Council

Town of Abington Zoning



- | | |
|--|-------------------------------|
| Low Density Residential | Transitional Commercial |
| Medium Density Residential | Business Development District |
| High Density Residential | General Commercial |
| Multi-Use Planned Development District | Industrial |
| Transit Oriented Development | Floodplain Wetlands District |
| Central Business District | Marijuana Overlay District |
| Highway Commercial | Watershed Protection District |



OLD COLONY
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70 School Street, Brockton, MA 02301
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 Created February 2025

GIS Data Sources: Town of Abington,
 MA Department of Transportation
 (MassDOT), Office of Geographic
 Information (MassGIS)

Zoning Definitions

Flood Plain and Wetlands Protection District (FW)

The Flood Plain and Wetlands Protection Overlay District protects the town's ecology. The District's regulations are intended to protect and preserve the marshes, bogs, ponds, water courses, and their inclusively defined adjoining wetlands. The district also reduces the hazards of flooding. It protects the floodplain's occupants by providing the means for the land to absorb, transmit, and store runoff and to retain sufficient floodway areas to convey probable water flows.

Watershed Protection District

The purpose of the WPD is to protect public health by preventing contamination of the ground and surface water resources, both existing and future, that provide drinking water to the Town. Because pollution of groundwater resources can occur due to the cumulative effect of many insignificant uses, parameters for land use in these specific areas need to be established to avoid pollutants affecting water supplies.

Transit Oriented Development (TOD) District

The purpose of the TOD District is to encourage more intensive development near the Abington commuter rail station. It promotes land uses that complement the existing commuter rail line and the established nearby neighborhoods. It does so by allowing a mix of minor uses on well-buffered sites to support and serve commuters and adjacent residential development, to encourage the continued use of rail service, and to increase the number of pedestrian and bicycle trips while decreasing the number of local automobile trips.

Central Business District (CBD)

The Central Business District allows the reasonable use, enhancement, expansion, and redevelopment of the North Abington business district and Abington Center. The town's two older established business districts developed intensively with on-street parking and shared scattered off-street lots. The provisions allow new buildings to be set close to the sidewalk or street line to encourage pedestrian access, maintain pedestrian connections to adjacent properties, and allow off-site or shared parking. They also provide for residential uses in mixed-use developments.

Business District

Business Development, BD – To primarily establish general commercial and business uses that require or cater to traffic-oriented business, pass-by visibility, and adequate large vehicle or large volume access as provided by the state highway, but also prohibiting the future development of residential uses

Multiple Use Planned Development (MUPD) District

The Multiple Use Planned Development District was designed to set standards for the overall planned mixed-use development of the land in two largely undeveloped areas of the town. The District attempts to accommodate low-impact activities in an overall "campus" setting. The new uses would be in compact, intensive clusters, using natural features, vegetation, screening, and setbacks to retain an open space character from the road. Thus, it would have minimal impacts on surrounding land uses such as the Ames Nowell State Park. The regulations support a more flexible planned development process than is possible through conventional zoning.

Transitional Commercial District

The Transitional Commercial District seeks to preserve the existing residential character along major thoroughfares under pressure for commercial development by allowing a transition to more intensive but compatible uses. It emphasizes the preservation and adaptive reuse of existing structures, provides for buffers and uses compatible with nearby residential areas, and gives property owners an additional opportunity to use their land without severely diminishing nearby properties' amenity and residential value. It seeks to minimize congestion on major streets and to protect the character and appearance of areas that are critical elements of the town by allowing limited, low-traffic generating non-residential uses that can operate in adapted/expanded existing houses or incompatible new small-scale office/ retail buildings.

Marijuana Overlay District

To provide for the placement of adult-use marijuana establishments, by An Act To Ensure Safe Access to Marijuana, c. 55 of the Acts of 2017, and all regulations which have or may be issued by the Cannabis Control Commission, including, but not limited to 935 CMR 500.00, in locations suitable for such uses, which will minimize adverse impacts of marijuana establishments on adjacent properties, residential neighborhoods, schools, playgrounds, public beaches and other places where minors congregate by regulating the siting, design, placement, security, and removal of marijuana establishments.

High-Density Residential R-20

The R-20 District permits single-family detached houses on 20,000 sq. ft. lots. In contrast, specially permitted two-family houses, single-family attached houses (townhouses) in groups of up to four units, and apartments and multi-unit condominium buildings require 40,000 sq. ft. lots. Despite being called "High Density," the district's highest density, slightly larger than ten units per acre, is about the same as single-family lots in older, close-built suburbs.

Medium Density Residential R-30

The district requires a minimum of 30,000 sq. ft. to provide a spacious single-family detached environment. It excludes two-family or attached dwellings, apartments, and multi-unit condominiums. Special permits allow various health, social service, and recreation facilities.

Low Density Residential R-40

This district intends to provide exceptionally spacious neighborhoods with at least 40,000 square feet. Although the R-40 Residential District does not allow two-family homes, attached houses, or multi-unit dwellings per se, it does allow Accessory Apartments. It also allows various health, social service "and recreational facilities" by special permit.

General Commercial (GC)

The GC District is intended to accommodate centrally located, compact, accessible business centers with adequate vehicular access, exclude noxious or land-expansive uses, and be as pedestrian-friendly as possible. It allows diverse retail and service use as of right or by special permit and excludes most industrial uses. It allows one—and two-family houses as of right. It excludes attached and multi-unit housing.

Highway Commercial (HC)

The HC District is intended to accommodate businesses catering to auto-oriented markets or needing relatively large sites, which would be inappropriate downtown. It allows varied retail and service uses as-of-right or by special permit. It also allows single-family and two-family houses, apartments, and motels by special permit. The district requires 20,000 sq. ft. lots for most uses, but Section 7-3 again calls for 40,000 sq. ft. lots for any attached or multi-unit housing. Coverage is limited only to yard and parking requirements.

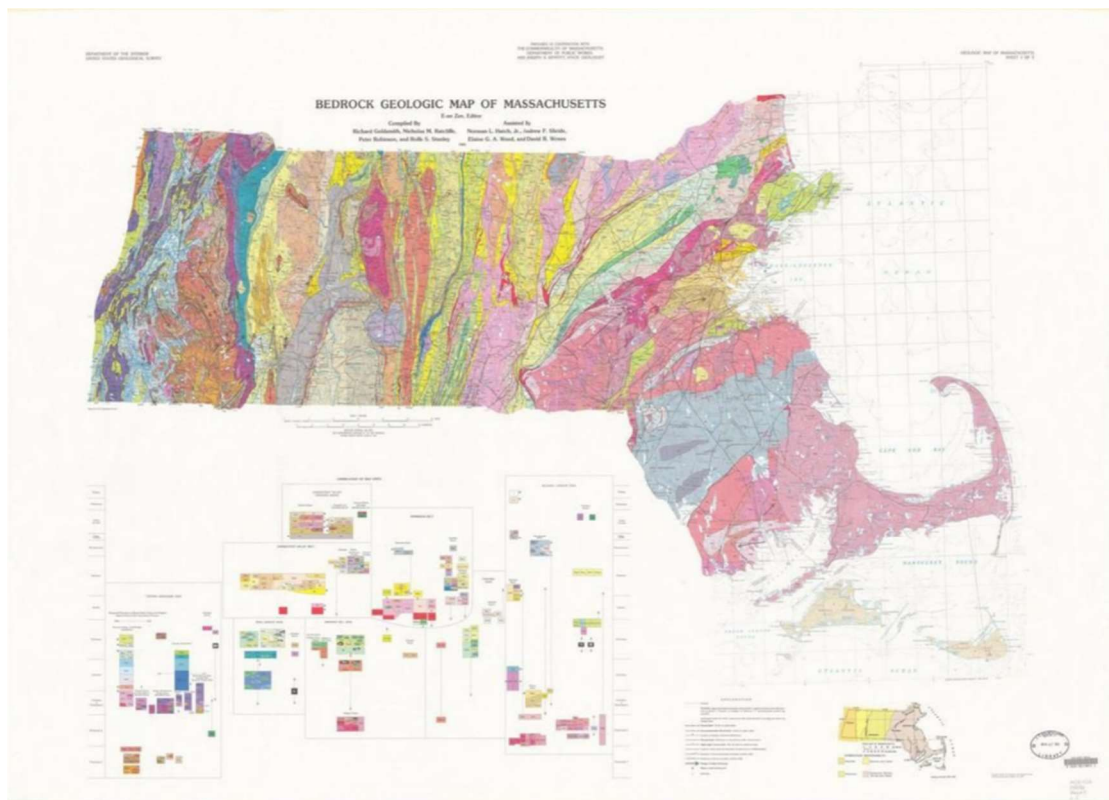
Industrial (I)

To reserve areas for industry development that will be compatible with the Town and the immediate area.

Section 4: Environmental Inventory and Analysis

Geology, Soils, and Topography

Most of the surficial materials in Massachusetts are deposits of the last two continental ice sheets that covered New England in the latter part of the Pleistocene ice age. The glacial deposits are divided into two broad categories: glacial till and moraine deposits, and glacial stratified deposits. Widespread till deposits were laid down directly on bedrock on semi-consolidated coastal plain strata by glacier ice. Tills in thick-till (>15 ft thick) drumlin landforms are found throughout the State. Areas of shallow bedrock contain thin discontinuous till deposits and several bedrock outcrops and are located chiefly in rocky upland areas. Moraine deposits related to the last ice sheet's glacial ice lobes are primarily located in southeastern Massachusetts. Glacial stratified deposits concentrated in valleys and lowland areas were laid down by glacial meltwater in streams, lakes, and the sea before the retreating ice margin during the last deglaciation. Postglacial deposits, primarily floodplain alluvium and swamp deposits, comprise a lesser proportion of the unconsolidated materials.



Bedrock Geology: The geology of Abington was formed by glacial ice sheets that blanketed much of southeastern Massachusetts. As the glaciers began to melt and recede, the landscape formed, and a basin was created in the present Hockomock Swamp (known to geologists as the Leverett Sea). As the ice continued to retreat, it revealed the region's characteristic north-south drumlins formed by the moving ice. The Hubbard Uplift eliminated much of the Leverett Sea and created the north-south drainage pattern in Abington.

Surficial Geology: Surficial geology is the basis for both natural systems and human use and provides valuable information about an area's environmental potential and vulnerabilities. The glaciers that covered New England more than 20,000 years ago left their mark on the South Shore of Massachusetts. As the two-mile-thick layer of ice moved south, it scraped the solid rock beneath it and carried along stones and soil. A mix of material ranging from clay to boulders (glacial till) was deposited at the glacier's base as it passed over the area. About 19,000 years ago, the temperature began to rise, and the ice slowly retreated. As the ice melted, the melting water deposited sand and gravel, referred to as outwash.

The ice front retreat formed a series of glacial lakes in low areas between the ice margin and the deglaciated terrain. The largest glacial lake in southeastern Massachusetts developed in the Taunton River valley and is commonly referred to as Glacial Lake Taunton; it covers the west-central part of Plymouth County and extends into Bristol County. The lake's surface was 55-65 feet above sea level. Deposited within this lake are fine-textured sediments consisting of varied silts and clays greater than one hundred feet thick in some areas (Hartshorn, 1960). The Jones River was the outlet for the lake during its final stages before filling with sediments. The clay deposited within the lake has been mined to make bricks. Soils associated with Glacial Lake Taunton include the Scio, Raynham, Birdsall, and Enosburg series; some of the best farmland soils are mapped within this area. Extensive peatlands such as the Hockomock Swamp, the largest continuous swamp in southern New England, have formed in the low elevations of Glacial Lake Taunton.

Soils Topography

The U.S. Natural Resources Conservation Service lists two major soil associations in Abington. Since these can contain very different soils, the functional characteristics depend on the mix and patterns. Scituate and Hollis-type soils are common in this area as a lasting impact from former glaciers.

- a. The Scituate - Essex-Merrimac Association covers the southern two-thirds of the town. It includes deep, nearly level to moderately steep, well-drained, moderately drained soils formed in glacial till, and almost level, somewhat excessively drained soils formed in sand and gravel.

- b. The Hollis-Charton-Essex-Muck Association covers one-third of the northern part of town. It includes rolling, somewhat excessively drained, and well-drained soils, deep and shallow bedrock formed in glacial till, and level, very poorly drained organic soils.

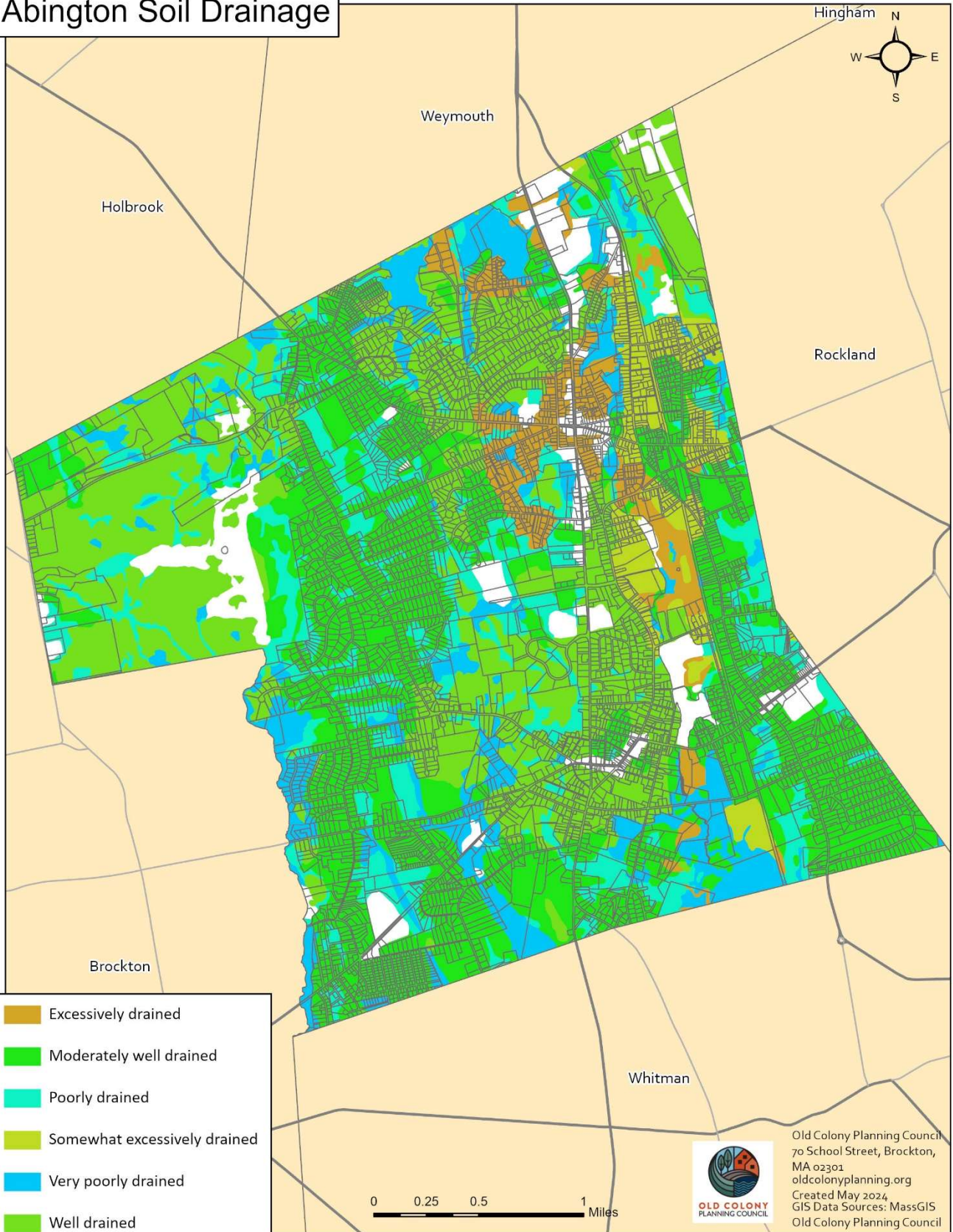
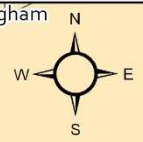
This would suggest that much of the town would accept water readily and be suitable for septic systems through the very tight muck areas, and those with considerable hardpan would exclude such systems. However, the limitations are more significant because many of the soils have a seasonally high-water table that commonly limits on-site wastewater disposal systems even in porous soils, and because some of the "excessively drained" very coarse soils give inadequate treatment to the effluent. Fortunately, Abington is primarily on Town Water and Sewer at this point, and through a collaboration of Mutual Town Agreements, it can create connections to different treatment centers. Please see Section III for an elaborate breakdown of how and where water usage in Abington is.

Landslides:

The Town of Abington has one previous landfill site. The unlined former 13-acre Abington Landfill is on Groveland Street. It served the town's solid waste disposal needs from 1940 to 1975. The landfill was closed and capped in 1984 when the Town entered into a solid waste disposal contract and no longer disposed of refuse in town. However, the capping was unsatisfactory, and the Town is under an Administrative Consent Order from the Department of Environmental Protection (DEP) to recap it with the work done by 2009. Limited funds delayed the work, but the town contracted with SEA Engineering, which has monitoring wells at the site and prepared plans for capping the landfill in accordance with DEP requirements, FY 2015. Subsequently, the Board of Selectmen voted in early 2014 to seek a No Action ruling from the DEP. This would indicate that over time, the landfill has ceased to be significantly hazardous and no further capping is required. The town anticipates such a response, as there has been no sign of disapproval.

Landslides include a wide range of ground movements, such as rock falls, deep failure of slopes, and shallow debris flows. Although gravity, acting on an over-steepened slope, is a factor in landslides, other contributing factors exist—the Commonwealth of Massachusetts classified areas of risk for Landslides in its [2018 statewide Hazard Mitigation Plan](#). No area of Abington was considered at risk for Landslides. While Plymouth and other coastal communities found on the north shore show some low risk, most of the landslide potential in Massachusetts falls along the mountains in Western Massachusetts. This data was not included in the [2022 Climate Change Report](#) for the state, but the threat of inland flooding can create landslide-like conditions in the Town.

Abington Soil Drainage



- Excessively drained
- Moderately well drained
- Poorly drained
- Somewhat excessively drained
- Very poorly drained
- Well drained

0 0.25 0.5 1 Miles



Old Colony Planning Council
70 School Street, Brockton,
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oldcolonyplanning.org
Created May 2024
GIS Data Sources: MassGIS
Old Colony Planning Council

A. Landscape Character

Abington's landforms are typical of Southeastern Massachusetts, with a gently rolling landscape draining to the South, primarily along the Shumatuscacant River in the east and Beaver Brook on the Brockton line. Elevations range from valleys of 80 feet above Mean Sea Level (MSL) along the River south of Summer Street to a 200'+/- knoll near Lincoln and Hancock Streets, and a peak of 250' on the Brockton line leading to the placement of the water tower on Chestnut St.

A significant but subtle feature is a shallow drumlin rising to over 200 feet above MSL along Hancock Street. Floodplains of streams and brooks flow through low-lying areas within the Town.

Abington's landscape character is best described as rolling and wooded, with some remaining open fields. Many of the natural areas are blocked from view by roadside businesses and housing developments. A significant exception is the woodland on the north side of Chestnut Street across from Ames Nowell State Park.

Another landscape asset is the town's system of streams and ponds. Abington is at the head of three river basins, and though small water catchment areas limit them, they have scenic, recreational, and wildlife value and are potentially important for flood control.

B. Water Resources

Watersheds: Abington is divided into six drainage areas or watersheds within three river basins: the Taunton River, North River, and Weymouth Back River Basins. However, most of Abington (87%) is within the Taunton River Basin. Meadow Brook, Beaver Brook, Stream River, and the Shumatuscacant River flow southerly to the Taunton River and then onto Mt. Hope Bay. The Shumatuscacant River serves the central watershed area of the town and flows through the recharge area for the Abington-Rockland Joint Water Works Myers Avenue wells. The recharge the Shumatuscacant River offers to this groundwater supply can be affected by upstream development and activities.

The Three Basins and Drainage Areas:

- Taunton River Basin
 - Central Abington - 5.48 square miles drains into the Stream River and the Shumatuscant River into Whitman.
- Southwest Abington -0.40 square miles; drains into Meadow Brook in Whitman.
 - West Abington - 2.82 square miles; drains into Beaver Brook in Abington.

- North River Basin
 - Northeast Abington- 0.91 square miles; drains into French Stream, Rockland. Southeast Abington- 0.29 square miles; drains into Beech Hill Swamp, Rockland.
- Weymouth Basin
 - Northwest Abington- 0.07 square miles; drains into Holbrook via Trout Brook.

As noted previously, Central Watershed, with its 5.48 square miles, is the largest in Abington. The most significant hydrologic aspect of this watershed is that it is the drainage area for the wells located off Myers Avenue in the southern part of the town; that is, the aquifer that supplied the Myers Avenue wells is under this watershed. To protect this recharge area from pollution and development that would inhibit recharge, the Abington Rockland Joint Water Works owns over 60 acres of land near the wells.

Water Contamination: As of the 2022 Integrated List of Waters report, and listed in the categories below, there are pollutants in local waters in Abington. This takes an inventory of Massachusetts's ponds, lakes, streams, and coastal waters and creates a report about their current condition. Data is anticipated to be updated in 2024 and 2026. The state outlines reporting as,

“A waterbody is considered impaired (i.e., unhealthy) if pollutants limit or prevent beneficial uses and services. [The Massachusetts Surface Water Quality Standards \(314 CMR 4.00\)](#) regulation establishes designated uses for surface waters and water quality criteria to protect and sustain waterbodies that pollutants may otherwise impair. If a water body is assessed as impaired, the federal Clean Water Act requires states to develop a TMDL. [TMDLs are Maximum Daily Loads](#). This calculates the maximum pollutant level (i.e., load) that a water body can receive while continuing to meet water quality standards.”

The table below outlines the status of water bodies in Abington.

Integrated Water Report 2022 Abington, MA	
Cushing Pond	4C- Impaired – Not caused by a Pollutant
Cleveland Pond	5- Impaired – TMDL Required
Island Grove Pond	5- Impaired – TMDL Required
Shumatuscacant River	5- Impaired – TMDL Required
Beaver Brook	4A- Impaired TMDL is Completed

Rivers and Streams: Most of Abington lies at the headwaters of the Taunton River Watershed. Approximately 87% of the town drains into the Taunton River Basin via the Shumatuscacant River, Beaver Brook, Meadow Brook, and the Stream River. The Shumatuscacant River is the most significant stream in Abington and is formed from several small tributaries in North Abington. The river winds down the east side of town behind the Frolio School and Early Childhood Center to Island Grove Pond, where a 13-foot earth-filled dam impounds the water. It continues below Centre Avenue and through a large wetland area near the town's wells, into the town of Whitman.

The Stream River joins the Shumatuscacant River in Whitman. It begins in Abington, just east of High Street, in Conservation Commission-owned wetlands. It flows northerly (the only stream that does so in Abington) for several hundred feet, crossing Ashland and Groveland Streets, where it joins several other small tributaries at the edge of the former town landfill. As of the 2022 Impaired Waters and TMDL report, the Shumatuscacant River is impaired and needs a TMDL.

The other major local stream is Beaver Brook, which begins in Holbrook and flows south through Cushing, Cleveland, and Hunt's Ponds into Brockton and Whitman. Protected lands along the brook include Brockton conservation land and the Ames Nowell State Park in Abington. Like all of Abington's streams, Beaver Brook has limited flows. Beaver Brook is Impaired and has a completed TMDL.

Ponds: The town is fortunate to have several ponds. Three are on Beaver Brook. The largest is Cleveland Pond (88 acres) in Ames Nowell State Park, bordered by woods, a park access point, swamp land, and the pond's bridged control structure. Although swimming is reportedly prohibited because of shallow depths and algae, some people swim anyway. Boating and fishing are allowed. Cleveland Pond is impaired currently and requires a TMDL.

Just north of Cleveland Pond and visible from Chestnut Street is the beautiful, scenic, privately owned 10-acre Cushing Pond. Townland is to the north and west, but there is no public pond frontage except along Chestnut Street.

Hunt's Pond (6 acres) off Mill Street is the smallest of the three Beaver Brook ponds. It is bordered on its eastern edge by protected agricultural land. (See discussion of the Valatka Conservation land.)

The Shumatuscacant River has two impounded ponds. The largest and most popular pond in Abington is the town-owned Island Grove Pond (35 acres), located between Washington and Plymouth Streets in the center of Abington. Island Grove Pond has an enclosed swimming area fed by well water that flows through the swimming basin into the pond itself. While access to the western side of the pond is limited by residential development, the Wilson Memorial Bridge reaches the eastern side. This is the town-owned Island Grove Park.

A third pond, Thompson's Pond, is located between the railroad tracks and the former naval air station, just north of Savine Street. A much smaller unnamed pond to the north is unusual in natural ponds rather than impoundments. Thompson's Pond drains to the uppermost portion of French Brook, which flows to the South Coastal drainage basin.

Aquifer, Recharge Areas, and Well

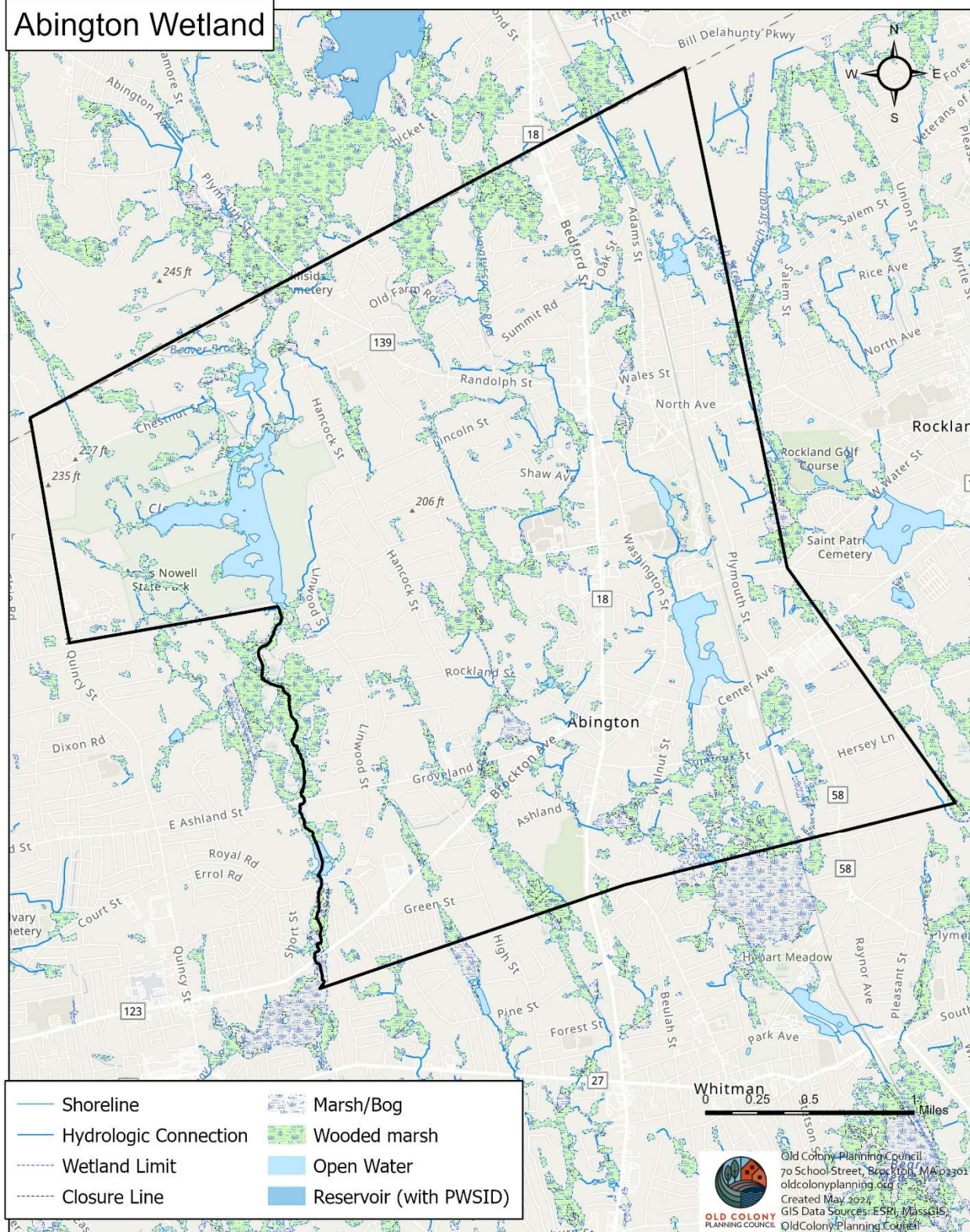
Sites: The town's aquifer recharge areas are shown by the Aquifer areas and the interim Wellhead Protection Areas (Zone II) on the Water Resources Map, and by any delineated Zone II areas (see zoning map in section 3). The Abington Zoning By-Law has a Watershed Protection District to protect these aquifer recharge areas. It is mapped around the Myers' Avenue town water wells and is bounded by Routes 18 and 58, Centre Avenue, and the Whitman town line.



Wetlands: Abington's streams, ponds, extensive wetlands, and floodplain areas form a complex pattern that constitutes the town's drainage system. This natural drainage system channels water and stormwater runoff and provides holding areas for excess water. The wetlands near the Abington wells also allow groundwater recharge. These three functions, drainage, flood protection, and groundwater replenishment, are critical for the town's floodplain/wetlands system.

Areas within the Floodplain and Wetlands Protection Zoning District make up almost half of the town's land area. These are subject to seasonal or periodic flooding or have severe housing limitations. The flood hazard areas are limited because Abington is at the headwaters of the Taunton River Basin and has limited stream flows. In addition, little impervious development upstream would increase storm flows and downstream flooding in Abington.

Abington Wetland



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 70 School Street, Brockton, MA 02301
oldcolonyplanning.org
 Created May 2024
 GIS Data Sources: ESRI, MassGIS
 Old Colony Planning Council

C. Vegetation

Forest Plant Community: Abington's undeveloped land is primarily woodland, and more specifically, wooded swampland. The previous plan documented the continuous shrinking of undeveloped woodland in the town. "Twenty Years of Change" Reports noted that farmland decreased by 75 acres between 1971 and 1991 and by an additional 59 acres in 1999. Forests decreased by over 600 acres in this same time frame.

Like much of Massachusetts, Abington's open space primarily consists of new-growth forests formerly clear-cut for agricultural land. The Deciduous Forests of Massachusetts consist of evergreen trees such as White and Red Pine, and Hemlock, and a large variety of deciduous trees, including various types of oak and maples, with others like Ash, Willow, Birch, and Beech scattered through. The understory has multiple shrubs such as high-bush blueberry, low-bush blueberry, sweet pepperbush, swamp azalea, speckled alder, and many viburnums. Abington is fortunate to have large tracts of forests conserved throughout the town, even though there has been an increase in development since the turn of the century.

Open Field Plant Community: Abington has several large open fields supporting an abundant wildlife community. While some of these are still in agricultural use, others are preserved as conservation land, such as Griffin's Dairy off Plymouth St and Wright's Meadow off Summer St. Milkweed, Junipers, goldenrod, meadowsweet, asters, grasses, sedges, and wildflowers are examples of plants found in these open areas. Open fields are valued for their scenic qualities and grassland habitat, but they require maintenance to remain open. This includes mowing for hay or controlled burning once a year. This should be done in the second week of September, after most field-nesting animals have finished nesting, otherwise they will return to forested land gradually, as Wright's Meadow has begun to.

In addition to these open fields, the Town also maintains a Golf Course. While not a traditional open field boasting tall grasses, many wildlife find this suitable, and it increases the Edge Habitat for animals that thrive in those conditions, including many bird species.

Edge Plant Community: Between field and forest (or in some cases between forest and power line easement) is the "edge" plant community consisting of dogwoods, poplars, arrowwood, sumac, raspberries, and blackberries. These edge plant communities are of exceptionally high wildlife value as an abundant source of food and cover. These areas are particularly attractive to animals looking to graze while remaining hidden, such as deer and rabbits. Edge habitat also creates a hunting ground for Birds of Prey, who may perch up in trees while overseeing a field to regulate rodent populations.

Wetland Plant Communities: Wetlands are abundant with plants that work to absorb and filter water. Emergent wetland species include different varieties of rush and sedge, cattail, and cowslip. Wetlands have become increasingly encroached by invasive species, including phragmites and purple loosestrife, with Japanese Knotweed crouching on the borders. Wetland edges are often vegetated with bushes, such as the scrub-shrub. The edges of the wetland area are vegetated with plants such as winterberry, high bush blueberry, poison sumac, and buttonbush. The dominant trees in forested wetlands are red maple, swamp white oak, white pine, yellow birch, and Atlantic white cedar.

Invasive Species: Invasive species are non-native species that cause or are likely to cause harm to ecosystems, economies, and public health (NISC, 2006). Although invasive species can be any organism, including marine organisms, insects, and birds, this Plan focuses on invasive terrestrial plants, as these are the most studied and managed invasive species.

Abington's native vegetation is threatened by invasive plant species such as purple loosestrife, Asian bitterweet phragmites, multiflora rose, Japanese honeysuckle, Japanese Knotweed, and euonymus species. For example, many of these species can be found in Island Grove Pond. These invasive exotic plants provide a seed bank threatening the native vegetation in Abington's wilderness areas. If unchecked, some invasive exotic species out-compete native vegetation, reduce wildlife habitat, lessen the variety of plants, and dominate the landscape. Poison Ivy, although native, is also a problem for the community.

Rare and Endangered Plants:

There are no state-identified Rare and Endangered Plants in the Town of Abington.

Street Trees / Public Shade Trees: Public shade trees are essential to the community's infrastructure. Not only do large trees provide aesthetic value to a community's streets and natural areas, but they also provide value as "green infrastructure" that controls and cleanses stormwater, reduces soil erosion, absorbs carbon and air pollutants, and reduces the "heat island effect" by shading surfaces such as pavement and brick. The Town values street trees and recognizes their contribution to the visual character and sustainable design of neighborhoods. Though street trees are not usually considered part of an open space system, they are in the public right of way, are maintained by the Public Works Department, and, most importantly, add shade and beauty to the town and improve its air quality.

The trees planted are varied hardwoods, with low, flowering trees used when there are overhead wires. After Elms were affected by the disease, Norway Maples became the tree

of choice, but now they are avoided because they are very invasive. To minimize conflict with wires (and roadway contaminants such as salt), trees are planted as much as 15 or 20 feet away from the edge of the road where possible.

Street trees typically live 10 to 15 years on average. As trees need to be replaced in Town spaces, commercial corridors, business parks, and neighborhood streets, alternative species should be planted to provide greater variety and protection against substantial losses caused by diseases that are prone to certain species. Additionally, new and replacement street trees should be carefully located so as not to block doorways, storefront windows, and signs. Deciduous trees are strongly encouraged over conifers to provide shade along sidewalks and parking lots and maintain storefront visibility. Existing street trees that are low branching should be pruned up to eight feet above the sidewalk to enhance visibility for walkers and drivers and meet accessibility needs.

The broad use of street trees planted around Abington is a simple and beautiful solution to reducing heating and cooling needs for centers, corridors, and neighborhoods. When grown on buildings' south and west sides, they maximize the potential to shade homes from sun in the summer lowering energy cost and the reverse in the winter, allowing sun to pass through to the building when they are bare to reduce energy demand.

D. Fisheries and Wildlife

Abington's waters, wetlands, and uplands provide homes to numerous species of animals, which offer recreational opportunities. Wildlife corridors are essential to prevent a decline in wildlife by connecting related habitats. Aquatic creatures rely on the connection between brooks and rivers to pond for spawning fish. Hunts Pond, Cushing Pond and Cleveland Pond are connected by Beaver Brook on the west part of town. To the east lies the Shumatuscacant River which connects the Shumatuscacant River Pond and Island Grove Pond

As the above discussion suggests, Abington retains a significant amount of productive wildlife habitat, largely because of the pockets of forested, shrub, and emergent wetland habitats found in proximity to the streams scattered throughout the town. The mixture of wetlands mature second-growth forests, farmland, and abandoned farmland in various stages of regrowth results in a large amount of critically important "edge" habitat. Edge habitat is where two habitat types meet and encourage larger wildlife populations of greater species variety. Most of the common mammal species in Massachusetts are found in Abington and some fewer common ones are likely present as well since otters, gray foxes, and bobcats have been observed in neighboring towns. Woodchucks, cottontail rabbits, gray squirrels, opossums, raccoons, and skunks are abundant.

Dams and Fisheries: Dams and industry built during the 1700s were a major cause of the decline of the fisheries that had been a mainstay food source for early colonial survival. These dams obstructed the upstream migration of anadromous herring, while effluent from mills and factories killed the breeding fish population and polluted their nursery areas in the river.

With citizens becoming more aware of natural environmental components like flood plains, aquifers, water cycles, groundwater tables, stream flow, and wetlands, with a better understanding of the consequences of human disruption to these components, with tougher environmental laws, and with the closing of riverside industry, the river has begun to clean itself through natural process and human mitigation.

Abington still has several dams including Hunts Pond Dam, Island Grove Dam and Ralph Hewlard (Beaver Brook) Dam. Abington also houses two state-managed dams, Ames Nowell Dam, and one private dam, Cushing Pond Dam. At this time, both dams are reported to be in working condition.

There are no fisheries in Abington at this time.

Habitat Fragmentation: Habitat fragmentation, which is the leading source of plant and animal species extinction, is occurring where development can create isolated islands of wildlife habitat. When wildlife is confined to a specific area, competition for food and predation increases, and genetic diversity decreases as mating partners are less available. Wildlife corridors can prevent habitat fragmentation by connecting habitat areas along natural connections such as riverways or fields. Such corridors are not only essential to wildlife but are very valuable for humans doing wilderness activities such as hiking, camping, bird watching, and canoeing.

Wildlife Corridors: As the above discussion suggests, Abington retains a significant amount of productive wildlife habitat, primarily because of the pockets of forested, shrub, and emergent wetland habitats near the streams scattered throughout the town. The mixture of wetlands, mature second-growth forests, farmland, and abandoned farmland in various stages of regrowth results in a large amount of critically important "edge" habitat. Edge habitat is where two habitat types meet and encourage larger wildlife populations of greater species variety.

Abington's small tributary streams, ponds, and swampy areas provide suitable habitat for native Black Duck and other waterfowl and muskrats. The brushy borders of such areas provide food and cover for the ruffed grouse, cottontail rabbit, and hare. Most of the wooded sites in town are small and surrounded by housing. Despite increased development, observations indicate that Abington now has varied wildlife. This would

include raccoons, opossums, skunks, coyotes, turkeys, foxes, woodchucks, squirrels, chipmunks, deer, and possibly mink.

Rare Habitat and Species

Rare Species Previously Identified in Town				
Grasshopper Sparrow	Ammodramus savannarum	Bird	Threatened	2005
Hessel's Hairstreak	Callophrys hesseli	Butterfly/Moth	Special Concern	1989

<https://www.mass.gov/info-details/rare-species-viewer>

BioMap

One way to determine where land holds the most value to wildlife and water quality is by reviewing the most recent BioMap data produced in 2022 through the state of Massachusetts and The Nature Conservancy. BioMap is defined by the following categories:

- Core Habitat identifies critical areas for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems across the Commonwealth.
- Critical Natural Landscape identifies large landscape blocks that are minimally impacted by development and buffers to core habitats and coastal areas, both of which enhance connectivity and resilience.
- Local components are additions to Core Habitat and Critical Natural Landscape, which are assessed from the perspective of each city and town to inform municipalities and others when making local decisions.
- Regional Components are additions to BioMap that are of particular importance for conservation from the perspective of the Northeastern United States.

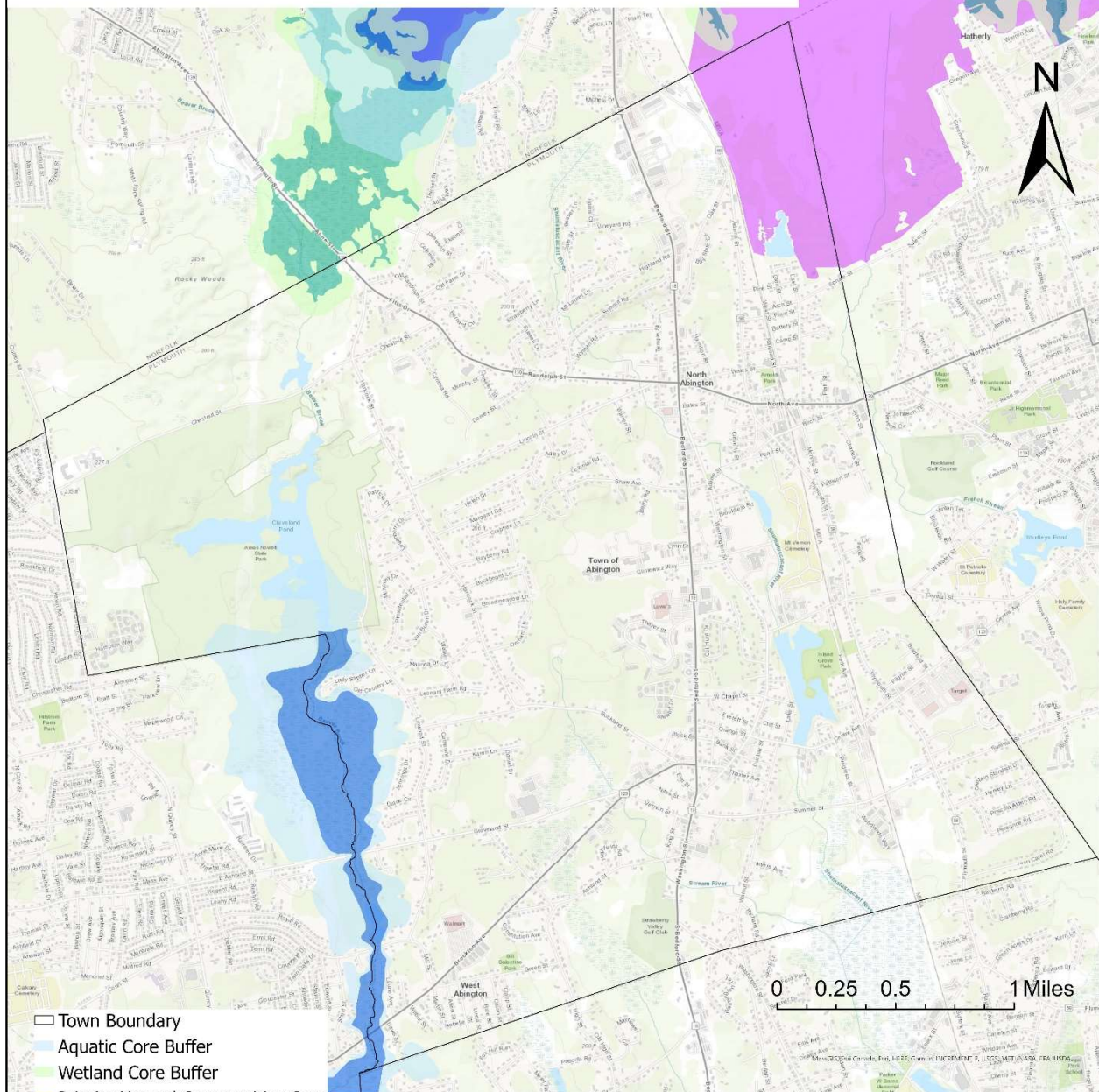
While Abington may choose other parcels of land for conservation and local relevance, the parcels identified by Biomap consider the Statewide and Regional Importance of land for creating contiguous conservation areas to promote healthy ecosystems.

The Top Northern Corner falls under the Rare Species Core, which identifies land that is crucial to previously identified species within town boundaries and two additional regional species of endangerment. The West Boundary of the town, following Beaver Brook along Ames Nowell State Park, is comprised of a Wetland Core and Buffer Zone and an Aquatic Core and Buffer Zone.

Abington at a Glance

- **Total Area:** 6,521.3 acres
 - Total Open Space Protected: 847.0 acres or 13.0% of total area
- **BioMap Core Habitat:** 327.3 acres
 - Covered by Core Habitat: 5.0%
 - Portion Protected: 26.6 acres or 0.4%
- **BioMap Critical Natural Landscape:** 279.4 acres
 - Covered by Critical Natural Landscape: 4.3%
 - Portion Protected: 107.3 acres or 1.6%
- **BioMap Local Components:** 2,051.6 acres
 - Covered by Local Components: 31.5%
 - Portion Protected: 709.6 acres or 10.9%

Abington BioMap Components



- Town Boundary
- Aquatic Core Buffer
- Wetland Core Buffer
- Priority Natural Communities Core
- Aquatic Core
- Wetland Core
- Rare Species Core
- Forest Core
- Vernal Pool Core



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& School Street Brockton, Ma 02301

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Created August 2024

GIS Data Sources:
Office of Geographic Information
(MassGIS)
Old Colony Planning Council

E. Scenic Resources and Unique Environments

Scenic Landscapes: Abington has seen significant development since 2000. Though growth slowed from 2010 to 2022, development has impacted the landscape that many long-term residents remember. However, many beautiful natural resources in town can still be spotted when driving or hiking. The following list notes the most prominent local landscape views.

- The view into Ames Nowell State Park from Linwood Street
- The long view across Cleveland Pond from its eastern shore
- The Stunning view across Cushing Pond from Chestnut Street
- The scenic view of the surrounding lands from the highest point in the Strawberry Valley Golf Course
- The views across Island Grove Pond from Central Street and Centre Avenue
- The view north from the top of Hancock Street Hill across Chestnut Street
- Much of Mount Vernon Cemetery



F. Cultural, Archaeological, and Historic Areas

Abington has many historical homes that date back to the early 1700s and 1800s. Other historical sites include the North Abington Railroad Depot which has been repurposed, Mount Vernon Cemetery, and the remains of several former factories including the Crossett Shoe Factory at 10 Railroad St, a Greeting Card Factory at 98 Temple St, Samuel Colson Shoe Factory at 506 Washington St and Joseph Clevery Shoe Factory at 1331-1333 Washinton St. In fact, many of the buildings along Washington St are Historic dating back as far as 1735. Perhaps the most known and recognizable historical site is Island Grove Park. Island Grove Park is known for its historical importance during the Abolition Era.

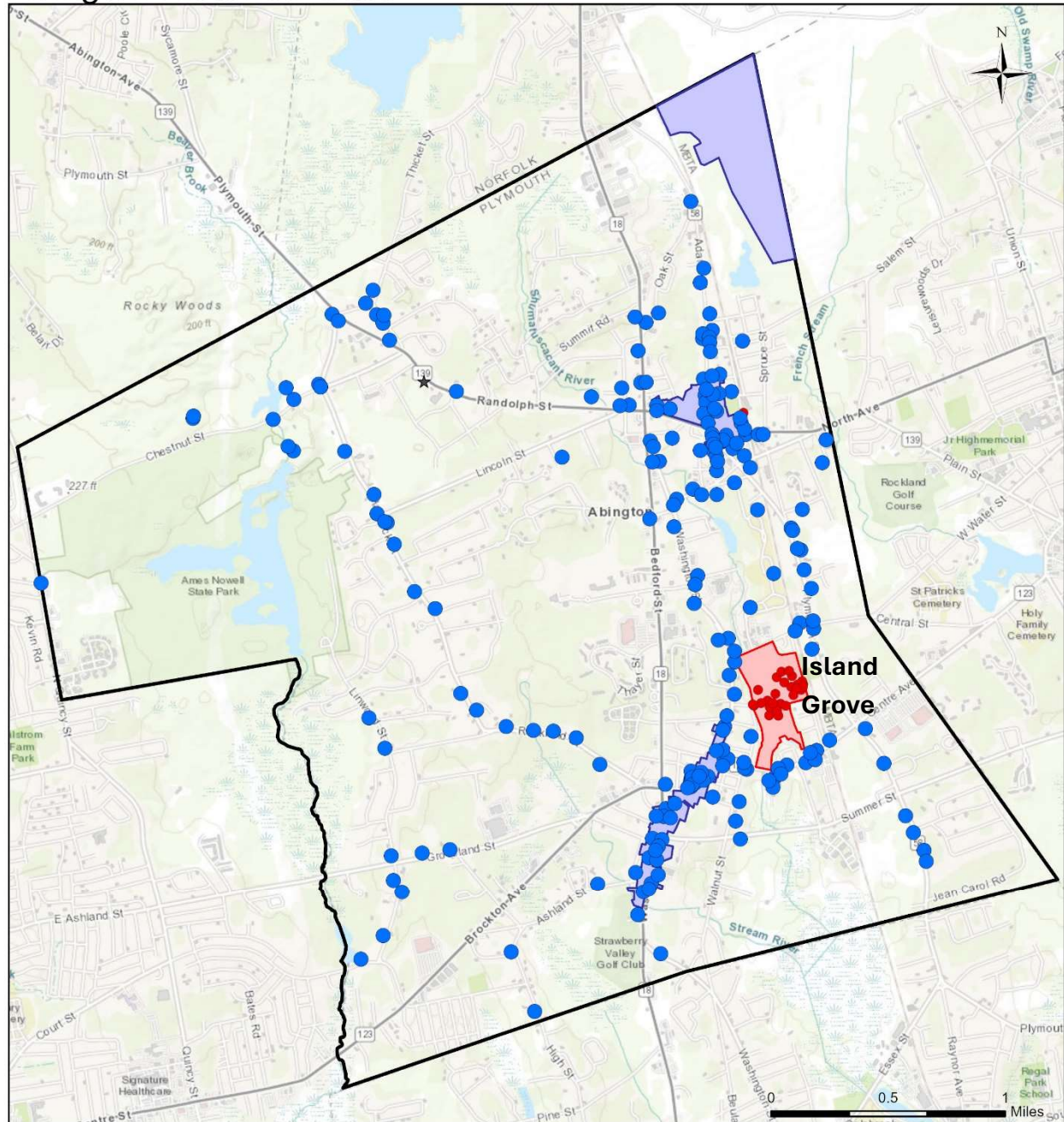
Most notable areas:

- The North Abington Railroad Depot - the only local building on the Federal List of Historic Places, now a restaurant
- Island Grove Park - a Historic Landscape and site of early Abolitionist meetings.
- Mount Vernon Cemetery - a protected Historic Landscape used as a burial ground for early residents.
- The great concentrations of historic properties in the western part of town (such as the handsome colonial house at the southern end of Linwood Street). These reflect the town's agricultural past, but few intact farmsteads remain.
- Victorian homes along Washington Street near Abington Center, along Adams Street from Washington Street to the North School and along Adams Street from Wales Street to Pine Street. These reflect 19th Century Prosperity.
- The archetypical small New England mill just north of Arnold Park.

Massachusetts Historical Properties:

A table with the full list of Historic Designated Properties in Town according to the [Massachusetts Historical Commission \(MACRIS\)](#) can be found at the end of this section.

Abington Historical Sites



MassHistoric Commission Inventory (Points)

- National Register of Historic Places
- ★ Preservation Restriction
- Inventoried Property

MassHistoric Commission Inventory (Areas)

- National Register of Historic Places
- Inventoried Property



OLD COLONY
PLANNING COUNCIL

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70 School Street, Brockton,
MA 02301
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Created May 2024
GIS Data Sources: MassGIS, ESRI,
Old Colony Planning Council

Areas of Critical Environmental Concern (ACEC):

While Abington has many unique and locally significant features, no state-identified Areas of Critical Environmental Concern (ACEC) exist.

Major Characteristics or Unusual Geologic Features and Special Landscape Features:

Abington borders three different watersheds, a unique feature compared to many other neighboring municipalities. Abington is a part of the Taunton River Watershed, the South Shore Watershed, and the Weir River Watershed. Being at the base of the Weir River watershed and the top of the Taunton River Watershed reemphasizes the importance of water protection in the town.

G. Environmental Challenges

Challenges with Development Impact in Abington: Development in Abington over the last twenty years has improved housing accessibility and economic growth for the town, creating homes and jobs to offer residents opportunities. Development can also impact the amount of open space available in a town and create environmental challenges such as habitat fragmentation, water quality, and flooding concerns.

Abington has relatively high square footage requirements for housing zoning. Most of the housing requires a 30,000 sq ft lot per single-family home. High-density housing is permitted around different business and commercial zones, requiring 20,000 sq ft lots. Low-density residential Housing, which only allows a 40,000 sq ft lot, is mainly located away from major routes in the western part of town. This method does limit the amount of development that can happen, which often seems like a more sustainable option. However, requiring large lots leads to larger lots needing to be cleared for individual homes, putting pressure on the remaining forested areas in town. Having smaller lots with more space dedicated to preserving open spaces to maintain a small town feeling, limits the amount of pervious surfaces and clearing of existing forests.

Biodiversity and Habitat Fragmentation:

Biodiversity and habitat fragmentation are of concern within Abington. While Abington has many beautiful park spaces and parcels of protected land, many are bordered by residential homes and busy roads, causing potential habitat fragmentation. Wetlands, specifically along the west and east sides of town, are of top concern for preserving large stretches of habitat. Other preventative measures include increasing land to be set aside for permanent protection and working with neighboring communities to connect habitat corridors.

Water Resources:

The town of Abington obtains its water from the Abington/Rockland Joint Water Works (ARJWW). The system is unusual in having water sources in three towns and two basins: Abington in the Taunton River Basin and Rockland and Pembroke in the South Coastal Basin. One standpipe, three elevated storage tanks, and two clear wells hold a total capacity of 5.4 million gallons, which covers the current water demand of the community, with the 2024 average daily demand being approximately 2.77 MGD. Abington is prepared to see an anticipated water demand of 3.36 MGD but may face challenges on days requiring higher-than-average demand, particularly during summer droughts. At this time, water is abundant to meet the needs of residents in this area, and current development trends are lower than in previous decades, showing minimal threat to water abundance.

The town has taken additional precautions to protect its water resources by creating the Watershed Protection District. This zoning overlay protects public health by preventing contamination of the ground and surface water resources that provide drinking water to the ARJWW system.

Stormwater Runoff and Management:

Stormwater runoff — water from rain or melting snow that “runs off” across the land instead of seeping into the ground. Stormwater runoff is the major contributor to pollution in the state’s water bodies. Polluted stormwater runoff is often discharged into local rivers and streams without treatment. Common pollutants include oil, grease, and metals from cars and commercial vehicles and deposited onto roadways; pesticides and fertilizers from lawn maintenance activities; nutrients leaching from residential yard lawn clippings and leaves dumped into wetlands, streams and drainage swales; bacteria-rich and nutrient-rich pet; soil sediment deposited by stormwater runoff from construction sites; and litter from the improper disposal of trash. Contaminated stormwater from all these sources can impair waterways, degrade animal habitat, pollute drinking water, increase flooding, cause erosion of streambeds or siltation of waterways, and decrease the amount of water recharged to aquifers.

The Abington Department of Public Works (DPW) oversees stormwater management throughout the town. Like most municipalities, Abington must obtain a permit for its municipal separate storm sewer system (MS4) through the Environmental Protection Agency under a program called the National Pollutant Discharge Elimination System (NPDES). The NPDES General Permit for MS4s requires the Town to undertake specific measures to reduce the pollution its MS4 contributes to local streams and rivers. These measures include public education and outreach, illicit discharge detection and

elimination, control of stormwater on construction sites, stormwater management in new development and redevelopment, and good housekeeping for Town operations. The Town is also required to monitor outflows for specific pollutants.

Additionally, the town took action to prevent contamination by creating the Flood Plain and Wetlands Protection Overlay District to protect the town's ecology. The district's regulations are intended to protect and preserve the marshes, bogs, ponds, water courses, and their inclusively defined adjoining wetlands. The district also reduces the hazards of flooding. By preserving floodplains and adjoining wetlands, these areas can do what they were intended for: absorb excess water. When floodplains are filled in or developed on, properties get damaged, and the land's ability to hold water is depleted. In early 2024, Massachusetts saw significant rainfall, leading to many residents noticing abnormal flooding in their yards and slower absorption as groundwater levels were high. [The DPW encourages residents to increase permeable materials](#) in their yards, including various plantings, to help with stormwater absorption and prevent still water and flooding.

Surface Water Quality: As noted above, surface water can be impacted by pollutants during runoff periods. As water moves across the surface of developed areas, including commercial/industrial spaces, paved roads, and residential areas, the water is exposed to nutrients and pollutants that impact its quality as it moves towards ponds, streams, and other bodies of water untreated. Abington is working to mitigate these impacts through the designation of zoning bylaws to protect the most vulnerable land to water quality in town, staying up to date with MS4 permitting, and providing education to residents and landowners about proper maintenance of land to protect water.

Groundwater Quality: Currently, groundwater in town has no known concerns. Development can impact groundwater by reducing the recharge area that allows water to percolate deep below the surface, i.e., pavement. Runoff and pollution can also affect groundwater, just like surface water. However, groundwater often appears to be more filtered, as certain pollutants are discharged in the top layer of sediment.

Hazardous Materials: Hazardous Waste and Brownfield Sites: At this time, there is only one known Brownfield site in Abington, located on North Quincy Street. It currently serves as a lot that stores school buses and a tow yard.

Landfills: The Town of Abington has one previous landfill site. The unlined former 13-acre Abington Landfill is on Groveland Street. It served the town's solid waste disposal needs from 1940 to 1975. The landfill was closed and capped in 1984 when the Town entered into a solid waste disposal contract and no longer disposed of refuse in town. However, the capping was unsatisfactory, and the Town is under an Administrative Consent Order from

the Department of Environmental Protection (DEP) to recap it with the work done by 2009. Limited funds delayed the work, but the town contracted with SEA Engineering, which has monitoring wells at the site and prepared plans for the capping of the landfill following DEP requirements, FY 2015. The landfill is now overgrown with shrubs and trees, and it would be a significant undertaking to cap it properly.

Erosion and Sedimentation: Due to the town's low relief, slow-flowing streams, and enforcement of protective construction techniques, there are no known areas with severe erosion or sedimentation problems. The methods include protecting bare slopes, installing straw bales to protect streams from sediment, and street sweeping to keep winter sand from storm drains and stream beds.

Flood Hazards: A few areas are prone to flooding during a 100-year storm event. These flood-prone areas are primarily located adjacent to or along Route 18, the town's major north/south state highway. The flooding is mainly due to inadequately sized stormwater culverts in Route 18 near the Shumatuscant River crossing at **Washington Street** that prevent stormwater flow under the roadway and result in water back-up and flooding. With the widening and improvement of Route 18 as part of the redevelopment of the former South Weymouth Naval Air Station, most of these problems will be rectified. Conversely, further efforts might find low-lying areas above troublesome culverts, which could be modified as temporary detention areas, limiting downstream flooding. The culverts would be altered to allow expected flows, but to retain flood flows until the point of overtopping.

Forestry Issues: Currently, there are no immediate threats to Abington's existing forests other than the potential for development in remaining forested areas that are not under conservation restriction. Street trees and forestry needs are handled under the DPW. The Abington town website has an online form that residents can submit for dangerous trees. This allows residents to rapidly report trees that could cause significant damage if they fall on infrastructure, such as electrical wires, or may fall in a pedestrian walking space and harm someone.

The major potential threats to forests recognized in Massachusetts are as follows:

- Woolly Adelgids, which mainly attack hemlocks, as aphids do, suck juices from them year-round, not just in the spring.
- Winter Moths attack various deciduous trees by chewing their leaves. They fly in on silk threads rather than having a visible base like tent caterpillars.
- Other moths whose larvae eat leaves and weaken trees over time. Gypsy moth caterpillars crawl up from the ground and, therefore, are combated with bands around tree trunks.

- Tent Caterpillars occupy their very visible tents and can be combated. They are also subject to various diseases and predators, and are a reduced threat.
- Asian Long-Horned Beetles are the most destructive, boring into and out of hardwoods and killing the trees. Eradicating them requires removing trees with the slightest infestation. Fortunately, none have been found in this area.

Forest Fires have been a minimal threat in Abington, mainly because there are no large areas of fire-prone scrub oak and pine, but the possibility remains if there is a long, dry summer or even fall, as seen in recent trends. Homes that abut the boundaries of the forest patches remaining in Abington could lead to the potential spread of fire.



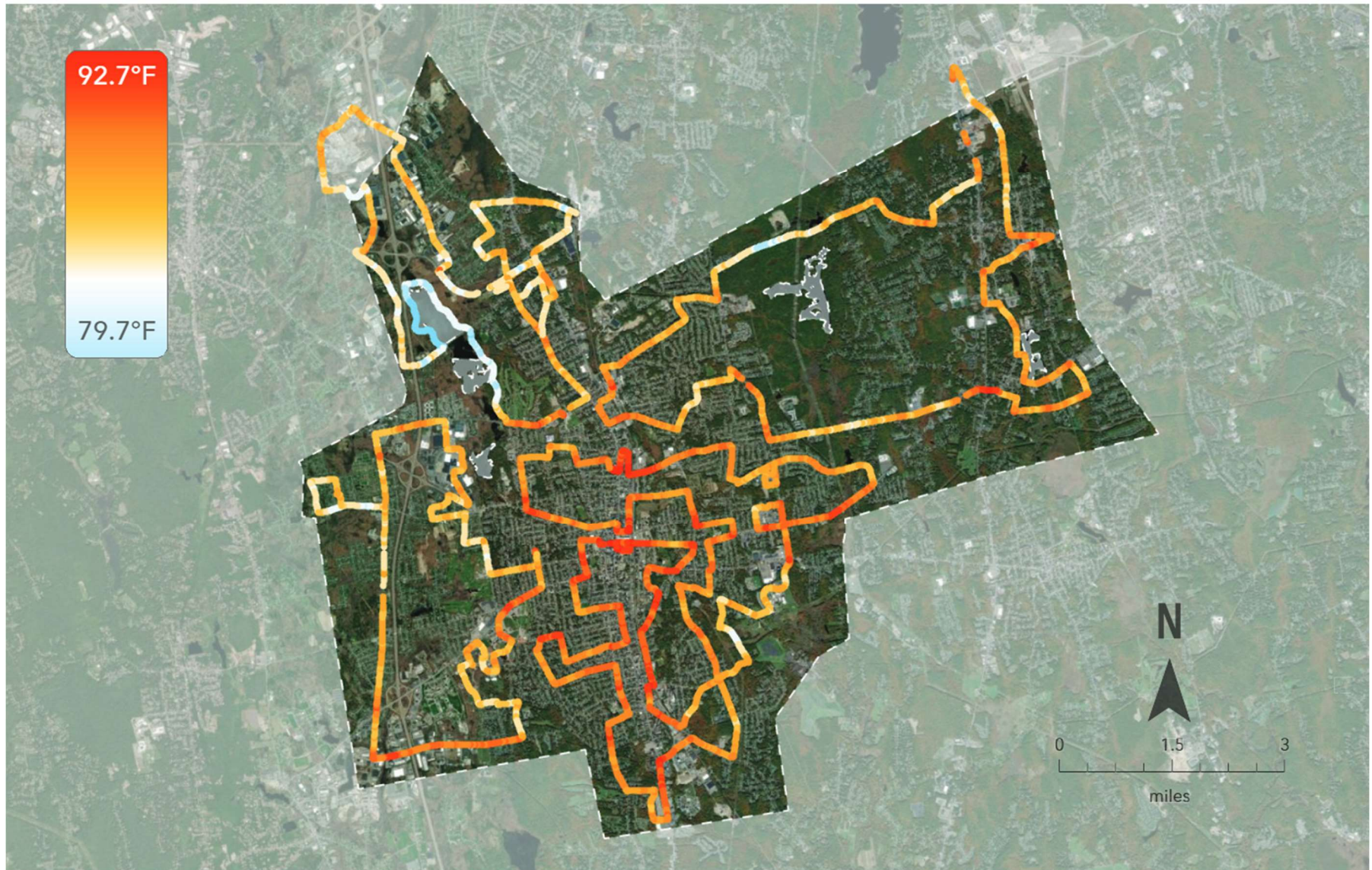
Climate Change: Like all Massachusetts Communities, Abington faces impacts from Climate Change. Across the state, there is an anticipated 3.6-degree increase in maximum temperatures. However, coastal and inland flood risk is one of the most significant concerns for the south shore. Abington is projected to see a 5.7- 6.3% increase in annual rainfall. Flood risks for the town are mainly located around brooks, streams, and ponds. However, these waterways run along major routes, including 18 and 139.

More extreme precipitation events, especially in winter and spring, will likely impact water quality from increased runoff and erosion ([NOAA 4th National Climate Assessment](#)). The Massachusetts Wildlife Climate Action Tool (Massachusetts Climate Adaptation Partnership, 2015) identifies local impacts of climate change for each Massachusetts community and suggests adaptation strategies. Stressors likely to be introduced or intensified by climate change in Abington include the following: weather patterns such as extreme temperatures, more extended drought periods, and increased flooding. Other environmental stressors include an increase in invasive species. Public health is also a concern that is addressed under climate change. Extreme hot and cold temperatures can lead to health issues and exacerbate existing medical conditions. Higher temperatures have also been linked to quicker spread of disease and have increased tick-borne illnesses. In the Massachusetts Climate Impact Statewide Assessment, top regionalized concerns for Abington included reduced food safety and security, increased vector-borne disease incidences, and Bacterial infections. Abington also neighbors communities classified as Boston Harbor in this study, which notes the impact of climate on economic losses and urban forest concerns that could have expanded impacts on the community.



Afternoon Traverse Points

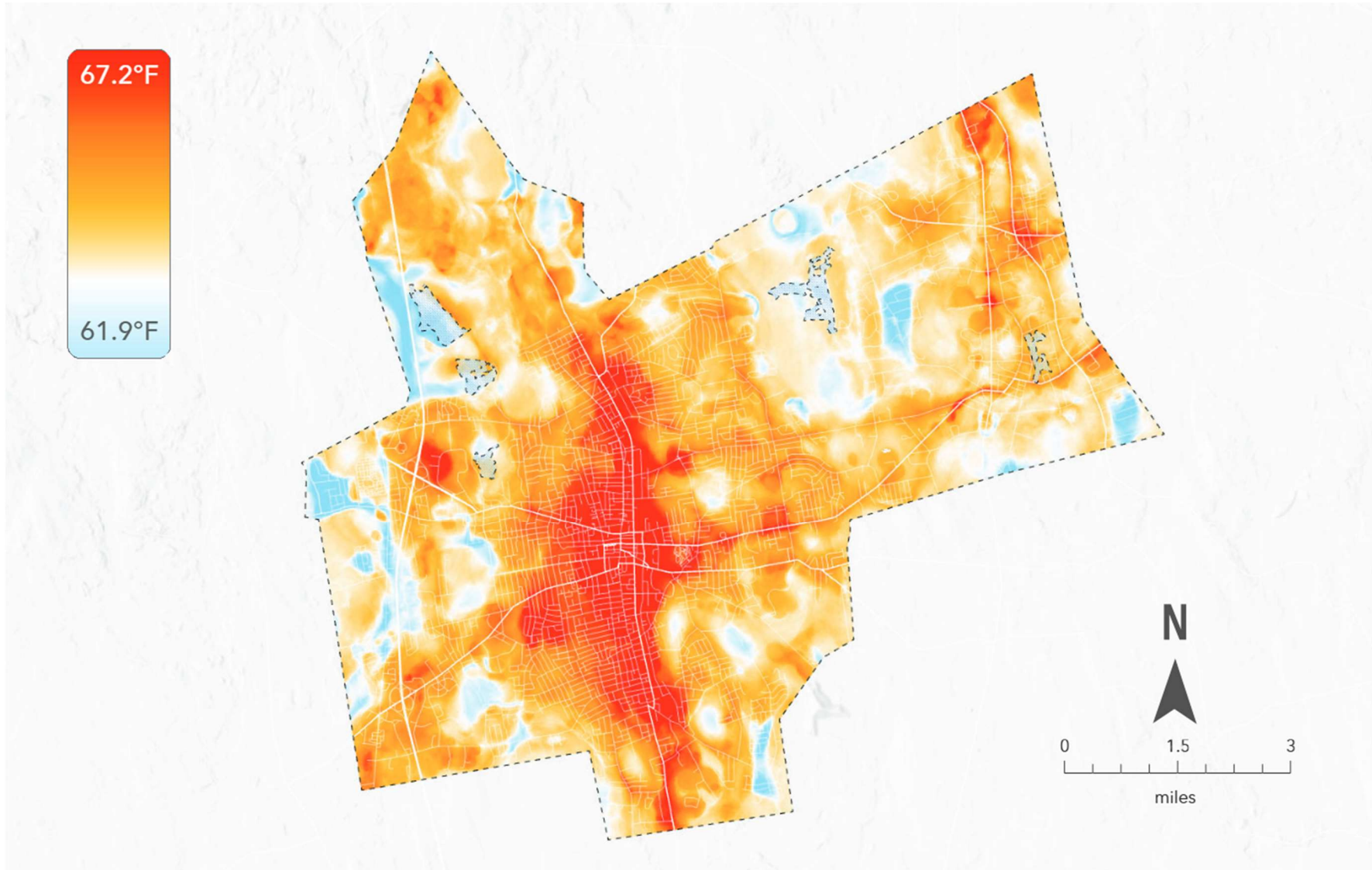
Temperature (3 - 4pm)





Morning Area-Wide Model

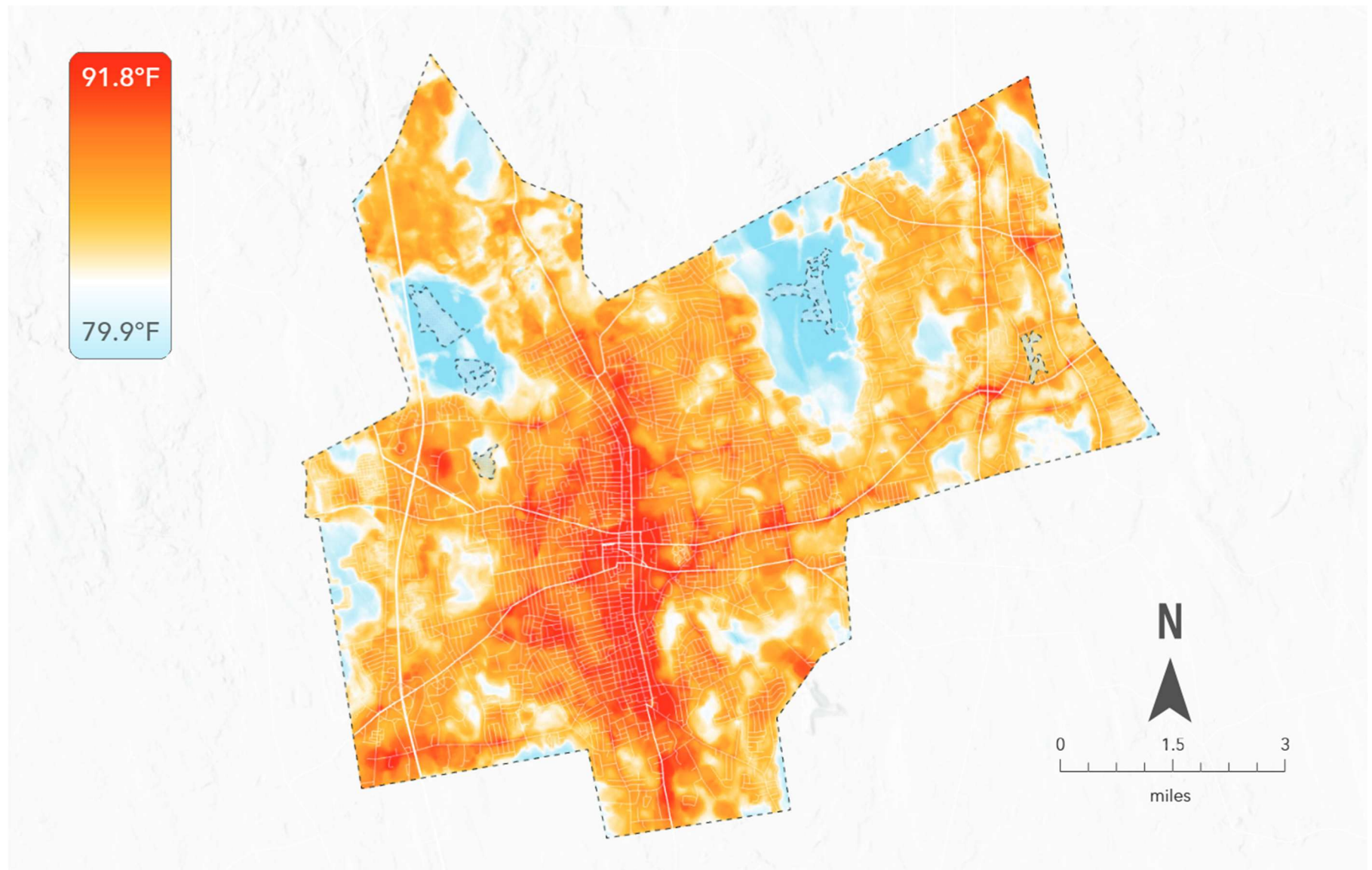
Temperature (6 - 7 am)



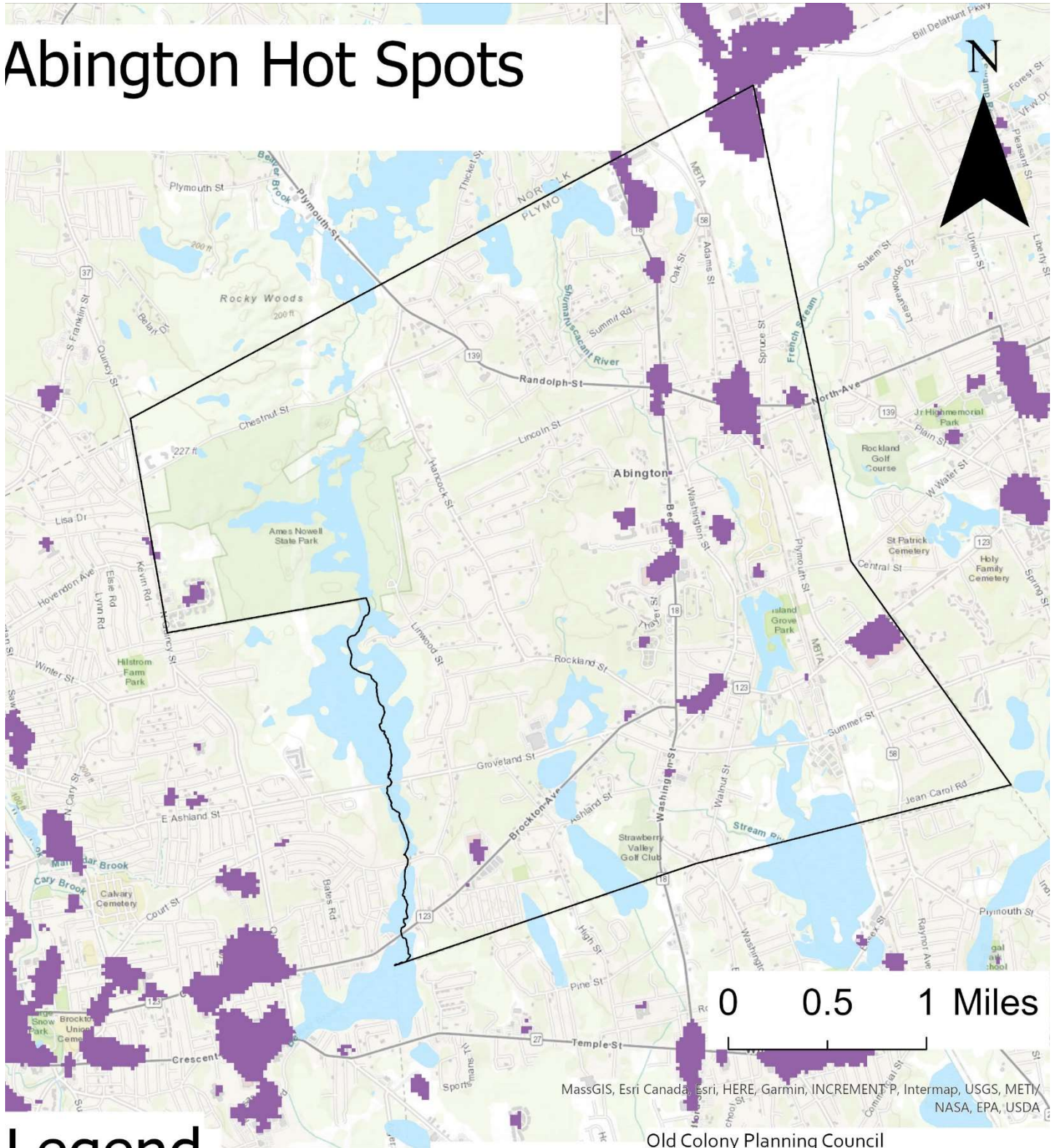


Afternoon Area-Wide Model

Temperature (3 - 4pm)



Abington Hot Spots



Legend

- Abington
- Water
- Hot Spots



Old Colony Planning Council
& School Street Brockton, Ma 02301

oldcolonyplanning.org
Created August 2024

GIS Data Sources:
Office of Geographic Information (MassGIS)
Old Colony Planning Council

Hazard Mitigation Planning and Municipal Vulnerability Preparedness Planning

Abington has taken many steps to prepare the town for hazards from severe weather events and changing climate impacts. Following federal guidance, Abington updated its Hazard Mitigation Plan in 2024. The town also completed an initial Municipal Vulnerability Preparedness Plan (MVP) and volunteered as a pilot community for MVP 2.0, which further examined the impacts on specific populations within the town and created pilot projects that created immediate improvements.

The MVP report drafted in 2020, using the Commonwealth of Massachusetts guidelines, identified Flooding, Strong Storms, Drought, and Extreme Temperatures as the top three hazards. These hazards were then split into categories to be impacted, which are defined as Infrastructure, Social, and Environmental. This allowed the town to define goals to make the community more resilient against each category. Goals are outlined in the table.

Category	Areas of Concern
 Infrastructure	• Stormwater management system (town-wide) • Dam maintenance/repairs needed (Hunts Brook, Beaver Brook, Island Grove Pond) • Bridge repairs (e.g., Central Street Bridge) • Public water supply
 Societal	• Senior Housing Centers • Schools • Critical facilities with only one egress
 Environmental	• Island Grove area (erosion and tree loss) • Carista property (potential for wild fires) • Loss of tree canopy (town-wide) • Water quality concerns (e.g., algae blooms) • Strawberry Valley Golf Course (loss of pond)

During the Hazard Mitigation Planning Process, Abington rated Hurricanes and Tropical Storms, and Winter Storms as the two highest risks in terms of severity. Winter Storms, Extreme Temperatures, and Flooding were the most likely to occur, all events residents have seen within the last ten years. The HMP states, “ A 100-year flood event has the potential to cause damage to 15 buildings, two commercial and 13 residential buildings. The 500-yr flood event has the potential to cause damage to 36 buildings, five commercial, and 31 residential buildings.” Other non-insured damages may look like businesses closed for multiple days, roadway debris, and delayed emergency response times. With climate change, the frequency of 100 and 500-year storms is anticipated to increase. These impacts may also be duplicated if severe weather events cause damage to any of the five dams in town. As noted previously, 3 of the five dams in town need repairs. Hunt’s Pond Dam was identified in the HMP as having a Significant hazard potential and being in the worst condition of the five dams, making it a priority.

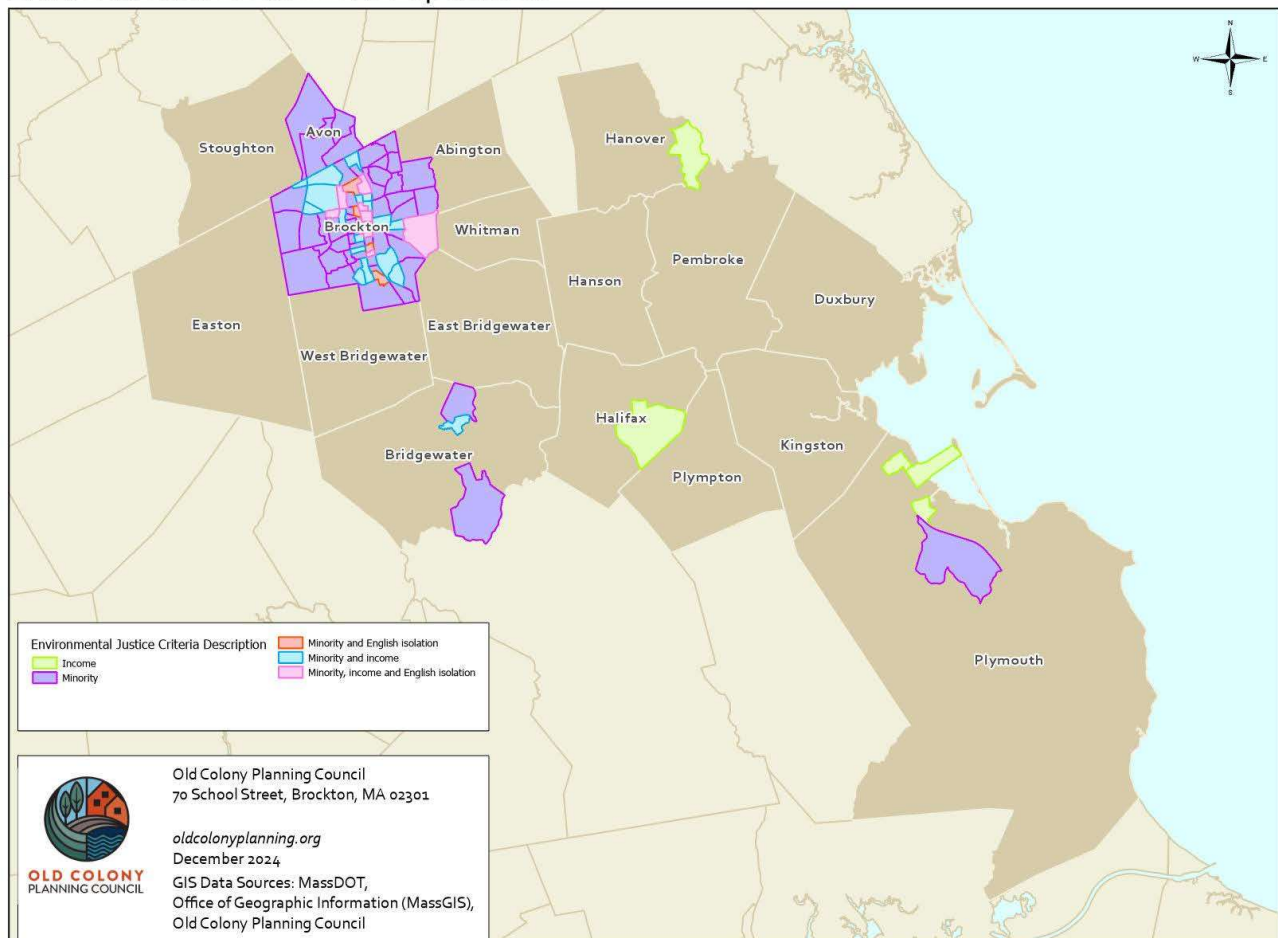
Table 4.2: Abington Risk Assessment

Hazard	Frequency/Probability of Future Occurrence	Impact Area Assessment	Severity/Extent	Risk Rating
Hurricanes & Tropical Storms	Likely	Large	Critical	8
Winter Storms	Highly Likely	Large	Critical	8
Severe Storms	Likely	Large	Limited	7
Extreme Temperatures	Highly Likely	Large	Limited	7
Flooding	Highly Likely	Small	Limited	5
Tornadoes	Possible	Small	Critical	5
Earthquakes	Unlikely	Large	Critical	5
Wildfires	Likely	Small	Limited	4
Drought	Likely	Medium	Minor	4
Dam Failure	Possible	Medium	Limited	3
Invasive Species	Likely	Small	Minor	3

Environmental Justice / Open Space Equity

Currently, there are no state-identified EJ Populations in Abington. Open spaces and parks are well distributed throughout the town through school playgrounds, playfields, and conservation and recreation spaces. However, Abington borders many communities with EJ populations abutting the town boundary. These include Rockland, Brockton, Avon, Holbrook, and Weymouth. Abington's parks may serve as a resource to residents in these communities.

Environmental Justice 2020 Populations



Massachusetts Historical Properties List: Abington

Inv. No.	Property Name	Street	Year	Designations
ABI.A	Palace Row			
ABI.B	Washington Street Area			
ABI.C	Abington Town Center			
ABI.F	Island Grove Park National Register District			NRDIS;
ABI.G	South Weymouth Naval Air Station			
ABI.901	Ford Memorial Park - First Settler Plaque	Adams St	1930	
ABI.79	Johnson, James B. House	40 Adams St	1874	
ABI.78	Cleverly, Joseph House	78 Adams St	1832	
ABI.81	Gloyd, Col. Daniel House	93 Adams St	1799	
ABI.77	Arnold, W. Percy House	125 Adams St	1888	
ABI.76	Thayer, Willard H. House	160 Adams St	1901	
ABI.74	Wheatley, Dr. Frank G. House	174 Adams St	1887	
ABI.73	Lyon, William E. House	188 Adams St	1885	
ABI.201	Cleverly, George Barn	206 Adams St	1883	
ABI.72	Cleverly, George House	206 Adams St	1883	
ABI.71	Dunham, J. Ellsworth 'Elsie' House	214 Adams St	1880	
ABI.87	Abington First Baptist Church	219 Adams St	1887	
ABI.70	Tanner, Herbert House	230 Adams St	1902	
ABI.69	Boynnton, Edward P. House	238 Adams St	1881	
ABI.30	Reed, Maj. Edward Payson Mansion	262 Adams St	1882	
ABI.203	Wales, Austin Barn	289-291 Adams St	C 1880	
ABI.202	Whiting, Franklin T. Barn	290 Adams St	1885	
ABI.29	Whiting, Franklin T. House	290 Adams St	1884	
ABI.28	Wales, Austin House	291 Adams St	1848	
ABI.27	Reed, Georgiana S. House	310 Adams St	C 1899	
ABI.25	Arnold, Moses Noyes House	325 Adams St	1849	
ABI.24	Rand, Dr. Richard B. House	328 Adams St	C 1880	
ABI.23	Wales, Samuel House	338 Adams St	1829	
ABI.41	Blanchard, Oliver 'New' House	362 Adams St	1852	
ABI.40	Chandler, Leonard D. House	369 Adams St	1888	
ABI.39	Littlefield, Sidney House	423 Adams St	1805	
ABI.38	Reed, Arthur Burgess House	437 Adams St	1894	
ABI.37	Raymond, Herbert Williams House	454 Adams St	1880	
ABI.36	Arnold, Nathaniel W. House	455 Adams St	1865	
ABI.33	Raymond, Charles L. House	466 Adams St	1887	
ABI.31	Brackett, Horace N. House	471 Adams St	1890	
ABI.21	Blanchard, Thomas Jr. House	499 Adams St	C 1810	
ABI.34	Shaw, Calvin House	580 Adams St	1780	
ABI.35	Smith, Joseph House	613 Adams St	1847	
ABI.3	Blanchard, Dean House	766 Adams St	R 1820	
ABI.174	Highfields	113 Ashland St	1821	

ABI.137	Abington Center School	73 Bank St	1853	
ABI.58	Victor Webbing and Goring Factory	38 Bates St	1894	
ABI.169	Abington First Parish Congregational Church	10 Bedford St	1849	
ABI.160	Cobb, Dea. Edward House	79 Bedford St	1826	
ABI.93	Shaw, Jacob House	676 Bedford St	1832	
ABI.47	Shaw, Brackley III House	981 Bedford St	1819	
ABI.46	Blanchard, Mahala House	982 Bedford St	1822	
ABI.44	Shaw, Ebenezer House	1064 Bedford St	1825	
ABI.20	Shaw, Lt. Nicolas 'New' House	1121 Bedford St	C 1767	
ABI.32	Barlow, William F. Jr. House	1142 Bedford St	1909	
ABI.90	Crossett Shoe Factory Administrative Office	81 Birch St	1920	
ABI.63	Sprague, Elbridge Drugstore	26 Brighton St	1871	
ABI.88	Tirrell, Americus Vespuccius Octagon House	35 Brighton St	1853	
ABI.163	Faxon, Lucius Shoe Factory	5-7 Brockton Ave	1845	
ABI.817	Deacon's Corner - Mount Vernon Cemetery	Central St	1938	
ABI.815	Forefathers' Lot - Mount Vernon Cemetery	Central St	1885	
ABI.816	Ministers' Corner - Mount Vernon Cemetery	Central St	1853	
ABI.913	Old Colony Railroad Central Street Bridge	Central St	1898	
ABI.134	Whitmarsh, Zichri N. Department Store	18 Centre Ave	1849	
ABI.133	Abington Swedenborgian Church	19 Centre Ave	R 1833	
ABI.132	Dyer Memorial Library	28 Centre Ave	1932	
ABI.136	Dudley, Dr. Henry W. House	64 Centre Ave	1853	
ABI.135	Keith's Law Office	71 Centre Ave	1871	
ABI.149	Buffum, Herbert H. Bicycle and Automobile Factory	123 Centre Ave	R 1897	
ABI.150	Abington Textile Machinery Company	127 Centre Ave	1929	
ABI.153	Giles, Jesse H. House	131 Centre Ave	1871	
ABI.154	Cox, Enos House	144 Centre Ave	1840	
ABI.155	Nash, James D. House	147 Centre Ave	1842	
ABI.147	Nash, Sally - Polly - Nabby House	156 Centre Ave	1850	
ABI.156	Smith, Jonathan W. House	195 Centre Ave	1869	
ABI.157	Thompson, William A. House	208 Centre Ave	1887	
ABI.1	Cobb, Charles Nelson House	209 Centre Ave	1888	
ABI.159	Reed, Ezekiel House	222 Centre Ave	C 1797	
ABI.158	Wilkes, Bela House	260 Centre Ave	1854	
ABI.104	Rockland and Abington Street Railway Power House	56 Charles St	1893	
ABI.904	Ford - Richards - Cobb Millseat	Chestnut St	R 1740	
ABI.804	Richards Family Burial Ground	Chestnut St	C 1750	
ABI.911	Washburn's Dam Retaining Wall	Chestnut St	1835	
ABI.12	Orcutt, Lewis House	263 Chestnut St	1849	
ABI.13	Orcutt, Abiel House	500 Chestnut St	R 1830	

ABI.205	Orcutt, First Abiel House	500 Chestnut St	C 1830	
ABI.146	Noyes, Hannah Shaw House	333 Groveland St	1797	
ABI.144	Abington One Room Schoolhouse	397 Groveland St	1857	
ABI.103	Edson, James H. House	55 Hancock St	1864	
ABI.102	Abington District #2 Schoolhouse	104 Hancock St	1755	
ABI.95	Blanchard, Daniel House	303 Hancock St	R 1805	
ABI.92	Colson, Samuel House	368 Hancock St	1829	
ABI.91	Blanchard, Alton House	469 Hancock St	R 1815	
ABI.200	Wales, William Jr. Barn	533 Hancock St		
ABI.54	Wales, William Jr. House	533 Hancock St	R 1815	
ABI.53	Dunham, Ezra House	554 Hancock St	1765	
ABI.52	Poole, William House	585 Hancock St	C 1830	
ABI.43	Sullivan, John L. House	704 Hancock St	C 1812	
ABI.903	Beaver Brook Millstones	852 Hancock St	R 1770	
ABI.902	Beaver Brook Millstones Marker	852 Hancock St	1954	
ABI.11	Ford, Dea. James Jr. House	852 Hancock St	C 1826	
ABI.6	Orcutt, Elisha Vining House	1007 Hancock St	1835	
ABI.5	Jackson, Isaac R. House	1020 Hancock St	1830	
ABI.189	Pratt, Philip House	287 High St	1810	
ABI.190	Shaw, Charles House	429 High St	R 1835	
ABI.75	Murdock, William L. House	43 Highland St	1889	
ABI.42	Wales, Samuel Reed - Randall, Abraham House	26 Jefferson St	C 1835	
ABI.175	King, Joshua Howe House	78 King St	1856	
ABI.914	Island Grove Park - Lake Street Stone Walls	Lake St	C 1912	NRDIS;
ABI.127	Pierce, William Carriage Shop	66-68 Lake St	1881	
ABI.188	Noyes, Jacob House	62 Linwood St	C 1758	
ABI.186	Hathaway, Franklin House	159 Linwood St	C 1824	
ABI.187	Snyder, Edward H. Sears - Roebuck House	194 Linwood St	1930	
ABI.145	Noyes, Lt. Ephraim House	248 Linwood St	C 1793	
ABI.117	Noyes, James House	496 Linwood St	C 1820	
ABI.101	Robbins, Bartlett House	568 Linwood St	1826	
ABI.185	Hunt, Lydia Peakes House	159 Mill St	1822	
ABI.65	Winthrop Building	175-177 North Ave	1885	
ABI.83	Culver, Albert Hotel	221 North Ave	C 1874	
ABI.82	U. S. Post Office - North Abington Branch	222 North Ave	1885	

ABI.84	Reed, Amos Newton Hay, and Grain Store	245 North Ave	1859	
ABI.85	Reed, Maj Edward Payson Lumber Yard Office	257 North Ave	C 1874	
ABI.86	Plymouth Rock Ice Cream Factory	385 North Ave	1925	
ABI.14	Packard, Dan House	267 North Quincy St	C 1820	
ABI.22	Meserve, Solomon House	264 Oak St	C 1847	
ABI.10	Ford, Jacob House Old	662 Old Randolph St	C 1765	
ABI.9	Jackson, Luther House	675 Old Randolph St	1828	
ABI.8	Gurney, William S. House	686 Old Randolph St	C 1879	
ABI.932	Island Grove Park - Abolitionist Meeting Site	200 Park Ave	R 1850	NRDIS;
ABI.909	Island Grove Park - Abolitionist Monument	200 Park Ave	1909	NRDIS;
ABI.916	Island Grove Park - Bandstand Base	200 Park Ave	1920	NRDIS;
ABI.800	Island Grove Park - Central Burying Ground	200 Park Ave	R 1750	NRDIS;
ABI.209	Island Grove Park - Concrete Bath House	200 Park Ave	1968	NRDIS;
ABI.927	Island Grove Park - Concrete Benches	200 Park Ave	R 1920	NRDIS;
ABI.921	Island Grove Park - Drainage Culvert	200 Park Ave	1931	NRDIS;
ABI.922	Island Grove Park - Drainage Holding Pool	200 Park Ave	1931	NRDIS;
ABI.930	Island Grove Park - Farley, Steve Memorial	200 Park Ave	1984	NRDIS;
ABI.924	Island Grove Park - Footpaths	200 Park Ave	R 1850	NRDIS;
ABI.206	Island Grove Park - Girl Scout Cabin	200 Park Ave	C 1950	NRDIS;
ABI.920	Island Grove Park - Granite Gateposts	200 Park Ave	R 1880	NRDIS;
ABI.929	Island Grove Park - Lighthouse Rock	200 Park Ave		NRDIS;
ABI.919	Island Grove Park - Perimeter Fence	200 Park Ave	R 1980	NRDIS;
ABI.928	Island Grove Park - Picnic Tables and Grills	200 Park Ave	R 1980	NRDIS;
ABI.926	Island Grove Park - Pine Grove	200 Park Ave	R 1850	NRDIS;
ABI.207	Island Grove Park - Recreation Storage Shed	200 Park Ave	C 1950	NRDIS;
ABI.208	Island Grove Park - Refreshment Stand	200 Park Ave	1931	NRDIS;
ABI.925	Island Grove Park - Roads	200 Park Ave	R 1850	NRDIS;
ABI.923	Island Grove Park - Stone Wall	200 Park Ave	1931	NRDIS;
ABI.934	Island Grove Park - Sugar Bowl	200 Park Ave		NRDIS;
ABI.918	Island Grove Park - Swimming Pond and Dam	200 Park Ave	1968	NRDIS;
ABI.931	Island Grove Park - Swing Sets	200 Park Ave	R 1980	NRDIS;
ABI.910	Island Grove Park Civil War Soldiers Memorial Arch	200 Park Ave	1912	NRDIS;
ABI.912	Island Grove Park Memorial Bridge	200 Park Ave	1912	NRDIS;

ABI.933	Island Grove Park Pond	200 Park Ave	C 1700	NRDIS;
ABI.915	Island Grove Park Pond Walls	200 Park Ave	R 1920	NRDIS;
ABI.100	Dunham, Jesse House	35 Pattison St	C 1825	
ABI.80	Naylor, Edward H. House	43 Pearl St	1899	
ABI.198	Reardon, William House	22 Plain St	1873	
ABI.204	Griffin Farm Barn and Silo	Plymouth St	C 1920	
ABI.111	Gaffney, Charles B. Grocery Store	252-254 Plymouth St	1895	
ABI.112	Gaffney, Charles B. House	258 Plymouth St	1900	
ABI.199	Chamberlain Ten-Footer Shoe Shop	300 Plymouth St	C 1773	
ABI.105	Townsend, Thomas House	300 Plymouth St	1761	
ABI.96	Dyer, Asa - Chamberlin, John Jr. House	352 Plymouth St	1802	
ABI.97	Chamberlin, John - Warren, David House	392 Plymouth St	1773	
ABI.106	Saint Bridget's Roman Catholic Church	455 Plymouth St	1863	
ABI.114	Hunt, Maj. Joseph House	466 Plymouth St	1831	
ABI.115	Hunt, Capt. Thomas House	484 Plymouth St	C 1820	
ABI.113	Vaughan, Stetson Boot and Shoe Factory	523-525 Plymouth St	1845	
ABI.172	Pine Woods Schoolhouse	734 Plymouth St	1848	
ABI.173	Reed, Capt. Thomas House	821 Plymouth St	1751	
ABI.195	Hersey, Daniel House	937 Plymouth St	C 1806	
ABI.194	Hersey, Isaac House	969 Plymouth St	1804	
ABI.196	Stetson, Levi House	1016 Plymouth St	C 1870	
ABI.197	Cook, Nathaniel House	1040 Plymouth St	1818	
ABI.89	Crossett Shoe Factory	10 Railroad St	1888	
ABI.66	Peerless Theatre	82 Railroad St	1894	
ABI.67	Gilman, Caleb Dudley Restaurant	94-96 Railroad St	C 1900	
ABI.68	North Abington Depot	101 Railroad St	1893	NRIND;
ABI.49	North Congregational Church	33 Randolph St	1839	
ABI.51	Pierce, Rev. Willard Parsonage	51 Randolph St	1841	
ABI.19	Shaw, Ezra Jr. House	425 Randolph St	C 1830	
ABI.18	Orcutt, Emerson House	500 Randolph St	C 1751	PR;
ABI.16	Randolph Street School	620 Randolph St	1870	
ABI.7	Bowen, Bracket - Ripley House	723 Randolph St	1832	
ABI.125	Rockland Street Primary School	108 Rockland St	1868	
ABI.124	Humble, David House	189 Rockland St	1824	
ABI.123	Edson, Lurana - Noyes, Ira House	237 Rockland St	1829	
ABI.122	Conneely, Joseph House	283 Rockland St	C 1967	
ABI.121	Smith, Ola F. Sears - Roebuck House	339 Rockland St	1930	
ABI.178	Nash, John House	183 Summer St	C 1775	

ABI.808	Gould Family Burial Ground	59 Sylvan Ct	1798	
ABI.50	Evans, Edward L. Greeting Card Factory	98 Temple St	1935	
ABI.164	Tyler, Charles O. House	50 Thaxter Ave	1891	
ABI.4	Remington, Thomas House	28 Thicket St	C 1755	
ABI.59	Chapman, Eugene Llewellyn Grocery Store	23 Wales St	R 1860	
ABI.60	Holbrook, Turner House	26 Wales St	1853	
ABI.61	Williamson, George H. Blacksmith Shop	53-55 Wales St	1885	
ABI.26	Whitmarsh, Emma Thaxter House	168 Wales St	1840	
ABI.62	Arnold Shoe Factory	200 Wales St	1875	
ABI.148	Powers, Harvey House, and Shoe Shop	4 Walnut St	C 1846	
ABI.166	Cobb, White House	80 Walnut St	1857	
ABI.167	Pratt, Ashton House	122 Walnut St	1885	
ABI.193	Winslow, Joshua, and Thomas Double House	69 Washington St	1830	
ABI.192	Bicknell, Jacob House	174 Washington St	1825	
ABI.191	Norton, Samuel Jr. House	237 Washington St	C 1790	
ABI.183	Dyer, Capt. James House	249-253 Washington St	C 1820	
ABI.182	Dyer Barn	277 Washington St	C 1867	
ABI.181	Browne, Lt. Samuel House	303 Washington St	C 1790	
ABI.180	King, Gen. Benjamin - French, Robert House	306 Washington St	1849	
ABI.900	First Meetinghouse Marker	325 Washington St	1940	
ABI.179	Nash, Ira House	335 Washington St	1830	
ABI.176	King, Gen. Benjamin House	349 Washington St	1850	
ABI.177	King, John House	350 Washington St	C 1780	
ABI.170	Thaxter, Dr. Gridley House	409 Washington St	C 1798	
ABI.168	Abington First Parish Congregational Meetinghouse	416 Washington St	1819	
ABI.906	Satucket Path Turnpike Junction Marker	426 Washington St	1979	
ABI.161	Thaxter, Gridley Jr. - Dr. Ezekiel House	440 Washington St	1821	
ABI.171	Faxon - Holmes House	492 Washington St	1845	
ABI.138	Ripley, William Hardware Store	500 Washington St	1855	
ABI.139	Colson, Samuel Shoe Factory	506 Washington St	C 1850	
ABI.151	Abington Hotel, Old	514 Washington St	C 1835	
ABI.152	Cushing, Greenwood House	521 Washington St	1824	
ABI.140	Whitmarsh, James House	522 Washington St	1843	
ABI.141	Whitmarsh, James Shoe Factory	524 Washington St	1847	
ABI.142	Abington Savings Bank Building	533 Washington St	1930	
ABI.143	Abington Mutual Fire Insurance Company	536 Washington St	1931	
ABI.130	Noyes, Jacob II House	596 Washington St	1835	

ABI.131	Nash, Sarah Browne House	601 Washington St	1792	
ABI.129	Nash, Nathaniel House	644 Washington St	1827	
ABI.128	Curtis, George E. House	652 Washington St	1869	
ABI.118	Fisk, William B. House and Carpentry Shop	676 Washington St	1846	
ABI.120	Vining, Josiah House	729 Washington St	1824	
ABI.116	Ford, Ens. Andrew House	770 Washington St	1735	
ABI.119	Smith, James W. Harness Maker's House	811 Washington St	1843	
ABI.109	Abington G. A. R. Hall - McPherson Post #78	833 Washington St	1896	
ABI.110	Peirce, Martin B. Carriage Shop	865 Washington St	1845	
ABI.107	Abington Schoolhouse, Old	870 Washington St	1865	
ABI.108	Rochefort, Henry T. House	984 Washington St	1831	
ABI.99	Vining, Capt. Richard House	1011 Washington St	1815	
ABI.98	Memorial Building	1027 Washington St	1890	
ABI.94	Cushing, Maj. John House	1148 Washington St	C 1830	
ABI.45	Reed, Seth House	1297 Washington St	1830	
ABI.57	Reed, Seth Dean House	1306 Washington St	1881	
ABI.55	Cleverly, Joseph Shoe Factory	1331-1333 Washington St	C 1833	
ABI.56	Plewaks, Kasmer Grocery Store	1353 Washington St	C 1905	