



May 15, 2026

Jim Young, Land Use Administrator
Southfield Redevelopment Authority
223 Shea Memorial Drive
South Weymouth, MA 02190

**Re: Former South Weymouth Naval Air Station
Definitive Subdivision (Freeze Plan) Waiver Requests**

Dear Mr. Young,

On behalf of the Applicant, Turquoise Southfield NR LLC c/o New England Development, Tetra Tech is submitting the attached Application for Approval of a Definitive Plan dated April 30, 2026. The proposed Definitive Subdivision covers all land located within the Mixed Use Development District (MUDD) and Open Space District (OSD) of the former South Weymouth Naval Air Station (SWNAS or the "Base"), which land is currently owned by the Southfield Redevelopment Authority (SRA) and SW-NEC UP Lender LLC c/o Washington Capital Mgt Inc. The purpose of this Definitive Subdivision is to lock in the existing zoning use and dimensional regulations applicable to the MUDD and OSD as set forth in the Zoning and Land Use By-Laws for NAS South Weymouth dated June 26, 2023.

As you know, the Applicant's redevelopment plans for the Base contemplate a mixed-use commercial and residential development with associated roadway and utility infrastructure to be constructed over a 12- to 15-year buildout period (the "Project"). The Project represents a comprehensive, long-term investment in the Base that will deliver substantial public benefits, including significant new housing opportunities (comprised of diverse housing types), thousands of new construction and permanent jobs, millions of dollars in new, local tax revenue, and the maintenance and enhancement of approximately 885 acres of open space (including protected rare species habitat). The requested zoning freeze will provide the Applicant, potential investors and developers, and the Southfield Redevelopment Authority with the regulatory certainty needed to advance the Project and realize these public benefits. Without the protection afforded by this zoning freeze, the Project would be subject to potential zoning changes that could undermine the coordinated planning framework upon which the Project is based and jeopardize private investment in the Base. For these reasons, and for purposes of feasibility given the size of the MUDD and OSD and the large number of parcels comprising these districts, the Applicant respectfully requests that the SRA grant the following waivers for the proposed Definitive Subdivision as authorized pursuant to Section 2.7.J of the SRA Subdivision Rules and Regulations for the Mixed Use Development District and Open Space District, dated June 11, 2025.

Waiver Requests

1. Section 2.7.A.1: A copy of the Design Review Certificate from the Design Review Committee. **[Note: This submittal requirement is not applicable because no Design Review Committee has been designated pursuant to a recorded Declaration and therefore no Design Review Certificate can be obtained.]**
2. Section 2.7.A.2: A copy of any decisions by the Authority, including but not limited to development plan approvals, special permits, site plan approvals and variances, regarding the land or any buildings thereon.
3. Section 2.7.A.7: Addressed and stamped envelopes in a quantity sufficient to deliver first-class mail

notice to each abutter regarding the scheduling of the Subdivision Board's meeting to discuss the definitive plan. **[Note: Given the large number of abutters, the Applicant will coordinate with the Southfield Redevelopment Authority on delivery of notices of the public hearing.]**

4. Section 2.7.A.8: Copies of the most recent deeds to the properties for which a subdivision is being proposed, certified by the applicable Registry of Deeds.
5. Section 2.7.C.5.e: Location of all permanent monuments properly identified whether existing or proposed.
6. Section 2.7.C.5.h: Zoning classifications, including FEMA floodplain zones. Wetlands as defined by M.G.L. Chapter 131, Section 40 and the Wetlands Protection Rules and Regulations for NAS South Weymouth shall also be shown along with the name of the firm responsible for the delineation of said wetlands and the date of the delineation.
7. Section 2.7.C.5.i: Watercourses, marshes, ledge outcrops, walls, fences and trees over ten (10) inches in diameter at four (4) feet above grade and other significant natural features.
8. Section 2.7.C.5.j: Size and location of existing and proposed storm drainage, sanitary sewerage, and water supply systems. Existing and proposed electric, telephone, gas, CATV and other utilities shall also be shown.
9. Section 2.7.C.6: The following items shall be submitted and must be prepared and/or certified by a registered professional civil engineer.
 - a. Soil conditions in a general way, using if desired the U.S. Department of Agriculture Soil Conservation Study for the applicable Town(s) in the applicable County(s).
 - b. Storm drainage system including pipe types and sizes, invert and rim elevations of all catch basins and manholes together with surface elevations of all waterways within the subdivision at one hundred (100) foot intervals and approximate depth of water at these points.
 - c. Location of all the following improvements, as applicable, unless specifically waived in writing by the Subdivision Board: street pavement, street signs, including, but not limited to, stop, warning, directional, and speed limit signs, all utilities above and below ground, curbs, gutters, storm drainage, public sewerage, monuments, all easements, and fire alarm boxes as well as street trees, sidewalks, trails, and street and trail lights if applicable.
 - d. Profiles of the proposed streets and drainage/sewer lines located within the street and if applicable, outside the street within the right of way, or adjacent easement area, indicating the following information:
 - (i) horizontal scale of one inch to forty (40) feet.
 - (ii) A vertical scale of one inch to four (4) feet.
 - (iii) Existing center line in fine dashed line with elevations shown at fifty (50) foot stations.
 - (iv) Proposed center-line grades and elevations, with elevations shown at fifty (50) foot stations, except that in vertical curves, elevations shall be shown at twenty-five (25) foot stations.
 - (v) All existing intersecting walks and driveways shown on both sides.
 - (vi) Rates of gradient along with vertical curve data.
 - (vii) Size and location of existing and proposed water mains and their appurtenances and surface and subsurface drains and their appurtenances.
 - (viii) All existing and proposed municipal services and their appurtenances.
 - (ix) Vertical location of waterlines, drainage lines, sewer lines and other utilities as well as required new waterways. Sizes and types of all pipes shall be shown as well as inverts of all pipes at each manhole or catch basin, together with center-line stations, rim and invert elevations of all catch basins, and manholes; and invert elevations of all cross

drains, sanitary sewers, or culverts. Complete profiles shall be included for each proposed main water line, all proposed sewerage system lines and all proposed drainage lines, whether or not within the street layout.

- e. Details of typical catch basins and sewer and drainage manholes.
- f. Three (3) copies of all computations and worksheets originally sealed and endorsed by the registered professional civil engineer, used in designing the storm drainage system.
- g. Any special construction details or detailed drawings or other pertinent information shall be provided that the Subdivision Board may request as is necessary to evaluate the feasibility of the proposed design of the subdivision, including, but not limited to, standard drawings or detail, which should be obtained from the applicable Department of Public Works.
- h. Any special construction features, deviating from or not covered by standard specifications, shall be shown on detail drawings. Such detail drawings may be incorporated as part of a utility plan or profile or may be executed on separate sheet or sheets and shall provide information as to dimensions, locations, inverts, rim elevations, elevations, materials, etc., of the construction details involved. The requirement for detail drawings shall be applicable to, but not limited to, bridges, culverts, structurally stabilized slopes, utility piping encased in concrete, ditches, and brooks shaped or constructed to a definite cross section, dams and spillways, stormwater management devices, detention basins, steps within the exterior lines of the street, and similar construction features.
- i. Base flood elevation (level of one hundred year flood) data shall be provided for any land being developed within the federal flood insurance district, as shown on the latest FEMA mapping. For subdivisions in an unnumbered "A" Zone, the Applicant shall be responsible for establishing the base flood elevation as required by the latest FEMA regulations.

10. Section 2.7.H: Performance Guarantee

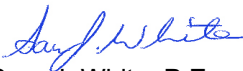
11. Section 3.2.4.a: Dead-end Residential Streets shall be permitted if not longer than twelve hundred (1200) feet measured along the street centerline from the layout line of the nearest intersecting through-street to the most distant centerline station point of any street.

12. Section 3.3: Construction Standards

13. Article IV - Inspection

We look forward to presenting the proposed Definitive Subdivision at the Southfield Redevelopment Authority's next available public meeting.

Very truly yours,
Tetra Tech, Inc.



Sara J. White, P.E.
Project Manager

Cc: John E. Twohig - Turquoise Southfield NR LLC c/o New England Development
Ian Wisuri, PLS – Langan Engineering and Environmental Services LLC

Attachments:

Definitive Subdivision Plans South Weymouth Naval Air Station, dated April 30, 2026

Form C: Application for Approval of a Definitive Plan

Form D: Certified List of Abutters