



May 29, 2026

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

**Re: Former South Weymouth Naval Air Station
Backbone Roadway Definitive Subdivision**

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 relates to the construction of a main “backbone” roadway and associated stormwater management facilities through certain portions of the former South Weymouth Naval Air Station (SWNAS or the “Base”) owned by the Southfield Redevelopment Authority (the “SRA”) and SW-NEC UP Lender LLC c/o Washington Capital Mgt Inc. The proposed Definitive Subdivision has been developed in close coordination with both the SRA and the Town of Weymouth and reflects their collective comments received over the past several weeks.

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 Definitive Subdivision is critical to the Project because it will establish the roadway and lot framework necessary to support and enable the initial phase of the Base redevelopment.

For these reasons, and for purposes of feasibility given the size of the area subject to the proposed Definitive Subdivision, 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. However, it should noted that the backbone road alignment is consistent with the approved master plan.]**
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.

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:

South Weymouth Naval Air Station - Definitive Subdivision Plans, Memorial Grove Ave, Shea Drive, Road A North & Road A South, dated April 30, 2026
Stormwater Management Report South Weymouth Naval Air Station Redevelopment Project – Backbone Subdivision, dated April 30, 2026
Form C: Application for Approval of a Definitive Plan
Form D: Certified List of Abutters