

Southfield Redevelopment Authority (SRA)
Board of Directors
Humanities Center, Weymouth High School
Thursday, October 27, 2022 @ 7:00pm

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien-McKinnon
Monica Horan
Roger Woods, Jr.
Joe Gratta

Directors Not Present:
Bob Rizzi
Chris Primiano

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer

The Chairman called the meeting to order at 7:00pm.

Redevelopment Update from BPD Union Point LLC

Chairman Henderson made the introductions and expressed his excitement at continuing the collaboration between BPD and the SRA.

John Twohig, New England Development (NED), gave an overview of various NED projects and said that 20 years ago the company’s focus changed to mixed-use development.

Sid Kerrigan, Brookfield Properties said he is very committed to this project, and it took a long time to understand the complexities of the undertaking. Mr. Kerrigan said Brookfield has \$211 billion in real estate assets, adding that they have the best development talent.

Mr. Twohig said NED understands long-term development and explained that, since the Master Developer selection process, they have been working on understanding the project’s challenges (including infrastructure, zoning and subdivision issues, regulatory requirements, land agreements, and multiple ownerships). He added that the SRA:

- Will be able to acquire the Navy land

- Now owns the Coast Guard housing land
- Has taken over by the LStar land

Land Control

Mr. Twohig stated that, as of two weeks ago, BPD and the SRA own/control nearly all the land which will enable the project to move forward.

Infrastructure – Water and Sewer

Water Alternatives:

- MWRA: unlimited capacity and exception quality
- Aquaria: Desalination plant in Dighton

Tony Green, NED, said in looking toward the future, they have considered how the land has historically been used, and they plan to add new spaces and to provide open spaces.

Ricardo Dumont, master planner with DumontJanks, said it is a complex site with a great location, and connectivity (commuter rail). He said the original land was cleared and leveled for the Navy runways, and the former stream was flattened and filled. Mr. Dumont said the previous project failed because there was no enduring, common goal; their goal is to build an open space framework to the Master Plan.

Strategy:

- Bring open space to asphalt space; convert runways to meadows
- Connect open space to the geographic/village center
- Access the village center via a 10–15-minute walk from any direction
- T stop is a 15-minute walk

What's Next:

- MEPA
- Master Plan, Zoning and SRA regulations
- Build the village center first
- Permanent water and sewer needs to be secured

Public Comments on agenda-related issues:

A Union Point resident asked about a time table for seeing progress. Mr. Twohig said it depends on water; there needs to be a permanent solution.

Carol Jewel, Fairing Way, asked if Conservation easements will be off-limits; Mr. Twohig replied that green space will rim the Base.

Mary Parsons, Rockland, voiced concern over the open space framework plan; Mr. Twohig said that any zoning changes in Rockland will be publicly vetted through Rockland town meeting.

A gentleman in the audience remarked that significant energy could be generated on the site.

Remaining comments or questions were all answered the same, *without water nothing can go forward*.

Weymouth's Mayor Hedlund said that when he became mayor, six+ years ago, the water needed to be figured out. He said the MWRA district stops at Quincy, and they are still trying to figure out a solution.

A Fairing Way resident asked about the test wells still in the area; Mr. Twohig said the Navy is required to have them for now until any required monitoring is completed.

Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none

Next meeting: November 16, 2022

Adjournment:

VOTED: Motion of Roger Woods, Jr., seconded by Kelli O'Brien-McKinnon, to adjourn at 8:47pm

7-0-0 unanimous vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

BPD presentation