



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

October 3, 2008

Regulatory Division
CENAE-R-2006-458

Rich Kleiman
LNR Property Corporation
1900 Crown Colony, Suite 401
Quincy, MA 021269

Dear Mr. Kleiman:

We have reviewed the joint application of the South Shore Tri-Town Development Corporation and LNR Property Corporation to place fill material within a total of 13,950 square feet of wetlands bordering French's Stream and Old Swamp River in conjunction with the redevelopment of the Weymouth Naval Air Station. In addition, four metal culverts that carry Old Swamp River under a roadway will be removed and replaced with a bridge, resulting in the restoration of 10,540 sf of riverbed and 340 linear feet of bank. Approximately 800 linear feet of the West Branch of the French River currently flowing through a culvert will be replaced with a natural open channel. The work is shown on the attached permit plans entitled "NAVAL AIR STATION DEVELOPMENT PROJECT", on sheet 8 and sheets 14 through 28 dated 6/27/08.

Based on the information you have provided, we have determined that the proposed activity, which includes a discharge of dredged or fill material into waters or wetlands, will have only minimal individual or cumulative environmental impacts on waters of the United States, including wetlands. Therefore, this work is authorized as a Category 2 activity under the attached Federal permit known as the Massachusetts Programmatic General Permit (PGP). This work must be performed in accordance with the terms and conditions of the PGP.

The Corps of Engineers has consulted with the National Marine Fisheries Service (NMFS) regarding the effects of your project on Essential Fish Habitat (EFH) as designated under the Magnuson-Stevens Fishery Conservation and Management Act, however the NMFS did not provide EFH conservation recommendations.

You are responsible for complying with all of the PGP's requirements. Please review the attached PGP carefully, in particular the PGP conditions beginning on Page 9, to familiarize yourself with its contents. You should ensure that whoever does the work fully understands the requirements and that a copy of the permit document and this authorization letter at the project site throughout the time the work is underway.

This determination becomes valid only after the Massachusetts Department of Environmental Protection (DEP) issues or waives Water Quality Certification (WQC) as required under Section 401 of the Clean Water Act. In the event the DEP denies the 401 WQC, this

determination becomes null and void. The address of the DEP Regional office for your area is provided in the attached PGP.

This authorization expires on January 20, 2010, unless the PGP is modified, suspended or revoked. You must complete the work authorized herein by January 20, 2010. If you do not, you must contact this office to determine the need for further authorization before continuing the activity. We recommend you contact us *before* this permit expires to discuss a time extension or permit reissuance.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

This authorization requires you to notify us before beginning work so we may inspect the project, and submit a Compliance Certification Form. You must complete and return the enclosed Work Start Notification Form to this office at least two weeks before the anticipated starting date. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work and any required mitigation (but not mitigation monitoring, which requires separate submittals).

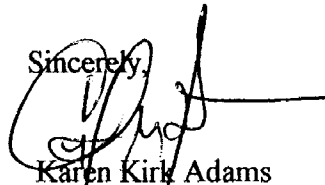
This authorization presumes that the work as described above and as shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to this office.

This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law, as listed on Page 1 of the PGP. Performing work not specifically authorized by this determination or failing to comply with any special condition(s) provided above or all the terms and conditions of the PGP may subject you to the enforcement provisions of our regulations.

We continually strive to improve our customer service. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at

Please contact Ted Lento, Regulatory Branch Project Manager at (978) 318-8863 if you have any questions concerning this authorization.

Sincerely,



for
Karen Kirk Adams
Chief, Permits & Enforcement Branch
Regulatory Division

Attachments

Copies Furnished:

Ed Reiner, U.S. EPA, Region 1, 1 Congress Street, Suite 1100-Mail Code CWP, Boston,
Massachusetts 02114-2023

Christopher Boelke, National Marine Fisheries Service, One Blackburn Drive, Gloucester,
Massachusetts 01930-2298

Elizabeth F. Kouloheras, DEP SERO, Wetlands and Waterways, 20 Riverside Drive, Lakeville,
Massachusetts 02347

Jim Young, South Shore Tri-Town Development Corporation, 223 Shea Memorial Drive, South
Weymouth, MA 02190

COMPLIANCE CERTIFICATION FORM

USACE Project Number: CENAE-R-2006-458

Name of Permittee: LNR Property Corporation

Permit Issuance Date: October 2008

Please sign this certification and return it to the following address upon completion of the activity and any mitigation required by the permit. You must submit this after the mitigation is complete, but not the mitigation monitoring, which requires separate submittals.

* MAIL TO: U.S. Army Corps of Engineers, New England District *
* Policy Analysis/Technical Support Branch, ATTN: Marie Farese *
* Regulatory Division *
* 696 Virginia Road *
* Concord, Massachusetts 01742-2751 *

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit was completed in accordance with the terms and conditions of the above referenced permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

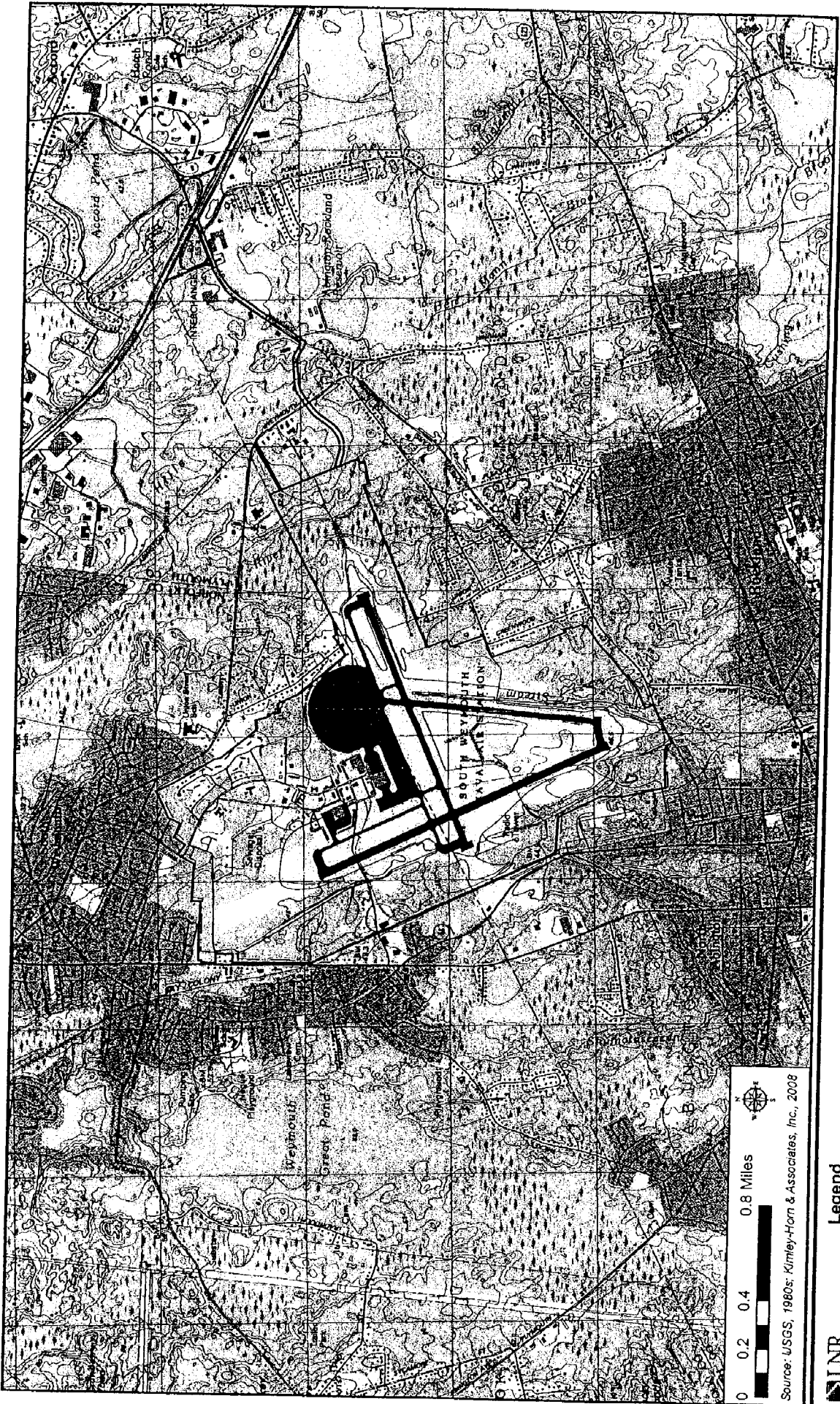
Date

Printed Name

Date of Work Completion

() _____
Telephone Number

() _____
Telephone Number



Legend

-  On-Base Boundary
-  Off-Base Roadway Improvement



Naval Air Station Development Project
 Site Location Map – USGS Topographic Map
 Figure A-1

Table A-2 - Summary of Discharges of Dredged or Fill Material to Waters of the United States Within the Commonwealth of Massachusetts¹⁾

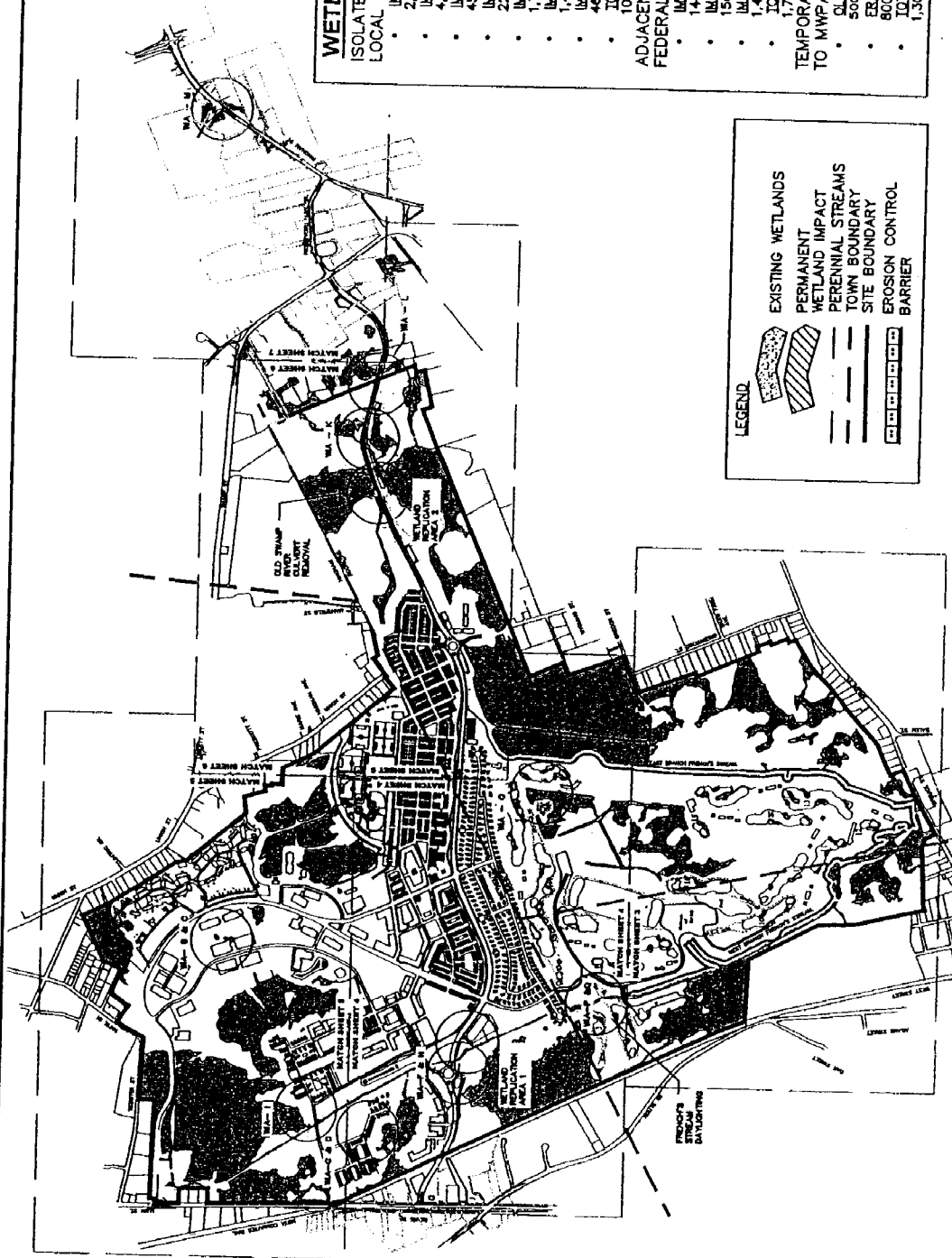
Wetland Impact Area ID ²⁾	Location	Project Site Drainage Area ³⁾	Wetland Type	Jurisdictional Status	Impact Area (s.f.)	Mitigation Ratio	Required Mitigation Area (s.f.)	Impact Type
Permanent Fill Within Isolated Vegetated Wetlands Areas (Not Subject to Massachusetts Wetlands Protection Act or Federal Clean Water Act)								
WIA - B	West side of Houghton Road	West Branch French's Stream	Isolated Forested	Federal	2,175	3:1	6,525	Permanent fill from development parcel associated with the Commercial Campus component of the Master Plan.
WIA - C	West side of Houghton Road	West Branch French's Stream	Isolated Forested	Federal	4,350	3:1	13,050	Permanent fill from development parcel associated with the Commercial Campus component of the Master Plan.
WIA - D	West of Calnan Road	West Branch French's Stream	Isolated Forested/Shrub	Federal	450	3:1	1,350	Permanent fill from development parcel associated with the Southfield Highlands residential community component of the Master Plan.
WIA - E	West of Calnan Road	West Branch French's Stream	Isolated Scrub-Shrub	Federal	225	3:1	675	Permanent fill from development parcel associated with the Southfield Highlands residential community component of the Master Plan.
WIA - F	West side of West Branch French's Stream and south of Trotter Road	West Branch French's Stream	Isolated Scrub-Shrub	Federal	1,750	3:1	5,250	Permanent fill from East-West Parkway.
WIA - P	West of access road for Runway 1735 and east of the MBTA corridor.	West Branch French's Stream	Isolated Wet Meadow	Federal	1,486	3:1	4,458	Permanent fill from Wastewater Treatment Facility.
WIA - Q	West of access road for Runway 1735 and east of the MBTA corridor.	West Branch French's Stream	Isolated Forested	Federal	462	3:1	1,386	Permanent fill from Wastewater Treatment Facility.
Total Permanent Fill within Isolated Vegetated Wetland (Not Subject to MWPA or Local Bylaws)								
					10,898		32,694	
Permanent Fill Within Adjacent Vegetated Wetlands Areas (Subject to Massachusetts Wetlands Protection Act and Federal Clean Water Act)								
WIA - I	West Branch of French's Stream north of Trotter Road	West Branch French's Stream	Adjacent Shrub	Federal and State	140	3:1	420	Permanent fill from open bottom box culvert associated with development parcel roadway over West Branch French's Stream connecting the Village Center residential area to the Transit Village residential area.
WIA - O	Southwest of intersection of Taxiway Charlie and Runway 8/26	West Branch French's Stream	Adjacent Scrub-Shrub and Emergent	Federal and State	150	3:1	450	Golf Course Hole #7 shared use boardwalk. (Undergoing final design to minimize wetland fill.)
WIA - M	Located off Base along Hingham Street near Reservoir Drive	Hingham Street	Adjacent Scrub-Shrub and Forested	Federal and State	1,460	3:1	4,380	Permanent fill from Hingham Street road improvements and widening for the Parkway.
Total Permanent Fill within Adjacent Vegetated Wetland (Subject to MWPA and Federal Clean Water Act)								
					1,750		5,250	
Temporary Construction Equipment Disturbance Within Vegetated Wetlands Areas (Subject to Massachusetts Wetlands Protection Act and Federal Clean Water Act)								
Old Swamp River Culvert Removal	Existing lightning rod crossing of Old Swamp River on east end of Base off runway 8/26.	Old Swamp River	Adjacent Forested and Scrub-Shrub	Federal and State	500	N/A	N/A	Removal of culverts at Old Swamp River and installation of bridge span. No clearing required. Will result in 10,540 square feet of natural river substrate and 340 linear feet of bank restoration.
French's Stream Daylight	West end of former Runway 8/26 along West Branch of French's Stream.	West Branch French's Stream	Adjacent Scrub-Shrub at culvert terminus	Federal and State	800	N/A	N/A	Temporary construction related disturbance from equipment necessary to remove existing culverts. A future footbridge and driveway access over the Stream Daylighting Area are incorporated into the restoration design.
Total Temp. Disturbance in Adjacent Vegetated Wetland (Subject to MWPA and Federal Clean Water Act)								
					1,300	N/A	N/A	

1) As per the 401 Water Quality Certification for Discharge of Dredged or Fill Material, Dredging, and Dredged Material Disposal in Waters of the United States Within the Commonwealth Regulations (314 CMR 9.00), "Waters of the US Within the Commonwealth" are defined as "Navigable or interstate waters and their tributaries, adjacent wetlands, and other waters or wetlands within the borders of the Commonwealth where the use, degradation, or destruction could affect interstate or foreign commerce as determined by the Corps of Engineers. Bordering and isolated vegetated wetlands and land under water are waters of the United States within the Commonwealth when they meet the federal jurisdictional requirements defined at 33 CFR 328 through 329".

2) Refer to Figure A-8 in Attachment A or the Project Plans in Attachment H of this application for locations of impact areas and proposed restoration areas.

3) Refer to Figure A-6 in Attachment A to see Project Site Drainage Areas as identified by Kinley-Horn Associates during the drainage studies.

- NOTES**
- EXISTING KEY FEATURES ON-BASE PROVIDED BY KIMLEY HORN AND ASSOCIATES, INC. OF QUINCY MASS.
 - EXISTING KEY FEATURES OFF-BASE PROVIDED BY TETRA TECH RIZZO OF FRAMINGHAM, MASS.
 - WETLANDS FOR ON-BASE AND OFF-BASE PROVIDED BY TETRA TECH RIZZO OF FRAMINGHAM, MASS. UNLESS OTHERWISE NOTED, ONLY KEY EXISTING FEATURES SHOWN ON PLANS.
 - FOR PERMITTING PURPOSES ONLY, NOT INTENDED FOR CONSTRUCTION.
 - WETLAND ID SERIES APPEARS ON PLANS AS IDENTIFIED BY TETRA TECH RIZZO DURING ORIGINAL DELINEATION IN 1998-2001, UNLESS OTHERWISE NOTED.



WETLAND IMPACT SUMMARY

ISOLATED WETLANDS NOT SUBJECT TO MWPA OR LOCAL BYLAWS

- IMPACT AREA WA-B 2,175±SF PERMANENT
- IMPACT AREA WA-C 4,360±SF PERMANENT
- IMPACT AREA WA-D 4,500±SF PERMANENT
- IMPACT AREA WA-E 225±SF PERMANENT
- IMPACT AREA WA-F 1,750±SF PERMANENT
- IMPACT AREA WA-G 1,488±SF PERMANENT
- IMPACT AREA WA-H 462±SF PERMANENT
- TOTAL 10,898±SF PERMANENT

ADJACENT WETLANDS SUBJECT TO MWPA AND FEDERAL CLEAN WATER ACT

- IMPACT AREA WA-I 140± PERMANENT
- IMPACT AREA WA-J 150± PERMANENT
- IMPACT AREA WA-K 1,400± PERMANENT
- TOTAL 1,750±

TEMPORARY CONSTRUCTION DISTURBANCE SUBJECT TO MWPA AND FEDERAL CLEAN WATER ACT

- OLD SWAMP RIVER CULVERT REMOVAL 500± TEMPORARY
- FRESHWATER STREAM DAYLIGHT 800± TEMPORARY
- TOTAL 1,300±

LEGEND

- EXISTING WETLANDS
- PERMANENT WETLAND IMPACT
- PERENNIAL STREAMS
- TOWN BOUNDARY
- SITE BOUNDARY
- EROSION CONTROL BARRIER

SCALE: 1" = 1500'

0 750 1500 3000

**NAVAL AIR STATION DEVELOPMENT PROJECT
OVERALL PROPOSED LAYOUT KEY PLAN**

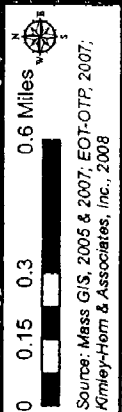
DATE: 06/27/08

SOUTH SHORE TR-TOWN DEVELOPMENT CORPORATION
223 SHEA MEMORIAL DRIVE
WETMOUTH, MA 02190

LHR SOUTH SHORE LLC
1000 CROWN COLONY DRIVE
4TH FLOOR
QUINCY, MA 02188

BSC GROUP
33 WALDO STREET
WORCESTER, MASSACHUSETTS
01608
508.797.4500

\\Hydra\GIS\GISP\984440\Mapa\XDR\Reports\WetlandImpactArea.mxd - Jun 23, 2008

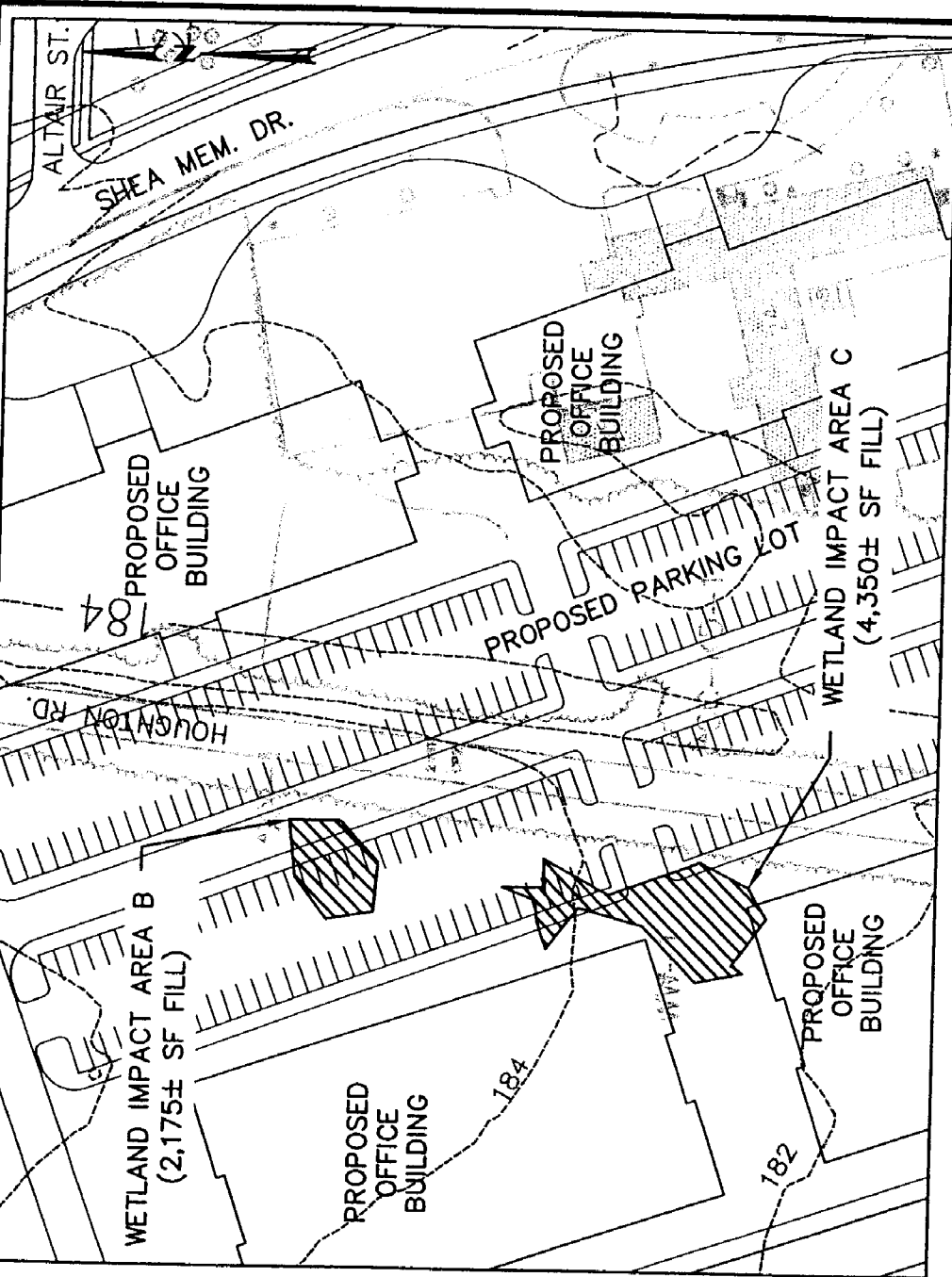


Source: Mass GIS, 2005 & 2007; EOT-OTR, 2007;
Kimley-Horn & Associates, Inc., 2008

Legend

- On-Base Boundary
- Off-Base Roadway Improvement
- Existing Wetlands
- Proposed Maintained Grass Areas
- Paved Area
- Detention Basins
- Wetland Impact Areas (WIA)
- Wetland Replication Areas
- Town Boundary

Naval Air Station Development Project
Wetland Impact Areas (WIA)
Figure A-8



SCALE: 1" = 100'
 0' 50 100 200

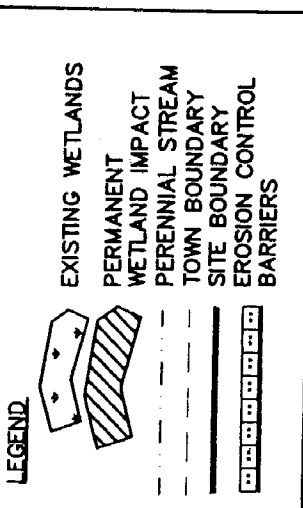
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 SHEET 14 OF 44

NAVAL AIR STATION DEVELOPMENT PROJECT
WETLAND IMPACT AREAS B & C

NORFOLK & PLYMOUTH COUNTIES
 ABINGTON, ROCKLAND AND
 WEYMOUTH, MASSACHUSETTS

SOUTH SHORE TRI-TOWN
 DEVELOPMENT CORPORATION
 223 SHEA MEMORIAL DRIVE
 WEYMOUTH, MA 02190

BSC GROUP
 33 WALDO STREET
 WORCESTER, MASSACHUSETTS
 01608
 508.792.4500



NOTE:

1. FOR PERMITTING PURPOSES ONLY, NOT INTENDED FOR CONSTRUCTION.
2. THESE AREAS ARE LOCATED WITHIN THE PROPOSED COMMERCIAL CAMPUS COMPONENT OF THE MASTER PLAN.
3. EXISTING AND PROPOSED CONDITIONS PROVIDED BY KIMLEY HORN AND ASSOCIATES, INC. OF QUINCY, MASS
4. WETLAND IMPACT AREA 'B' IS LOCATED WITHIN THE EXISTING WETLAND AREA FLAGGED AS AND PREVIOUSLY IDENTIFIED AS "SERIES XX-1" BY WETLANDS AND WILDLIFE INC.
5. WETLAND IMPACT AREA 'C' IS LOCATED WITHIN THE EXISTING WETLAND AREA FLAGGED AND PREVIOUSLY IDENTIFIED AS "SERIES WW-1" BY WETLANDS AND WILDLIFE INC.
6. ALL WETLAND BOUNDARIES IN THE VICINITY OF IMPACT AREAS WERE VERIFIED AND RE-FLAGGED BY BSC GROUP IN MAR-APR. 2008

