

*Town of Weymouth  
Massachusetts*

Robert L. Hedlund  
Mayor

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August 26, 2022

Thomas J. Henderson  
Chairman, Board of Directors  
Southfield Redevelopment Authority  
223 Shea Memorial Drive  
South Weymouth MA 02190

Dear Mr. Henderson:

Please be advised that we are in receipt of an application submitted by CP Endeavor Holdings 18 LLC for a variance and site plan approval for a proposed 99-room extended stay hotel at Shea Drive, entrance to Union Point.

At this time the Town of Weymouth cannot support this application for several reasons as itemized below:

1. This proposal could be inconsistent with the Master Developer (Brookfield) plans for Union Point. Since the Master Developer has not commenced a planning process that will result in a new Master Plan, it is impossible to determine if this is the most appropriate site for a hotel, or even if a hotel will be a component of the new Master Plan.
2. If at some point it is determined that a hotel fits within a new master plan, the Town would like to see a full-service hotel operated by a higher end brand (Marriot, Hilton, Intercontinental, Wyndham), within the operation category of premium, upscale, or across the midscale and upper midscale market segments. We cannot support an extended stay facility.
3. As you are aware the Town cancelled its agreement to provide additional water hookups to Union Point until a permanent provider and source of water has been identified and acted upon. Therefore, the Town will not provide additional water for any new development until this has been accomplished.
4. The specific site under consideration has additional constraints and issues as stated by the Town's Assistant Conservation Administrator:

#### Open Space-Corporation District

- This project would result in a loss of approximately 12,000sf of land in the Open Space-Corporation District (OSCD). Jim Young notes that this does not appear to be legal under current zoning in a Jan 28, 2022 letter. The project proposes 6,975 sf of open space in the SVCD, this land should be protected via an easement that ensures public access and that the land will be maintained as open space. The project should also strive to achieve no net-loss of OSCD.

#### Flood Zone

- A majority of the project is located within the AE flood zone (with BFE), along with a Regulatory Floodway and unmapped areas. There are significant alterations to the floodway that need to be fully understood.

#### Waivers

- Applicant is seeking to waive many environmental requirements including; landscape plantings and buffers, heat island effect reduction through shade trees, use of bio swales for stormwater, water use reduction for landscaping.

#### Wetlands

- The project site contains an open Order of Conditions for the Rt 18 Widening Project. Applicant is working with MassDOT to get a partial COC before applying for a new OOC. The site contains Bordering land Subject to Flooding (BLSF), Boarding Vegetated Wetlands (BVW) and Bank. Project proposes fill of wetlands and mitigation.

Thank you for the opportunity to comment on this project and look forward to working with the SRA Board and Brookfield on developing a new Master Plan for Union Point.

Sincerely,



Robert L. Hedlund  
Mayor

Sincerely,



Robert Luongo, Director  
Planning & Community Development

cc: Jim Young, SRA Land Use Administrator