

**Turquoise Southfield NR LLC**  
c/o New England Development  
75 Park Plaza  
Boston, MA 02116

March 11, 2026

Southfield Redevelopment Authority - Conservation Commission  
223 Shea Memorial Drive  
Weymouth, MA 02190

RE: Request for Negative Determination of Applicability  
Site Preparation Work - Removal of Trees and Grasslands  
Former South Weymouth Naval Air Station  
Weymouth, Massachusetts

Dear Southfield Redevelopment Authority:

Turquoise Southfield NR LLC, a partnership of New England Development and Brookfield Properties (the “Applicant”) is pleased to submit this Request for Determination of Applicability (“RDA”) for the issuance of a Negative Determination to the Southfield Redevelopment Authority (“SRA”) – Conservation Commission regarding the proposed removal of trees and grassland areas (the “Work”) at the former South Weymouth Naval Air Station (“SWNAS” or the Base). All of the Work will be performed in Weymouth, Massachusetts.

One of the first primary infrastructure elements associated with the redevelopment of the Base is the construction of a main roadway through the Base. This “backbone” roadway and associated stormwater facilities are critical to ensuring that vertical construction at the Base proceeds in a timely manner. However, due to the potential presence of protected rare species habitat within the limit of work, the backbone roadway is subject to construction timing restrictions pursuant to federal law and the state Conservation and Management Permit issued for the Base. Given these restrictions, the Applicant seeks to begin site preparation activities for the backbone roadway as soon as possible, including the tree and grassland removal work for which this RDA is being filed, which is necessary to enable the construction of the roadway and supporting stormwater facilities. The Applicant anticipates that the Work can be completed by April 14, 2026, before the restricted construction period begins. This will ensure that the backbone roadway construction (and subsequent vertical construction at the Base) can proceed on schedule.

The Work involves the removal of any trees that are 3 inches in diameter or greater and the removal of grasslands (by mechanically tilling the grass and earth below) within a defined area as shown on the attached figures. Figure 1 provides a key sheet that identifies the locations of the work areas within the broader context of the Base. The tree removal areas are shown on Figures 2 and 3, and the grassland removal area is shown on Figure 3. Examples of the trees and grasslands proposed to be removed are shown on the attached Existing Conditions Photos. The Work and the applicable construction timing restrictions are described in more detail in the bullets below.

- **Tree Removal:**

- All trees with a diameter of 3 inches or greater will be cut close to the ground. The majority of trees proposed to be removed are relatively young ( $\pm$  20 years old) and located on flat land. Stumps will be left in place to prevent disturbance of soil until the start of roadway work when they will be removed (stump removal will be included in a future Notice of Intent for the backbone roadway and associated stormwater facilities, as discussed below). Cut trees will either be removed or left on the ground to be removed at a later date.
- The tree removal work may only be performed between November 1 and April 14 of any year. This time restriction is intended to prevent disturbances to habitat of the Northern Long-eared Bat (NLEB) when the bats are active (between April 15 and October 31).

- **Grassland Removal:**

- Grassland habitat will be disturbed by converting the areas to soil by mechanically tilling the grass and earth below. The majority of the grasslands proposed to be removed are located at least 100 feet from French's Stream.
- Work in grasslands may only be performed between September 1 and April 14 of any year. This time restriction is intended to prevent disturbances to grasslands when State-listed grassland bird species may be present (between April 15 and August 31).

The Work is proposed within the buffer zone to Bordering Vegetated Wetlands and in the Riverfront Area (RFA) associated with the west branch of French's Stream as shown on the attached plans. The jurisdictional wetland areas were delineated in 2023 by VHB as shown on the attached plans. Given the presence of jurisdictional wetlands, the Applicant intends to file a Notice of Intent ("NOI") with the SRA for the backbone roadway and associated stormwater management facilities in the near future. In the interim, given the minor nature of the Work and the construction timing restrictions described above, the Applicant requests that the SRA issue a Negative Determination to allow the currently proposed Work to proceed without an Order of Conditions.

Article III.A of the SRA Wetlands Protection Rules and Regulations for the Mixed Use Development District and Open Space District (the "SRA Regulations") requires a 25-foot setback between any proposed project and any wetland resources areas, subject to certain exemptions. "Limited projects", as described in 310 CMR 10.53(3), are one category of exempted projects that are not subject to the 25-foot setback requirement. As discussed above, the Work is necessary to enable the construction of the roadway and associated stormwater management facilities, and therefore the Work can be classified as a limited project under 310 CMR 10.53(e), which states that limited projects include the "construction and maintenance of a new roadway or driveway. . .". Accordingly, the Applicant requests the SRA to find that the Work is exempt from the 25-foot setback requirement pursuant to Article III.A of the SRA Regulations.

In addition, Article III.B of the SRA Regulations authorizes the SRA to grant a waiver from the 25-foot setback requirement if one or more specific criteria are satisfied as set forth therein. To the extent the SRA is unable to find that the Work is exempt from the 25-foot setback requirement, the Applicant requests that the SRA grant a waiver from this requirement based on the following criterion:

- (i) **Credible expert has demonstrated that the affected wetland resource area and its ability to contribute to the protection of the public and private interests will be adequately protected without strict adherence to the 25-foot setback requirement.**

The Applicant's wetlands consultant has determined that the Work will not have an adverse impact on the affected wetland resource areas and their ability to contribute to the protection of the public and private interests served by the SRA regulations. Appropriate erosion controls will be installed and maintained in connection with the Work as shown on the plans filed with this RDA, and roots and stumps will be left intact to prevent erosion and sedimentation from impacting wetlands. In terms of impacts to specific areas, we note the following:

- (a) The northernmost work area abuts an existing roadway (Shea Drive) already located within 25 feet of the affected wetlands (see Existing Conditions Photo 1);
- (b) The southernmost work area is in the relatively flat RFA where tree roots and stumps will be maintained to prevent erosion and sedimentation (see Existing Conditions Photos 2-6); and
- (c) The majority of the grasslands being removed are located at least 100 feet from French's Stream (see Existing Conditions Photos 7 and 8).

In addition, the backbone roadway and associated stormwater management system has been described in detail in Massachusetts Environmental Policy Act (MEPA) documents and the supporting stormwater report. Furthermore, potential impacts to wetlands resulting from the construction of the proposed backbone roadway and stormwater facilities will be addressed in a separate NOI that the Applicant is preparing to file with the SRA.

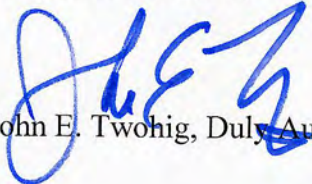
Given that the Work involves limited site preparation activities that pose a minimal risk of impacts to wetland resource areas, the Applicant believes it would be appropriate for the SRA to allow the Project to proceed without an Order of Conditions. Additionally, based on the foregoing, the Applicant requests that the SRA find that the Work is not subject to the 25-foot setback requirement set forth in the SRA Regulations (and, in the alternative, the Applicant requests a waiver from this requirement for the reasons provided above).

The filing fee of \$200 is attached to this submittal. Ten paper copies of this RDA are being provided to the SRA in addition to the RDA in electronic form. A copy of the RDA will be sent to the landowners including Washington Capital Management and the SRA.

We look forward to presenting this project to you at your next public meeting. Please feel free to contact me at (617) 243-7070 or [jtwohig@nedevdevelopment.com](mailto:jtwohig@nedevdevelopment.com) if you have any questions. Thank you.

Very truly yours,

Turquoise Southfield NR LLC By:

  
John E. Twohig, Duly Authorized

Cc: Weymouth Conservation Commission  
Massachusetts Department of Environmental Protection  
Washington Capital Management

Attachments: RDA Form (WPA1)  
Property Owner Information  
USGS Locus Map  
Figure 1: Site Prep Plan for Backbone Roadway Key Sheet  
Figure 2: Site Prep Plan for Backbone Roadway  
Figure 3: Site Prep Plan for Backbone Roadway  
Existing Conditions Photos

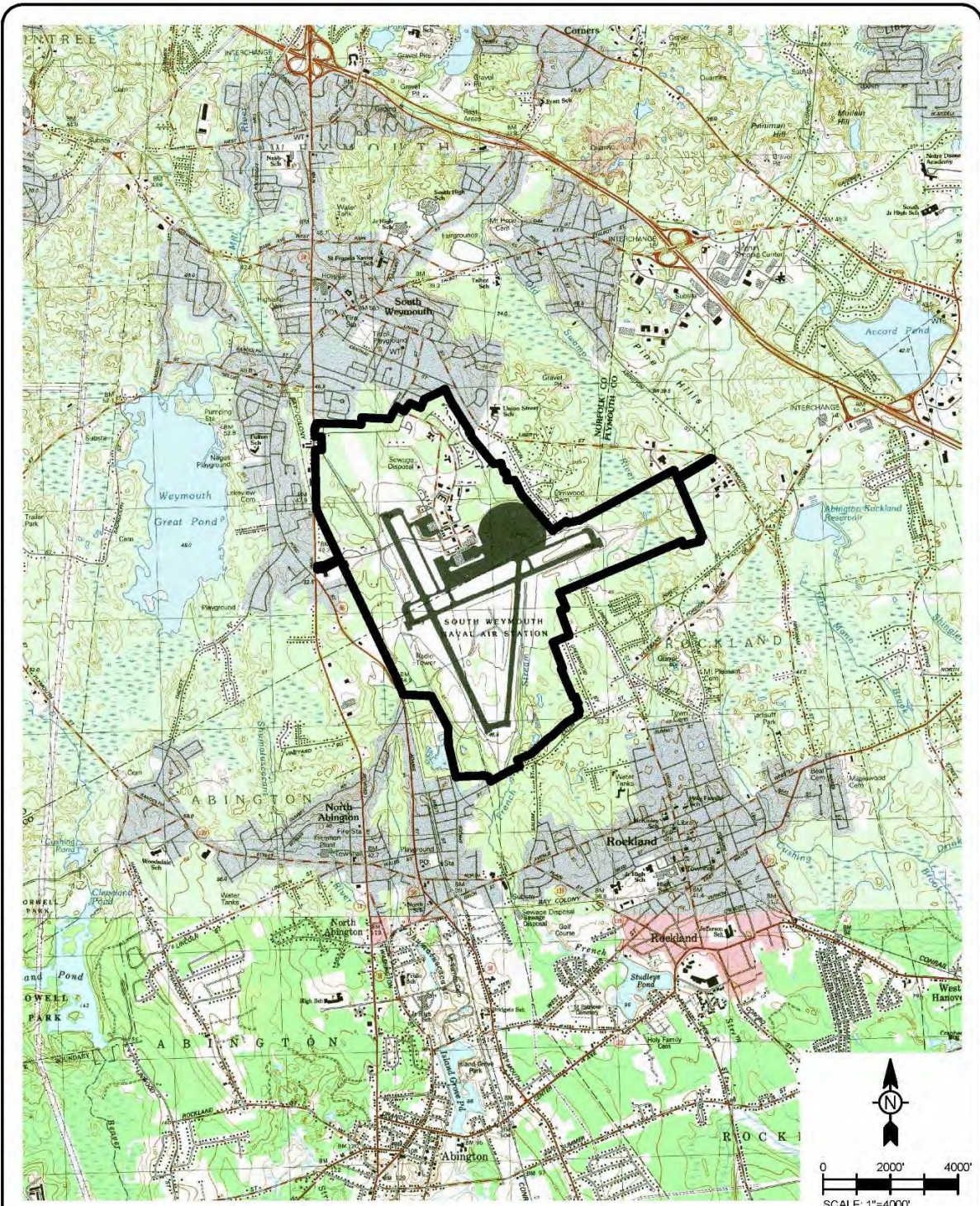
**Property Owner Information**

**Property Owners**

<b>Southfield Redevelopment Authority</b> 223 Shea Memorial Drive Weymouth, MA 02190	SW-NEC UP Lender LLC <b>c/o Washington Capital Mgmt Inc.</b> 260 Franklin Street Boston, MA 02110
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**Map and Lot Information**

Assessor Parcel No.	Owner	Trees	Grassland
597-21	SW-NEC UP Lender LLC c/o Washington Capital Mgmt Inc.	Yes	No
58-597-176 (portion 2)	Southfield Redevelopment Authority	Yes	No
597-152	Southfield Redevelopment Authority	Yes	No
597-274	SW-NEC UP Lender LLC c/o Washington Capital Mgmt Inc.	Yes	Yes



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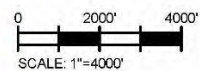


**TETRA TECH**

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 100 Nickerson Road  
 Marlborough, MA 01752  
 Phone: (508) 786-2200 Fax: (508) 786-2201

Brookfield Properties / New England Development  
 South Weymouth Naval Air Station  
 Abington, Rockland and Weymouth, Massachusetts  
**USGS Locus Map**

Project No.: 143-33244-21001  
 Date: April 2025  
 Designed By: SJW



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**Massachusetts Department of Environmental Protection**  
 Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

SRA  
 Municipality

**A. General Information**

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Turquoise Southfield NR LLC  
 First Name

c/o John Twohig, New England Development  
 Last Name

75 Park Plaza  
 Address

Boston  
 City/Town

MA  
 State

02116  
 Zip Code

617-965-8700  
 Phone Number

jtwohig@nedevdevelopment.com  
 Email Address

2. Property Owner (if different from Applicant):

See attached sheet  
 First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Kathryn  
 First Name

Barnicle  
 Last Name

ILEX Environmental, Inc.  
 Company Name

35 Vernon Street  
 Address

Plymouth  
 City/Town

MA  
 State

02360  
 Zip Code

508-843-7981  
 Phone Number

Email Address (if known)

**B. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Former South Weymouth Naval Air Station  
 Street Address

Weymouth  
 City/Town

42.15314  
 Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

-70.94361  
 Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

See attached sheet  
 Assessors' Map Number

See attached sheet  
 Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

Work areas are described in cover letter and shown on site plans

c. Plan and/or Map Reference(s): (use additional paper if necessary)

RDA Site Prep Plans for Backbone Roadway (3 sheets)  
 Title

3/11/26  
 Date

Title

Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



## WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

SRA  
Municipality

### B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

**Tree Removal:** All trees with a diameter of 3 inches or greater will be cut close to the ground. Cut trees will either be removed or left on the ground to be removed at a later date. The tree removal work may only be performed between November 1 and April 14 of any year. This time restriction is intended to prevent disturbances to habitat of the Northern Long-eared Bat (NLEB) when the bats are active (between April 15 and October 31).

**Grassland Removal:** Grassland habitat will be disturbed by converting the areas to soil by mechanically tilling the grass and earth below. The majority of the grasslands proposed to be removed are located at least 100 feet from French's Stream. Work in grasslands may only be performed between September 1 and April 14 of any year. This time restriction is intended to prevent disturbances to grasslands when State-listed grassland bird species may be present (between April 15 and August 31).

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

SRA \_\_\_\_\_  
Municipality \_\_\_\_\_

**C. Determinations**

1. I request the SRA \_\_\_\_\_ make the following determination(s). Check any that apply:  
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

SRA \_\_\_\_\_  
Name of Municipality \_\_\_\_\_

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

**D. Signatures and Submittal Requirements**

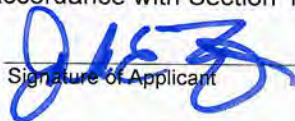
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

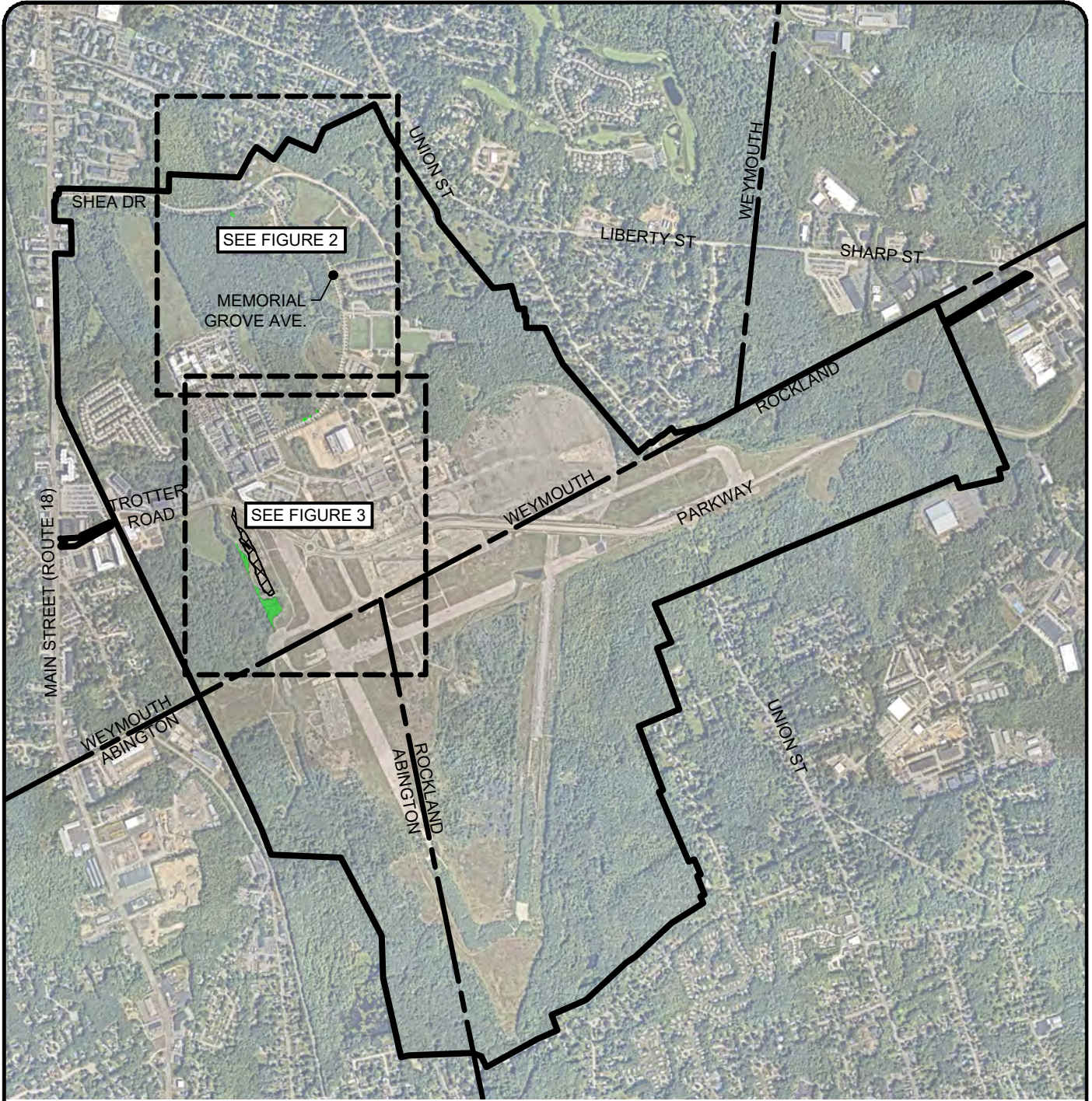
  
\_\_\_\_\_  
Signature of Applicant

March 11, 2026  
\_\_\_\_\_  
Date

Kathryn S. Banice  
ILEX Environmental, Inc.  
\_\_\_\_\_  
Signature of Representative (if any)

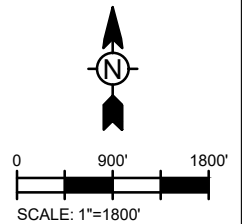
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Date

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**LEGEND**

- TREE REMOVAL AREA
- GRASSLAND REMOVAL AREA



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Turquoise Southfield NR LLC c/o New England Development  
 South Weymouth Naval Air Station  
 Weymouth, Abington, Rockland, Massachusetts  
**Request for Determination of Applicability  
 Site Prep Plan for Backbone Roadway Key Sheet**

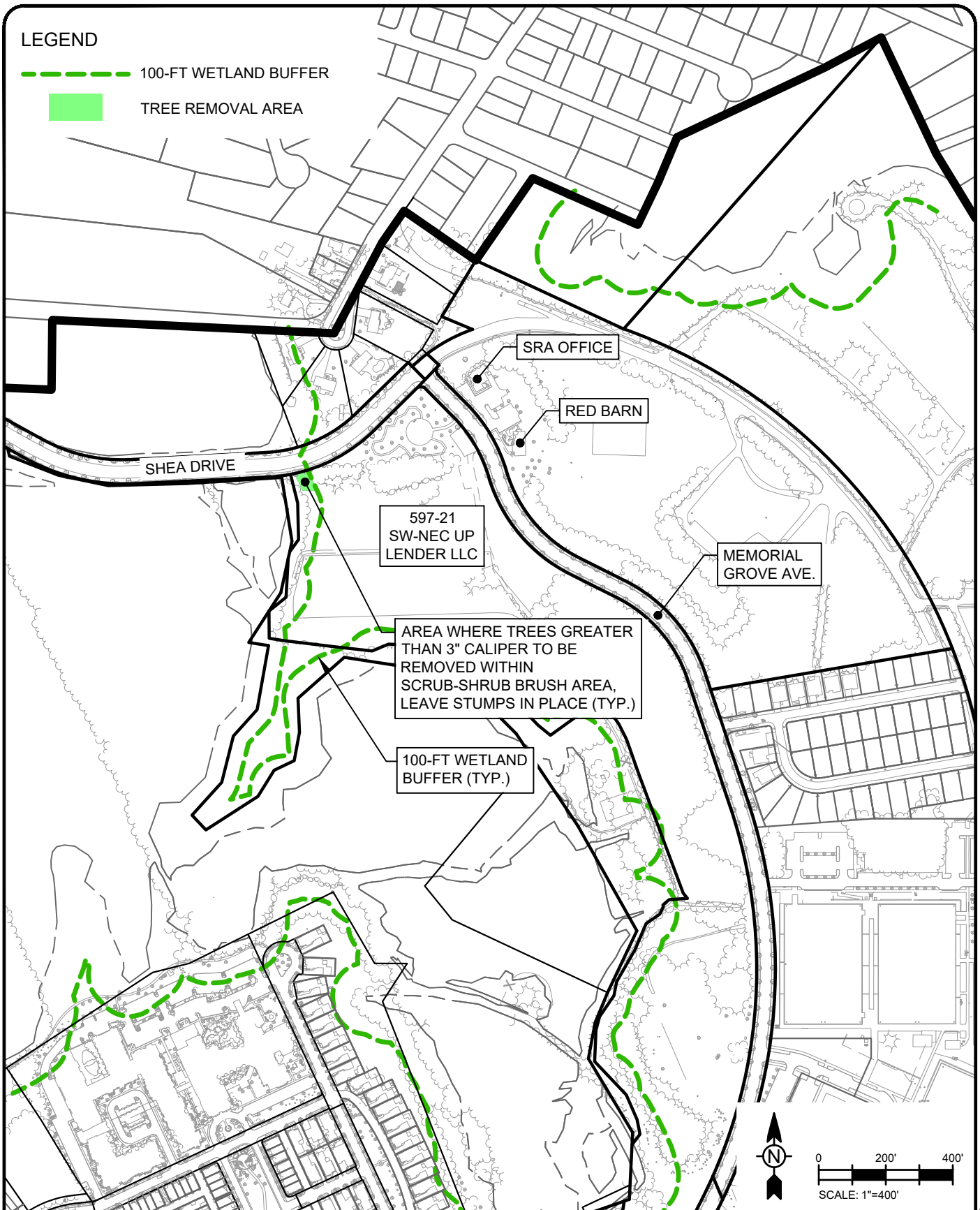
Project No.: 143-33244-25001  
 Date: March 11, 2026  
 Designed By: J.L.P.

**Figure 1**

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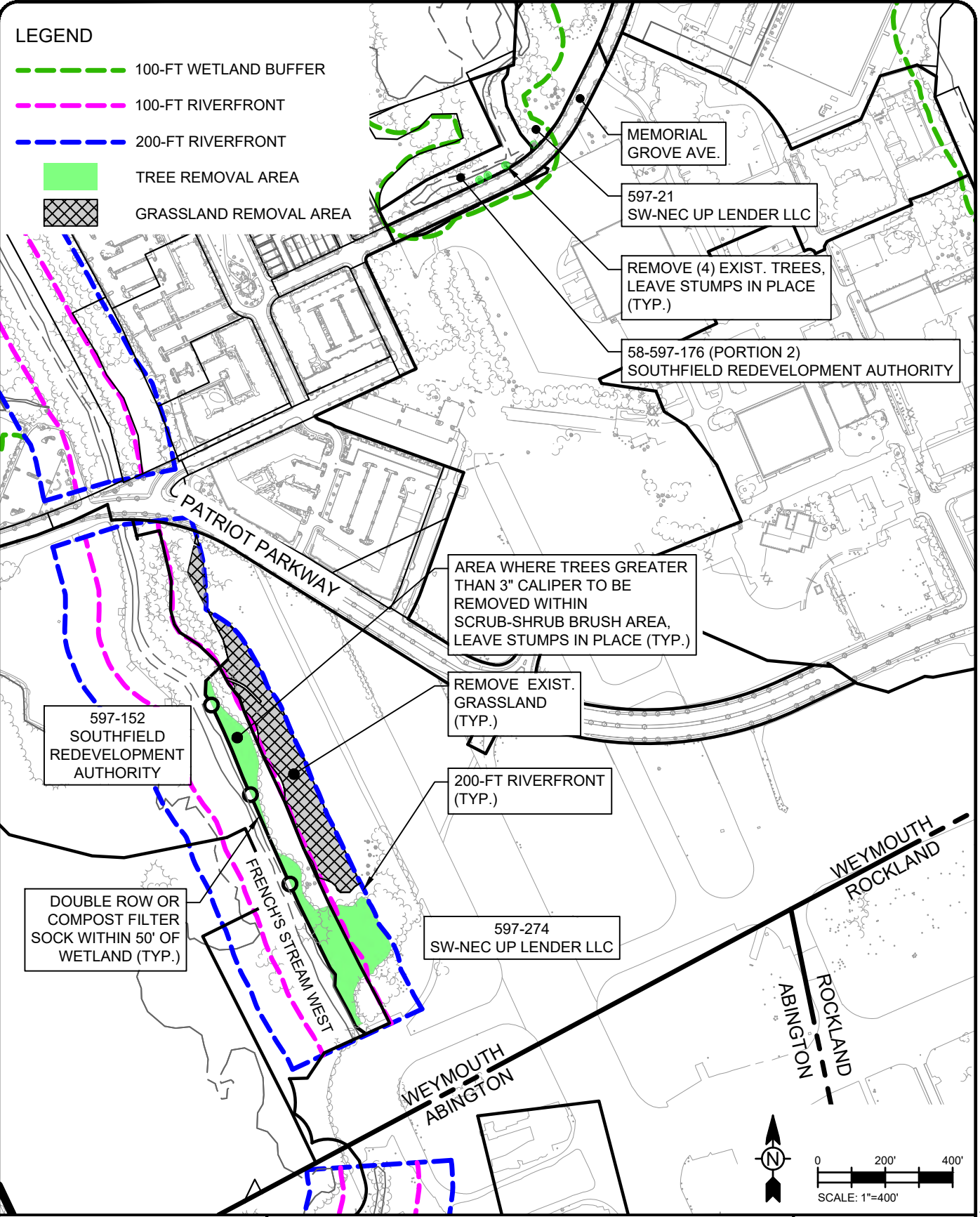
Designed By: J.L.P.

**Figure 2**

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Turquoise Southfield NR LLC c/o New England Development  
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 Weymouth, Abington, Rockland, Massachusetts  
**Request for Determination of Applicability  
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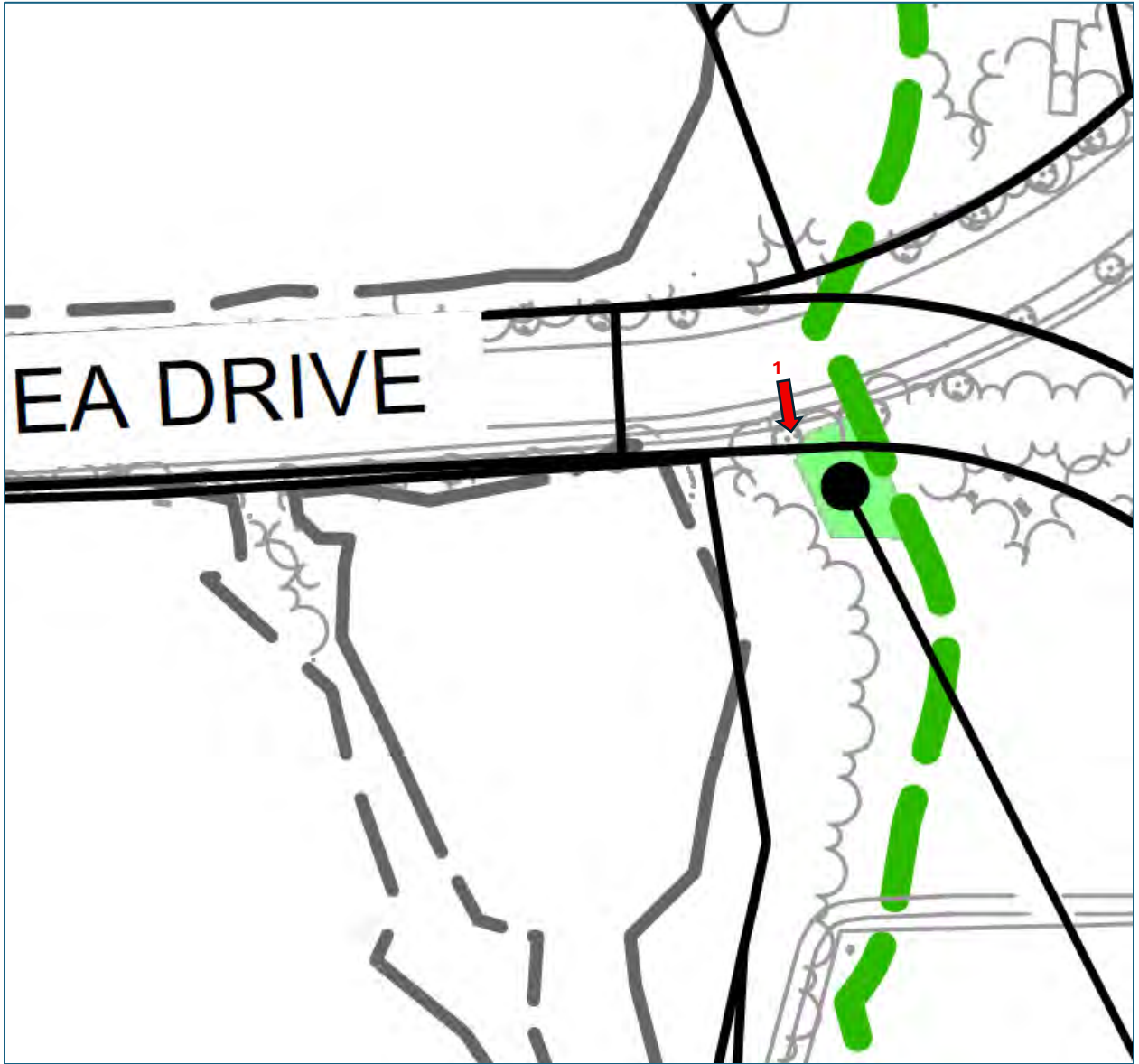
Project No.: 143-33244-25001  
 Date: March 11, 2026  
 Designed By: J.L.P.

**Figure 3**

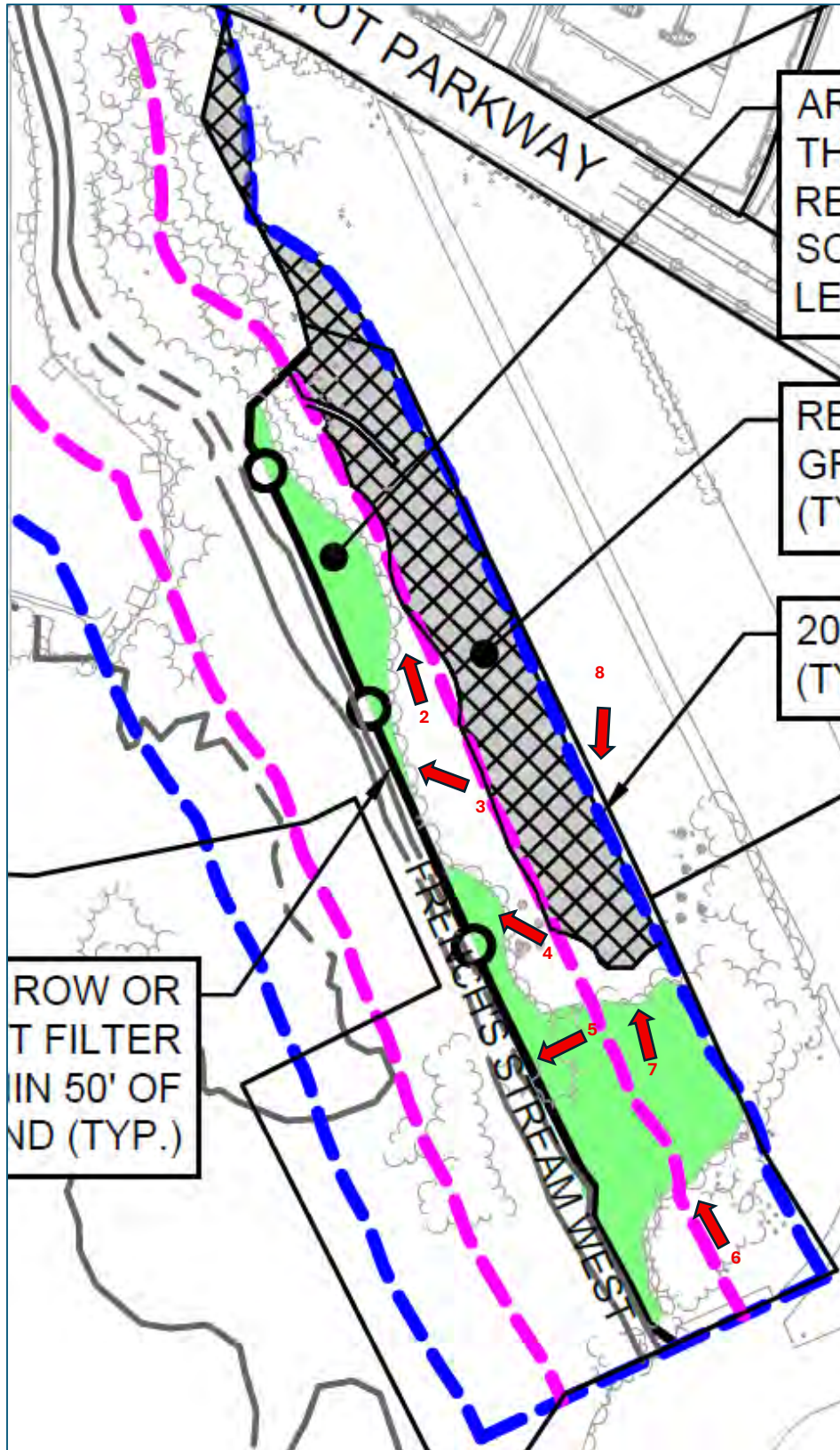
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Request for Determination of Applicability  
Existing Conditions Photos



Request for Determination of Applicability  
Existing Conditions Photos



**Request for Determination of Applicability  
Existing Conditions Photos**



**Photo 1: Tree removal area adjacent to Shea Drive (looking south)**

**Request for Determination of Applicability  
Existing Conditions Photos**



**Photo 2: Tree removal area (looking north)**



**Photo 3: Tree removal area (looking north)**

**Request for Determination of Applicability  
Existing Conditions Photos**



**Photo 4: Tree removal area (looking north)**



**Photo 5: Tree removal area (looking west)**

**Request for Determination of Applicability  
Existing Conditions Photos**



**Photo 6: Tree removal area (looking north)**



**Photo 7: Grassland removal area to the right of photo (looking north)**

**Request for Determination of Applicability  
Existing Conditions Photos**



**Photo 8: Grassland removal area (looking south)**