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NEW ENGLAND DEVELOPMENT

March 7, 2023

VIA HAND DELIVERY

Chair Thomas Henderson
and Members of the Southfield Redevelopment Authority (SRA) Board
Southfield Redevelopment Authority
223 Shea Memorial Drive
South Weymouth, MA 02190
thenderson@southfieldra.com

Re: Zoning By-Laws and Master Development Plan

Dear Chair Henderson:

On behalf of the designated Master Developer, a joint venture between New England Development and Brookfield, we are pleased to submit the enclosed draft (i) amended and restated Zoning and Land Use By-Laws for NAS South Weymouth (the "By-Laws"), including an updated Zoning District Map attached as Exhibit A thereto, (ii) Master Development Plan ("MDP") and (iii) MDP materials required under Article 7A.3 of the By-Laws. These materials are being submitted in furtherance of the draft Final Redevelopment Plan (the "Redevelopment Plan") for the former South Weymouth Naval Air Station (the "Base") that we submitted on March 3, 2023, which Redevelopment Plan contemplates implementation of the planning vision through the attached amended and restated By-Laws.

The enclosed By-Laws and MDP have been prepared in cooperation with the SRA staff and counsel to ensure that they align with the following long-term planning goals for the Base, as set forth in the Redevelopment Plan:

- The Redevelopment Plan identifies three general areas: (i) the "Completed Area" where existing development has already occurred; (ii) the "Developable Area" consisting of the areas yet to be developed; and (iii) "Open Space", which aligns with the "Open Space" designations in the Redevelopment Plan. Under the By-Laws,
 - The zoning in the "Completed Area" would remain, subject to and governed by the By-Laws as they exist today;
 - The "Developable Area" would be subject to and governed by new Article 7A of the By-Laws, which creates a new Mixed Use Development District (MUDD) that governs only the currently undeveloped Developable Area designated in the Redevelopment Plan; and
 - The Open Space would be subject to and governed by the terms of one new consolidated Open Space District to provide buffers to the communities.

As noted above, the majority of updates to the By-Laws are set forth in new Article 7A (MUDD). The primary purposes of the MUDD are to encourage the development of a mix of uses in an area that provides proximate access to major highways and public transportation. The MUDD provisions are intended to promote creative, efficient, and appropriate solutions for the development of complex sites, and facilitate the development of a mix of complementary land uses, including both residential and non-residential development, to create a well-planned and economically viable master planned community. Consistent with the Redevelopment Plan, the proportion of such residential and non-residential uses may fluctuate depending on market demands and conditions, provided that the infrastructure is sufficient to support the development. The approval process for the MUDD is largely within the SRA as the Permit Granting Authority for all land located therein.

As set forth in Article 7A.3 of the By-Laws, land within the MUDD and shown on the MDP, may be developed pursuant to Article 7A in a manner consistent with the enclosed supporting materials. The following attached materials comply with the General Plan Requirements set forth in Article 7A.3.1(a)-(g) of the By-Laws:

- **Binder A** includes the information required by Article 7A.3.1(a)-(e) (e.g., location, open space, streetscape, landscaping and architecture);
- **Binder B** includes the Stormwater and Drainage Report required by Article 7A.3.1(f)(i);
- **Binder C-1** includes the Fiscal Impact Analysis, Utilities Report and Mitigation Summary required by Article 7A.3.1(f)(ii), (f)(iv) and (g); and
- **Binder C-2** includes the Traffic Analysis required by Article 7A.3.1(f)(iii).

Consistent with Article 7A.3.2 of the By-Laws, the MDP may delineate a Core Development Area (“CDA”), which is an area within the MUDD that shall include Open Space Uses in addition to residential and non-residential uses. We have enclosed in **Binder D** a full set of materials in satisfaction of the CDA Requirements set forth in Article 7A.3.2(a)-(h) of the By-Laws, including location, parking, loading, circulation, landscaping, architecture, infrastructure, housing and sustainability details.

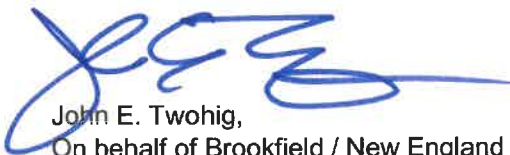
As detailed in the enclosed materials, the By-Laws have been updated to implement the SRA's planning vision, set forth in the Redevelopment Plan, to return the Base to a productive use, benefiting the surrounding communities of Weymouth, Abington and Rockland. Additionally, the MDP and the CDA materials have been prepared in a manner consistent with the requirements set forth in Article 7A of the By-Laws to promote innovative and cohesive redevelopment at the Base.

We respectfully request that the SRA vote to approve and endorse the enclosed submittal materials and to request that the Mayor of Weymouth, as the Town Executive, petition the Weymouth Town Council to vote to approve the enclosed materials.

Thank you for your consideration of the enclosed zoning materials. We look forward to presenting to the Board on March 15, 2023.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig,
On behalf of Brookfield / New England Development,
Designated Master Developer

Enclosures