

Joint Public Information Meeting

April 11, 2024

BPD Union Point LLC and Town of Weymouth

*South Weymouth
Naval Air Station*

Weymouth, Rockland & Abington



Brookfield & **NEW ENGLAND**
Properties **DEVELOPMENT**

Our Team

MASTER DEVELOPER

New England Development
Brookfield Properties

KEY CONSULTANTS

Master Planner: **DumontJanks**

Technical Infrastructure: **Tetra Tech**

Environmental: **Ilex Environmental**

Transportation: **Vanesse & Associates**

Fiscal: **RKG Associates**

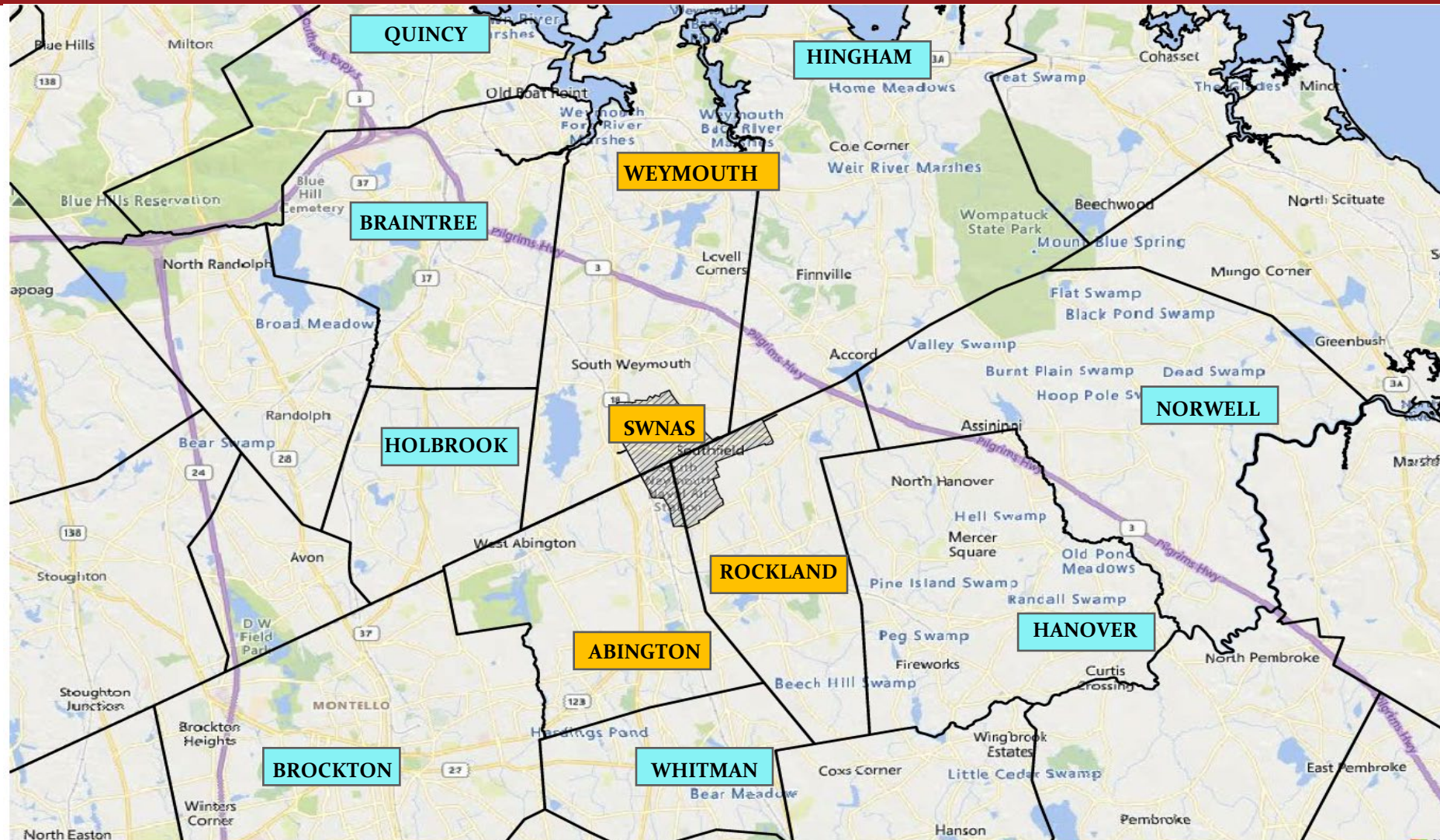
Land Use: **Goulston & Storrs**

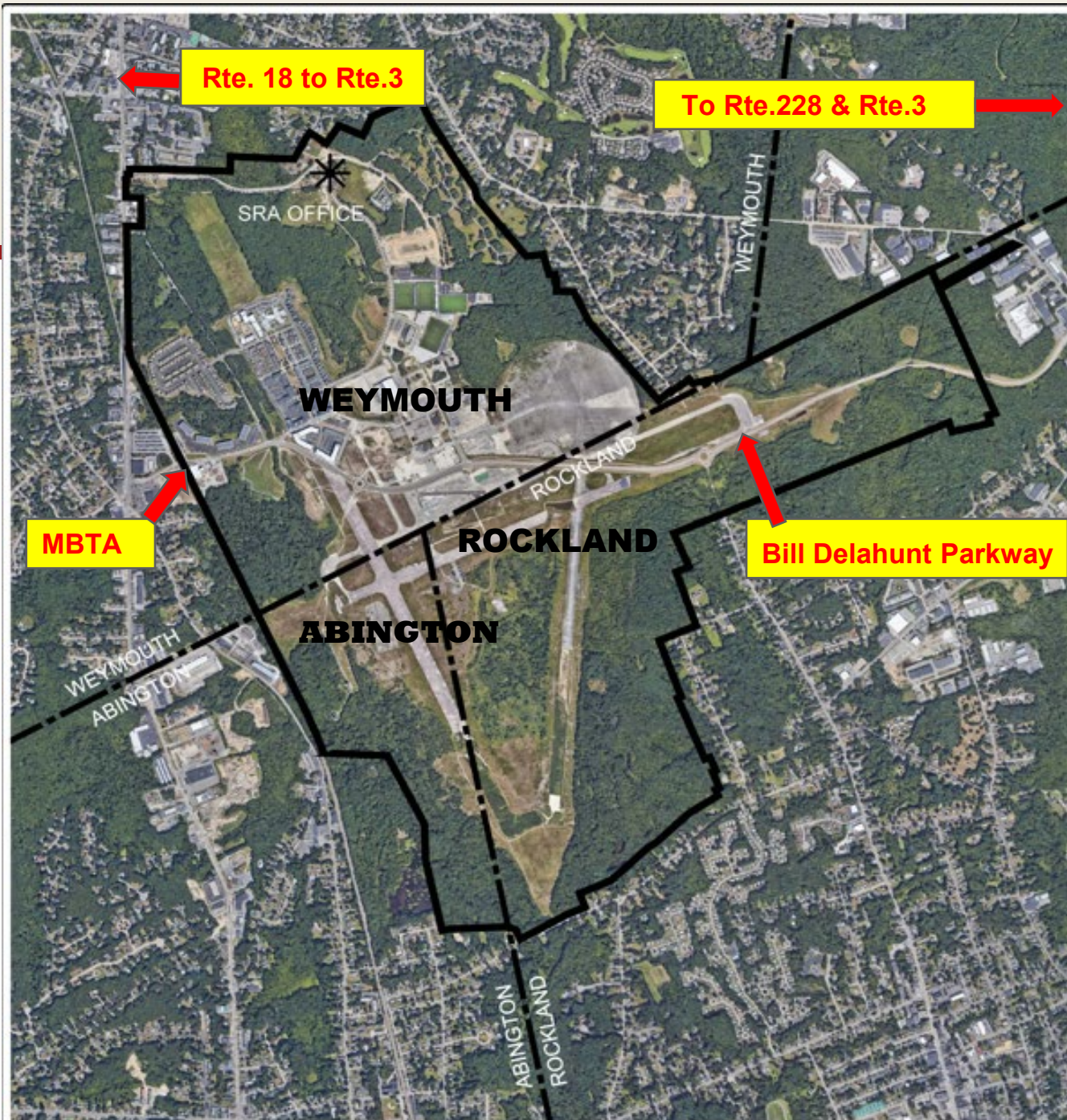


Agenda

- The Base Today
- Open Space
- MEPA
- Water
- Other Infrastructure
- What's Next

Regional Context Map





Key Features of The Base

Land Areas:

TOTAL Base: 1,440 acres

Weymouth: 677 acres

Rockland: 584 acres

Abington: 179 acres

Disturbed Area: 900 acres

Access:

- Rte. 3 to Rte.18 to Shea Memorial Drive or Trotter Road.
- Rte.3 to Rte.228 to Bill Delahunt Parkway
- MBTA Commuter Rail Kingston Line-South Weymouth

Current Base Conditions

- 1,274 Residences in Weymouth
- 73,000 SF of Commercial Space
- 25,000 SF Sports Complex
- Three Points of Access
 - Two at Route 18
 - One at Route 228
- Water & Sewer Serviced by Weymouth

2023: Community, Local & State Outreach

Southfield Redevelopment Authority

January thru March

- Redevelopment Plan - **APPROVED Mar 15**
- Zoning Bylaw and Map- **APPROVED Mar 29**
- Technical Studies Supporting Zoning

Town of Weymouth

April thru June

- Zoning – **APPROVED June 26**
- NHESP : Proposed Mitigation Plan

Town Meeting Preparation

July thru September

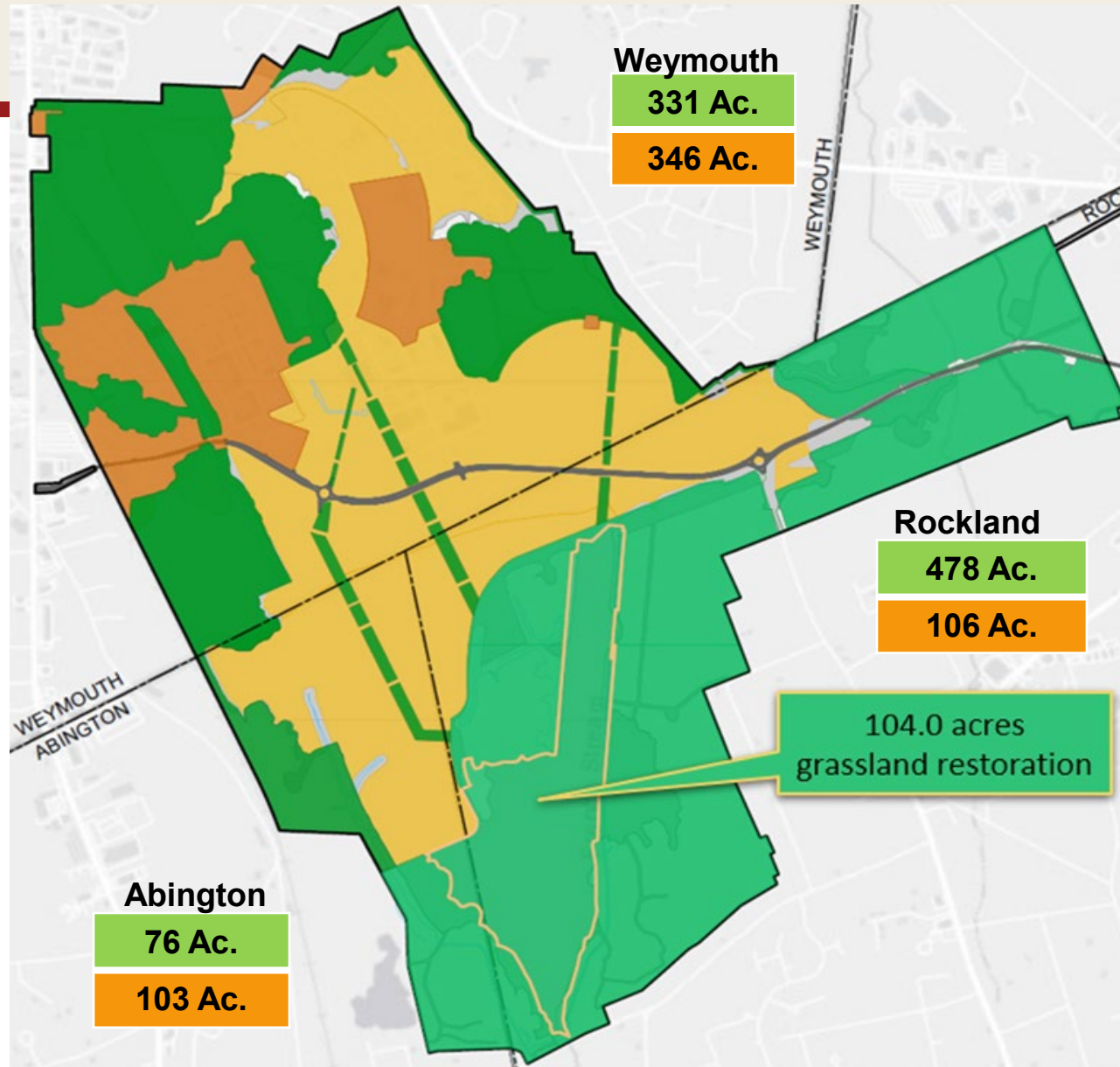
- Abington & Rockland Town Meeting Preparations
- **Favorably recommended by ABINGTON Board of Selectmen, Planning Board and Finance Committee**
- **Favorably recommended by ROCKLAND Board of Selectmen, Planning Board and Finance Committee**

Town Meetings / MEPA

October thru December

- Abington Town Meeting – **APPROVED October 14**
- Rockland Town Meeting – **APPROVED November 7**
- MEPA Notice of Project Change – **Filed December 14**

Proposed Open Space



	Open Space	Developed Area	Total Area
Weymouth	331	346	677
Rockland	478	106	584
Abington	76	103	179
	885	555	1,440

MEPA Process

NOTICE OF PROJECT CHANGE

Filed December 14, 2023

Public Comment Period thru January 30, 2024

- 99 Comment Letters
- 47 Support Letters
- 20 Agency Letters

2024 PROCESS

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT – Spring 2024

Public Comment Period

DSEIR Certificate – Summer 2024

FINAL FILING

Final Certificate – Late 2024

Primary MEPA Areas of Study

- Water
- Wastewater
- Stormwater
- Transportation
- Environmental Justice
- Energy / Climate
- Wetlands / Rare Species
- Hazardous Materials

INFRASTRUCTURE: Water

Consistent with the 2017 Secretary's Certificates and recent discussions, provide an update on the following proposals:

MWRA

Coordinate with the Town of Weymouth and SRA to provide water to the base, including filing a **JOINT PETITION** to join the MWRA.

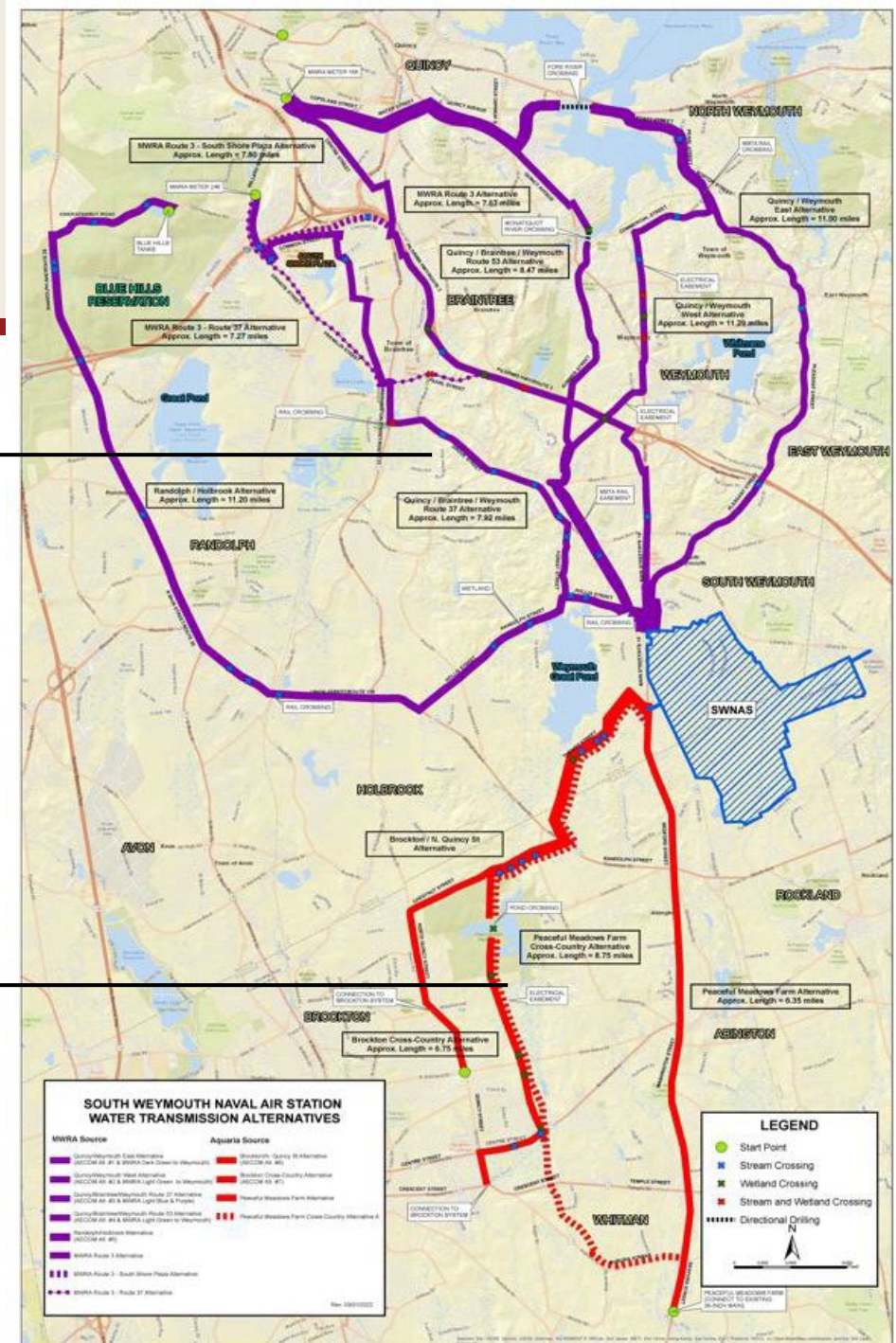
Aquaria

Coordinate with the City of Brockton and SRA to provide water to the base.

Interim and long-term solutions are being considered for either proposal

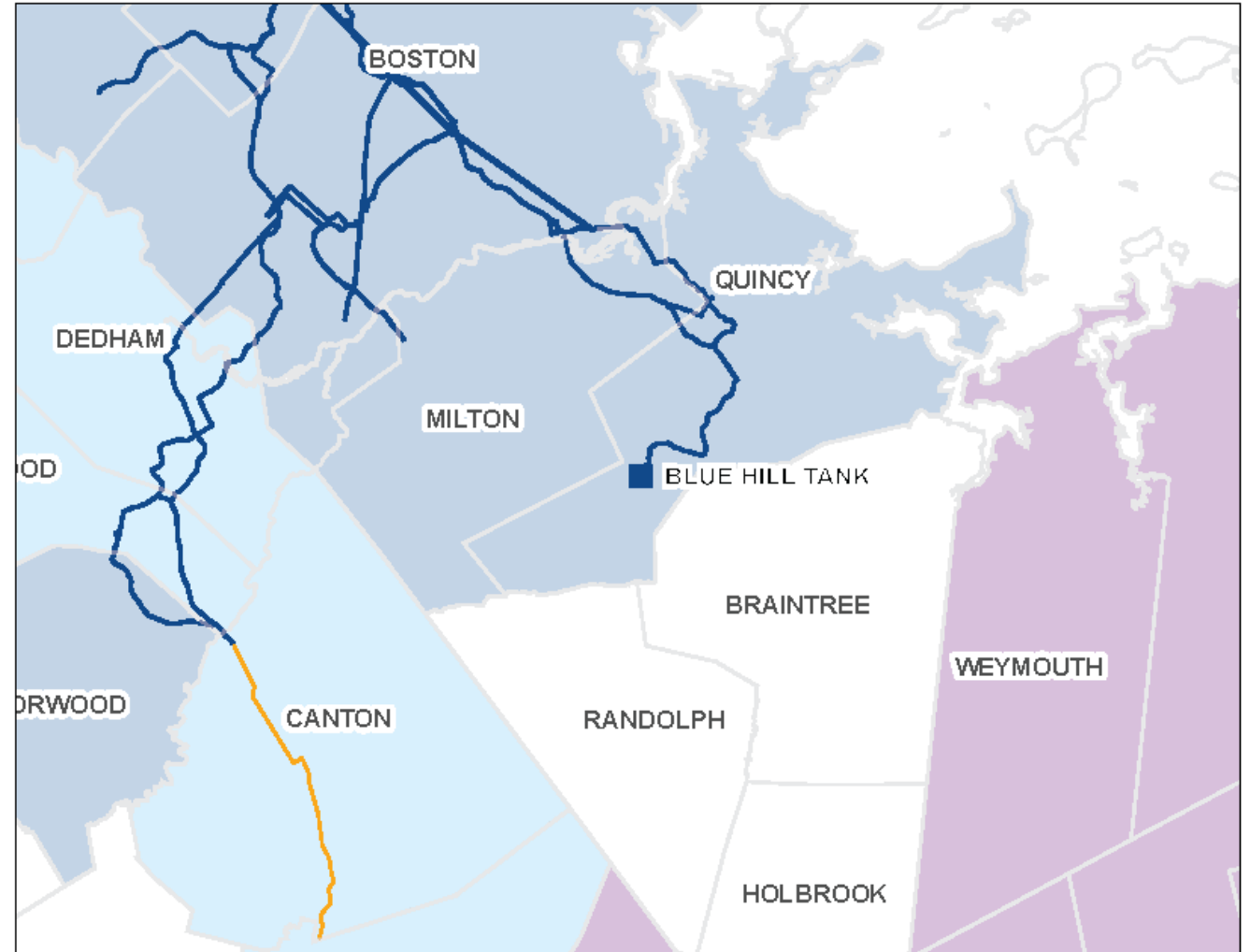
MWRA Routes

Aquaria Routes

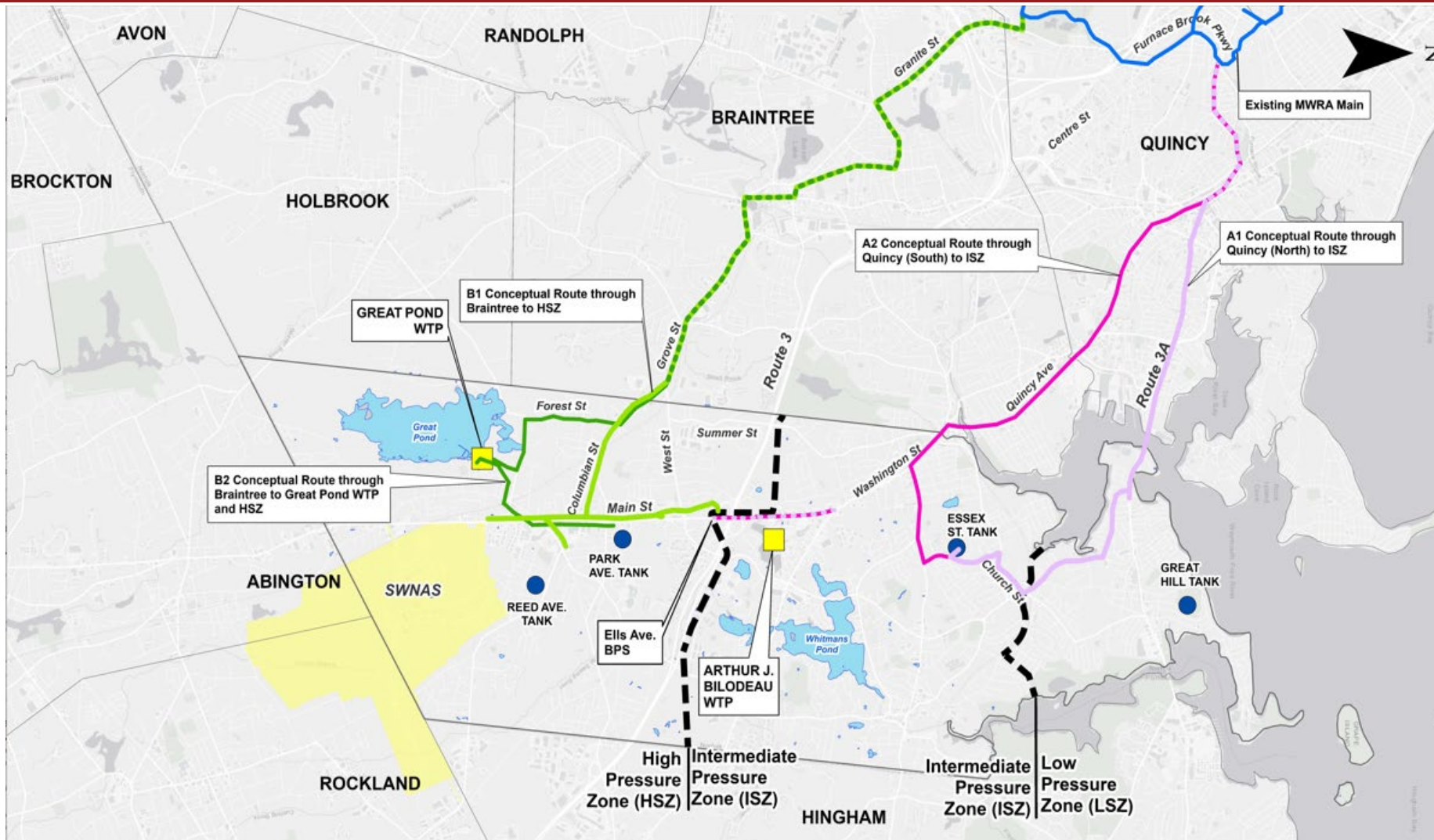


MWRA Water Supply

- 100 MGD in excess supply
- 51 MGD available for new customers
- 7.5 MGD available to serve Weymouth
- MWRA improvements will increase available supply to 15.6 MGD
- MWRA connection is in Quincy, approximately 5 Miles from Weymouth



MWRA Water Supply Routes



Advantages of MWRA Supply to Weymouth

- Ample, High-Quality Reliable Supply (eliminates PFAS concerns / costs)
- Provides for new growth revenues to support town budget
- Eliminates Wells and WTP, and associated upgrade costs
- South Cove / Whitman's Pond no longer needed
- Great Pond use eventually eliminated
- Long-desired environmental benefits to Weymouth
- MWRA connection fee waived

INFRASTRUCTURE: Sewer

Weymouth

- Estimated total sewer from Base : 0.9 MGD (Title 5 estimate)
- Weymouth sewer system improvements:
 - EPG study November 2022
 - Capacity upgrades to address future town growth and future Base flows

Rockland

- Estimated sewer from Base : 0.4 MGD (Title 5 estimate)
- Significant I/I issues identified through various studies
- Collaborate with the Town to identify capacity improvements for future Base flows

Abington

- Estimated sewer from Base: 0.3 MGD (Title 5 estimate)
- Continue to flow to Brockton WWTP
- Improvements to Abington System in collaboration with the Town

INFRASTRUCTURE: Stormwater

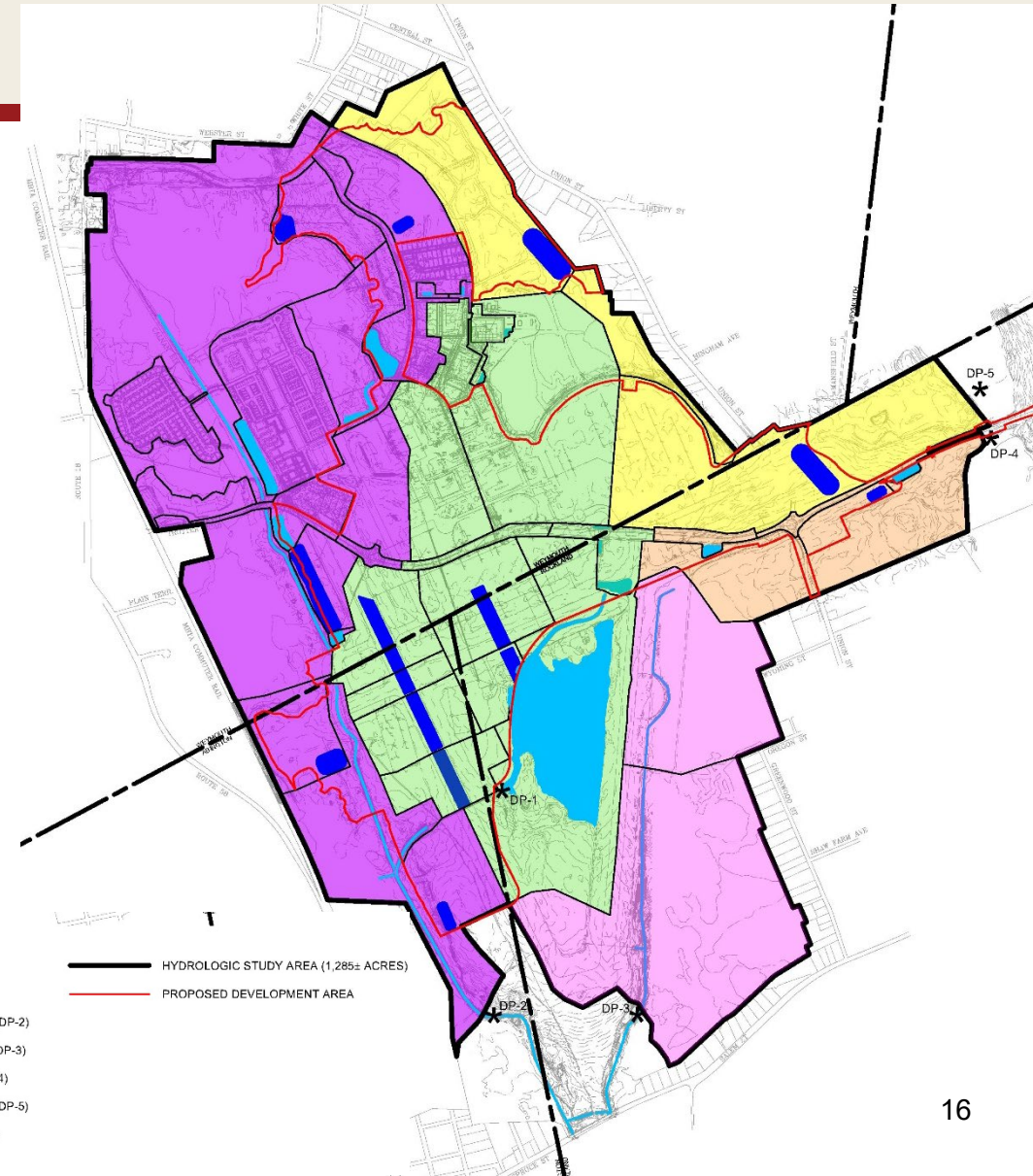
Stormwater Master Development Plan :

- Meets the Massachusetts Stormwater Management Guidelines
- Complies with Wetlands Protection Act regulations, 310CMR 10.00
- Reduces future peak runoff rates
- Integrates BMPs to utilize connected greenways for stormwater

LEGEND:

- * DESIGN POINT (DP)
- TACAN OUTFALL (DP-1)
- FRENCH'S STREAM WEST BRANCH (DP-2)
- FRENCH'S STREAM EAST BRANCH (DP-3)
- OLD SWAMP RIVER UPSTREAM (DP-4)
- OLD SWAMP RIVER DOWNSTREAM (DP-5)
- EXISTING DRAINAGE BASIN/STREAM
- PROPOSED DRAINAGE BASIN

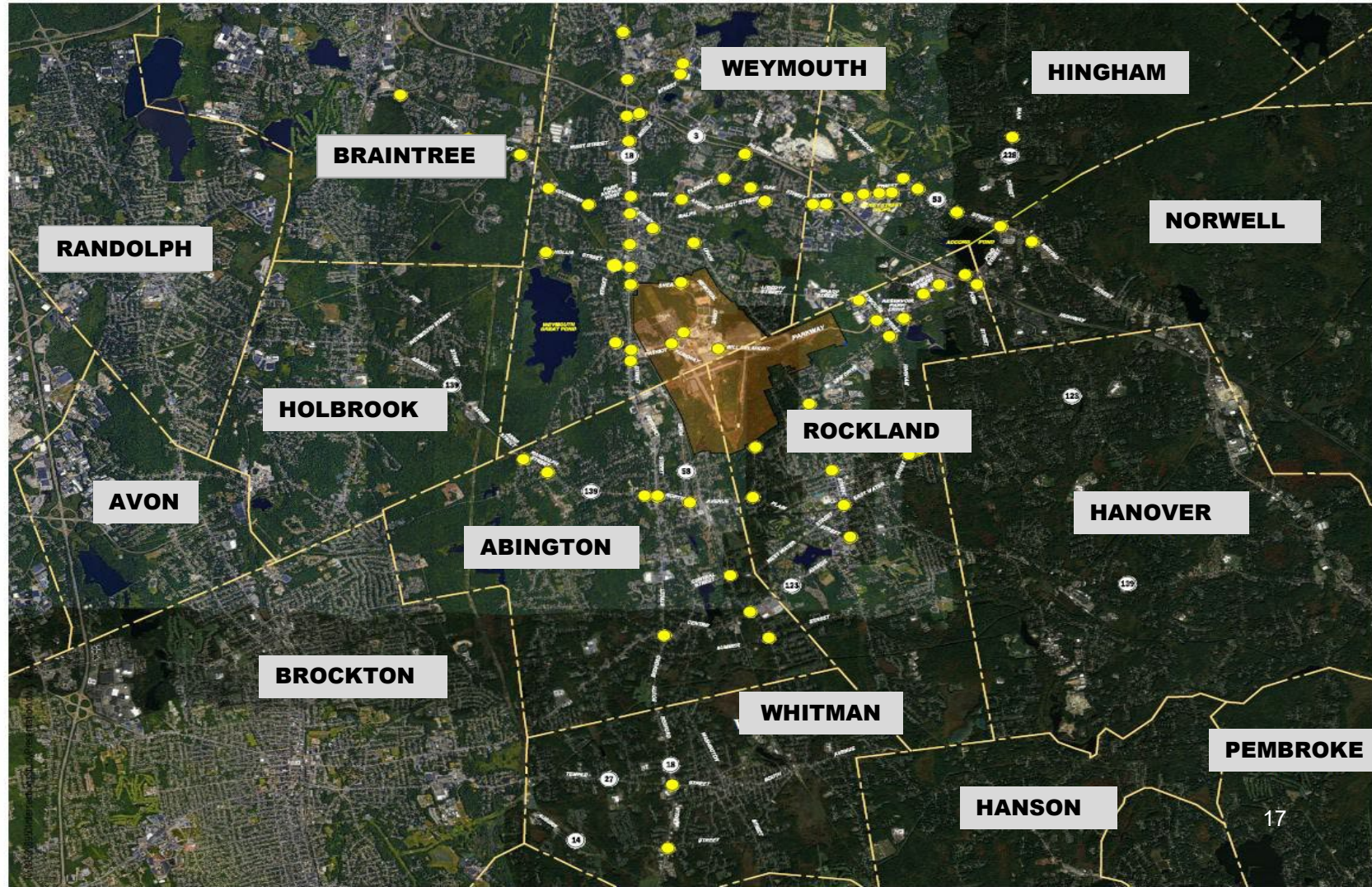
- HYDROLOGIC STUDY AREA (1,285± ACRES)
- PROPOSED DEVELOPMENT AREA



INFRASTRUCTURE: Transportation

TRAFFIC STUDY INCLUDES 73 INTERSECTIONS:

- Updated Study of 73 intersections assessed in prior filings
- Review of current status of roadway and intersection improvements
- Engagement with MassDOT and local communities is on-going



INFRASTRUCTURE: Transportation

Anticipated Transportation Improvements Approximately 50 Locations			
Optimize Existing Traffic Signals Timing	Intersection Widening / New Signals	Roadway Widening	Roadway Safety Audit Improv's
Approx 25 Locations	Approx 16 Locations	Approx 4 Locations	Approx 5 Locations

- Mitigation approach to reflect physical improvements, trip reduction (TDM) strategies and Complete Streets design principles
- Coordination of recommended improvements with current and planned improvements by others, including the adjacent communities
- Establishment of a Union Point Transportation Management Association to serve the redevelopment

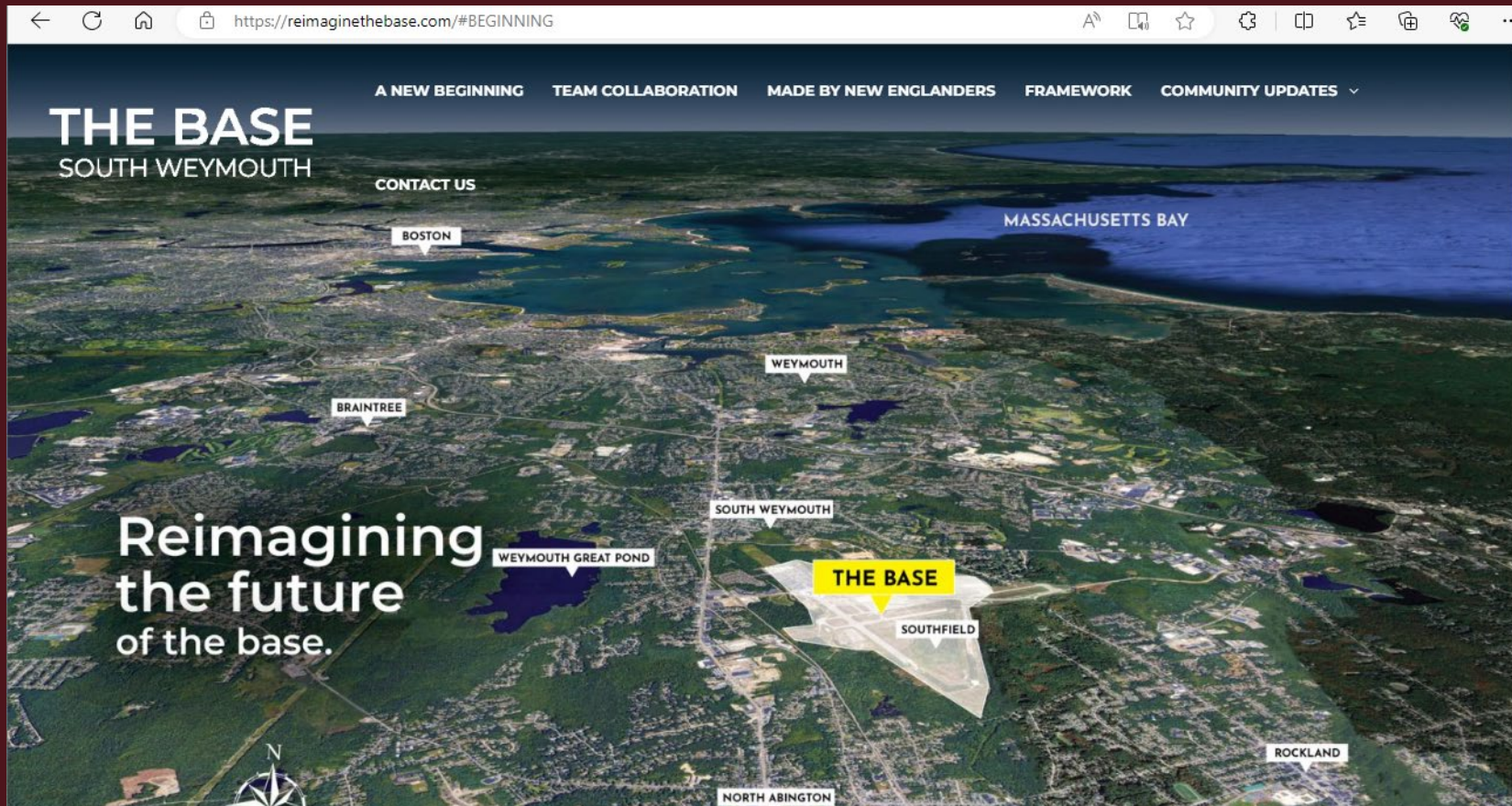
What's Next

AGENCY COORDINATION AND REVIEW

- **Water**
 - MassWater Resources Authority
 - Weymouth /SRA Application
 - Mass Dept. of Env. Protection
 - Weymouth Town Council
- **Wastewater**
 - Mass Dept. of Env. Protection
 - Weymouth, Rockland, Abington
- **Transportation**
 - Mass Dept. of Transportation
- **Community Outreach**
 - Public Information EJ Outreach Meetings
 - Project Notifications
- **Habitat / Open Space**
 - Natural Heritage & Endangered Species Program
- **Energy**
 - Mass Dept. of Energy Resources
- **Environmental / Clean-Up**
 - Mass Dept. of Environmental Protection
 - Environmental Protection Agency
 - U.S. Navy (PFAS)
- **MEPA**
 - Final MEPA Certificate in 2024

For more information...

Project Website : www.ReimagineTheBase.com





Discussion