

*South Weymouth
Naval Air Station*

Weymouth, Rockland & Abington



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**

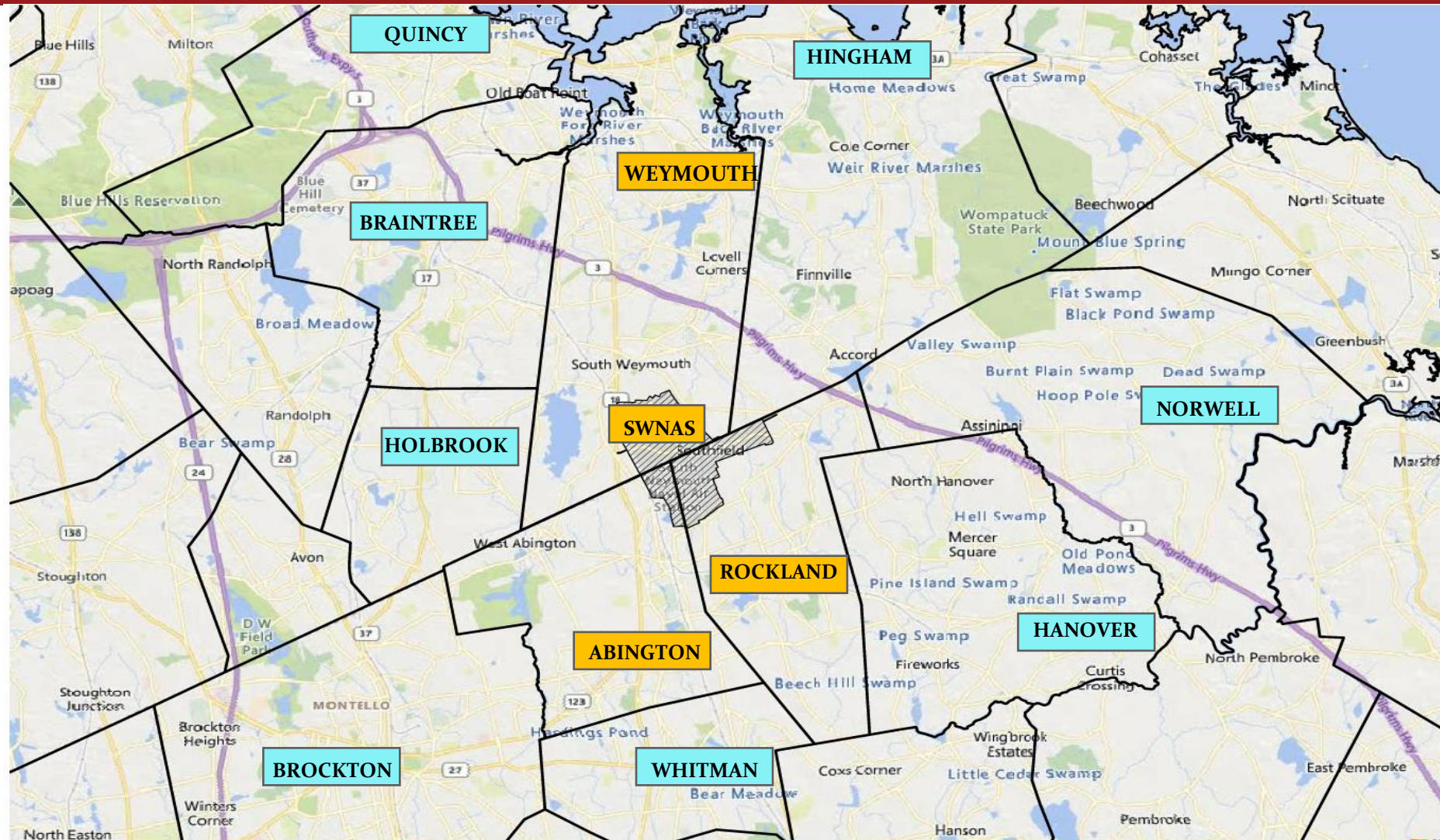
Land Use: **Goulston & Storrs**

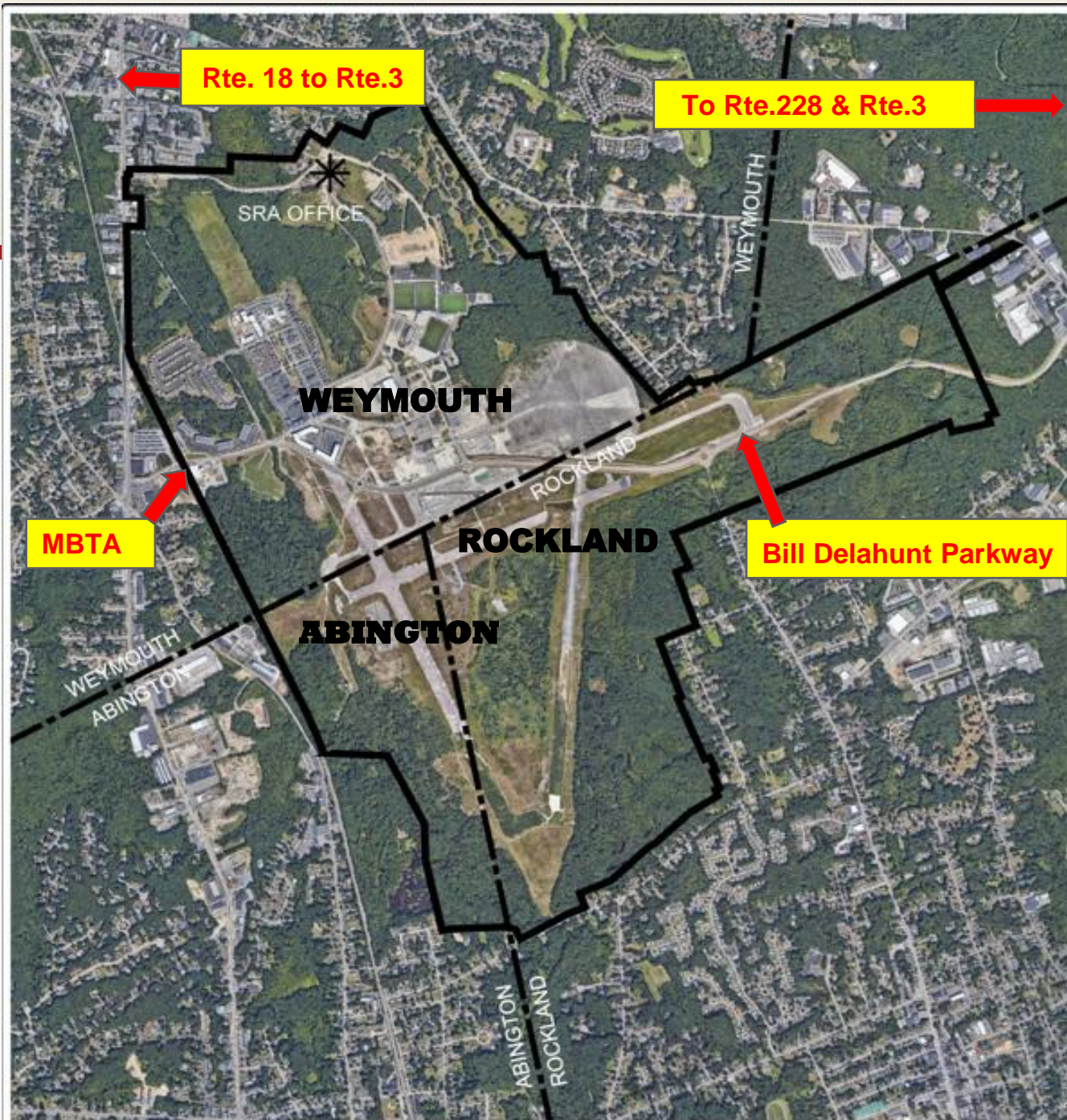


Agenda

- The Base Today
- Land Ownership
- Process
- Zoning
- Open Space
- Infrastructure
- MEPA
- What's Next

Regional Context Map





Key Features of The Base

Land Areas:

TOTAL Base: 1,440 acres

Weymouth: 677 acres

Rockland: 584 acres

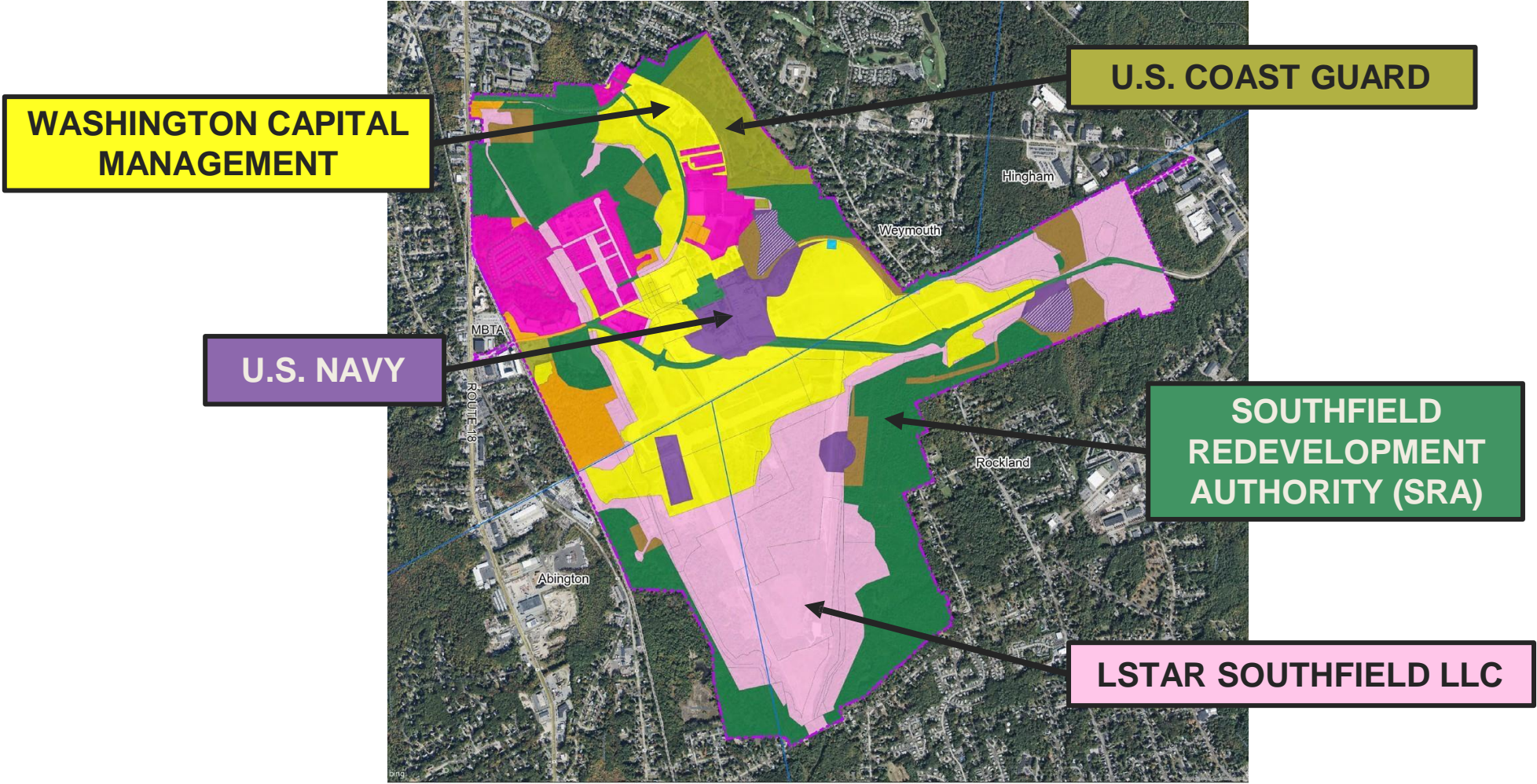
Abington: 179 acres

Disturbed Area: 900 acres

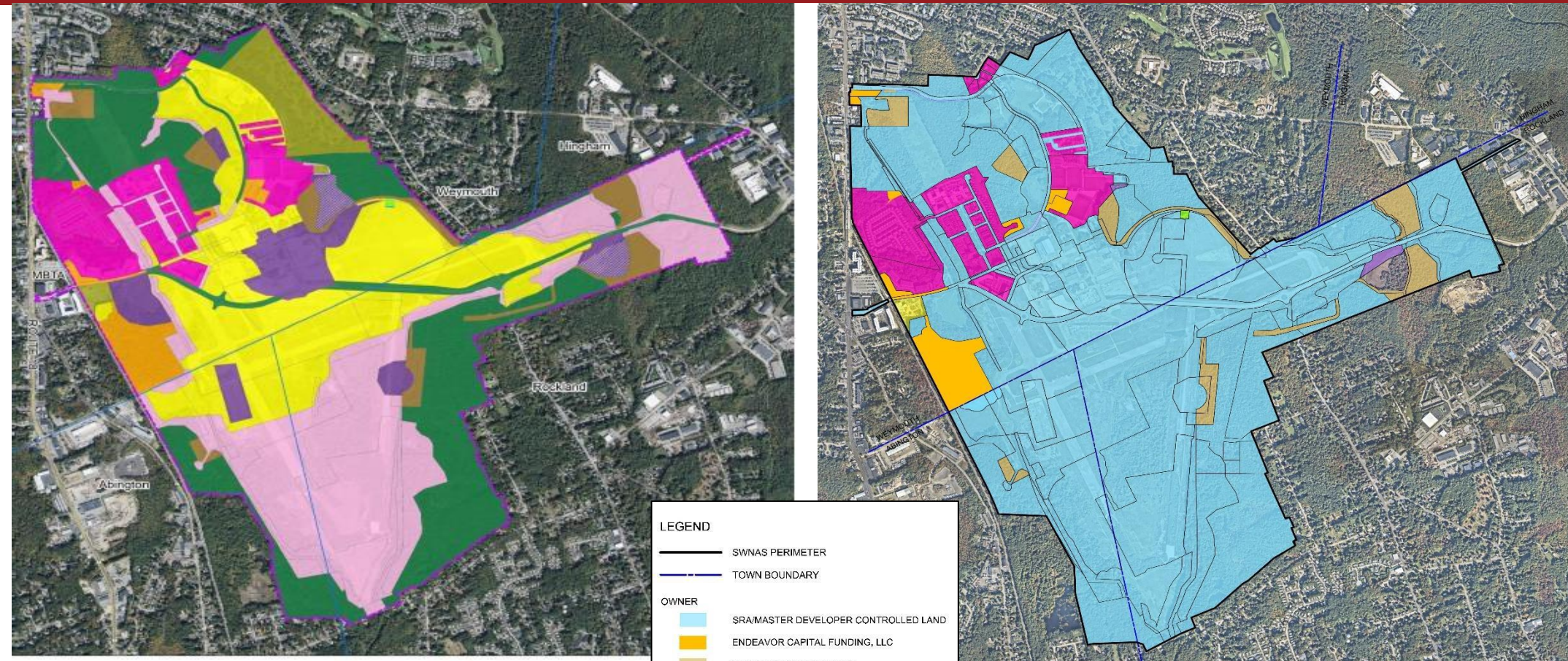
Access:

- 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

Land Ownership - 2020



Land Control / Ownership - Today



Ownership at Selection - 2020

SRA/Master Developer Controlled Land - 2022

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**

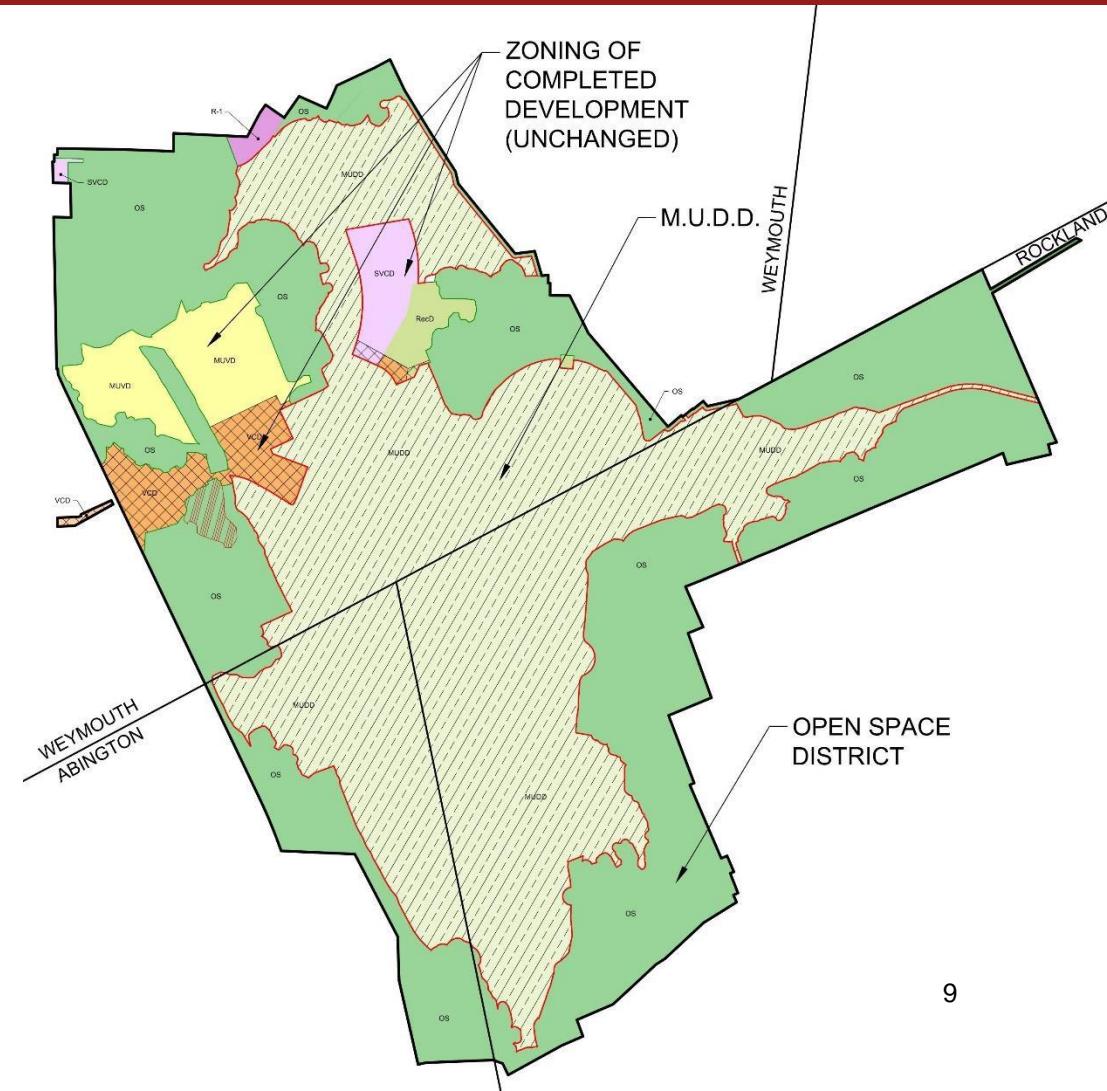
Approved Zoning

Approved Zoning

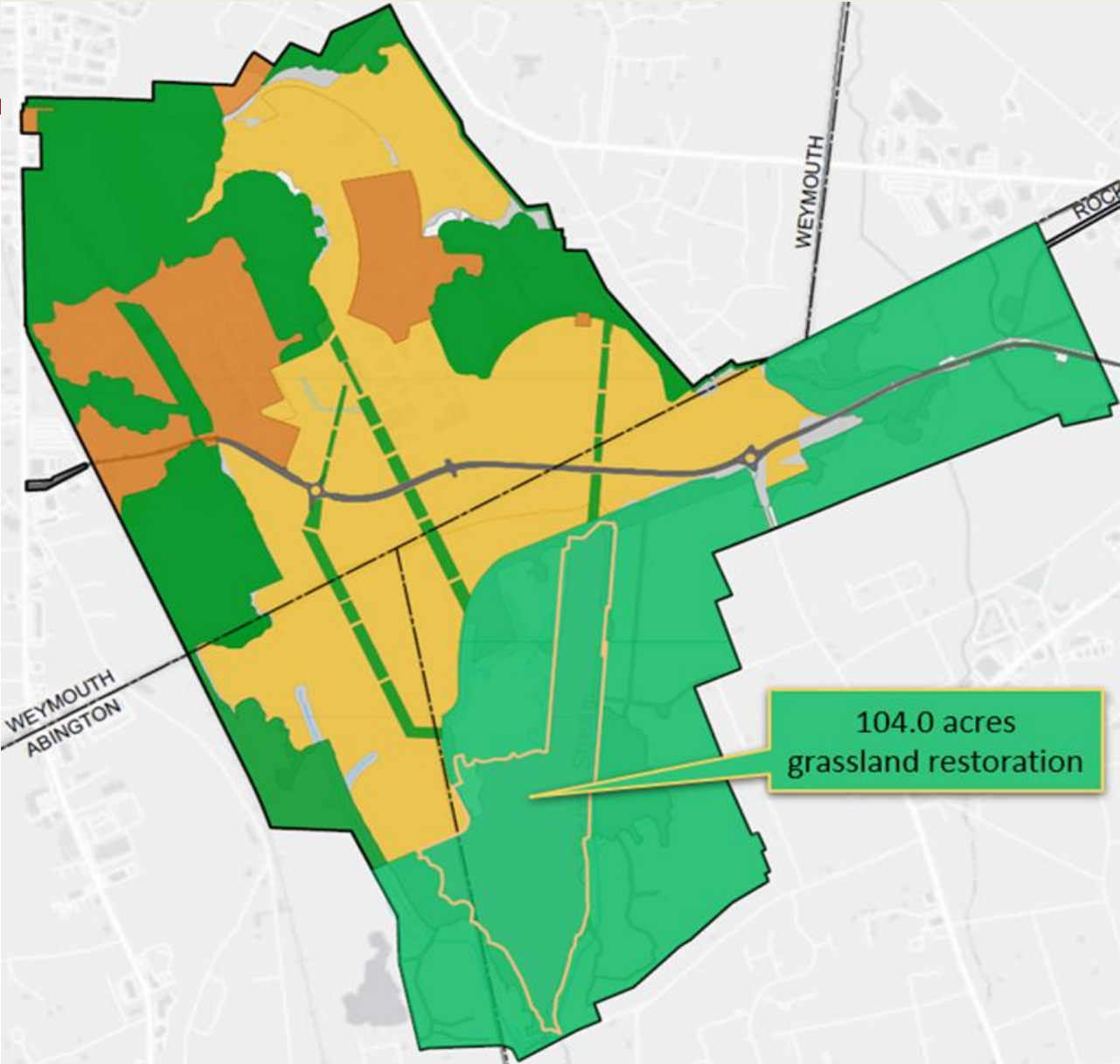
- Retains existing zoning districts where development has occurred
- Delineates one consolidated Open Space district on the perimeter of the base
- Creates one new **Mixed Use Development District (MUDD)** over all undeveloped areas
- Includes Technical Studies (Water, Sewer, Transportation, Stormwater) that support the new zoning

APPROVALS

- **SRA APPROVAL** - March 29, 2023 (unanimous)
- **Weymouth Council APPROVAL** - Jun 26, 2023 (unanimous)
- **Abington Town Meeting APPROVAL** - Oct 14, 2023 (90%)
- **Rockland Town Meeting APPROVAL** - Nov 7, 2023 (85%)



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

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.

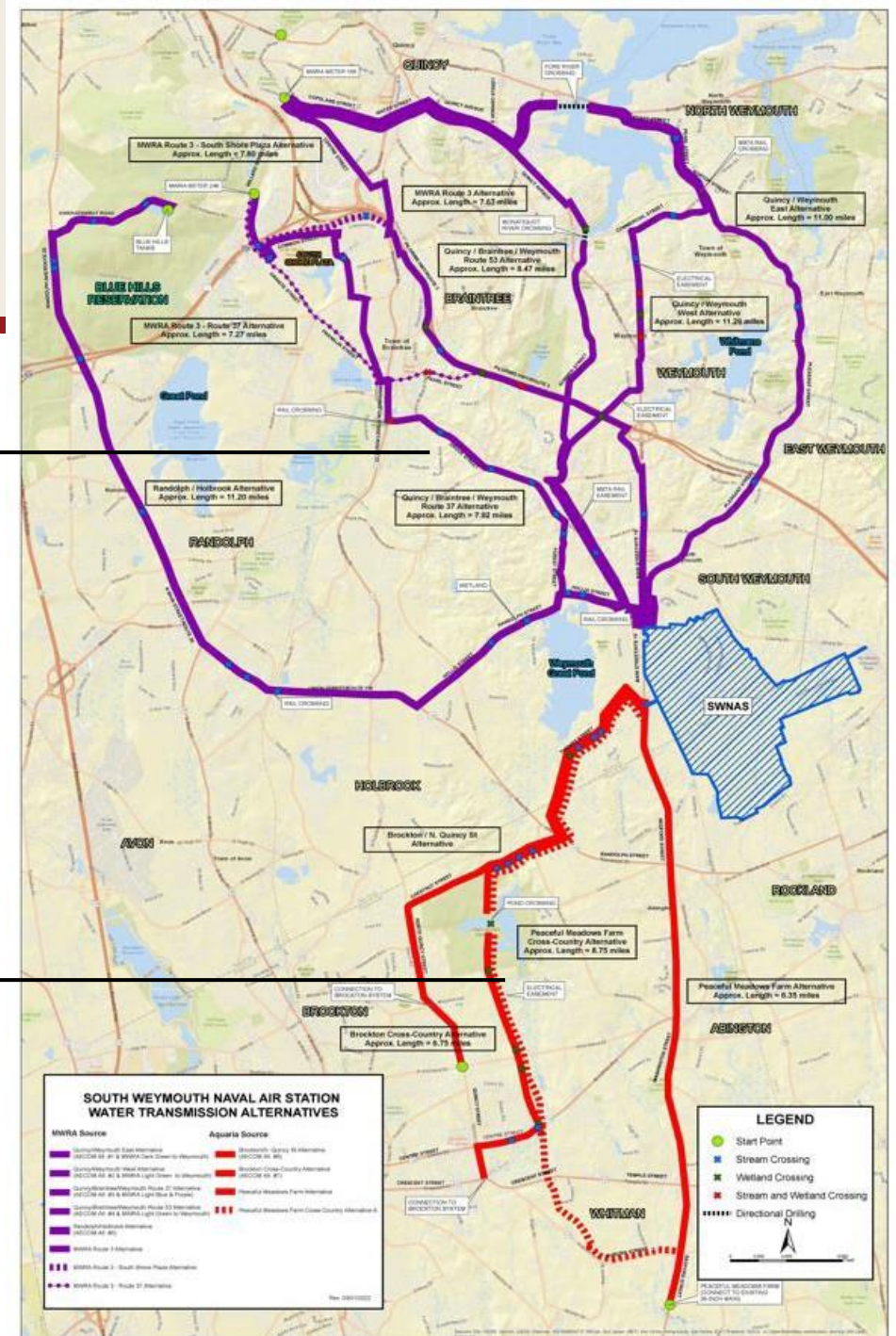
Aquaria

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



INFRASTRUCTURE: Sewer

Weymouth

- Estimated total sewer from Base : 1.2 MGD
- 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
- Significant I/I issues identified through various studies
- Collaborate with the Town to identify capacity improvements for future Base flows

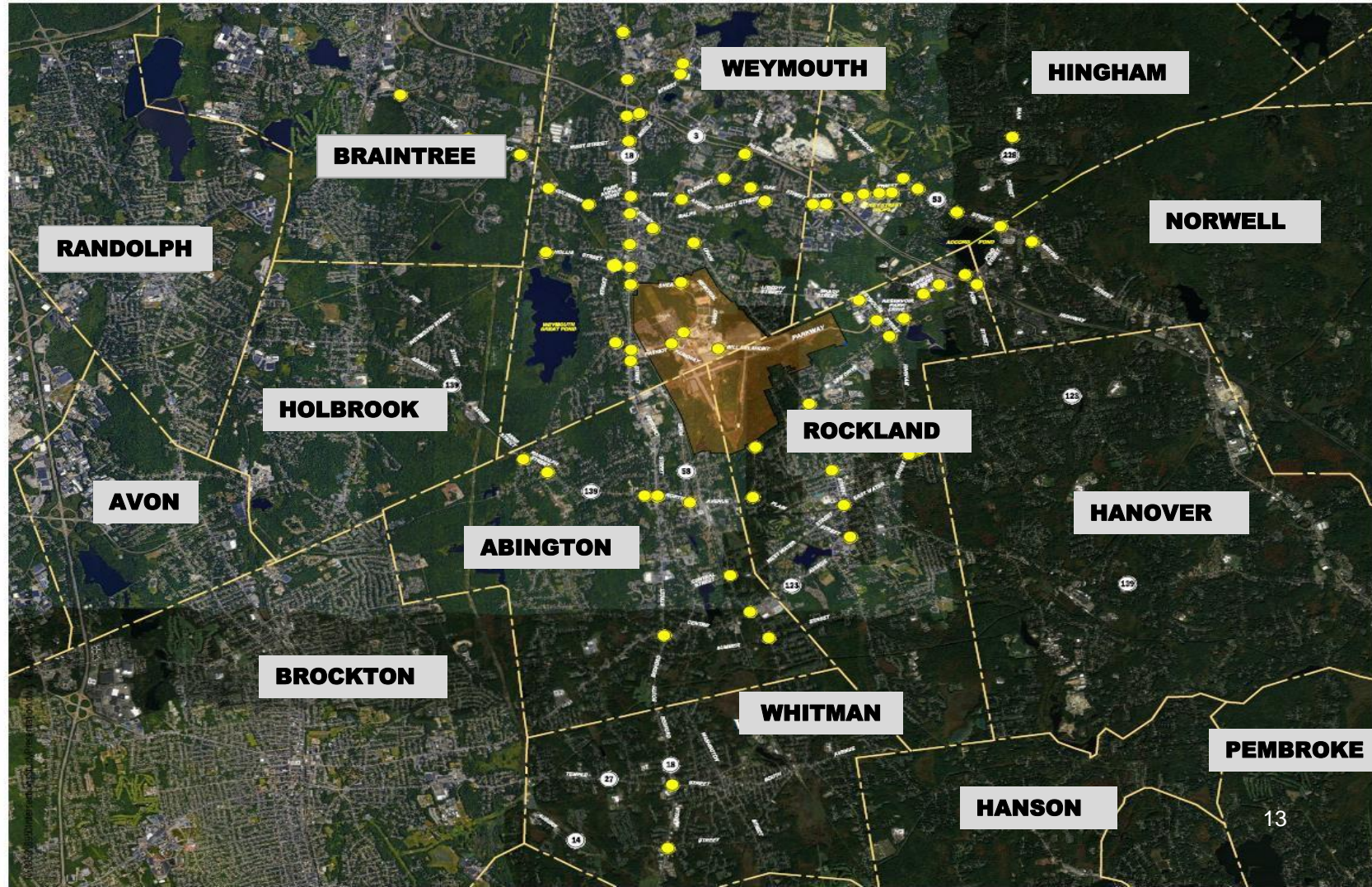
Abington

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

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

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

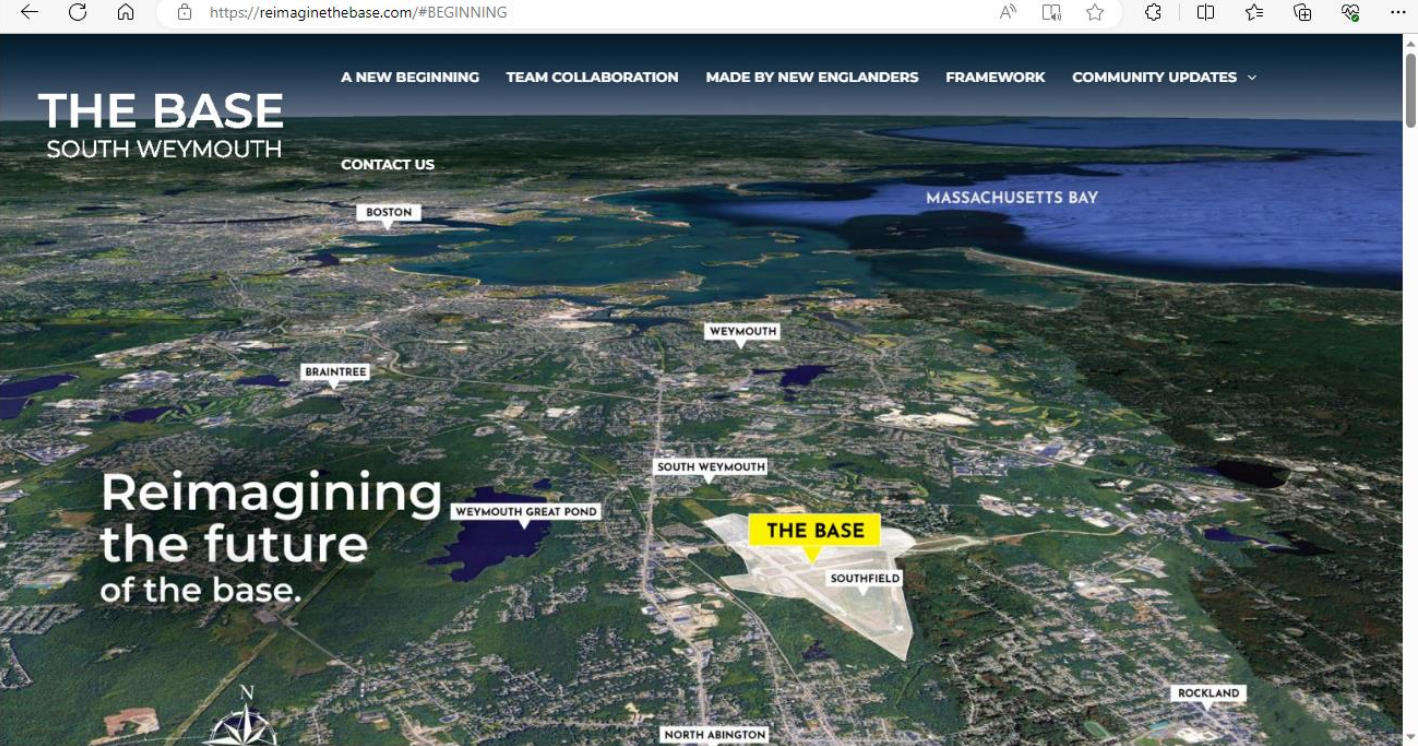
Final Certificate – Late 2024

AGENCY COORDINATION AND REVIEW

- **Water**
 - MWRA Application (Weymouth / SRA)
 - MDEP
 - Weymouth Town Council
- **Wastewater**
 - MDEP, Weymouth, Rockland, Abington
- **Transportation**
 - MDOT, MBTA, Towns
- **Community Outreach**
 - EJ Outreach
 - Public Information Meetings
 - Project Notifications
 - Website Updates
- **Habitat / Open Space**
 - NHESP
- **Energy**
 - MDOER
- **Environmental / Clean-Up**
 - MDEP, EPA , NAVY (G.W. Treatment Facility)
- **MEPA**
 - Final Certificate in 2024

For more information....

Project Website : www.ReimagineTheBase.com



Discussion

