

*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**

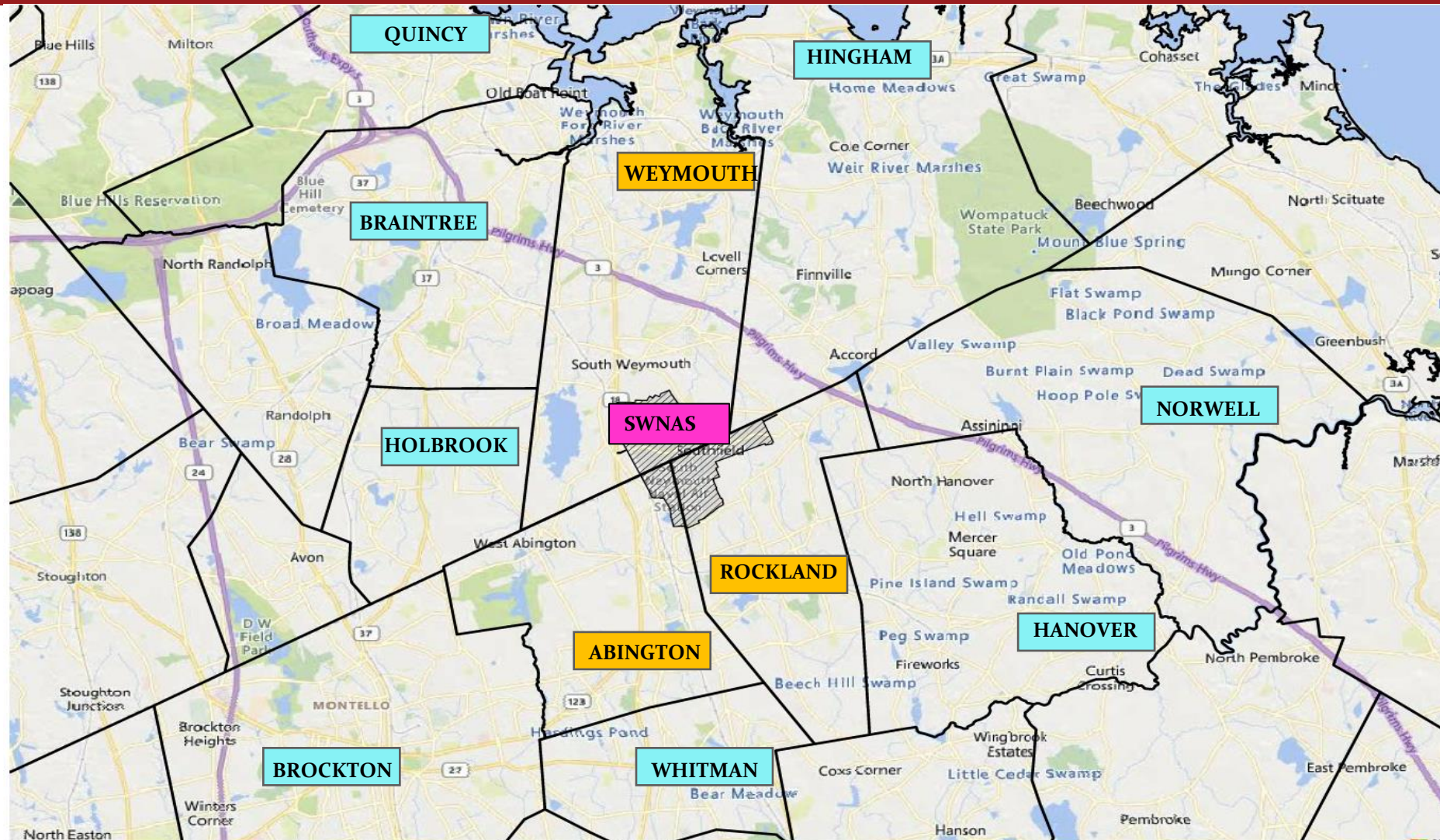
Land Use: **Goulston & Storrs**

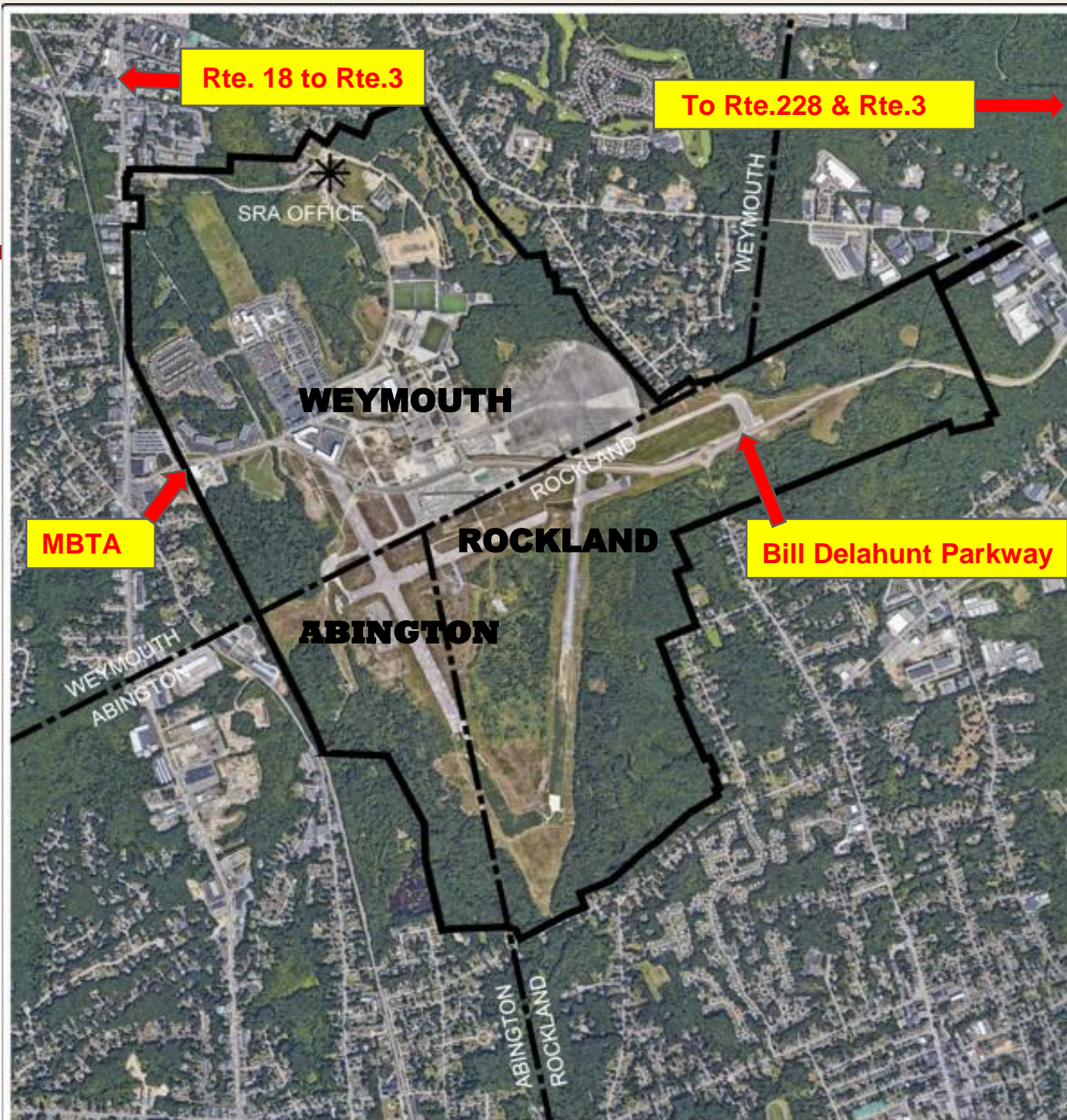


# Agenda

- The Base Today
- Process
- Open Space
- Infrastructure
- MEPA
- Master Plan Framework
- 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*

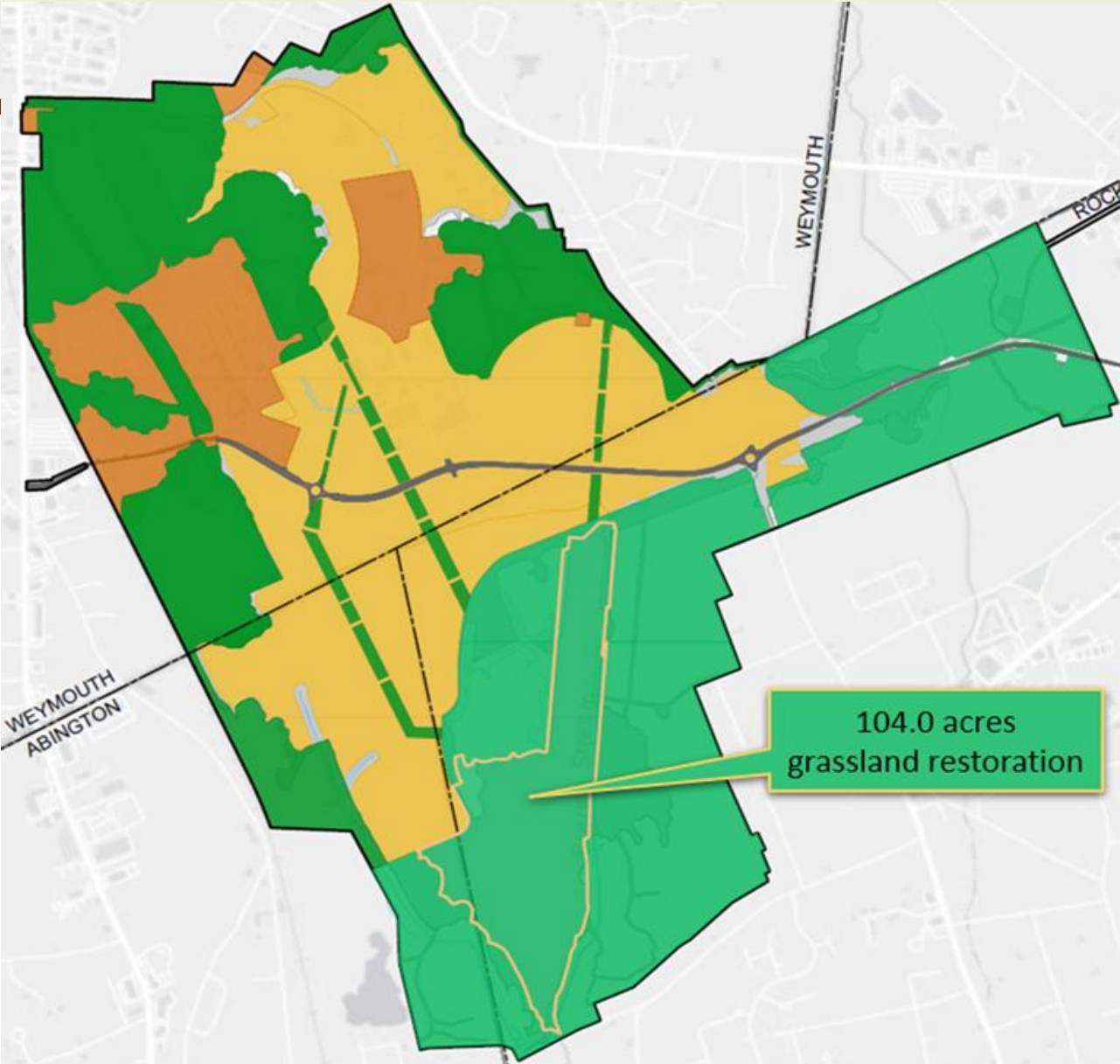
- Abington & Rockland Town Meeting Preparations
- **Favorably recommended by ABINGTON Board of Selectmen, Planning Board and Finance Committee**
- **Favorably recommended by ROCKLAND Board of Selectmen, Planning Board and Finance Committee**

### 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
	<b>885</b>	<b>555</b>	<b>1,440</b>

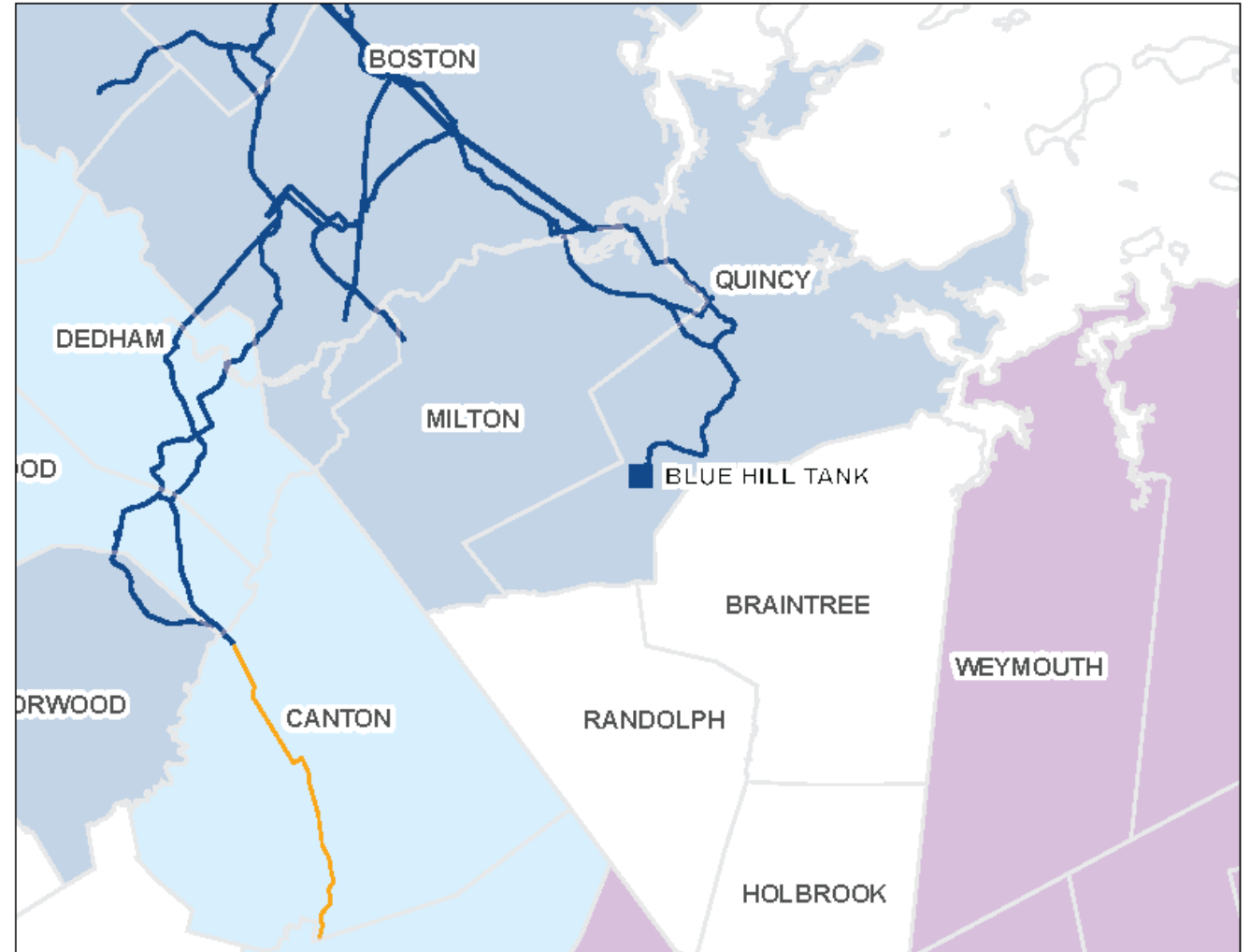
**WATER:** The entire Base will be served by Weymouth (via new MWRA connection).

Weymouth will supply interim water while the MWRA connection is being constructed.

**SEWER:** The Base will be served on a town-by-town basis.

# 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, 6 to 7 miles from Weymouth



# Sewer Flows from The Base

## ABINGTON

- Estimated sewer from Base: 150,000 GPD
- Continue to flow to Brockton WWTP
- Improvements to Abington System in collaboration with the Town

## Rockland

- Estimated sewer from Base : 160,000 GPD
- Individual Parcel Septic Systems
- Significant I/I issues identified through various studies
- Collaborate with the Town to identify capacity improvements to potentially accept Base flows

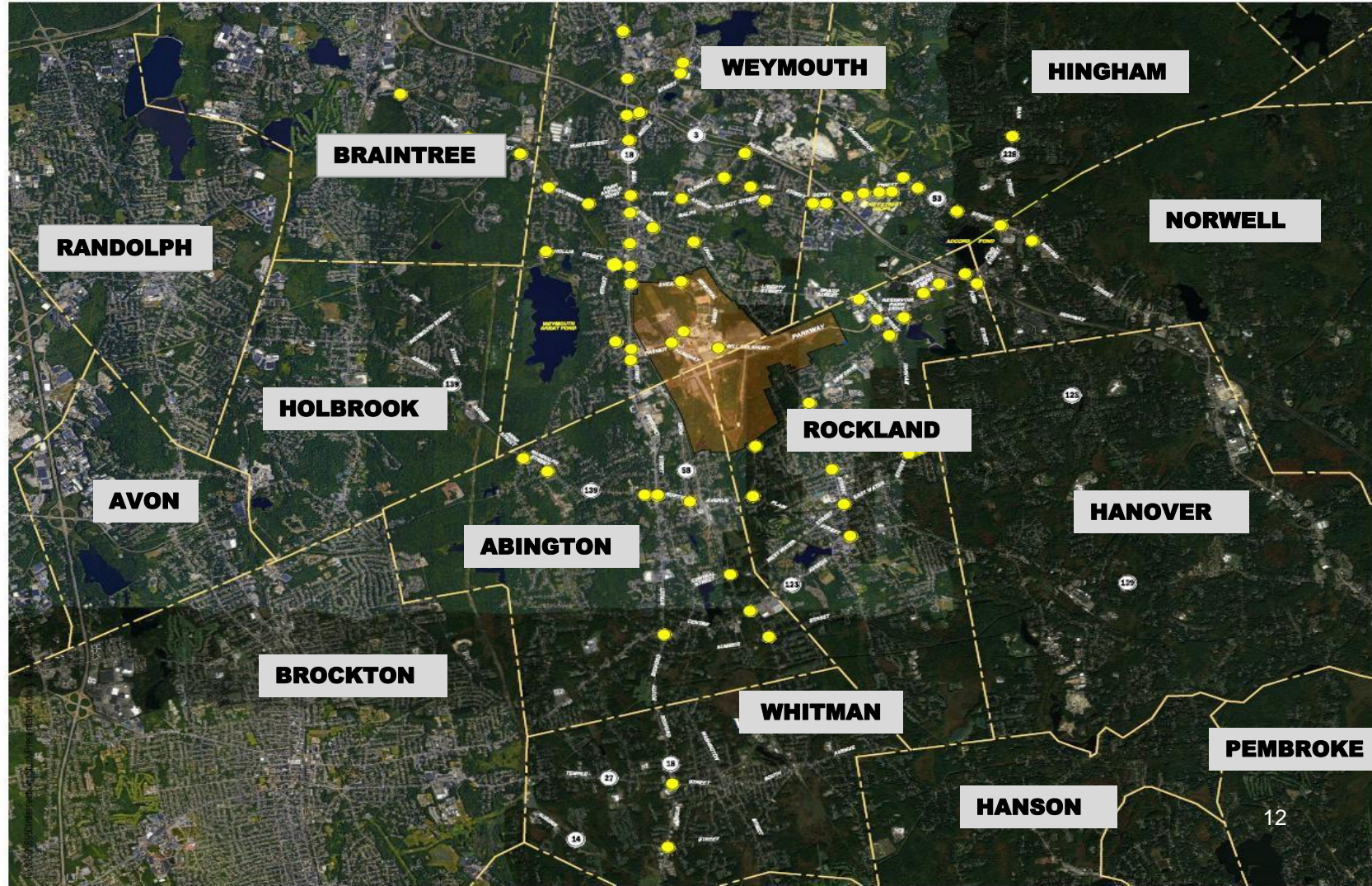
## Weymouth

- Estimated total sewer from Base : 620,000 GPD
- Weymouth sewer system improvements:
  - EPG study November 2022
  - Capacity upgrades to address future town growth and future Base flows

# Transportation Infrastructure

## TRAFFIC STUDY INCLUDES 73 INTERSECTIONS:

- Updated Study of 73 intersections assessed in prior filings
- Engagement with MassDOT and local communities is on-going
- Improvements will be made to over 50 intersections



# 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 – Thru Mid August

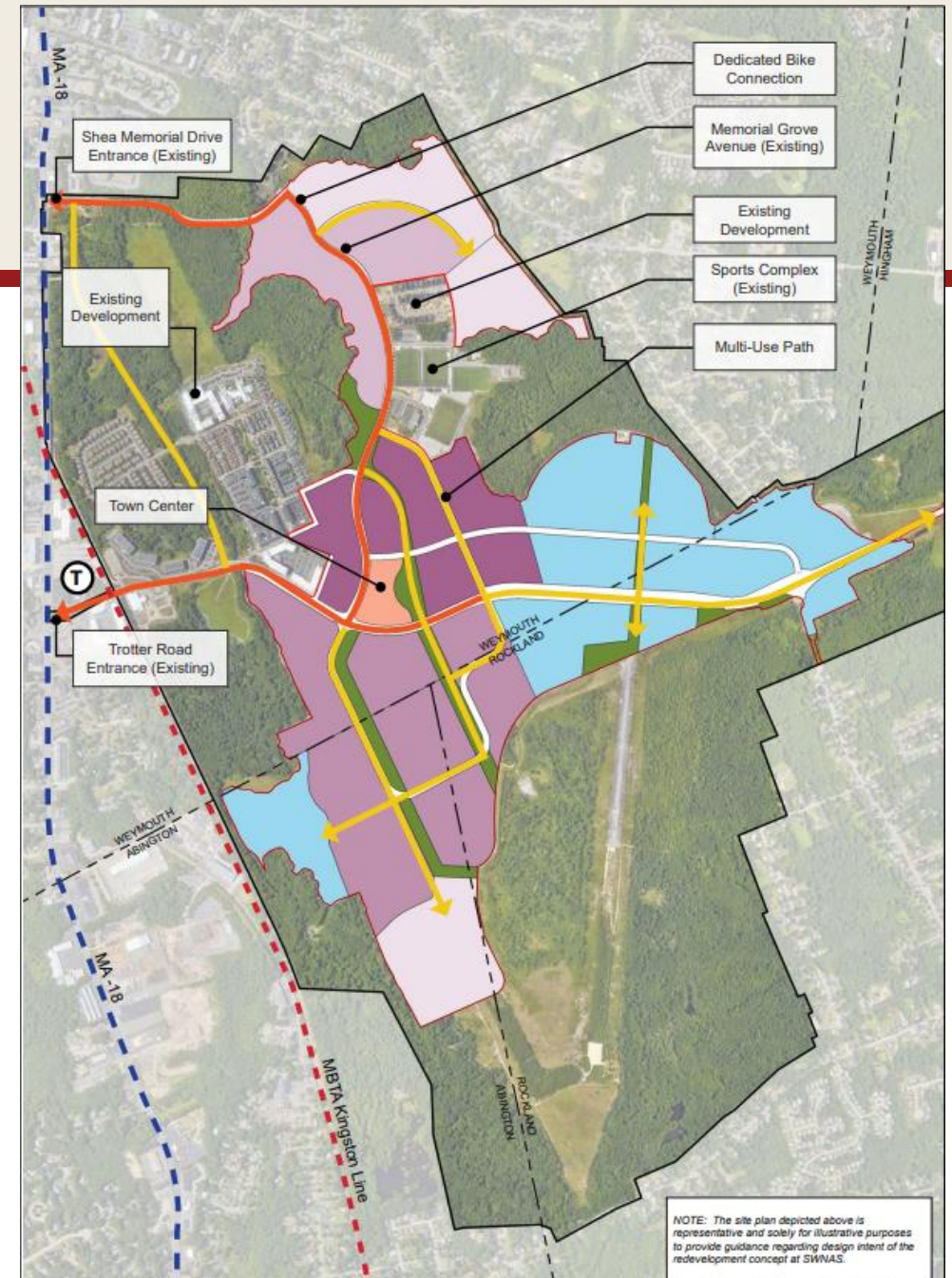
DSEIR Certificate – August 2024

## ***FINAL FILING***

Final Certificate – Late 2024

# Master Plan Framework

- ❑ Primary Roadway Network
- ❑ Potential Parcel Configurations
- ❑ Open Space Connections
- ❑ Pedestrian / Bicycle Connectivity

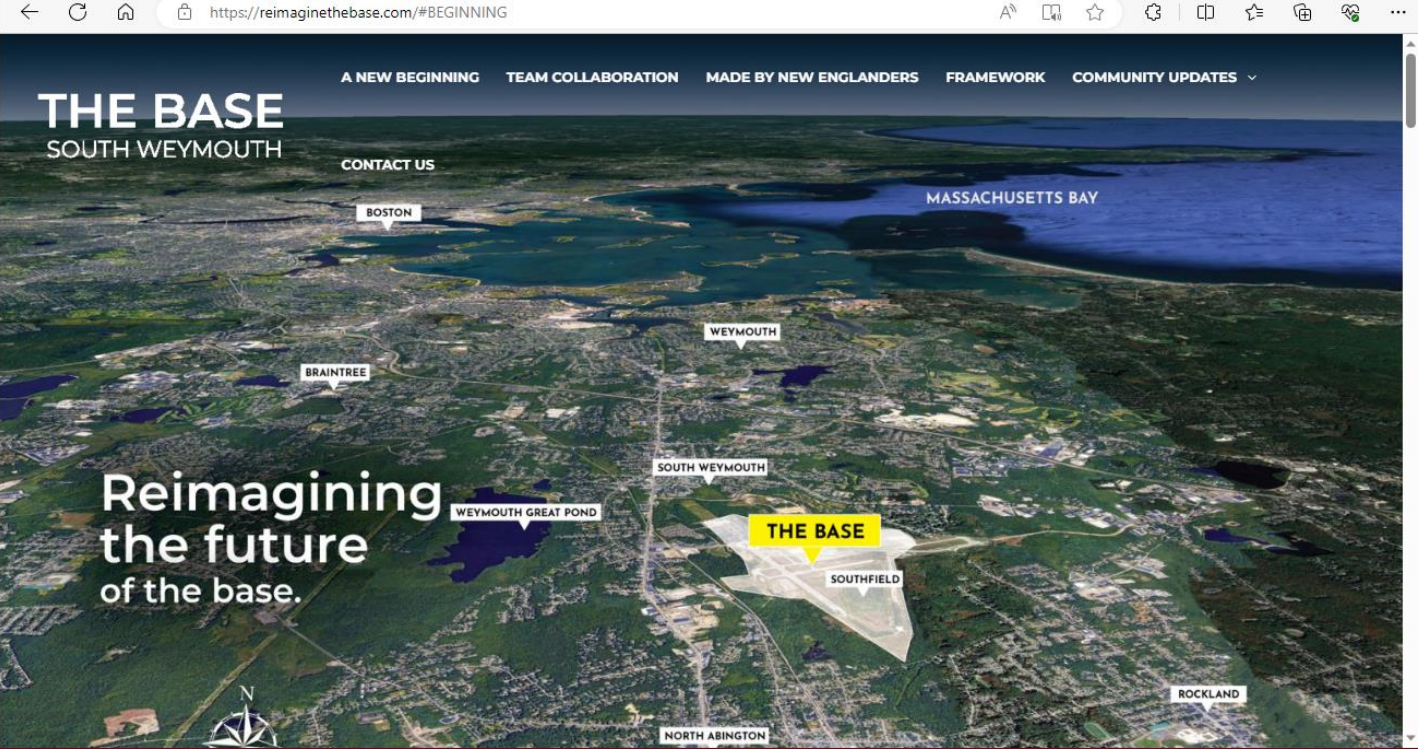


## ***AGENCY COORDINATION AND REVIEW***

- **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](http://www.ReimagineTheBase.com)



# Discussion

