



November 7, 2013

The Honorable Board of Selectmen  
The Town of Abington  
500 Gliniewicz Way  
Abington, MA 02351

The Honorable Board of Selectmen  
The Town of Rockland  
242 Union Street  
Rockland, MA 02370

The Honorable Town Council  
The Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

The Honorable Mayor Susan M. Kay  
The Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

Dear Honorable Members of the Board, Members of the Town Council and Mayor Kay,

Please find attached the draft legislation relative to the structure of South Shore Tri-Town Development Corporation (SSTTDC). We have included in this package a *clean copy* and a *redline copy* of the draft for each of you and for all of the Members of the Board and Town Council.

The fundamental vision of the master planned community known as SouthField is not affected by our recommendations. The draft legislation specifically does not change the following fundamental elements of SouthField:

- a. There is no change to residential maximum of 2,855 housing units
- b. There is no change to the commercial development maximum of 2,000,000 square feet
- c. There is no change to zoning. The zoning bylaws adopted by the communities in 2005 which govern the location, density and areas of all residential, commercial, open space, amenities and recreational elements at SouthField are in no way affected by this proposal.
- d. The proposal does not change plans for a downtown, mixed use village center, the transit orientation or smart growth objective of the SouthField vision.
- e. All permitting requirements that have been stipulated by the Massachusetts Environmental Policy Act (MEPA,) including all on and off site improvements and traffic mitigation measures are in no way affected by these recommendations.
- f. We, the developer, will continue to pay the Host Community Fees.

The legislative recommendations are intended to address specific structural barriers and arrangements in the governance of SouthField that have and will continue to preclude private and public investment. Since 1995, when the South Weymouth Naval Air Station was scheduled for closure, the need for permanent and financeable

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water and wastewater sources has been cited as a requirement for any meaningful economic opportunity at this facility. Practically stated, nothing more can happen at SouthField without water and wastewater solutions. This proposal provides solutions to this all important problem by transferring the responsibility to provide solutions and finance water and wastewater from SSTTDC to the developer.

The solutions to securing water and wastewater capacity will involve significant cost and risk for the developer. The cost of providing utilities is in addition to other major development expenditures: on-site demolition, off site mitigation, payments to the US Navy, and Host Community Fees. We trust you will agree our acceptance of this additional financial responsibility re-confirms our commitment to the success of SouthField.

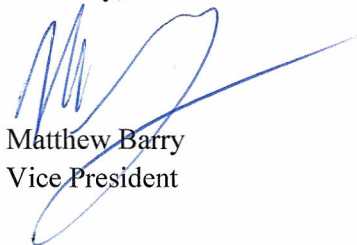
Our recommendations specifically address impediments to financing the balance of the parkway. The proposal requires the Commonwealth to complete this major, regional, infrastructure asset without exclusive reliance on the "clawback" provision associated with the current agreement between the Commonwealth and SSTTDC.

Fundamentally our recommended solutions are really very simple: 1) restore home rule; 2) allow each town to collect tax revenues; 3) require each town to provide services to the portion of SouthField that lies within that town; and, 4) allow each town to control its own zoning. This arrangement is normal, it is attractive to investment, and it is practiced by all 351 municipalities in the Commonwealth. Finally, as requested by the towns, our recommended draft also provides for students to attend public schools in the community of their residence.

We are available at any time to meet with elected representatives of each town and SSTTDC to discuss the attached draft recommendations. We are mindful that the current Massachusetts legislative session draws to a close at the end of July next year. We cannot overstate the importance of a legislative reform solution being enacted during this time frame as necessary for the integrity of this project.

We wish to express our gratitude to you for the time and effort that you have already devoted to discussing the proposed changes and for your consideration of the attached legislation. We are ready to move forward with the SouthField master planned community and are confident this endeavor will provide generational opportunities to each town, the Commonwealth and SouthField residents and businesses.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Barry', is written over the typed name and title.

Matthew Barry  
Vice President

cc: South Shore Tri-Town Development Corporation  
SouthField Neighborhood Association

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