

**MINUTES OF THE TOWN COUNCIL
PUBLIC HEARING #1
PROPOSAL OF REUSE OF THE NAVAL AIR STATION
Abigail Adams Intermediate School Auditorium
February 17, 2005**

Present: T. J. Lacey, President
Michael Smart, Vice-President
Paul Leary
Colin McPherson
Joseph Connolly
Kenneth DiFazio
Susan Kay
Michael Molisse
Arthur Mathews
Gregory Hargadon
Gregory Shanahan

Recording Secretary: Janet Murray

President Lacey called Public Hearing #1 (rescheduled from January 24, 2005) on the proposed reuse of the former South Weymouth Naval Air Station to order at 7:30pm.

OPENING REMARKS – THOMAS J. LACEY – TOWN COUNCIL PRESIDENT

Councilor Lacey welcomed those present and set forth the agenda for the evening. Councilor Lacey noted that this hearing had been cancelled due to inclement weather. Public Hearing #2 was held as scheduled on February 3, 2005. Public Hearing #3 will be held on February 24, 2005. He also noted that tonight's agenda included an update by Lennar Partners and the Navy. Also there will be discussion regarding the project milestones, the DDA, the water supply/water treatment/waste water, and zoning changes.

UNITED STATES NAVY – UPDATE ON ENVIRONMENTAL CLEAN-UP EFFORTS

Al Herring of the United States Navy based in Leicester, PA discussed engineering field activities. Mr. Herring stated that the Navy will continue the environmental clean-up until at least the end of FY 05. Privatization of this process is on hold. He also stated that there are four different categories of sites to be cleaned-up; Installation restoration, review item area, area of concern, and MPC.

1. Installation restoration presented a potential risk to human health, and the environment. There were initially seven sites identified, and three additional sites were added for a total of ten.

Of the ten sites there are four records of decision. A record of decision is an agreement that the Navy has with the EPA and with the DEP concurrence, regarding the remedy to clean up the site. These include the fuel storage area, the rubble disposal area, the fire fighter training area, and the small landfill. The last two still have some issues to be addressed later this year. The landfill will be closed out with a soil cover. There are six

additional sites that need decisions to be made. The three additional sites added were groundwater sites; bldg 81, bldg 82, and the solvent disposal area.

2. Review item area

As a part of due diligence, the entire base was reviewed for additional contaminated areas. A total of 163 sites were identified. 17 of the sites became (AOC) after samples were taken and chemicals were found that presented a potential risk to human health and the environment. 14 of the sites were designated MPC as leaking was detected. 121 of the sites required no further action. There are 11 sites that need additional review.

Mr. Herring stated that there are two species of turtles (Eastern Box, and Spotted) which have been identified in the area. The turtles will be fitted with transmitters, and when required will be tracked and relocated if necessary. Hay bales will also be used to mark the work areas.

A waste oil tank leaked and is being investigated.

Around building 82, chemicals leached into the ground (water) from a sewerage treatment plant. A feasibility study is being completed to determine remediation. There are also solvent spill areas to be reviewed.

A Base wide assessment will be completed, which will include an Ecological assessment, a watershed assessment, and a geo-chemical assessment. These assessments will be used to compile data to determine any combined risk to wild life, Old Swamp River, and French's Stream. The geo-chemical assessment will try to determine the reason for discoloration of the water in French's Stream. Mr. Herring stated that the Navy believes it is because of high iron levels in the water.

Mr. Herring stated that there were 194 sites identified, and only 33 remain to be closed out. He did note that of the 33 sites remaining, they include some of the more difficult areas of environmental concern. To date, the Navy has spent approximately \$60 million on the clean-up effort. Meetings are held on the 2nd Thursday of the month to discuss these issues and the public is invited to attend.

Councilor Lacey asked Mr. Herring for a hard copy of the presentation. Mr. Herring agreed to provide the Council with a copy.

PHASED PROJECT COMPLETION PROCESS

David Hall stated that the next major milestone of the project is the presentation of the revised Plan on March 7, 2005. South ShoreTri-Town Development Corporation (SSTDC) will vote on the Plan on March 17, 2005. Mr. Hall stated that LNR has worked to incorporate recommended changes as is possible. There have been many meetings and many more meetings are scheduled.

The website for LNR is www.thevillagecenter.com.

The phasing is still the same as in the plan book (dated 9/23/04).

Councilor Lacey expressed concern with the fast pace of the projected dates for presentation and then voting on the Plan.

**OVERVIEW OF DDA (DISPOSITION AND DEVELOPMENT AGREEMENT)
RELATIONSHIP BETWEEN SOUTH SHORE TRI-TOWN DEVELOPMENT
CORPORATION (SSTTDC) AND LENNAR PARTNERS – POTENTIAL ENABLING
LEGISLATION**

Dr. John Rogers stated that the DDA is the agreement between LNR Corporation and South Shore Tri-Town Corporation. The DDA was executed on May 5, 2004.

Property transfers are proceeding. FOST (Finding of Suitability of Transfer) 1 and 2 have already been transferred. This amounts to approximately 550 acres of land. FOST 3 and 4 are read for transfer following environmental remediation. The total is approximately 1000 acres. The remaining 385 acres will likely be transferred through Public Benefit Conveyance (PBC) via the National Park Service and through Economic Development Conveyance (EDC) via the Navy.

Dr. Rogers spoke regarding termination rights and transition periods for LNR and for SSTTDC. He also spoke about payments to be made to SSTTDC. LNR is responsible for the Base infrastructure, public amenities, creation of a master plan, and construction of 550 development units. These obligations are not assignable by LNR. SSTTDC is responsible for permitting, financing, and construction of the east-west parkway and the golf course. SSTTDC is also responsible for the permitting and financing of the water and sewer system.

Dr. Rogers stated that the golf course has remained in the plans because this will prevent any housing on these 210 acres. By keeping the course public, it will keep the prices down. It is believed that the course could potentially bring in \$500,000 per year in revenues, after five years. It will cost \$7 million to develop. If LNR were to build the course, this money would come from other areas. Dr. Rogers also stated that if the golf course is not built, the land must remain open space.

LNR must guarantee the funding and SSTTDC must build the east-west parkway. In the DDA, there is a \$1 million letter of credit to be used to sue LNR if they don't live up to the agreement.

WATER SUPPLY/WATER TREATMENT/WASTE WATER

John DeVillars spoke on the topic of water. He stated that the plans will improve the base's current situation. He noted that the needed 1.3 million gallons of water is expected to come from the Massachusetts Water Resource Authority (MWRA). Desalinated water thru Brockton could also be a possibility as well as a waster water treatment plant to be built on the base.

The wetland impact is less than one acre and will be mitigated at a 2/1 ratio. Storm water management and habitat protection are also issues to be addressed.

ZONING CHANGES

Dr. Rogers stated that Zoning meetings are held every Tuesday. The zoning document is scheduled to be released on March 1, 2005. There will be a public hearing on March 10, 2005 regarding zoning.

PUBLIC COMMENTS

Edward Mac Donald stated that he believes there should be a study committee to view similar projects to compare this project to. It was noted that there are similar projects in Denver, Colorado, and Chicago Illinois.

Dominick Galluzzo, 86 Candia Street, stated that the timetable is very tight and is causing skepticism among the residents. He also stated that other businesses have left Massachusetts. If companies are leaving, what will attract new companies to the base? He questioned what is the fiscal benefit of this project and if there is an annual expense cap for SSTTDC.

Mr. Galuzzo asked what percentage of the 28% of the land to be developed will be housing. It was noted that approximately 1/3 will be residential. There will 90 acres of commercial, and 181 acres for residential. Senior housing will total 700 units.

Mr. Galuzzo questioned what will happen when SSTTDC's control ends and the village and the three towns must come to an agreement to move forward. He also questioned if the recreational uses should be privately developed.

Mr. Galuzzo asked what the education and wages are for the biotech industry. It was noted that an undergraduate degree is desirable but a two year degrees is acceptable. This is not research and development; therefore advanced degrees are not necessary. Salary ranges from \$50,000 to \$70,000 in Massachusetts and is about the same in California. It is somewhat lower in the south. This information was not available for off-shore/overseas.

Dr. Rogers stated that the recreational uses will be developed by SSTTDC and private companies and administered through the Youth Commission. He also stated that SSTTDC's policy and procedures are in process.

Anne Hilbert, 45 Doris Drive, expressed the opinion that the source of water should be identified before the vote. It was noted that the source is not definite, and is subject to an 18 month regulator review. Ultimately, the regulators will decide the source of water.

Verna and Ken Hayes, 16 Bates Avenue, questioned the use of Weymouth's water supply for the base. It was noted that 150,000 gallons of water per day is all that Weymouth will ever be responsible for supplying. It was also noted that the project can not be built without a viable source of water.

It was noted that the project can not be built without a water source and it is not possible for the project to “force” the town of Weymouth to provide more than 150,000 gallons of water per day.

Scott M. Berry, 33 Sagamore Road, stated that he is a laborer with Local 133 and that this project presents a good economic opportunity.

Irving Marstein, 463 Broad Street, expressed a number of concerns.

- Opinion poll to determine if the towns want this project.
- Legislation
- Feasibility of the project.
- Highpoint, housing units in Quincy, was not completed to build out.
- Tax revenue generated will not be significant.
- Transportation, there is no bus route connecting the different parts of Weymouth.
- Affordable Housing
- Brownfields, the Navy should assume all liability for base clean-up, now and in the future.
- Services (fire, police, water, sewer) provided should be at no cost to the towns.
- MWRA & sewer concerns
- School Costs

It was noted that LNR Property Corporation is separate from Lennar Corporation, so there is no conflict with Lennar Corporation.

Eric Styles, 476 Main Street, stated that he is a member of Local 550, and is in favor of this project as it will help the town.

Bobby Hennelly, 20 Lantern Lane, stated that he is a member of Local 550 and is in favor of this project although he does have concerns regarding water.

Charles Nardo, 16A Fields Avenue, spoke in favor of the project. He questioned what will happen if the Navy deadline is not built. It was noted that the Navy could use other actions to dispose of the land, such as an auction or transfer to some other state agency.

Bill Murphy, 55 Peddock Road, stated that he is a member of Local 133 and is in favor of the project.

James Cunningham, 58 Lake Shore Drive, stated that he thought an opinion poll should be taken. He asked who will bear the cost of bringing in the water and sewer services.

Mr. Cunningham asked what could be built if no source of water is found. It was noted that only 300,000 square feet of commercial space and 350 units of housing are permitted in the 1st phase. This is based on the 150,000 gallons of water provided by the Town of Weymouth. The cost of the water would be borne by the residents of the base and the pricing would be fair and reasonable.

He also questioned the railroad parking lot, and the possibility of the creation of a deck station. It was noted that something like this would have to be negotiated with the MBTA.

The housing prices for units on the base are estimated between \$250,000 and \$700,000.

Tania Taranovski, 66 Hollis Street, stated that she is in favor of the project. However, she was concerned about water use at the proposed golf course. It was noted that gray water will be used to irrigate the course. She also questioned the chemicals used by the Navy. PCE, TCE, PCB, petroleum, lead and copper were used.

A letter from Al Ferreira, 80 Tommy Marks Way, was read into the record by Councilor Leary. Mr. Ferrara is not in favor of the project. He stated that 3000 units are too much, the distribution plan is unfair, traffic will be increased, water source is still not clear, and the building trades.

Samantha Wood, PO box 43, Norwell, MA, of the North/South River Watershed Association expressed concern regarding the 1.4 million gallons of wastewater to be released into French's Stream. She also stated that the golf course is a fine amenity but should only go forward if it makes sense.

Ms. Wood also expressed concern about taking from one watershed to fill another's needs. William Ryan stated that LNR is held to a very high environmental standard thru the required processes.

Bob Loring, 640 Union Street, stated that there are many approvals required to connect to MWRA, including an act of legislature. This process involves permitting, costs to Braintree and Holbrook, and pumping water uphill. He also stated that in order for desalination to be efficient, warm water and electricity are required.

David Wirson, 16 Fields Avenue, stated that he does not believe that there is anything solid presented.

Jodi Quinlan, 152 Middle Street, stated that she is a member of the Fore River Watershed Association. She expressed concerns about the on-going environmental issues, the involvement of state agencies regarding a water source and waste water.

At 10:45pm, there being no further business, A MOTION was made by Councilor Smart to CONTINUE the Public Hearing until February 24, 2005, and was seconded by Councilor Leary, and UNANIMOUSLY VOTED.