

**Town of Weymouth
Massachusetts**

Robert L. Hedlund
Mayor

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Weymouth, MA 02189



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RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2023 MAR 30 AM 10: 52

MEMORANDUM

23 022

TO: TOWN COUNCIL *Robert Hedlund*
FROM: ROBERT L. HEDLUND, MAYOR
RE: ZONING AND LAND USE BY-LAWS AND MAP FOR SOUTH WEYMOUTH NAVAL AIR STATION, AS AMENDED
DATE: MARCH 30, 2023

I hereby submit the following measure to Town Council for its consideration and action:

“That the Town of Weymouth approve the Zoning and Land Use By-Laws and Map of Naval Air Station (NAS) South Weymouth, as amended and dated March 7, 2023.”

Enclosed are copies of the Zoning and Land Use By-Laws and Map of Naval Air Station (NAS) South Weymouth, as amended, in a binder dated March 7, 2023.

This measure requires a legal notice and public hearing.

Weymouth
Town Council

2023 MAR 30 AM 10: 59

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Southfield Redevelopment Authority

March 30, 2023

Mr. Robert Luongo, Director
Planning & Community Development
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

RE: Proposed Amendment to Zoning and Land Use for the former NAS South Weymouth


The Southfield Redevelopment Authority (the "SRA") is party to that certain Amended and Restated Exclusive Negotiation Agreement with BPD Union Point LLC (the "Master Developer"), dated as of June 22, 2021 and extended by a notice of extension dated May 11, 2022 (as so extended, the "ENA"). As contemplated by the ENA, the Master Developer has been working with the SRA to update the Redevelopment Plan for the former Naval Air Station, South Weymouth ("NAS") and to develop an updated Zoning Map and By-Laws that will implement the visions set forth in such Redevelopment Plan to facilitate the redevelopment of NAS.

As you know, the SRA held two (2) public meetings, one on March 15, 2023 and the other on March 29, 2023 to review the Redevelopment Plan and the proposed Zoning By-Laws. The SRA unanimously approved the new Redevelopment Plan on March 15th and unanimously voted to endorse and approve the proposed Zoning Map and By-Laws on March 29th. Enclosed are copies of the Zoning Map and By-Laws (including the Master Development Plan Materials) that have been endorsed and approved by the SRA.

On behalf of the SRA, I am writing to request that, pursuant to Section 14(c) of Chapter 291 of the Acts of 2014 (the "Enabling Legislation"), the Mayor of Weymouth, as a party authorized to initiate a major zoning revision under the Enabling Legislation, submit a petition requesting that the Weymouth Town Council adopt the enclosed materials as the new zoning for NAS in accordance with all applicable provisions of the Enabling Legislation and Massachusetts General Law chapter 40A, Section 5A.

We look forward to continuing our joint efforts to facilitate a vibrant redevelopment of NAS.

Sincerely,



Thomas J. Henderson, Chairman
Southfield Redevelopment Authority

Town of Weymouth, Massachusetts
Robert L. Hedlund, Mayor

TED LANGILL
Chief of Staff



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MEMORANDUM

TO: Arthur Mathews, Town Council President
Michael Molisse, Town Council Vice President
Kenneth DiFazio, Chair, Ordinance Committee

FROM: Ted Langill, Chief of Staff; Robert Luongo, Planning Director

RE: Southfield Zoning Timetable

DATE: March 30, 2023

A red handwritten signature or set of initials, appearing to be 'TL', located to the right of the 'FROM' field.

Today, Mayor Hedlund is introducing a proposed Zoning Amendment for the South Weymouth Naval Air Station (NAS) as proposed by the redevelopment team of New England Development and Brookfield Properties and approved by the Southfield Redevelopment Authority.

As you know, Town Council has 90-days to review/act on the zoning measure once filed with the Town Clerk. Given the tight timeframe as we also navigate the budget process, town meeting and other issues, we have drafted a proposed schedule for this Zoning Amendment. Hopefully this will also be helpful in scheduling Ordinance subcommittee meetings, which we respectfully ask be scheduled with enough reasonable notice to ensure the redevelopment team may attend.

March 29, 2023 (Wednesday) – SRA votes to send Town NAS Zoning Amendment

March 30, 2023 (Thursday) – File proposed NAS Zoning Amendment

April 3, 2023 (Monday) – Measure is referred to Ordinance Committee (and Planning Board).

April 19, 2023 (Wednesday) – Department Head review of zoning amendment and land use plan.

*** April 25, 2023 (Tuesday) – Community (Public) Meeting (Evening).**

May 1, 2023 (Monday) – Potential Town Council Public Hearing on NAS Zoning Amendment

May 9, 2023 (Tuesday) – Planning Board Public Hearing (No joint hearing with Council)

June 5, 2023 (Monday) – Potential Town Council Public Hearing on NAS Zoning Amendment

Other dates to keep in mind: May 15, 2023 (Monday) – Town Meeting (Town Council Meeting)

June 20, 2023 (Tuesday) – Town Council Budget Vote

Mondays, May 8 through June 12, 2023 – Budget Subcommittee Meetings

Mondays, April 17 and June 19, 2023 – Holidays

Given Tuesday, June 20, 2023 is the final budget discussion and vote, Town Council may wish to consider scheduling a meeting on Monday, June 26 for the NAS Zoning Amendment final discussion and vote.

