

Mosaic Lending Trust
Kurt Stenhouse and Anthony Borghi, Trustees
388 East Eighth Street
Boston, MA 02127
(617) 971-9700

June 13, 2023
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Via Overnight Delivery

President Arthur Mathews and
Members of the Weymouth Town Council
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

Re: Proposed Amendment to Union Point Zoning District Map at Exhibit A of
Zoning and Land Use By-Laws of for NAS South Weymouth

Dear President Mathews and Members of the Weymouth Town Council:

Mosaic Lending Trust, an affiliate of Endeavor Capital, is the owner of Tax Parcels 58-598-45 and 58-598-46 located within Union Point in the Town of Weymouth pursuant to a Foreclosure Deed recorded with the Norfolk County Registry of Deeds (the "Registry") in Book 37278, Page 231 (the "Property"). Pursuant to Section 14(c) of Chapter 291 of the Acts of 2014, Mosaic Lending Trust is seeking a major zoning revision of the Zoning Map for Union Point to have the Property rezoned into the Shea Village Commercial District and Town Center Overlay District.

The Property is located off of Memorial Grove Avenue within the Central Redevelopment Area of Union Point and contains approximately 3.4 acres. The tax parcels that comprise the Property are shown on the tax maps enclosed as Enclosure A. The Property is the site of the former gymnasium at NAS South Weymouth and is immediately adjacent to the Union Point Sports Complex and land that is proposed to be redeveloped by the Southfield Redevelopment Authority's designated master developer. This proposed rezoning request in no way impacts the rezoning request being sought by the designated master developer.

As shown in the plan recorded with the Registry in Plan Book 661, Page 43, which depicts the Property as Lot A and Lot B, a copy of which is enclosed at Enclosure B, the Property is currently located within three zoning districts and two zoning overlay districts. Specifically, while the majority of the Property is located within the Shea Village Commercial District, portions of the Property are also located within the Village Center District and Recreation District. The entire Property is also located within the Mixed Use Overlay District, with portions of the Property located within the Town Center Subdistrict and portions of the Property located within the Neighborhood Subdistrict.

Mosaic Lending Trust is seeking the approval of the Town of Weymouth to have the Zoning District Map at Exhibit A to the Zoning and Land Use By-Laws amended to rezone the


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entire Property into the Shea Village Zoning District and the Town Center Overlay District to create uniform zoning applicable to the entire Property. This rezoning will allow for the more orderly redevelopment of the Property, and, consistent with the Redevelopment Plan recently adopted by the Southfield Redevelopment Authority, facilitate the return of this Property to productive use.

Therefore, we respectfully request that the Town of Weymouth consider the approval of this rezoning request. We are available at your convenience to discuss this request and to attend any scheduled public meetings of the Town Council and its committees, the Planning Board, and the Southfield Redevelopment Authority. Thank you for your consideration.

Very truly yours,


Anthony C. Borghi
acborghi@endeavor.com

Enclosures

cc: Honorable Robert L. Hedlund, Mayor of the Town of Weymouth (by overnight delivery)
Robert Luongo, Planning Director (by email—rluongo@weymouth.ma.us)
Southfield Redevelopment Authority (by email—thenderson@southfieldra.com)
Robert W. Galvin Jr., Esq. (by email—rwgalvin@galvin-legal.com)
James Young (by email—young@southfieldra.com)
Brent M. McDonald, Esq. (by email—bmcdonald@nutter.com)