

**Southfield/Union Point Committee Minutes  
Town Hall Council Chambers  
September 12, 2023, 6:30 p.m.**

Present: John Abbott, Chairperson  
Fred Happel  
Arthur Mathews  
Gary MacDougall  
Christopher Heffernan

Also Present: Robert Luongo, Director of Planning

Recording Secretary: Janet P. Murray

Councilor Abbot called the Southfield/Union Point Committee meeting to order at 6:30 p.m., September 12, 2023. He read a brief disclosure relating to the minutes of this meeting. “We do not have a recording secretary for this evening’s meeting and meeting minutes will be created from the recording. This satisfies open meeting law regulations. Please note that anyone that gets up to speak tonight must identify themselves and their position in order that their proper notations are indicated in the minutes.” He then took a roll call of committee members, and all were present.

Councilor Abbott stated that this is the first meeting of the newly formed Weymouth Town Council Southfield/Union Point Committee. The committee was established by a vote of the Council on June 26, 2023 for the purpose of giving Weymouth Town Council and by extension Weymouth’s citizens more of a voice in the ongoing redevelopment of the former South Weymouth Naval Air Station. He noted that there is one item on our agenda tonight with three sub items.

**Oversight of Redevelopment of Former NAS-South Weymouth**

- MEPA Notice of Project Change
- Town of Weymouth Peer Review Consultant
- Infrastructure (Water, Sewer, Transportation, Town Services)

Mr. Luongo stated that the establishment of this subcommittee was specifically for the purposes of reviewing documentation that will be submitted as part of the Massachusetts Environmental Protection Agency (MEPA) process under the Notice of Project Change. He continued that when the town was passing the zoning, the creation of the subcommittee was enacted to enable the council to have some comfort when they passed the new zoning for Union Point. That zoning passed around June 28. The towns of both Rockland and Abington have scheduled town meetings in October and November for the passage of it there.

Mr. Luongo introduced Pat Brennan from PGB Engineering, the consultant for the peer review process. He also introduced the New England Development team of John Twohig, Paul Cincotta, and Tim Silva, their legal counsel under the zoning.

Mr. Luongo stated that the primary areas of study under the MEPA review process for Notice of Project Change will be water and sewer, transportation, transit, stormwater, wetlands, wildlife, historic, air quality, greenhouse gases and environmental justice.

Pat Brennan stated that he is with PGP Engineering, which is a civil consulting engineering company. He reported that he only works for municipalities and does not work for developers. He noted that he also does peer review for 12 other communities on the South Shore. He continued that he has done some work for the Southfield Redevelopment Authority; he did peer review for the proposed hotel development a couple of years ago and also reviewed the proposed zoning changes for the Redevelopment Authority.

Mr. Brennan stated that his primary role will be the civil engineering aspects of this, specifically the water, sewer, and storm water.

He stated that he had a meeting a couple of weeks ago with the team from New England development, Brookfield Properties, who provided preliminary phase one stormwater reports. He noted that he has reviewed them and will have comments on the concept design for the committee within a week or two as well as some recommendations to ensure that there are no adverse impacts to any of the abutters to the property.

Mr. Luongo added that simultaneously, as Mr. Brennan has received documents from New England Development, Brookfield's team, he is distributing those documents to the appropriate town departments as well. He continued that the town's Department of Public Works is reviewing the stormwater documents; if they have any issues they can speak with Mr. Brennan. He added that when the traffic/transit report gets submitted, the town's traffic engineer will be involved.

Councilor Abbott asked that whenever there is a new document that it gets distributed to the council. Mr. Luongo agreed.

Councilor Matthews asked Mr. Brennan about his experience as it relates to MEPA reviews and Notice of Project Change.

Mr. Brenna stated that he recently completed a Notice of Project Change for Duxbury; they are replacing almost 3000 feet of sea wall, which is a \$20 million project. He noted that they received the certificate from the secretary last week. He continued that he has submitted environmental notification forms on various projects regarding new drinking water supplies; he noted that he has gone through the MEPA process probably 10 times.

Councilor Mathews stated that on the wastewater side, he is an advocate of not permitting Abington and Rockland's wastewater flows to be connected into the town of Weymouth. He continued that he has been involved in this for 22 years on the Council and prior to that he was on the Board of Public Works under the town's old form of government. He noted that with Weymouth's aging infrastructure, the town does not have the room to accommodate any new flows from other municipalities.

Councilor Abbott asked if Mr. Brennan will be involved with the Massachusetts Water Resources Authority (MWRA) issues.

Mr. Luongo stated that in the MEPA filing, they will have to talk about where the water is coming from.

Mr. Brennan stated that as part of the MEPA process, alternatives need to be provided. He noted that there are two alternatives; it is either MWRA or Aquarian pipeline.

Mr. Luongo stated that they will not be talking about the rates but will be talking about the preferred routes for the water coming in.

Councilor Abbott commented that all of items under the MEPA notice of Project change are to be looked at. He acknowledged the importance of water and sewer and transportation, but wanted to make sure that the other items are not overlooked.

Mr. Luongo stated that all of the items will be reviewed.

Councilor Mathews asked Mr. Brennan if he will have enough time to review the documents before they are submitted for the MEPA review.

Mr. Brennan stated that in the meeting with New England Development, Brookfield Properties, that was held a couple of weeks ago, the timeline was discussed. New England Development, Brookfield Properties agreed to provide the documents as each section is completed. This will allow Mr. Brennan to start reviewing them and potentially submit comments, hopefully before the submission to MEPA.

John Twohig from New England Development provided an update on where they are in the overall process and as well as the MEPA process. He stated that October 14, 2023, is the date for the Abington town meeting and November 7, 2023 is the date for the Rockland town meeting. He continued that there have been a series of meetings in both communities.

Mr. Twohig stated that they had met with Mr. Brennan to give him an overview of the project and materials. He noted that there is an environmental justice community on the site and within a mile there is an economic community that relates to what languages may need to be used, what information has to be supplied, environmental justice issues, and timelines. He added that they will be working on this at the meeting scheduled with MEPA next week.

Mr. Twohig stated that their goal is to continue to send materials to the town's consultant as soon as they have them. He added that he believes that they will be able to make the timelines and file by this fall. He reviewed the different disciplines that will be in the reports.

Councilor Matthews asked if based upon the timeframes noted, are they planning to file the notice of Project Change before the zoning approval is voted upon in Abington and Rockland.

Mr. Twohig stated that it is no longer a requirement to wait until the completion of local zoning to file. However, he stated that he thinks that by the time everything is done and reviewed, they will be within that timeframe. He added it would probably not be prior to but did not want to commit to that.

Councilor Mathews asked who the contact person at MEPA is.

Mr. Twohig stated that they will be meeting with Tori Kim, the director, next week and should know then who the contact person will be.

Councilor Happel asked if there is a plan to do a public safety study for the area and if there is a plan to have any meetings where department heads would be present to discuss what they think their needs are.

Councilor Abbott stated that there has not yet been a broader look at Town services outside of the scope of the MEPA project change, but this is within the purview of this committee.

Mr. Twohig stated that they do plan to do a study. He stated that they have met with some of the department heads. He noted that they have also done a fiscal study analyzing what are the impacts on fire, sewer, and DPW. He added that they have had preliminary meetings with all of the department heads and that this will continue through Mr. Luongo's office.

Councilor MacDougal stated that what he hears the most from residents is response time from police and those kinds of things.

Councilor Abbott stated that he would like to hear more specifically about schools and public safety as they are the two issues that seem to come up the most from residents although they are not necessarily a part of the MEPA process currently being discussed.

Mr. Luongo asked about a meeting schedule.

Councilor Heffernan asked for clarification about changes made to the MBTA Communities Act.

Mr. Luongo stated that they believe that the Union Point development meets the requirement. He noted that New England Development's legal counsel on zoning had a conversation with Mr. Schneider in the planning office. He noted that the MBTA will allow mixed use zoning to count as part of the requirements.

Councilor MacDougall asked about having 10% affordable in this plan. Mr. Luongo stated that is in the plan.

Councilor MacDougall then asked about Safe Harbor. Mr. Luongo stated that because it is 800 units, the town will not get there but will with the one and a half percent of the land area.

Mr. Luongo stated that the town has the 13 acre parcel land off of Washington Street behind CVS and received the decree this past June, so the town owns the land. There is a one year right of

redemption, which means the owner can come back, pay over a million dollars in taxes, and reclaim the land within that one year.

Mr. Luongo stated that they have been working with various agencies and consultants regarding this property. There have been test borings to help the town think through the number of units and infrastructure needs on water and sewer lines, the pipe size and means of egress and ingress into the property. He continued that once all that material is gathered, he will come back to the council, and will have community meetings and discuss an affordable housing project at that location; this should give the town that one and a half percent.

Councilor Mathews stated he would like to have the various department heads such as schools and public safety come before the committee to give their testimony to be incorporated into the committees' comments.

Councilor MacDougall made a motion to adjourn at 7:30 p.m. which was seconded by Councilor Matthews. UNANIMOUSLY VOTED.

Respectfully submitted by Janet P. Murray as Recording Secretary.

Approved by Councilor Abbott as Chair  
Approved unanimously by Council