

SOUTHFIELD REDEVELOPMENT AUTHORITY  
223 Shea Memorial Drive  
So. Weymouth, MA 02190  
781-682-2187

September 24, 2021

**VIA EMAIL [stephen.d.rau@uscg.mil](mailto:stephen.d.rau@uscg.mil) AND FIRST-CLASS MAIL**

Stephen D. Rau, Chief  
Real Property Branch  
Shore Infrastructure Logistics Center  
US Coast Guard  
300 East Main Street, Suite 800  
Norfolk, VA 23510-9104

**RE: 51 Acres of former USCG Housing at NAS So. Weymouth  
Control #MA-0936AA (the "Property").**

Dear Chief Rau:

As you know, the Southfield Redevelopment Authority (SRA) has responsibility for the redevelopment of the entire South Weymouth Naval Air Station of which the Coast Guard Housing and Buoy Station are a part. This process, under the BRAC Program, began with Base closure in 1997, and included some remediation at the Buoy Station in 2005.

After two years of hard work, the SRA has a new master developer, a partnership consisting of Brookfield Properties, New England Development and Green Southfield to replace the failed and foreclosed upon last master developer, LStar Southfield.

To date, 1274 homes and 80,000 sq ft of mixed use have been built, subject to provision of new water and sewer infrastructure. Our obligation to promote the redevelopment of the Base requires new water and sewer capacity before any further redevelopment can occur, a difficult, costly, and comprehensive process.

The SRA, as the Agency created by the Commonwealth of Massachusetts, to act in a public capacity, is ready and willing to negotiate a fair and speedy sale of the Coast Guard Housing parcels to the Redevelopment Authority. The SRA wishes also to bring your attention to some additional relevant information that it believes impacts the salability of the Coast Guard property as follows.

The SRA's opinion is that no person or entity in the Commonwealth is authorized to acquire property within the base from the United States government. As part of the redevelopment process, the Commonwealth of Massachusetts adopted Chapter 291 of the Acts of 2014 (the "Enabling Legislation"). Section 8 of the Enabling Legislation provides, in relevant part, that the SRA is the only "person or entity in the commonwealth authorized to negotiate, purchase or

otherwise obtain on behalf of itself, the commonwealth or any of its political subdivisions, any fee ownership, easement, lease, license or other interest in any property in or on the NAS South Weymouth redevelopment area from the United States..." (emphasis supplied).

While there is an argument that the USCG may sell at auction, the SRA is, as a matter of law, in Massachusetts the only buyer authorized by law to purchase such land and not restricted by state law from acquiring land. As you know we also think that the SRA is the governmental entity best positioned to utilize the property despite its many challenges.

The attached document explains these challenges, which are also further limitations on value for the US Coast Guard Housing Parcel:

- zoning as Coast Guard Housing; requires municipal and SRA rezoning, consistent with the goals of the BRAC;
- no permits and approvals exist for the USCG site;
- limited developable area;
- limited access;
- no utilities (particularly water and sewer service) available to support redevelopment, which must be part of a Comprehensive, solution for the entire Base;
- potential environmental concerns associated with former Base redevelopment.

As stated above, we would like to re-engage with you as soon as possible to find a mutually acceptable path to closing.

Kindly advise us when you can when we can speak further on this matter.

Best regards



Tom Henderson, Chair  
Southfield Redevelopment Authority

**South Weymouth Naval Air Station**

Coast Guard Housing

**Summary:** The US Coast Guard Housing Parcel is comprised of two (2) separate lots totaling 50.25 acres at the northeast corner of the South Weymouth Naval Air Station. Approximately 10 acres are wetland resource area and can't be developed. The parcel has significant challenges which must be resolved before the remaining 40 acres of upland can be developed, including those listed below.

**Parcel Description**

<b>Jurisdiction/ Permitting: LOCAL</b>	The parcel is within South Weymouth Naval Air Station (SWNAS) under the jurisdiction of the Town of Weymouth and the Southfield Redevelopment Authority (SRA)	The Coast Guard Housing property is located within the Central Redevelopment Area of the former NAS. Entitlement permitting control (Subdivision, Site Plan, Special Permit, ZBA, Conservation, etc.) rests solely with the Southfield Redevelopment Authority. Any proposed use would require approval from the SRA.
<b>STATE</b>	The SWNAS was issued a certificate in 2007 from the MEPA Secretary. Mitigation required by that certificate is incomplete. The certificate does not match the zoning that has been created outside the GCG Housing parcel.	The 2007 MEPA Certificate included significant off-site traffic improvements based on the then approved development plan on the base. These improvements have not been constructed to date and are required before any new development can occur. Additionally other State permits have lapsed.
<b>Zoning</b>	The parcel is currently zoned Coast Guard District (CGD)	The allowed use is Coast Guard Housing. Any other use requires a zoning change in Weymouth and endorsement and ratification of such zoning change by the SRA.
<b>Frontage/ Access</b>	The parcel does not have frontage on a public ROW.	The parcel currently has only one access across private roads (owned by WCM) which were not designed or approved for such access.
<b>Utilities</b>	<p>Water &amp; Sewer: The parcel does not have access to permanent water or sewer</p> <p>The SRA's statutory responsibility is to ensure that the next master developer has responsibility to provide not only water and sewer, power, gas, and transportation improvements for itself, but also to serve the 1274 homes and 80,000 Sf. of commercial already built on the promise that these permanent water and sewer etc. solutions would be in place. All the entitlements are to serve that greater public purpose.</p>	<p>In 2018, The Mayor of Weymouth issued a moratorium on all new water or sewer connections at the Base until a new Master Developer is selected by the SRA executes a new Development and Disposition agreement that confirms a permanent solution for water and sewer. Estimate for permanent water and sewer infrastructure is \$100 million</p> <p>Existing sewer infrastructure on site cannot accommodate any new connections without significant improvements to pump stations and force mains.</p>
	Electric: SWNAS is currently on a single Electric feed	<p>SWNAS is currently provided Electricity by Nation Grid (NGRID) with a single feed.</p> <p>A significant secondary Electric feed almost adjacent to the CG Housing parcel is required before any new development can occur at SWNAS.</p>

**Conclusion:** The Coast Guard Housing Parcel has limited market value due to the challenges listed above. There may be additional factors, including environmental, to be resolved given that the site was previously developed and in use for decades. Resolving all the known and unknown challenges requires a comprehensive approach to rezoning and state permitting, which comes with significant risk.