



Town of Abington

OFFICE OF BOARD OF SELECTMEN

500 GLINIEWICZ WAY
ABINGTON, MA 02351

(781) 982-2100

FAX (781) 982-2138

Minutes

Board of Selectmen

January 10, 2023

Cotter Room

6:30 p.m.

Members Present: Alex Bezanson, Chair, Mike Kolodziej, Tim Chapin, Kevin DiMarzio, Alex Hagerty, Scott Lambiase, Town Manager

Moment of Silence: Clayton Stone (attached)

Public Comments:

Mr. Hagerty – There is a Hazard Mitigation meeting via Zoom on January 17th from 6-8p.m. The link is on the Town website. The Woodsdale PTO is hosting a Snow Ball on January 13th from 6-7:30 p.m. for 3rd and 4th graders. He thanked the Open Space and Conservation Committees for their hard work.

Mr. Chapin – There is Little League registration sign-up by January 15th.

Mr. Kolodziej – Thanked Lindsay Wright, public health nurse, and Amy Barrett, Acting Director at the Senior Center. There was a resident who was homeless, and they were able to find him emergency housing which was no small task. CPR – the American Heart Association or Fire Department can be contacted if anyone is interested in being taught CPR.

Mr. Bezanson – the Hug Foundation is holding its annual hockey fundraiser with the Boston Bruins Alumni on April 8th at 1 p.m. Tickets are \$15/adults and \$5/kids. This helps families in need in the area.

1. Minutes – motion to approve December 12, 2022, made by Mr. Hagerty, seconded by Mr. DiMarzio, unanimous.
2. Request for appointment to Council on Aging, Ellen Delany. Ms. Delany attends all the meetings now and would like to be on the Board. There were no other applicants. Motion by Mr. Chapin to appoint Ms. Delany, seconded by Mr. Kolodziej, unanimous.

6:40 p.m. Request for common victualer license, Ya's Sushi & Ramen, 800 Brockton Avenue, #5, NiaoCai (Wesley) Zeng, Manager. This is going where Double Horse Bistro was located. He is aware of the reports sent from the Building Office and Board of Health and plans on opening at the beginning of next month. The restaurant will be closed on Sunday. Motion to approve by Mr. DiMarzio pending approval of the Board of Health, seconded by Mr. Kolodziej, unanimous.

3. Update from the Fire Station/DPW Building Committee – Derek Haimaidi gave an update. The committee started in September 2019. A joint location would be beneficial for both departments, which would save some funding. \$3.5 Million was approved at Town Meeting for the Fire Department design and went back to Town Meeting to amend that to include DPW. DPW's feasibility study has been done. They are now meeting to design a building with a lot of shared space which will reduce the overall cost. They put together a conceptual design, but it came in at \$70 M. They worked on the design for more shared space and almost finished the schematic design and shaved off as much as possible and came in at \$55M. It will house the fire station, as well as modern DPW and everything they need and will fit on that property. It will be a great location. There will be a centralized fuel station; it will have a wash bay which will be accessible for all of the vehicles which will extend the life of all the vehicles in the town. It would also provide a mechanic on site. They are about a month away from a schematic.

They have been touch with Rep. Alyson Sullivan, Congressman Lynch and Senator Keenan regarding grant money for public safety buildings. It would be a true public safety complex. The existing repair building is staying. Everything else will be renovated. Mr. DiMarzio suggested the basketball courts be relocated. The site is too busy. Everyone agreed.

Chief John Nuttall, with update on ambulance situation – Department has three ambulances – 2008, 2014 and 2019. The newest blew an engine, which is covered by warranty, but they are waiting for parts. He is hoping to get back the primary ambulance this month. He will be asking for a new ambulance at Town Meeting at a cost of about \$480,000. If funding is approved, it would probably be about 24 months before we get it, although we don't pay for it until it is delivered. There is a neighboring town replacing a used 2018 ambulance and we may be able to get a good deal on that - \$20-\$25,000. The ambulances are running constantly.

John Stone, DPW – applied for and received a grant for \$500,000 for sidewalks and dedicated bike lanes from Beaver Brook Elementary extending along Washington Street.

4. Update on Base Redevelopment Plan with Roger Woods. Mr. Woods supplied the Board with an information packet (attached) which he reviewed. There will be a site walk on February 11th at 9 a.m. to view the progress they have made. He will be coming to the towns in the fall with the final plans.
5. Discussion on Gliniewicz Way property – Mr. Bezanson had received a text from a resident that she would prefer not to see housing there. Habitat for Humanity is interested in something in Abington. Recreational uses were suggested. The Board discussed having the Affordable Housing Trust Committee, Shawn Reilly, and Peter Serino come into a meeting in February. The Board would be open to suggestions on housing and recreation.
6. Town Manager Report:
 - I have continued meeting with Department heads for the FY '24 budget and will present updated budget figures on the 23rd.
 - The Town Meeting warrant is open and will close on February 13th.

- The Planning Board is meeting to discuss potential zoning articles for the warrant. There will be an article for the Frolio School ramp, an article for the local adoption of an MGL that will enable the BOS to add speed zones, an article for tax work-off program for veterans and probably several others.
 - Liz Shea has been successful in obtaining a technical assistance grant from Mass Housing to develop guidelines that will comply with the MBTA Communities requirement. She has also been working with me to on-board a grant writer that will be seeking funding for the rehabbing of the Memorial Bridge. We have contracted Melissa Pond, an Abington resident, who has identified several grant opportunities.
 - Hazard Mitigation meeting via zoom on Tuesday, January 17th. Information is on the Town web page.
 - The Barrett Group will be submitting a written proposal re assistance for the RFP for the North and Center Schools.
 - TrafInfo has had their engineers out in the field to conduct studies on MBTA crossings in town and expect to have a draft report by our next meeting. After the Board has a chance to review it, TrafInfo will be scheduled to come before the Board to present their findings and recommendations.
 - We received half a dozen good applications for COA Director. Lindsay Wright, Jack Libby from the COA and I will conduct the interviews. A decision should be made by next week.
 - I will be showing an updated budget as well as mid '23 revenue and expenditures. I will also be presenting goals and objectives for FY '24.
 - Information on citizen warrant articles is on the website.
 - Mr. Hagerty – had questions about department budgets. Didn't think it was necessary for all department heads to come before the Board. Discussion followed.
7. Motion by Mr. DiMarzio to enter into Executive Session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and he chair so declares. Will not return to open session. Seconded by Mr. Chapin. Roll call vote: Mr. Hagerty, aye; Mr. DiMarzio, aye; Mr. Chapin, aye; Mr. Kolodziej, aye; Mr. Bezanson, aye.

Respectfully submitted,

Nancy Hurst

Obituary

Clayton Stone

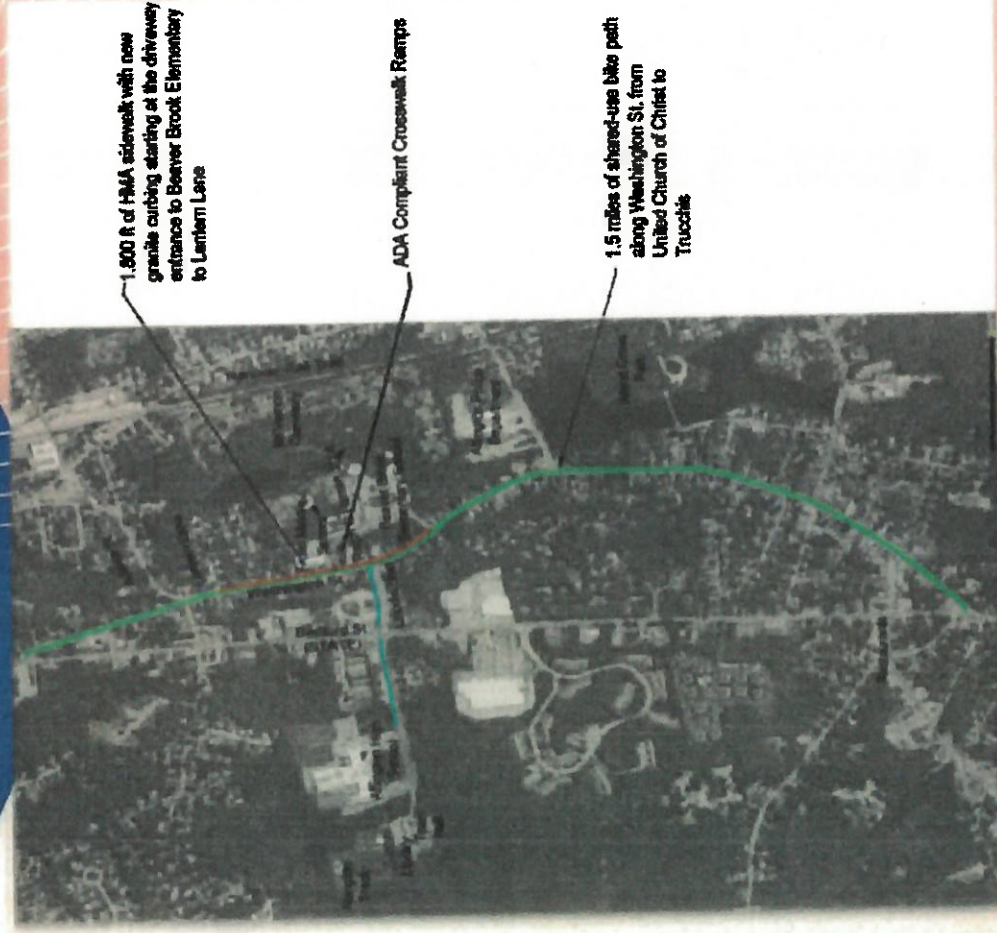
Clayton Stone, 93, died peacefully in his sleep on December 29th, with his family by his side. He was a proud Veteran of the United States Air Force, serving from 1950-1954. He was a 32nd Degree Mason. Clayton was a longtime member of the First Baptist Church of Abington and served as a Deacon and Moderator. He sang in many local Barbershop Quartets.

Clayton was a founding member of the Abington's Citizen Police Academy Alumni Association, co-hosted a cable show with Chief David Majenski on public safety, and continued his volunteer efforts in the Police Department's annual Fishing Derby. He also organized holiday sing-a-longs at the Housing for the Elderly. In August 2008, Clayton was recognized for his service to the community and was awarded "Abington's Best."

Clayton will be missed by his family and all who knew him.

WASHINGTON ST SIDEWALK RECONSTRUCTION

- We applied for MassDOT's Complete Streets Funding Program in September of 2022 for \$495,271.96
- Project will include construction of shared use path from Beaver Brook Elementary driveway entrance to Lantern Lane
- A highly visible crosswalk will connect Lincoln Boulevard shared use path to extend path along Washington St
- The project will include ADA accessible sidewalks and dedicated bike lanes to allow safe access to and from schools and recreation facilities
- The project was approved by MassDot on December 20, 2022



SOUTHFIELD REDEVELOPMENT AUTHORITY

South Weymouth Naval Air Station

Weymouth, Rockland & Abington

Community Update
October 27, 2022

Brookfield & **NEW ENGLAND**
Properties **DEVELOPMENT**



SOUTHFIELD REDEVELOPMENT AUTHORITY

Brookfield  **NEW ENGLAND
DEVELOPMENT**
Properties

South Weymouth Naval Air Station

- Welcome – Tom Henderson, Chair
- Introductions
- Master Developer Selection Process
- Why Brookfield Properties/New England Development?
- SRA Role
- Tonight's Presentation

THE PROJECT TEAM

Master Developer:

New England Development / Brookfield Properties

John Twohig / Tony Green / Sid Kerrigan

Key Consultants:

Master Planner, DumontJanks, Ricardo Dumont

Architect, Elkus Manfredi, David Manfredi

Traffic Engineer, Vanasse & Associates, Jeffery Dirk

Technical Infrastructure, Tetra Tech, Bob Daylor

Permitting, Goulston & Storrs, Tim Sullivan



THE PROJECT TEAM

Brookfield
Properties



**NEW ENGLAND
DEVELOPMENT**

New England Development

NED generates **long-term value to communities**, customizing solutions for each setting. We're invested in the communities in which we are a part, and we take an **all-inclusive approach** to development. From the outset, we seek input from community leaders, and partner with state and city entities, neighbors, residents, and tenants. The result: projects that add lasting value to the communities in which we do business – **adding to the tax base, improving infrastructure, creating jobs**, and enhancing community stature.

4,000

Residences
Permitted In MA

\$4 Billion

Development Pipeline

50 Million+ SF

Developed and Managed

UNIVERSITY STATION

Westwood, MA

Brookfield & **NEW ENGLAND**
Properties DEVELOPMENT



120 Acres

Zoned for retail, office, residential, medical and hotel uses

25 Acres

Open Space

2 Million SF

Mixed-Use

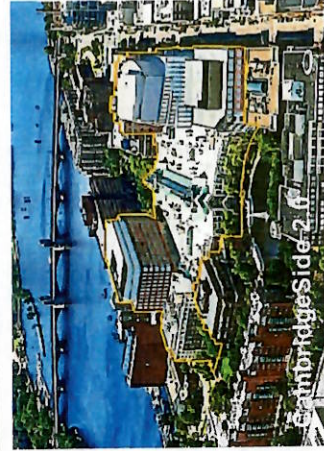
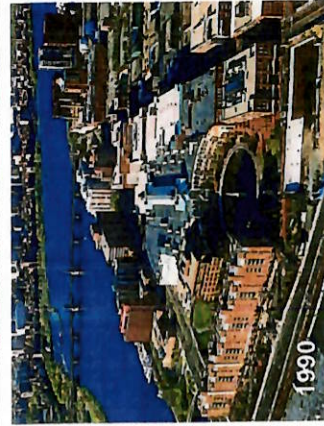
- Retail
- 2 Hotels
- 650 Residences
- 3 Office Buildings



CAMBRIDGESIDE

30+ Years – Committed Long Term

Brookfield **&** **NEW ENGLAND**
Properties **DEVELOPMENT**



- 2** Public Parks
- 160** New Residences
- 2 Million SF** Mixed-Use
 - Office
 - Lab
 - Retail
 - Residential

Status:
Under Construction

ALLSTON YARDS

Mixed-Use Community

Brookfield
Properties & NEW ENGLAND
DEVELOPMENT



870

New Residences

120,000 SF

Retail

420,000 SF

Office & Lab

1.5 Million SF

Mixed-Use

2 Acres

Park and Community Space

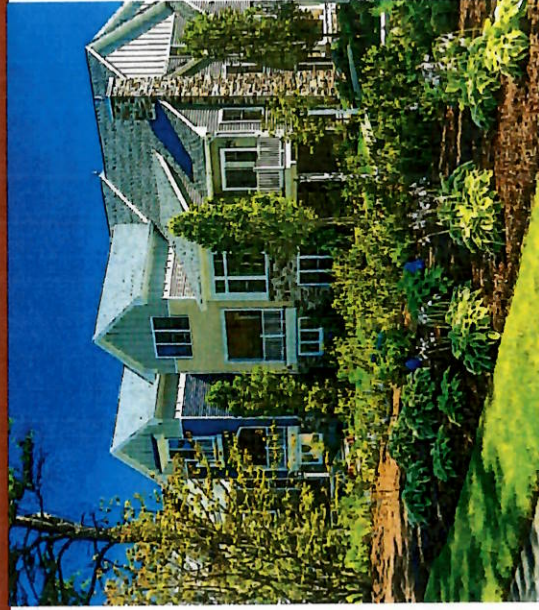
Status:

Under Construction

THE PINEHILLS

Master Planned Mixed-Use Community

Brookfield & **NEW ENGLAND**
Properties DEVELOPMENT



3,243 Acres

3,065

New Residences

1.3 Million SF

Mixed-Use

175 Acres

The Village Green – A mixed-use center with a town green



THE PROJECT TEAM

Brookfield  **NEW ENGLAND
PROPERTIES &
DEVELOPMENT**

Brookfield Properties

We are proud to create the places people want to live, work, discover + connect

Brookfield Properties is a fully-integrated, global real estate company that provides **industry-leading portfolio management** and **development capabilities** across a broad range of real estate investment strategies including office, retail, residential, mixed-use, hospitality and multifamily. Leveraging our **extensive experience**, **deep operating expertise**, **financial strength** and **capital discipline**, Brookfield Properties creates unparalleled experiences by re-entitling and master-planning communities, managing the subsequent execution phases of the value creation process in design, development and construction and realizing a property's highest and best use.

\$211 Billion
Real Estate Assets

450 Million SF
Commercial Space

60,000
Managed Apartments

40 Million SF
Under Construction

50
Master Planned Communities
in 38 North American Markets

BROOKFIELD PROPERTIES

Brookfield
Properties & NEW ENGLAND
DEVELOPMENT

University Park at MIT East Cambridge, MA



30
Total Acres

674
Residential Units

12
Research & Office
Buildings

250,000 SF
Hotel, Restaurant
& Retail Space

1.7 Million SF
Research Space

Mixed-Use Asset

Natick Mall Natick, MA



228
Retailers

150,000 SF
Grocery &
Restaurant
Space

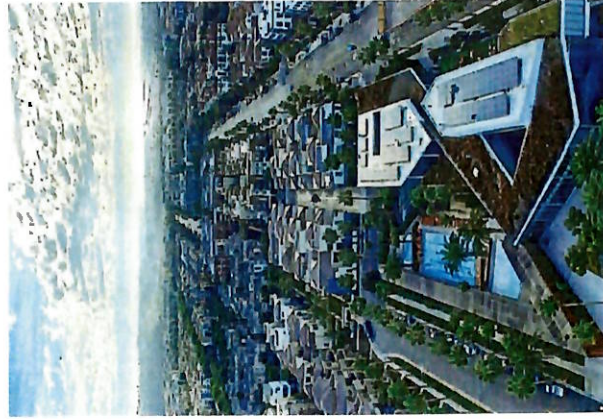
1.7 Million SF
Retail Space

Retail Asset

BROOKFIELD PROPERTIES

Brookfield  **NEW ENGLAND
DEVELOPMENT**
Properties

Playa Vista Playa Vista, CA



Mixed-Use

460 Acres

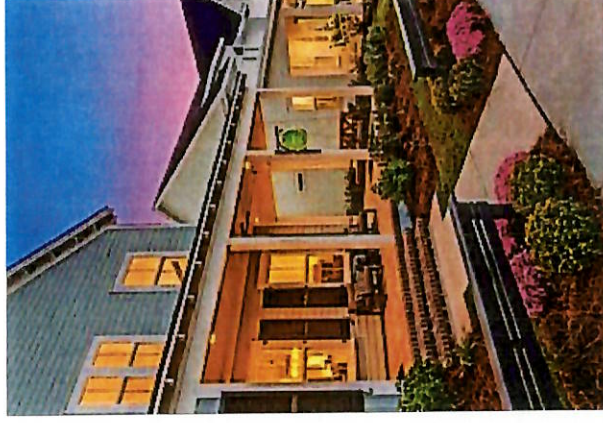
15,000
Residences

3.2 Million SF
Creative Office
Space

250,000 SF
Retail

165 Acres
Parks + Open
Space

Nexton Summerville, SC



Mixed-Use Asset

5,000 Acres

17,500
Residences

6 Million SF
Retail/Office
Space

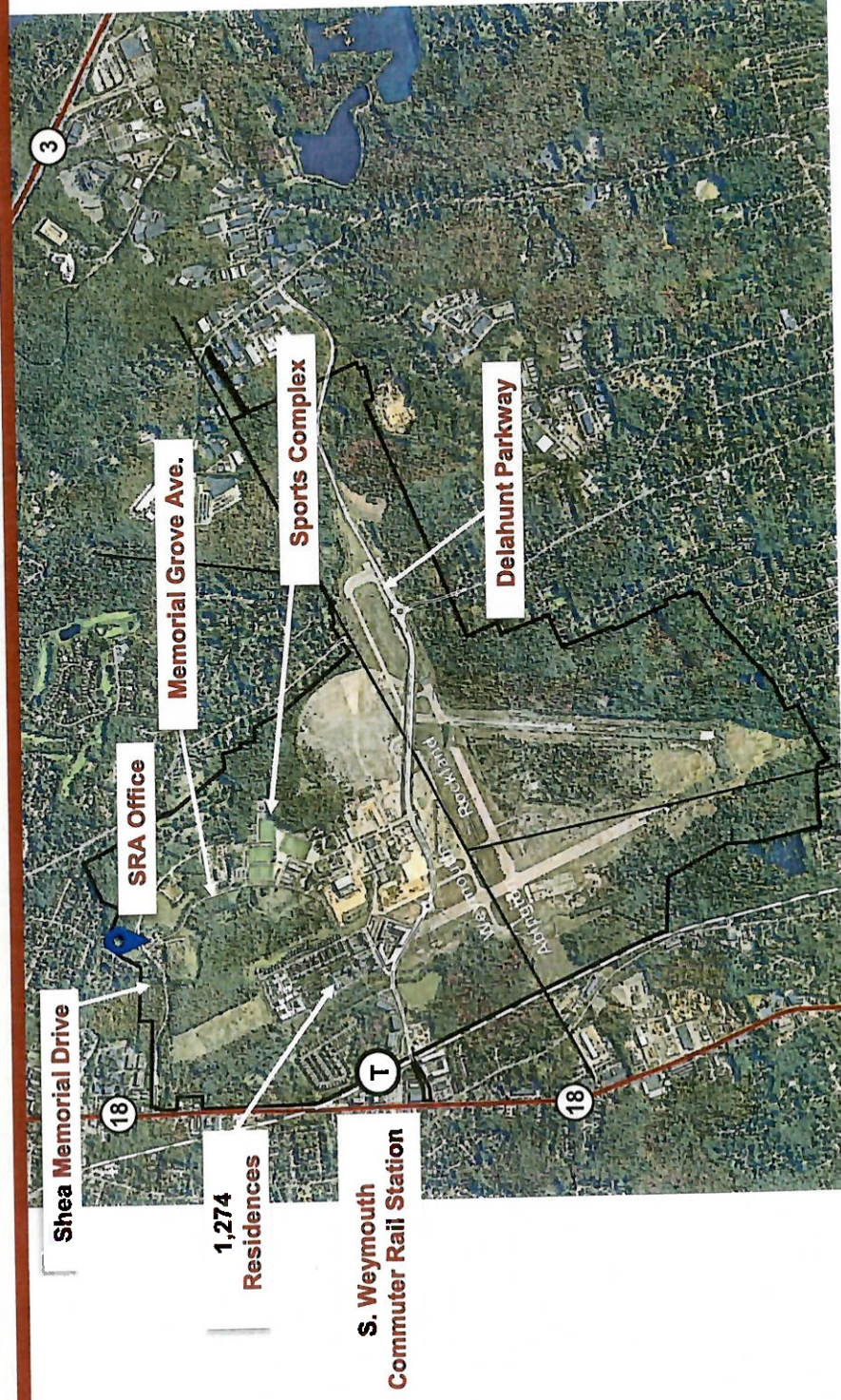
1,500 Acres
Parks + Open
Space

AGENDA

- What We Have Learned
- What We Have Been Doing Since Selection
- What To Do With The Land
- How Do We Do It
- What We Have Heard
- Questions & Answers

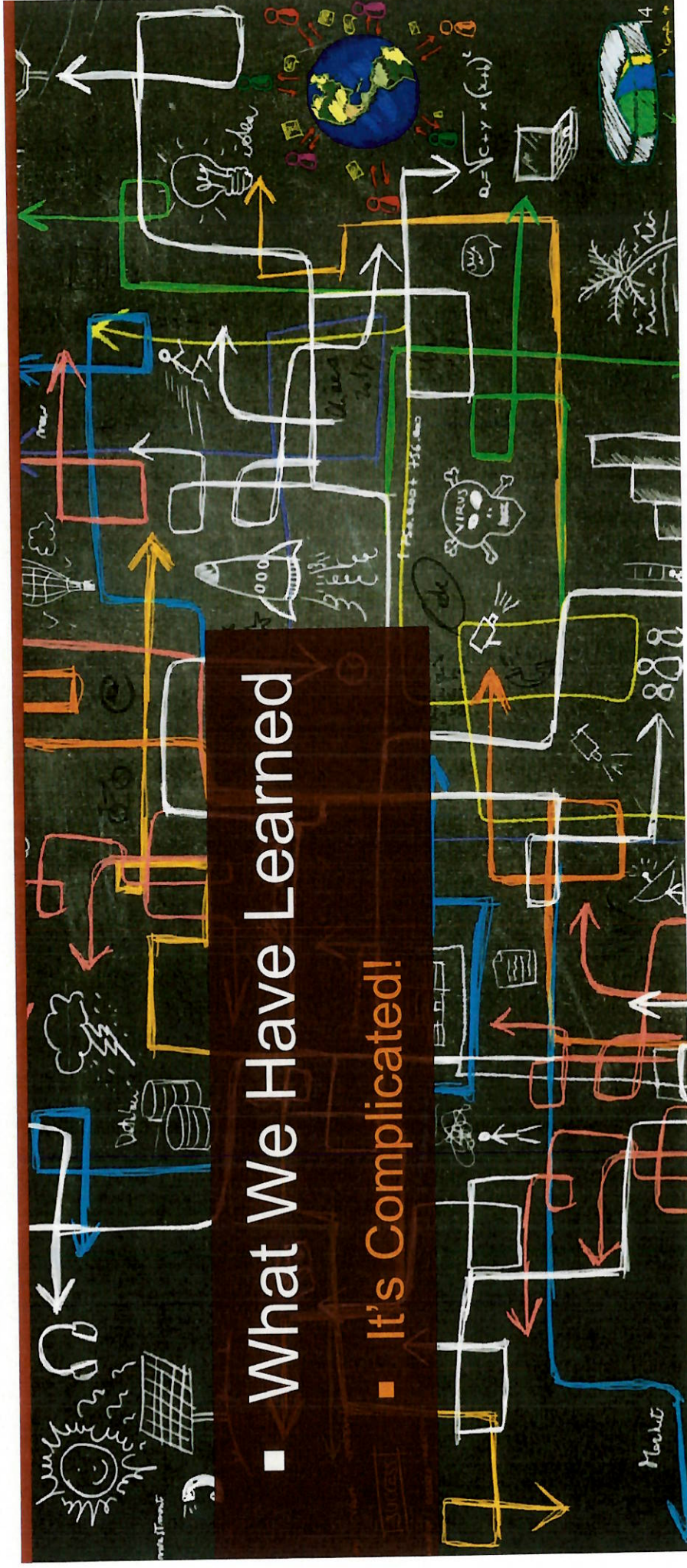
SOUTH WEYMOUTH NAVAL AIR STATION - *Today*

Brookfield
Properties & NEW ENGLAND
DEVELOPMENT

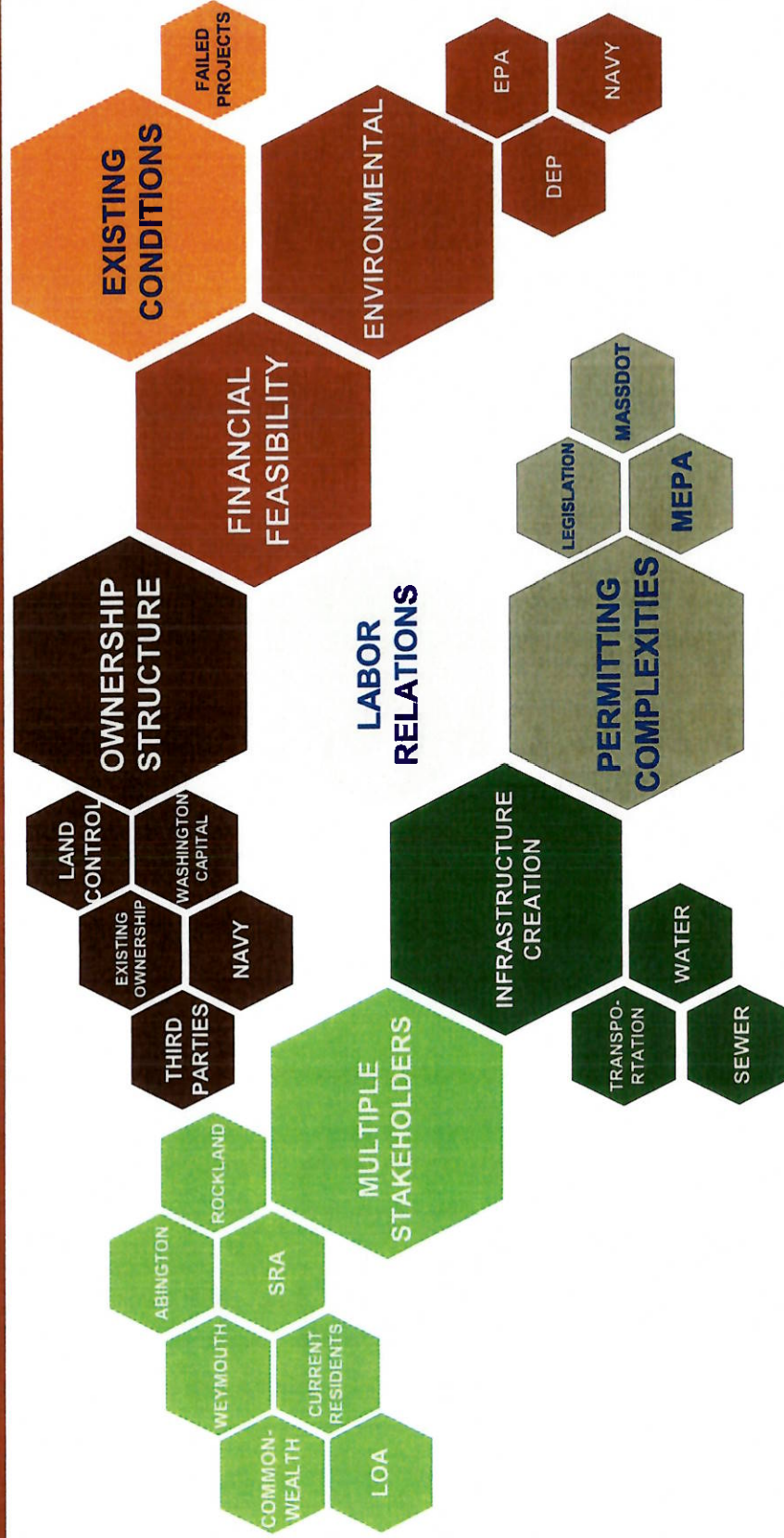


**NEW ENGLAND
DEVELOPMENT**

- It's Complicated!



MULTIPLE CHALLENGES



AGENDA

- What We Have Been Doing Since Selection
 - Land Ownership
 - Infrastructure
 - Regulatory Documents
 - Understanding The Land

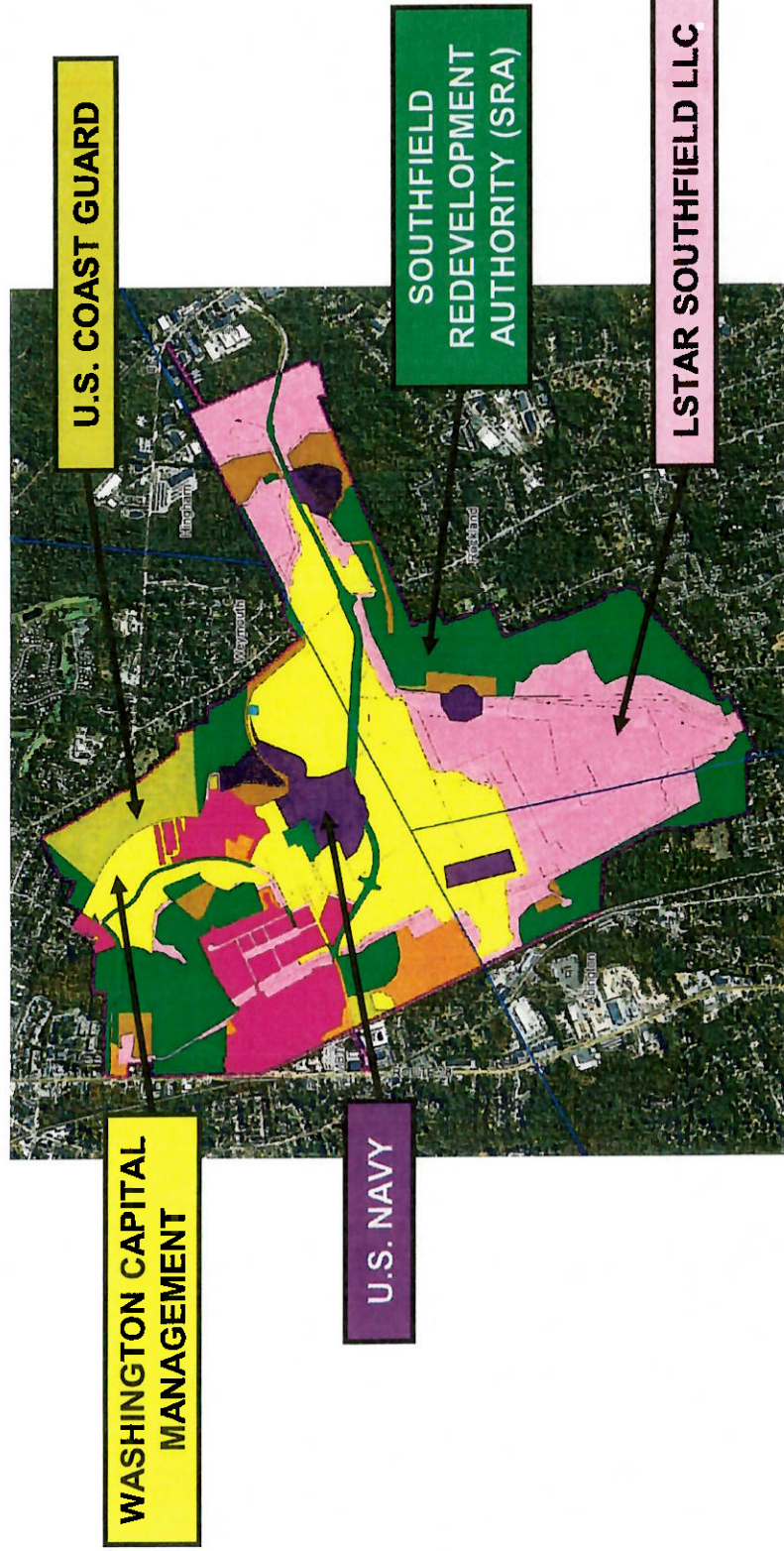
Land Ownership

LAND AGREEMENTS

Brookfield
Properties

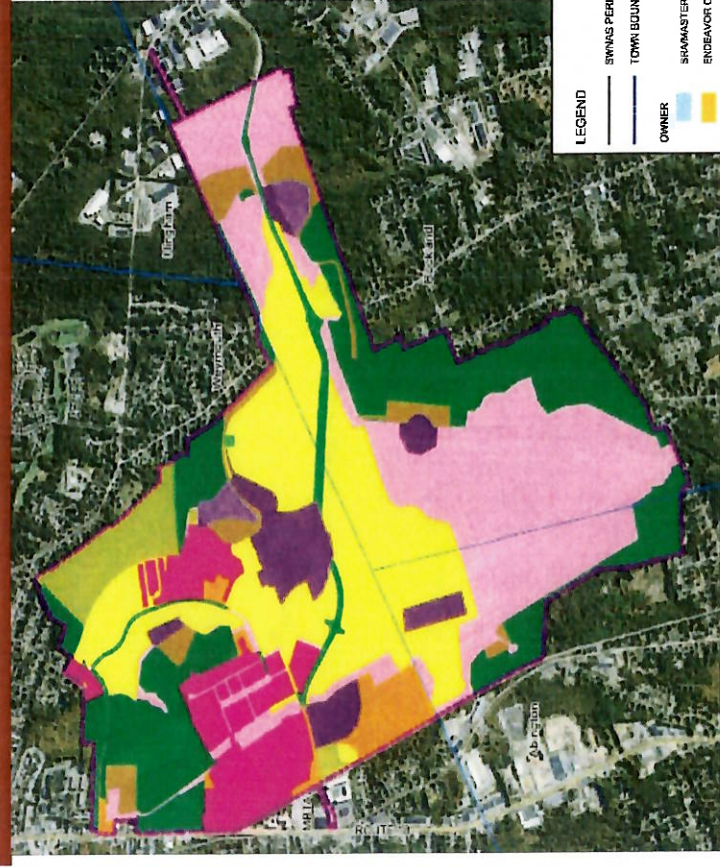


**NEW ENGLAND
DEVELOPMENT**

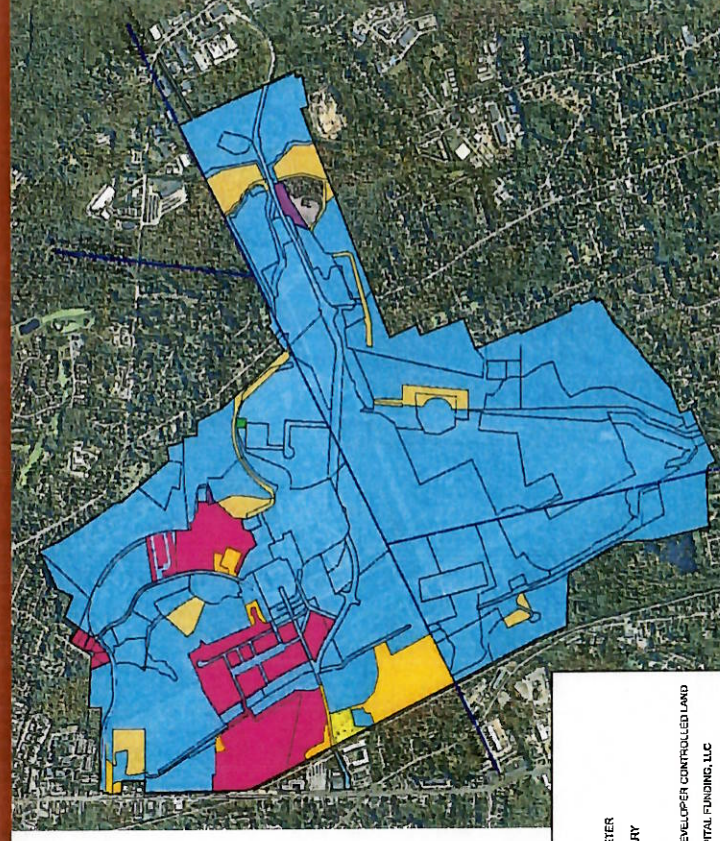


LAND CONTROL/OWNERSHIP

Brookfield & **NEW ENGLAND**
Properties **DEVELOPMENT**



Ownership at Selection - 2020



**SRA/Master Developer
Controlled Land - 2022**

LEGEND

—	SWNAS PERIMETER
—	TOWN BOUNDARY
OWNER	
Light Blue	SRA/Master Developer Controlled Land
Yellow	ENDEAVOR CAPITAL FUNDING, LLC
Pink	NATIONAL PARK SERVICE
Purple	US COAST GUARD
Light Blue	US DEPT OF NAVY - EDG
Dark Blue	US DEPT OF NAVY - PEC
Green	DEVELOPED
Brown	FAA

Infrastructure

[illegible]

■ MWRA

- ## Sewer Alternatives

- ## Transportation

- ## Funding Opportunities

- **MassWorks**
- **Federal/State Grants**
- **Bonding**

Regulatory Documents

REGULATORY DOCUMENTS

Brookfield & **NEW ENGLAND**
Properties **DEVELOPMENT**

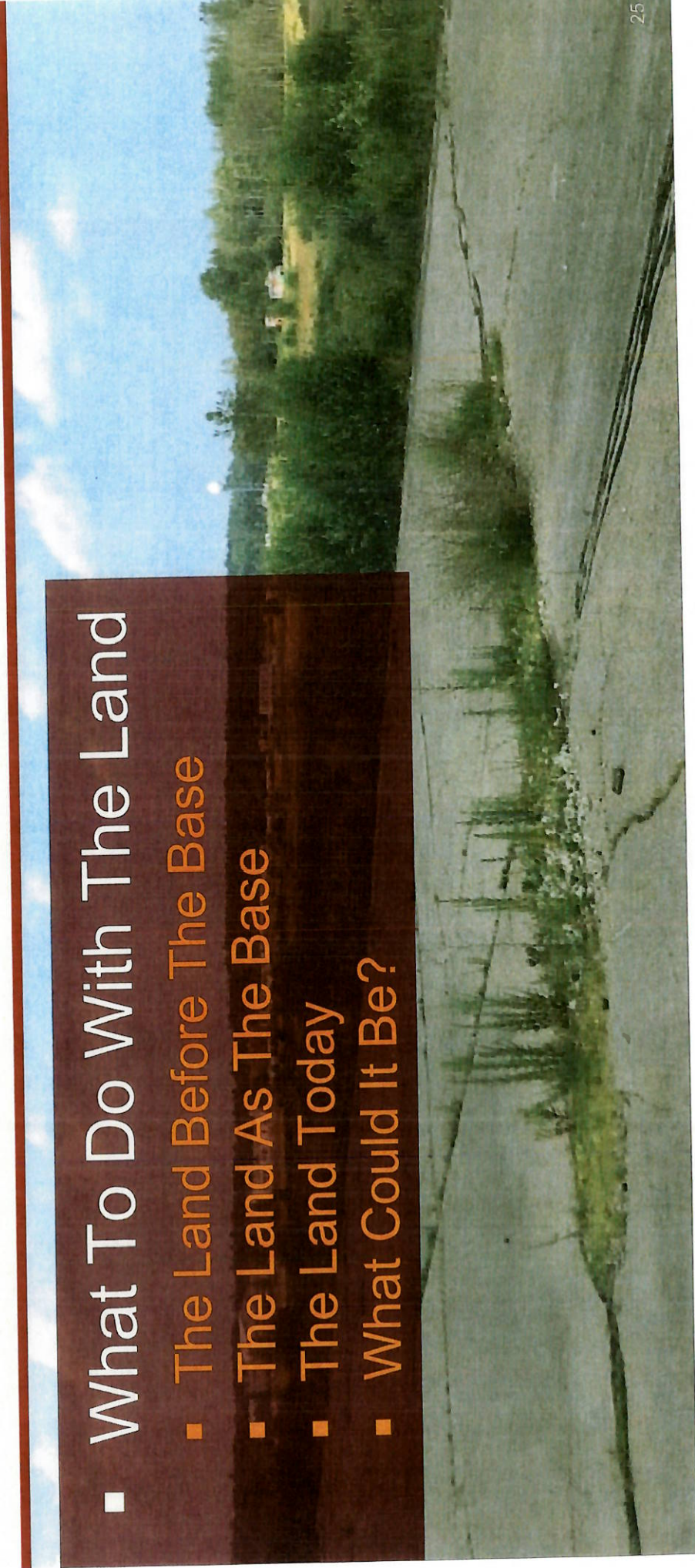
- Re-Use Plan
- Zoning
- Subdivision
- Wetlands
- Affordable Housing
- Design Guidelines
- Sustainability



Understanding the Land

AGENDA

- What To Do With The Land
 - The Land Before The Base
 - The Land As The Base
 - The Land Today
 - What Could It Be?



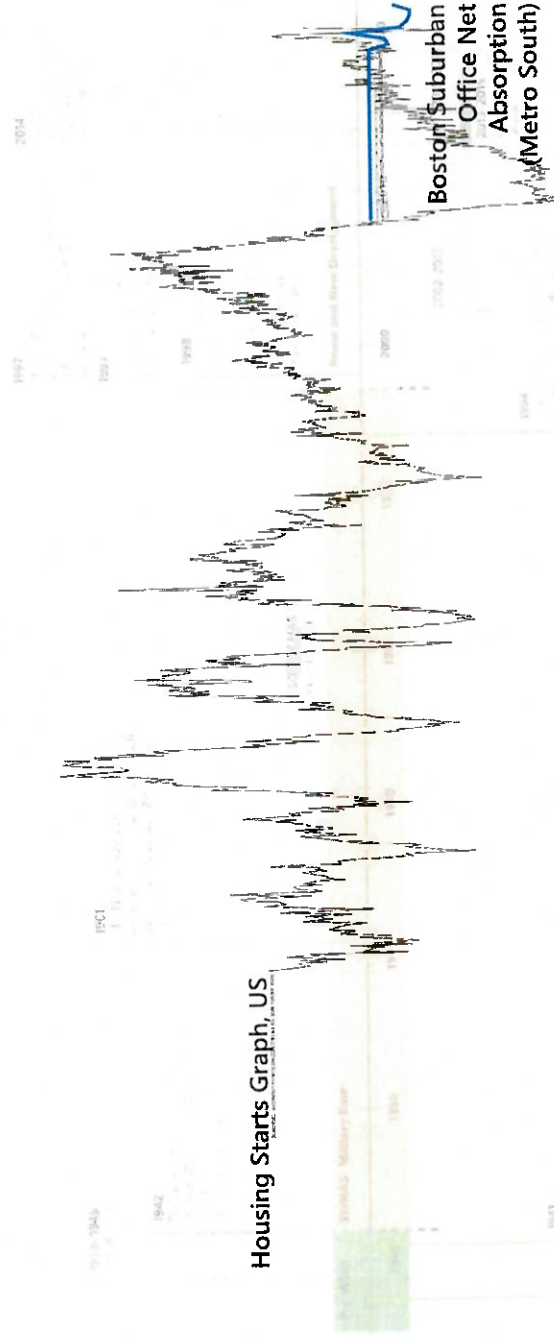
A Great Location

Brookfield **&** **NEW ENGLAND**
Properties **DEVELOPMENT**



Land history

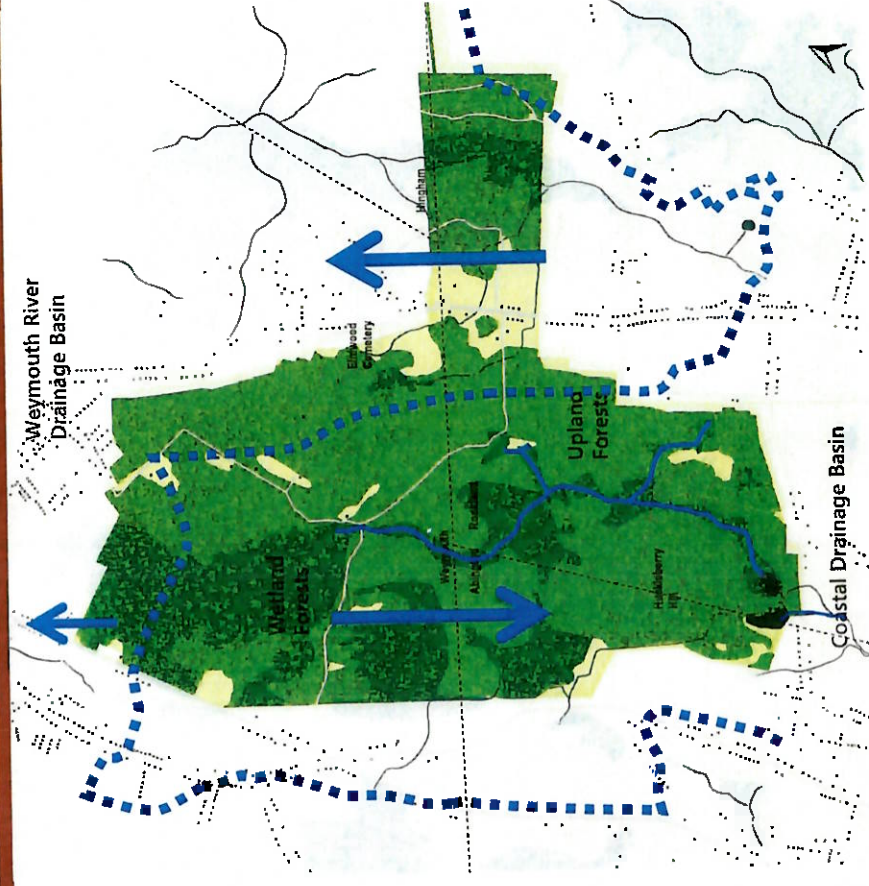
Brookfield **&** **NEW ENGLAND**
Properties **DEVELOPMENT**



Land History and Transformation

Pre-WWII Landscape

- 1933: Construction of Route 18
- 1939: World War II begins
- **Pre-war:** Predominantly forested with natural, connected wetlands, Huckleberry Hill, and a few buildings and streets
- **1941:** Base construction begins. The hilly landscape is levelled to fill in a portion of the existing wetlands.



Land History and Transformation

SWNAS- Military Base

- **1942:** The base opens with 48 airships (blimps) for coastal anti-submarine patrols
- **1961:** The Navy withdraws blimps from active service. NAS South Weymouth becomes a Naval Air Reserve facility
- **1997:** SWNAS is decommissioned by the Department of Defense (DOD), per BRAC's recommendation



Land History and Transformation

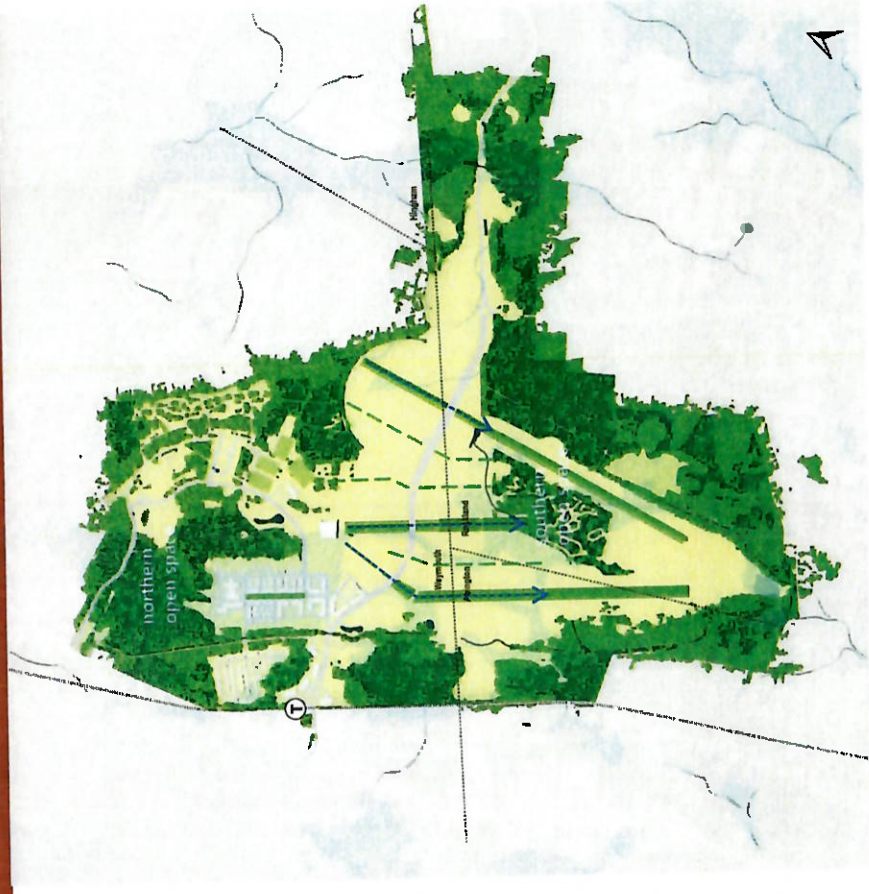
SWNAS Redevelopment: Becoming a Place

- **1998:** The South Shore Tri-Town Development Corporation (SSTDC) is created to oversee base redevelopment.
- **2002-2013:** Lennar/ LNR South Shore LLC
- **2013-2015:** Starwood Capital Group
- **2014:** SSTDC is reorganized as the Southfield Redevelopment Authority (SRA)
- **2015-2019:** LStar Ventures

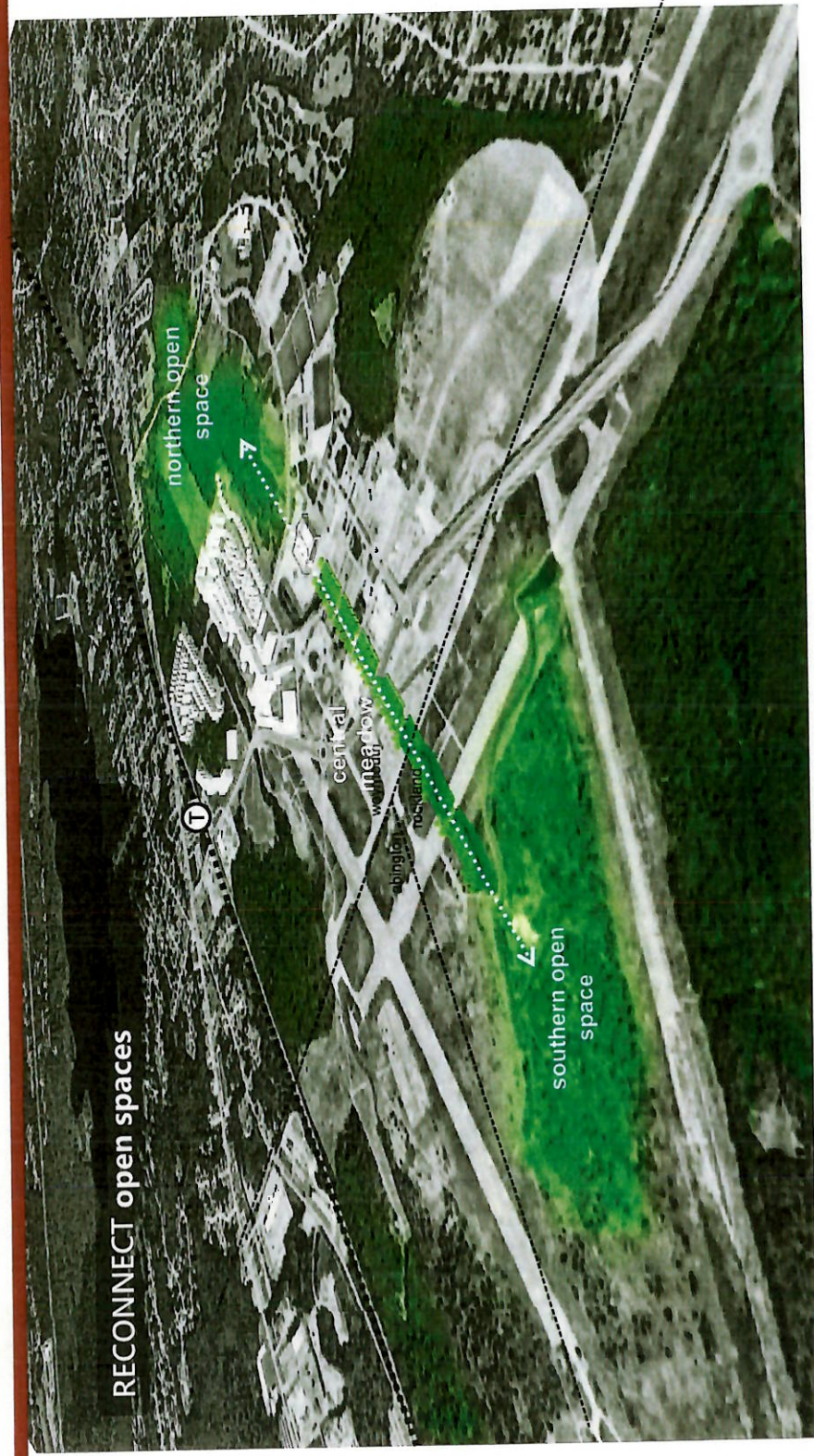


The Big Idea: Open Space Framework

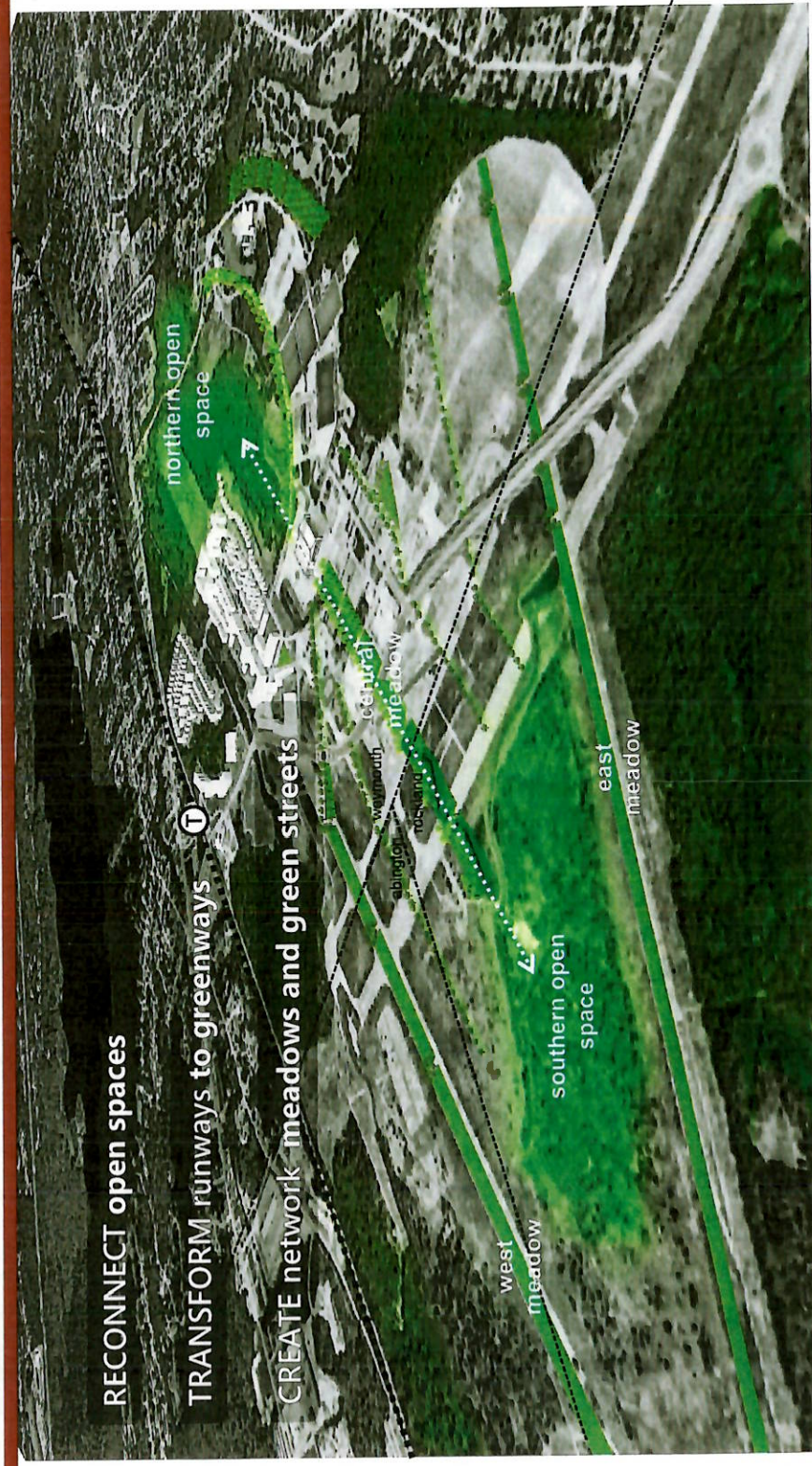
**Runways
to Greenways**
Bringing open space into
the heart of the Base



Open Space Framework



Open Space Framework

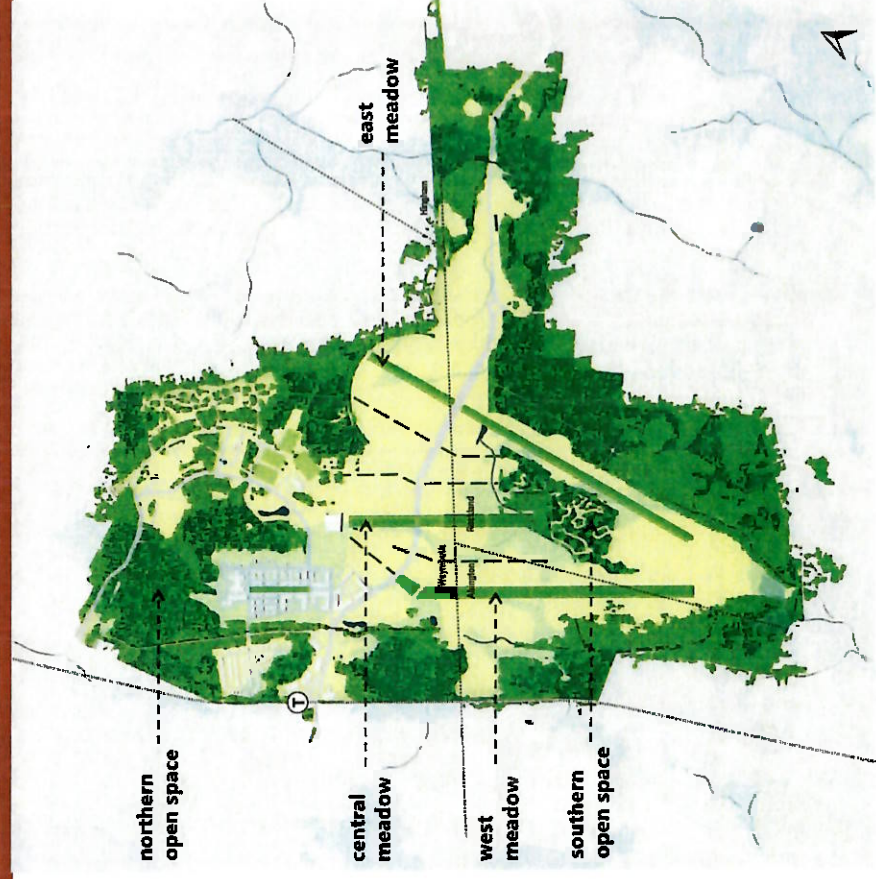


Brookfield
Properties



Open space framework for the masterplan

Brookfield
Properties & **NEW ENGLAND**
DEVELOPMENT



AGENDA

- How Do We Get There?
 - Process and Timing
 - What We Have Done
 - What's Next?

THE PROCESS GOING FORWARD

2022

SRA & Local

Draft Documents in Review

- Redevelopment Plan
- Zoning Bylaw
 - Design/Sustainability Guide
 - Affordable Housing Plan
- Wetland Rules & Regulations

2023

Local & State

- Town Meeting & Council
- Zoning Approvals
- Wetland Rules & Regulations
- State Filings: MEPA, NHESP, MassDOT, MADEP

2024

State

- Finalize MEPA, MassDOT, MADEP, NHESP
- Amend Legislation

WHAT WE HAVE DONE & WHAT'S NEXT

LAND CONTROL

- ☒ Designation and ENA
- ☒ WCM Land Agreement
- ☒ U.S Coast Guard Auction Award
- ☒ U.S Coast Guard Closing – Oct 7
- ☒ LSTAR Appraisal
- ☒ LSTAR Title & Survey
- ☒ LSTAR Taking
- ☐ Navy "Tea Pot" Land
 - ☒ Ongoing DEP /EPA Coordination
 - ☐ F.O.S.T

INFRASTRUCTURE

- ☒ MADOT Route 18 Sewer Upsizing
- ☐ MWRA Water Supply Options/Routes
- ☐ Aquaria Water Supply Options/Routes
- ☒ Assist w/ Rockland MassWorks Application Filing
- ☒ EPG Weymouth / SRA Water and Wastewater Report
- ☐ Sewer Weymouth (MWRA) System Analysis
- ☐ Transportation Improvements

PLANNING, ZONING & SUBDIVISION

- ☒ Master Plan Framework; Connecting Open Space
- ☒ All Regulations Drafted

SRA

- ☐ Modify Re-Use Plan
- ☐ Revise Zoning and Subdivision Regulations
- ☐ Adapt Design & Sustainability Guide
- ☐ Incorporate Affordable Housing Plan
- ☐ Weymouth Town Council
- ☐ Rockland Town Meeting
- ☐ Abington Town Meeting

STATE

- ☐ MEPA
 - ☒ Initial MEPA Coordination Meetings
- ☐ MADOT
- ☐ MADEP
- ☐ NHESP
- ☐ LEGISLATION

WHAT WE HAVE HEARD

Brookfield & **NEW ENGLAND**
Properties **DEVELOPMENT**

- What have you been doing?
- Why will it work this time?
- Will there be new residential? What types?
- Will there be new commercial?
- Will there be a "Town Center"?

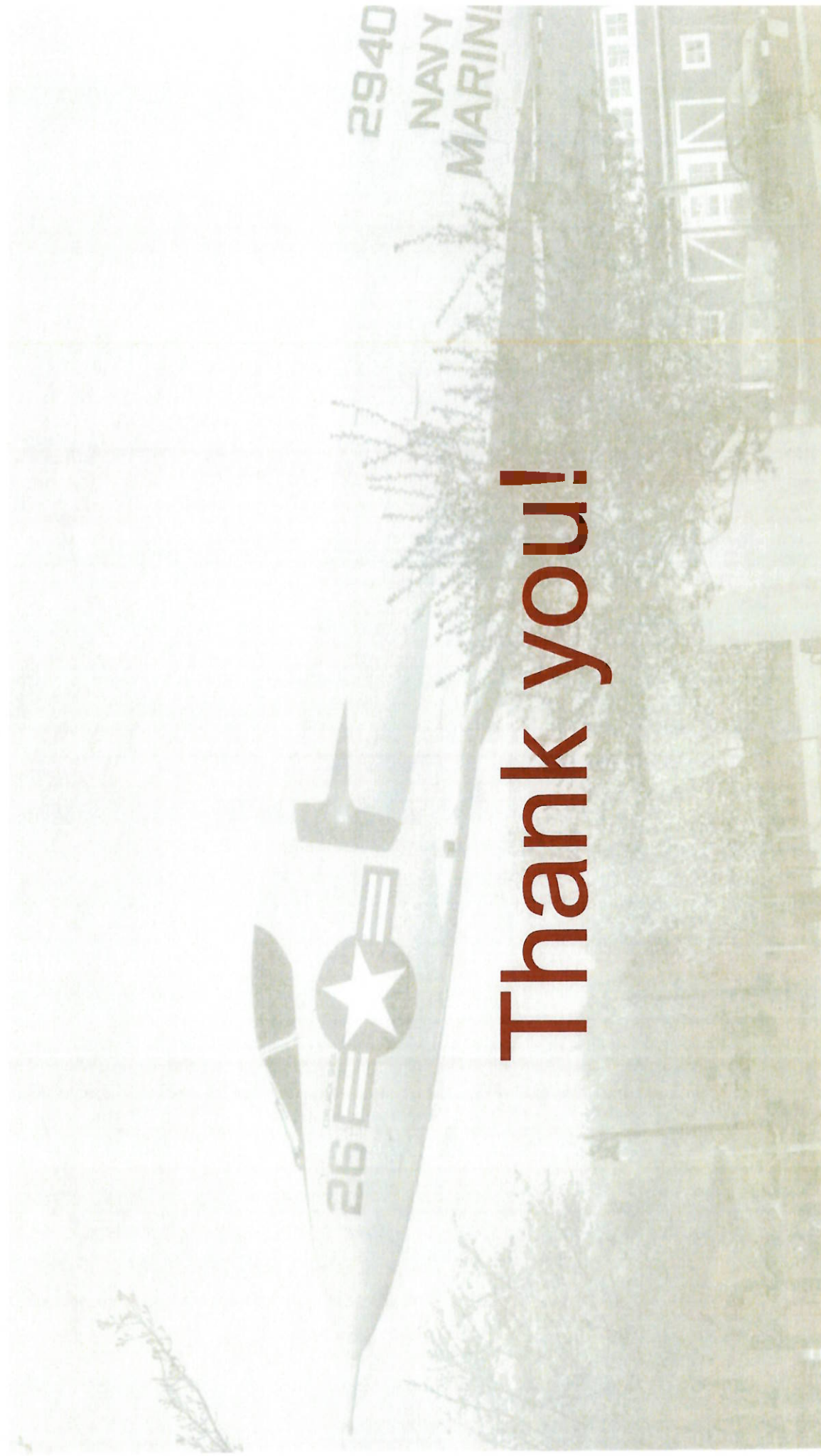


QUESTIONS & ANSWERS

Brookfield **&** **NEW ENGLAND**
Properties **DEVELOPMENT**

Our Website: ReimagineTheBase.com
WETC Link to Recording: Weymouth.tv





Thank you!