

South Shore Tri-Town Development Corporation

June 26, 2003 223 Shea Memorial Drive, South Weymouth, MA 02190

The Honorable Ellen Roy Herzfelder
Secretary of Environmental Affairs
Executive Office of Environmental Affairs
251 Causeway Street, Suite 900
Boston, MA 02114-2119

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MEPA

**Reference: Phase I Status Update for NAS South Weymouth
Redevelopment/EOEA Project 11085R**

Madam Secretary:

The Secretary of Environmental Affairs issued a Massachusetts Environmental Policy Act (MEPA) Certificate for the Phase 1 Report on August 9, 2002. The Certificate indicated that the Phase 1 Report adequately complied with MEPA (M.G.L., c. 30, §§ 61-62H) and its implementing regulations.

In response to comments received from the Massachusetts Department of Environmental Protection and others, the Executive Office of Environmental Affairs requested that South Shore Tri-Town Development Corporation (the "Corporation") prepare a Phase 1 Status Update Report to that covers the following issues:

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| ✧ Infrastructure improvements -- transportation and wastewater. |
| ✧ Water supply investigations and engineering. |
| ✧ Rare species, other habitat studies, and proposed enhancements to habitat and project permitting under the Massachusetts Endangered Species Act. |
| ✧ Clarification of Phase 1 Development areas to be set aside as permanent open space, and legal mechanisms to implement open space goals. |
| ✧ Revised Section 61 findings to incorporate all mitigation measures. |
| ✧ Transportation Management Association and Transportation Demand Management measures to be implemented by the Corporation's Master Developer Partner. |
| ✧ Establishment of sustainable design guidelines. |

Since EOEA approved the Phase 1 Report, progress has been made in several key areas. These include, but are not limited to:

- MESA investigations
- Wetland delineation
- Property conveyance by the Navy to the Corporation
- The Corporation's selection of Lennar Partners to be the Master Developer Partner
- Regional Highway Transportation Improvements actions related to Base development

The attached Phase I Status Update for NAS South Weymouth Redevelopment documents the status of all of the key issues raised by DEP, EOEA and others, summarizes the critical milestones achieved since the Phase 1 Report was submitted in May 2002, and outlines upcoming milestones for the remainder of 2003.

The Corporation and Lennar Partners would welcome the opportunity to meet with the recipients of this Phase 1 Status Report to answer any questions that arise during their review of this Report.

Submitted on behalf of the South Shore Tri-Town Development Corporation.

Sincerely,



Daniel R. DeSantis
Executive Director

cc:

Board of Directors
Lennar Partners
Citizens Advisory Committee
Mayor David Madden, Weymouth
Mr. Larry Ryan, Chairman of the Board Rockland
Mr. Kevin Donovan, Chairman of the Board Abington
Department of Environmental Protection
Natural Heritage and Endangered Species Program
Massachusetts Highway Department
Beth Mitchell/Mary Ryan – Nutter
Congressman Delahunt
Senator Creedon
Senator Hedlund

Senator Morrissey
Representative Mariano
Representative Murphy
Representative Nyman
Representative Teahan
KHA Consulting, P.C.
Epsilon Associates Inc.
CH2M Hill
The Cecil Group
SMWM
BlueWave Strategies
Bill Ryan