

# Development taking off at SouthField in Weymouth

Residential development at the former South Weymouth Naval Air Station is taking off and more projects are in the works, according to LStar vice-president Matthew Barry.



Development at SouthField has been rapid in recent months. Wicked Local photo/ Bradford Randall

By [Ed Baker](#)  
ebaker@wickedlocal.com

Posted Jul. 22, 2015 at 12:58 PM  
Updated Jul 23, 2015 at 2:12 PM

## WEYMOUTH

Residential development at the former South Weymouth Naval Air Station is taking off and more projects are in the works, according to LStar vice-president Matthew Barry.

Pulte Homes closed a \$2.1 million land sale with L Star July 13 to construct BrookField Village, a planned residential development with 81 single-family homes and 27 townhouses on 24 acres at SouthField, according to Barry.

“There will be a combination of single-family homes and townhouses,” Barry said.

Construction of the residences is expected to take place over a two-year period and the homes will be linked with pedestrian walkways to the South Weymouth MBTA commuter railway station, according to a project description.

“Brookfield Village will be a beautiful, brand new community planned by one of the finest homebuilding companies in the U.S., all just minutes from the commuter rail and everything Boston and the South Shore Have to offer,” state L Star managing partner Kyle Corkum stated. “We can’t wait to get started.”

Barry said Pulte has to obtain some building permits from Weymouth officials before construction begins later this summer.

Pulte is also in the early stages of constructing 200 condominiums in Woodstone Crossing, a new development near the commuter railway station, according to Barry.

“They have begun that work,” Barry said. “They will begin work there in earnest by the end of the month.”

Pulte closed a \$6.5 million land sale from LStar in April to construct the homes, according to Barry.

Barry said LStar also expects to close a land sale on Friday with Northland Residential, which plans to construct 26 family homes on Snowbird Road in SouthField Highlands.

“When that (project) is completed, that will be the conclusion of the neighborhood known as SouthField Highlands,” Barry said.

Barry said construction of Fairing Way, a 55-apartment complex for tenants age 55 and older, began a little more than a month ago near SouthField Highlands.

“This is just the beginning,” Barry said. “Wait till we get up to speed.”

Commercial development at SouthField has been virtually non-existent since legislation to redevelop the site was approved by Weymouth, Abington and Rockland in July 2005.

The development design called for 150,000 square feet of commercial amenities to be built in proportion to every 1,000 residences built, but this blueprint was scrapped in August 2014 when lawmakers overhauled the legislation at the urging of Kay, town council, Republican state Sen, Robert Hedlund and House Majority Leader Ronald Mariano.

The revised legislation created 900,000 square feet for commercial development at SouthField, in accordance with market conditions, and left the plan to construct 2,855 residences intact.

Barry said a hangar is being renovated into a motion picture production studio that L Star would lease to movie crews who are filming projects in the Boston area.

“We are making great progress,” Barry said. “The work is probably 50 percent complete.”

The hangar measures 33,000 square feet.

LStar signed a lease with a motion picture firm last month to use the hangar for several months when it films a movie in the Boston area, according to Corkum.

“We hope to have them filming in here before the end of the month,” Barry said.

Barry said LStar is not at liberty to state the name of the motion picture firm or the movie title because of contractual obligations.

The redevelopment at SouthField has also restored a recreation field for use by youth soccer and lacrosse leagues from Weymouth, Abington and Rockland.

“We have seen a lot of activity on it,” Barry said. “We will be opening a small t-ball field at the end of next week.”

The t-ball field on Shea Memorial Drive is in the final stages of completion and will have a 12-foot high green wall that resembles Fenway Park’s famed Green Monster, according to Barry.

“It will look like Fenway when you come down here,” Barry said. “There have been 10 to 15 young guys who have been playing whiffle ball there.”

The t-ball field is located across the street from the Shea Fitness Center, where Navy personnel used exercise equipment and played basketball during their downtime until SouthField was decommissioned as a military base in 1997.

Barry said the fitness center is undergoing renovations to its floor and it would be reopened as soon as possible.

“That has taken us a little longer than we expected,” Barry said. “Directly adjacent to the gym, we will open some basketball courts. We will resurface some old tennis courts and let people use them to play basketball.”

Barry said the recreation improvements added a dog park and children’s play area would be built near the soccer field where a chapel existed.

“We have a street hockey rink that is nearing completion,” Barry said.

The hockey rink is being built near the Delahunt Parkway on the south portion of SouthField where Navy jets once landed and took off.

Mayor Susan Kay said LStar is doing a great job with redeveloping SouthField.

"I'm extremely encouraged," Kay said. "There are children playing on the field and a new street hockey rink is going up."

Barry, a former Starwood Land Ventures vice-president who urged Weymouth, Abington and Rockland to overhaul the 2005 legislation to redevelop SouthField said he joined LStar because the location has tremendous potential to succeed.

“I believe LStar is a great firm and the potential of this project is why I stayed,” Barry said.

Contact Ed Baker at [ebaker@wickedlocal.com](mailto:ebaker@wickedlocal.com). Follow him on Twitter @EdBakerWeymouth.