

Board of Directors
Permit Granting Authority
Special Permit Granting Authority
Variance Granting Authority
April 25, 2013 @ 9:00am
SSTTDC Town Hall Conference Room

Directors Present: Gerard Eramo, Chairman
Joseph Connolly, Vice Chairman
James Lavin, Clerk
Jeff Wall
John Ward

Also Present: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer
Jim Young, Project Manager
Beth Mitchell, Legal Counsel

The Chairman called the Board of Directors, Permit Granting Authority, Special Permit Granting Authority and Variance Granting Authority meetings to order after a moment of silence for the Boston Marathon victims.

9:00AM PUBLIC HEARING - Special Permit Granting Authority (SPGA)
Legal Notice was published in the Patriot Ledger on April 8 and 15, 2013 on the SPGA consideration of the Phase 1A Development Plan, Fifth Revision submitted by LNR South Shore LLC.

VOTED: Motion Jeffrey Wall, seconded by Joseph Connolly, to open the SPGA Public Hearing at 9:00am - Unanimous vote

Mr. Young introduced Brian Brewer, KHA, to present the 5th revision to the Phase 1A Development Plan. The revision related to the proposed site plan for the 4th building in the Commons at SouthField Highlands apartment project with a reduced number of apartments with commercial units (72 units down from 80) as compared to the original Phase 1A Development Plan of 2007. The Board was provided with a breakdown of bedroom counts and workforce units; and was told that construction, if approved, would begin early summer (13 months construction/5 months lease up).

PUBLIC HEARING COMMENTS

Mrs. Parsons, Rockland was informed that John M. Corcoran was the developer, open fields bordered the property to the east, the property would drain to French's Stream via the existing detention pond west of Corcoran's existing buildings, and that approval of the Corcoran site plan application would bring the residential unit count (approved through site plan review) to around 650.

Mr. Miller, SouthField resident, voiced support for this project, but was concerned with the lackluster investment back into the development by LNR, commercial development and recreation amenities had not begun and existing dog (waste cleanup) issues had not been addressed.

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Mr. Doyle, SouthField resident, also voiced concern that there was neither commercial development nor development of the other amenities, and suggested the Board reconsider the approval process on future applications for residential development until LNR submits a timeline for the construction of those elements.

Mr. LeMott, SouthField resident, noted the dog issue was a major concern, the apartment complex needed a dog park, and that tenants parking on Parkview Street was also a concern. Mr. Mahoney noted that the parking ratio was larger per unit in the site plan for the proposed building.

Robin Daniels, LNR, stated they were aware of the dog (waste) complaints and establishing a dog park was a priority. She was working to resolve the complaints of the SouthField Residents Association; and the Open Space and Recreation Plan was being implemented in accord with timelines in the Reuse Plan. Ms. Daniels also noted that LNR's future horizontal investment was critical to the development proposed in the 5th Revision.

Mr. Lavin stated the amenities were a high priority to the Board, that LNR was not in default on this issue, and that SSTTDC appreciated LNR's investment into the roadways. Mr. Doyle acknowledged that LNR was not in default, but noted the lack of tax revenue, the safety of development success and the build out of amenities were only solved by commercial development. He asked the Board to reconsider the impact to the budget and to request a development timeline.

Mr. Ryan stated LNR was spending time, resources and energy to spur commercial development in a challenging market and that residential development helped attract retail development; any interruption in permissible residential development would harm efforts already underway.

**VOTED: Motion of Joseph Connolly, seconded by John Ward, to close the Public Hearing at 9:21am
Unanimous vote**

Board Measure 13-016

**VOTED: Motion of Joseph Connolly, seconded by James Lavin, to approve the Fifth Revision of the Phase 1A Development Plan submitted by LNR South Shore, LLC, all conditions of the approval shall be as noted in the Decision
Unanimous vote**

9:22AM PUBLIC HEARING – Variance Granting Authority (VGA)

Legal Notice was published in the Patriot Ledger on April 8 and 15, 2013 on VGA consideration of an application for one variance from the terms of the By-laws for Apartments with Commercial Building Form submitted by John M Corcoran & co. LLC.

**VOTED: Motion Jeffrey Wall, seconded by John Ward, to open the VGA Public Hearing at 9:22am
Unanimous vote**

Mr. Mahoney presented the details of the Variance Application for the Commons at SouthField Highlands II for 72 units of apartments with commercial, seeking relief from front building setback requirements due to building frontage and the angle of the lot line on Trotter Road/Parkview Street where the Village Center District and Main Street Overlay District converge. It was noted that the sidewalk would be built to the building and nullify the setback from the general public's perspective, consistent with how Corcoran's existing building on Trotter Road is laid out.

Mr. Connolly was informed that this building would be situated on 1.85 acres with 119 parking spaces

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and 6,642 s/f of commercial area. Mr. Mahoney indicated there were feasible prospects to bring services to the commercial space, as the population grew and as through traffic increased. Mr. Lavin noted that residential development provided the foundation to attract the retail.

PUBLIC HEARING COMMENTS

Mr. Doyle, SouthField resident, noted that commercial development was not limited to retail or services; an office building would not depend on residential development.

VOTED: Motion of Joseph Connolly, seconded by James Lavin, to close the public hearing at 9:29am Unanimous vote

Board Measure 13-017

VOTED: Motion of Joseph Connolly, seconded by John Ward, to approve the Variance Application submitted by John M. Corcoran and Company, LLC dated March 29, 2013 allowing the following variance from the requirements of the Zoning and Land Use By-Laws for NAS South Weymouth; allowing the front setback for building number 4 located on parcel 90-597-30 to vary from the front setback requirements for the Apartments with Commercial building form as shown on the Site Plans dated February 12, 2013

Unanimous vote

9:30AM PUBLIC HEARING – Permit Granting Authority (PGA)

Legal Notice was published in the Patriot Ledger on April 8 and 15, 2013 on PGA consideration of a Site Plan application for the Commons at SouthField Highlands II submitted by John M. Corcoran & Co., LLC.

VOTED: Motion of Jeffrey Wall, seconded by Joseph Connolly, to open the PGA public hearing at 9:30am, Unanimous vote

Mr. Mahoney reviewed the site layout noting the proposed building was located within the Village Center District with some minor lot frontage within the Main Street Overlay District. The proposed building was an extension of Corcoran's existing apartment project. The proposed 4-story and 3-story building would have a roof deck, outdoor community space, dog walking relief area, concierge trash handling service, tuck under garage parking, and 1.65 parking spaces per unit. Mr. Wall and Mr. Lavin cautioned the applicant on potential issues with hallway trash pickup.

Mr. Mahoney noted that the application for site plan approval included a few waiver requests related to awning heights on the southern exposure (commercial space) of the building; a directional sign on the corner of Memorial Grove Avenue and Snowbird Avenue to direct vehicles to the leasing center, and parking lot light pole heights and spillover onto Snowbird Avenue.

Mr. Wall voiced concern with simultaneous construction of Snowbird Ave. and Trotter Road and was informed that the construction schedule would be managed by SSTDTC and MBTA.

Discussion ensued on uses that could be accommodated in the 15,000 s/f of commercial space in both SouthField Commons Building 3 and the proposed Building 4, and on public safety measures to prevent traffic issues when Trotter Road opens to Rte. 18. Mr. Young noted he was working with Corcoran and LNR to secure the runway area from cut through traffic and stressed the importance of future traffic monitoring efforts by SSTDTC/LNR.

There were no Public Hearing Comments on the site plan for the Commons at SouthField Highlands II.

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Mr. Wall voiced his reluctance to approve this measure because of Resident and Board concerns on the lack of commercial development, but noted that both SSTTDC and LNR had taken measures to try to jump start commercial construction.

**VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, to close the public hearing at 9:50am
Unanimous vote**

Board Measure 13-018

**VOTED: Motion of Joseph Connolly, seconded by James Lavin, to approve the Site Plan Application submitted by John M. Corcoran and Company, LLC for the Commons at SouthField Highlands II project. All conditions of the approval shall be noted in the Board's decision.
Unanimous vote**

Acquisition of LNR Property, LLC by Starwood Capital Group Affiliates

Ms. Mitchell addressed the Board on the completed transaction by Starwood Capital Group to acquire ownership and interests of LNR. The DDA required Board consent that Starwood had the necessary experience and financial resources to fulfill LNR's obligations under the DDA. A letter from Starwood outlined the acquisition and provided financial information and noted other similar projects they were involved in. Starwood was now the parent company to LNR South Shore LLC. Ms. Mitchell indicated there was no change in the master developer program.

The CEO introduced Mr. Cloney, commercial consultant for SSTTDC. He contacted the Starwood Capital Group and learned Starwood was focused on the SouthField project and that they appeared to be serious about moving the project forward. A brief discussion occurred on the costs of construction, and the competitive elements that potential commercial users look at when making decisions.

Mr. Wall noted there were no Starwood representatives in attendance and stated the Board needed assurances that they understood their responsibilities and obligations to the three Host Communities. Mr. Ryan informed the Board that he was in contact with Starwood, a point person between SSTTDC and Starwood would be identified in another week, requests for ideas and a timeline for commercial development would be appropriate and LNR's daily operation would remain the same. He apologized to the Board because he didn't think a Starwood representative would be needed here today.

Board Measure 13-019

**VOTED: Motion of Jeffrey Wall, seconded by James Lavin, that the Board finds, in accordance with the provisions of Article 14 of the NAS South Weymouth Amended and Restated Disposition Development Agreement dates as of March 24, 2008, as amended (the DDA), that the acquisition of LNR Property, LLC, the parent of LNR South Shore, LLC, by Starwood Capital Group or its affiliates satisfies the requirements of the DDA
Unanimous vote**

Minutes

**VOTED: Motion of Jeffrey Wall, seconded by John Ward to accept the minutes of March 25, 2013
Unanimous vote**

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VOTED: Motion of Jeffrey Wall, seconded by Joseph Connolly, to adjourn the meeting

Unanimous vote

The meeting ended 10:05am

Mary Cordeiro, Recording Secretary

Gerard Eramo, Chairman

Documents reviewed during the meeting:

Phase 1A Development Plan 5th Revision

John M .Corcoran Variance Application

John M. Corcoran Site Plan for the Commons at SouthField Highlands II

Starwood Capital Group letter, April 17, 2013

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