

Board of Directors Meeting
SSTTDC Conservation Commission
SSTTDC Advisory Board Joint Meeting
March 28, 2011 @ 6:30pm
Conference Room, Corporate Office

Directors Present: Gerard Eramo, Vice Chairman
James W. Lavin, Clerk
John Ward
Joseph Connolly

Directors Unable to Attend: Jeffrey Wall, Chairman

Advisory Board Members: Joseph Shea, Chairman, Abington
Robert Long, Rockland
Joseph Gambon, Rockland
William Koplovsky, Hingham
Kevin White, Gov. Appointee
Eugene Blanchard, Gov. Appointee

Advisory Board Members Unable to Attend: Martin Pillsbury, MAPC
Bruce Hughes, OCPC
Sue Abbott, Weymouth
Laurie Delano, Weymouth

Also Present: Kevin R. Donovan, CEO
James A. Wilson, CFO
James Young, Project Manager
Steve Ivas, SSTTDC Conservation Agent
Lisa Standley, VHB
Bill Ryan, LNR

Mr. Eramo, Vice Chairman called the Board of Directors meeting to order and Mr. Shea, Chairman called the Advisory Board meeting to order at 6:30pm.

The Vice Chairman called the Conservation Commission to order at 6:31pm. Mr. Young noted that Lisa Standley, VHB was in attendance to review the Submission of the 100% roadway and drainage design for Phase 1 of the East/West Parkway. Ms. Standley identified pocket wetlands within the stormwater basin and that the stormwater basin was moved further east for improved hydrology. The Old Swamp River Restoration Plan was discussed.

Ms. Standley provided responses to the seven punch list items of Steve Ivas. Mr. Ivas indicated VHB's responses were perfectly adequate for each item. The Board was informed that Ms. Standley and Mr. Ivas would continue working together throughout the project.

Board Measure 11-013

VOTED: Motion of John Ward, seconded by Joseph Connolly, to approve for construction, the design submittals identified in the Conservation Agent's Report dated March 24, 2011 associated with Phase 1 of the East-West Parkway Project. The Applicant shall comply with the seven punch list items listed in the Conservation Agent's Report prior to construction of the related work items. All work shall

adhere to the Order of Conditions dated September 27, 2010 and as agreed to by the Conservation Agent on March 28, 2011.

Unanimous 4-0 vote

VOTED: Motion of James Lavin, seconded by John Ward to close the Conservation Commission meeting

Unanimous vote

The Conservation Commission meeting adjourned at 6:45pm.

Minutes

VOTED: Motion of John Ward, seconded by Joseph Connolly, to accept the minutes of the Board of Directors Meeting held on February 28, 2011

Unanimous 4-0 vote

Advisory Board Minutes

VOTED: Motion of Bill Koplovsky, seconded by Eugene Blanchard, to accept the minutes of the Advisory Board meeting held on October 25, 2010

5-0-1 vote Kevin White abstained

OCPC Representative

Mr. Shea noted that Old Colony Planning Council unanimously voted to appoint Bruce Hughes to the Advisory Board as their representative. Mr. Hughes replaced Mr. Stanley Littlefield. The Chairman noted that Mr. Hughes had served as the alternate OCPC representative to the Advisory Board since 2001 and was also involved with the NASPC. Mr. Littlefield served on the Advisory Board for 12 years, since its inception in 1998.

VOTED: Motion of Eugene Blanchard, seconded by Kevin White, for the Advisory Board Chairman to send a letter of gratitude to Stanley Littlefield for his dedication of service

Unanimous vote

NAVY Land Transfer

Mr. Donovan indicated that Senator Kerry and Congressman Keating were very active assisting with negotiations to bring the NAVY land transfer matter to a close in short order.

Mr. Young reported on the status of the NAVY's cleanup program and the sites that are currently being remediated. The Board was informed that the West Gate Landfill would be capped this year (as are the Small Landfill and the Rubble Disposal Area), leaving remediation of the center sites - hangar 1, hangar 2, former sewage treatment plant, solvent release areas, etc. Mr. Young noted that NAVY would continue its long term monitoring on the capped landfills.

Mr. Shea was informed that to date there had been no discoveries of unknown contamination in the areas under construction. Mr. Koplovsky was informed that the cleanup schedule put forth by NAVY shows that all remedies are to be chosen within the next 2-3 years

SouthField Project

Mr. Young identified the ongoing construction on Parkview Street. Two builders were in ground constructing units - Interactive Building Group (4 unit and 5 unit town homes) and Whitman Homes (4 unit townhouse and 3 stand alone single family homes). Both builders were preparing site plans for additional phases. LNR recently sold 9.5 acres to William B. Rice Eventide Homes. The Corporation approved their site plan for approximately 200 independent living rental units and a 46 bed skilled nursing facility, to break ground in 2012. Another site plan was approved for John M. Corcoran

Company for 226 apartments with 8,700 square feet of first floor commercial space located on Trotter Road. It was anticipated that LNR would close this land deal in April, building permit applications were already under review.

Mr. Young noted that LNR was moving forward with infrastructure work for new roadways and utilities connecting out from Parkview Street.

Discussion ensued on the East/West Parkway progress, future funding, MBTA improvements and the pedestrian corridor from the SouthField Highlands area to the train station.

Mr. Koplovsky was informed that the Reuse Plan called for a minimum of 400 senior units - 192 were currently planned (Eventide Homes).

Mr. Shea was informed there were currently about 35 people working on site on the roadway and residential construction projects. Mr. Ryan indicated in its entirety for all construction and support staff there would be around 700-1000 jobs at summer peak construction time.

Mr. Young reviewed the two contracts for Phase 1 construction of the East West Parkway, noting Barletta Heavy Division was contracted for the eastern segment by SSTDTC; and SPS New England was contracted for the western segment by MADOT. Scheduled completion date was Sept. 2012. Two land takings were completed on the Rockland end of the project by MADOT on behalf of the Town of Rockland, which will allow additional work to proceed in that section in the very near future..

Mr. Koplovsky was informed that the eastern and western limits of the parkway improvements would occur in Phase 2 and those funds were not yet available.

Mr. Shea indicated the T still needed to address train capacity. Mr. Donovan stated MBTA had not made definitive decisions on the capacity issue at this time.

Mr. Blanchard was informed there would be interim travel on phase 1 of the Parkway between Weymouth Street and Shea Memorial Drive with reconfigured traffic signals at the Weymouth/Reservoir Park Drive intersection to allow the connection.

Mr. Lavin was informed by Mr. Ryan that the price points for single family condos were low \$300K and garden courts \$400K. Mr. Ryan was not sure on what date the first occupant would move in. LNR may plan a ribbon cutting event for that day.

General Financial Update

The CFO presented his FY12 Budget Considerations including: Financial Factors, Special Assessments, Parkway Agreement, Parkway Bond Working Fund, NAVY FOST 3-6, FY11 Budget status and philosophy, FY12 Budget Overview, Enterprise Funds, Mitigation Payments, and considerations for establishing an electric power grid and becoming a cable licensing authority.

The Board of Directors were presented with Board Measures, for consideration after the fourth quarter collection period, related to FY12 Budget, Water and Sewer Enterprise Funds, FY12 Special Assessment, extraordinary expenses incurred in FY11, and a Rockland Conservation Commission request.

Mr. Wilson suggested meeting again with Advisory Board members to go into all the budget details.

Mr. Koplovsky was informed that the tax liability for Special Assessment could be 1/4 of the Real Estate Tax Bill; and that SouthField FY11 Real Estate Tax Bills were less than Weymouth (split rate) and comparable with Abington and Rockland (single rate) on residential but higher on commercial. Special Assessments would make tax bills higher than all the towns.

Mr. Koplovsky was also informed that the terms of the Bond agreement called for up to 25% of tax levy to be utilized for Special Assessments, starting in FY14.

Mr. Shea added up the receivables and revenues and indicated they came up short for the FY12 Budget appropriation. Mr. Wilson stated that entitlement fees and permit fees were still due which would pick up the shortfall.

Mr. Wilson noted the Corporation's first water meter was installed; and that DOR was reviewing the Corporation's assessing practices and each parcel evaluation as of January 1, 2010.

Mr. Shea was informed that Entitlements were fees negotiated in the DDA establishing a process based upon the number of residential units built at any one time and for each 1,000 square feet of commercial space.

Mr. Blanchard was informed that presently there were no expenses budgeted for police and fire service. The Corporation would take on those expenses once the new buildings were in place.

Mr. White was informed that the Corporation's model for health benefits was different than towns, that the Board voted a policy to reimburse employees for not joining the SSTTDC plan. That has worked out as a savings for the Corporation.

The Advisory Board unanimously agreed to meet again on Thursday, April 14th @ 6:30pm.

Rockland Conservation Commission

The CEO requested the Directors take up the request of the Rockland Conservation Chairman to provide \$10,000 in funds to the Rockland Conservation, per the Order of Conditions for DEP File No. 273-0350, to pay for expenses associated with monitoring compliance and reviewing plans of the East West Parkway project.

Board Measure 11-024

VOTED: Motion of John Ward, seconded by James Lavin, to raise and appropriate the sum of \$10,000 from Free Cash for the purpose of funding the costs associated with the Rockland Conservation Commission's review of the Parkway Project

Unanimous 4-0 vote

Mr. Eramo thanked the Advisory Board members for their ongoing support of the project and hoped they were comfortable with the SSTTDC staff, noting the outstanding job they do for the Directors.

VOTED: Motion of James Lavin, seconded by Joseph Connolly to send a letter of appreciation to Mr. Stanley Littlefield for his service

Unanimous vote

VOTED: Motion of Joseph Connolly, seconded by John Ward to adjourn the Board of Directors meeting

Unanimous vote

VOTED: Motion of Bill Koplovsky, seconded by Gene Blanchard to adjourn the Advisory Board meeting

Unanimous vote

The meeting ended at 8:10pm

Mary Cordeiro Recording Secretary

Gerard Eramo, Vice Chairman, Board of Directors

Mary Cordeiro, Recording Secretary

Joseph Shea, Chairman Advisory Board

Documents reviewed at the meeting:

Board Measures 11-013 to 11-024

Conservation Agent's Report

VHB 100% Roadway Design for East/West Parkway Phase 1

VHB Stormwater Management for East/West Parkway Phase 1

VHB Plan and Profile of East/West Parkway Phase 1 in the Town of Rockland

CFO Financial Update, FY12 Budget Presentation and Consideration