

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, January 9, 2017 @ 7:00pm
Conference Room, SRA Office

Directors Present: Kelli O'Brien-McKinnon, Vice Chairman
Patricia O'Leary, Clerk
Anthony Agnitti
Tom Henderson
Steve LeMott
Chris Primiano

Directors Unable to Attend: Lyndsey Kruzer, Chairman
Chris Aiello
Robert Rizzi

Also in Attendance: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Matt Barry, Tom Murray, LStar Management

The Vice Chairman called the meeting to order at 7:00pm.

Minutes

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to accept the minutes of the Board meeting held on December 12, 2016.

Approved 5-0 vote, abstention by Kelli O'Brien-McKinnon

7:00 PM Public Hearing

Conservation Commission – Request for Determination of Applicability: proposed demolition work for Recreation Complex project

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to open the Public Hearing at 7:00pm
Approved 6-0

Jim Young introduced Gene Crouch, VHB Environmental Engineer; Mr. Crouch identified the three buildings (#95, #112 & #138) to be demolished, discussed wetland buffer zones and erosion controls to separate work zones, and noted that all building materials would be removed and recycled according to law. Mr. LeMott was informed that the Town of Weymouth reviewed a courtesy copy of the request and had not provided any comments. Lenore White, Independent Wetlands Consultant, reviewed the request and had no concerns.

Mr. Young stated that the project was straight forward with a good work area surrounding the buildings, and that the three buildings were owned by LStar, that demolition permits would be applied for to the Town of Weymouth, that Building, Health, Fire and DPW Departments would review the applications prior to issuance of permits; and that any abatement activities would occur with DEP oversight.

Mr. Henderson was informed that the project would utilize staked straw wattles for the perimeter of the

work zone, and silt sacks for all catch basins located within the work zone. Mr. Young stated the SRA would provide written approval of the erosion controls prior to any earthwork or demo activities.

PUBLIC COMMENTS

Mary Parsons, Rockland, inquired if a nearby drainage ditch was tested by the Navy, and why hay bales were not being utilized. She was informed that the drainage site was tested prior to transfer, and that hay bales introduced seeds of invasive species.

**VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to close the Public Hearing at 7:12pm
Approved 6-0**

Board Measure 17-001

VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to approve the Request for Determination of Applicability dated November 2016 submitted by LStar Southfield, LLC for demolition activities at the Recreation Complex project, and to issue a Negative-3 Determination with conditions

Approved 6-0

Applicable Subdivision Board – Winterwoods Performance Bond Reduction

Mr. Young noted that approximately one year ago a performance bond for the Winterwoods project was issued with dual obligees: the SRA and the Town of Weymouth. The SRA acting as Planning Board and the Town of Weymouth as the municipality were both required to certify completion. Weymouth would ultimately accept the road through their street acceptance process.

Mr. Young outlined approximately \$4.5M of performance bond detail with just under \$1.2M remaining, and further specified that the Weymouth Planning Department and DPW reviewed and agreed with the reduction based upon project status and costs provided by Pulte Homes. Recommendation was to approve a bond reduction request with the updated amount of \$1,196,060 for Bond #SUR23100075. Ms. O’Leary was informed that email correspondence from the Weymouth DPW supporting the bond reduction was on file; she asked that supporting documentation be attached on future requests. The Board was informed that the Town of Weymouth DPW inspected the Winterwoods project; and they were relied upon to review this request.

Board Measure 17-002

VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, that the Applicable Subdivision Board approve a reduction of Pulte Homes’ Bond #SUR23100075 dated December 12, 2015 for Winterwoods (aka Brookfield Village) to \$1,196,060 per the updated performance bond estimate dated November 25, 2016.

Approved 6-0

Applicable Subdivision Board – ANR Plan: PBC Boundary Adjustment

Mr. Young outlined the detail of the ANR plan which contained the initial subdivision of land required for the PBC boundary adjustment previously approved by the National Park Service (NPS). Mr. Young noted the rezoning of several parcels on White Street, where a portion of PBC property was rezoned as R1 by the Town of Weymouth in an effort to complete the White St. neighborhood and permanently restrict vehicle access to the Union Point property.

Mr. Young reviewed the detail of parcels B, D and F. These parcels, owned by the SRA, were acquired

from NPS. Mr. Young identified Parcel A as being located adjacent to Route 18 with a size of more than 13 acres. This parcel was owned by LStar and was acquired from FOST 1 and FOST 5c transfers. The proposed boundary adjustment allowed the SRA to transfer parcels B, D, & F to LStar for development; in return parcel A would be added to PBC land under the control of SRA. Parcel B and a portion of parcel A were in the jurisdiction of the SRA. The Town of Weymouth would need to endorse the ANR with respect to parcels D, F, and a portion of A.

The National Park Service provided their approval of the PBC boundary adjustment in December 2016. Mr. Young indicated it was his understanding that LStar had ordered the required title commitment for the pending transfer of property to the SRA.

Board Measure 17-003

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, that Approval under the Subdivision Control Law is not required for the subdivision of land as shown on the Plan entitled 'Approval-Not-Required Plan of Land Boundary Adjustment – Naval Air Station South Weymouth, MA' dated January 4, 2017. Approval does not constitute approval of construction or any other activities on the subject parcels.

Approved 6-0

Status Reports

Master Planning Working Group - next meeting Tuesday, January 10th

Agreements Working Group - no update

Infrastructure and Construction Working Group – Pat O’Leary reported a credit Change Order for the parkway extension project of approximately \$4K, which would bring total expenditures slightly below the State Grant amount; and also reported that the remaining street lights on the parkway extension would be on line by weeks’ end.

Parkway and Navy Working group – no update

SRA Operations Working group – next meeting Thursday, January 12th

Staff – Mr. Young stated the Beam Street Definitive Subdivision Plan was under review for a Public Hearing to occur at the next Board meeting.

Mr. Bois reported the district tax rate was approved by the Department of Revenue at \$0.50, and stated that 1099’s to vendors and W2’s to employees would be issued this month.

LStar – Mr. Barry thanked the Board for their affirmative votes to set the stage for development of the Recreation Complex; and noted that LStar would be naming a Property Management firm to manage the Land Owners Association, snow, and other events on behalf of LStar so they can focus more on development activities.

Public Comments

Mary Parsons, Rockland, was informed of the location of the parcels associated with the PBC Boundary Adjustment on a property map.

Next Meeting - January 23, 2017 @7:00PM

**VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to adjourn the meeting
Approval 6-0**

The meeting ended 7:30PM.

Scott Bois, Finance/Treasurer

Kelli O'Brien-McKinnon, Vice Chairman

Documents reviewed during the meeting:

Request for Determination of Applicability: proposed demolition work for Recreation Complex project

Performance Bond Reduction Letter Request

ANR Plan: PBC Boundary Adjustment