

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, March 13, 2017 @ 6:30pm
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman
Patricia O'Leary, Clerk
Chris Primiano
Steve LeMott
Robert Rizzi
Chris Aiello
Tony Agnitti
Tom Henderson

Directors Absent: Kelli O'Brien-McKinnon, Vice Chairman

Also Present: James Young, Land Use Administrator
Scott Bois, Finance/Treasurer

The Chairman called the meeting to order at 6:30pm with a quorum present. The Board voted to enter into Executive Session. The Chairman indicated that a discussion in open session would be detrimental to the negotiation process.

VOTED: Motion of Robert Rizzi, seconded by Chris Primiano, to enter into Executive Session to conduct strategy session in preparation for negotiations with personnel, to reconvene in Open Session Unanimous 6-0 vote LeMott, aye, Aiello, aye, Kruzer, aye, Rizzi, aye, O'Leary, aye, Primiano, aye

The Board reconvened in Open Session at 7:05pm

Minutes

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to approve the minutes of February 27, 2017

5-0-3 vote to approve Rizzi, Aiello and Agnitti abstained

7:05pm - PUBLIC HEARING – DEP File #SE 353-1

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to open the Conservation Commission Public Hearing - Unanimous vote

The Chairman noted legal notice was published in the Patriot Ledger. The Board received written approvals from the Conservation Agent and the DEP Independent Observer in their agenda packets. Mr. Ed Hutchinson, Tetra Tech, presented on behalf of MassDOT the request for amendment to Order of Conditions (OOC) for the widening of Rte. 18. The request included changes to the use of herbicides for the treatment of invasive species; and changes to impacts and mitigation to the Bordering Land Subject to Flooding (BLSF) for increased flood storage. Mr. Young noted the request was for consistent

treatment plans for invasive species along the entire Rte. 18 corridor, and that LStar had land available to compensate BLSF for an increased flood storage area.

Public Comments

Mary Parsons, Rockland, voiced concern on herbicide applications taking place near French's Stream and a former NAVY clean-up site; and was informed that the herbicide was approved by Mass. Dept. of Agricultural Resources.

Rick LaFond, Abington Town Manager, voiced concern on increased daily vehicle trips noted in the recent Notice of Project Change (NPC) and how it integrated with the Rte. 18 widening project. The Chairman stated the NPC was not related to this public hearing on existing Order of Conditions.

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to close the hearing – Unanimous vote

The Public Hearing closed at 7:15pm

Board Measure 17-006

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to approve the Request for Amendment to Order of Conditions dated January 19, 2017 (DEP File # SE 353-1) and to issue an Amended Order of Conditions, as presented

Unanimous 8-0 vote

SRA Office Location, Space and Costs

The Chairman informed the Board of plans submitted by LStar to subdivide the SRA office building; to provide work space for both entities. The lease agreement between SSTDC and LNR, and the disposition and development agreement between SRA and LStar allowed for this option.

Discussion ensued on adequate office and storage space for SRA, accommodations for the State Auditors, and developing a cohesive working environment for all. Mr. Barry provided a sketch of the SRA building divided into front/back sections. The Board agreed to meet again on Monday, March 20th for further discussion.

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to table this discussion to the next meeting

Unanimous vote

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to authorize Pat O'Leary to work with staff and LStar to coordinate sufficient space for SRA operations.

Unanimous vote

Status Reports

The Master Plan workgroup met last week.

Agreement Workgroup - The Chairman noted ongoing negotiations with LStar on financial terms.

Infrastructure/Construction – Ms. O'Leary noted the recreation complex plan was received and under review.

Parkway/NAVY – no update at this time

Staff – Mr. Bois noted that a review with the Advisory Board on an FY18 Draft Budget was due.

LStar – no further update at this time

Public Comment

Mr. Shea, Abington, voiced concern on the traffic impacts noted in the Notice of Project Change, asked if the traffic assumptions for the Rte. 18 widening project were still valid, and noted the tight timeframe for submitting public comments. He asked for the topic to be placed on the next agenda for a public discussion. The Board agreed to meet on March 20th and to include this topic on the agenda.

VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to adjourn the meeting

Unanimous vote

The meeting ended at 8:00pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman of the Board