

Southfield Redevelopment Authority  
Board of Directors Meeting  
Special Permit Granting Authority  
Conservation Commission  
Monday, March 27, 2017 @ 7:00pm  
Conference Room, SRA Offices

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

Directors Absent: Robert Rizzi

Also Present: Jim Young, Land Use Administrator  
Scott Bois, Finance/Treasurer  
Tom Murray, LStar

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

Minutes

**VOTED: Motion of Chris Aiello, seconded by Steve LeMott, to approve the minutes of SRA Board of Directors meeting held March 13, 2017**

**Unanimous 8-0 vote**

**VOTED: Motion of Steve LeMott, seconded by Chris Aiello, to approve the minutes of SRA Board of Directors meeting held on March 20, 2017**

**7-0-1 vote Henderson abstained**

Special Permit Granting Authority  
PUBLIC HEARINGS (2) on LStar's Recreation Complex Plan  
1) Development Plan Application - SPGA

**VOTED: Motion of Tom Henderson, seconded by Anthony Agnitti to open the PUBLIC HEARING at 7:03pm - Unanimous 8-0 vote**

Mr. Murray introduced representatives from LStar's engineering and architectural firms, VHB & Sasaki, who presented the 25 acre Recreation Complex Plan with multi-use fields and courts, seasonally enclosed structures, park and playground, gymnasium and restaurant, and 416 parking spaces. Vehicular access to the Homeless Providers abutting the complex, QCAP and Bay Cove and also to U.S. Coast Guard was identified.

Concerns were raised on event overflow parking, driveway widths, turning radius, traffic circulation, snow removal and fire truck access. The Board was informed that parking at the recreation complex was designed to be self-sustaining for daily back to back recreational operations; and that parking for any special event would be the responsibility of the event planners. The presentation continued on the general landscape including parks, lawns, fields, fences, seating areas, and amenities. The Board was informed that maintenance of the site would fall to LStar or its successor.

Mr. Young stated the proposed Development Plan Application was straight forward and consistent with adjacent uses abutting the site.

#### PUBLIC COMMENT

Mrs. Parsons, Rockland, was informed, should the need arise, that a snow farm would be established at Union Point if LStar needed to remove snow from the recreation complex in the near future.

**VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to close the PUBLIC HEARING**

**Unanimous 8-0 vote** - Hearing closed at 7:55pm

Board Measure 17-010

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, that the Special Permit Granting Authority approve, with conditions, the Development Plan Application for the Recreation Complex submitted by LStar Southfield, LLC**

**Unanimous 8-0 vote**

2) Joint Site Plan/Special Permit Application - SPGA

**VOTED: Motion by Tom Henderson, seconded by Kelli O'Brien, to open the PUBLIC HEARING at 7:56PM - Unanimous 8-0 vote**

Mr. Young stated that a technical review of the joint site plan & special permit application was performed by SRA Staff, Weymouth DPW, Weymouth Fire Dept., Weymouth's Traffic Engineer and CHA Consulting. LStar's response to the review comments were included in the Board's agenda packets. The Board was informed that final revisions to the Recreation Complex Plans were still pending. Waivers were requested for specialty cable lighting and higher mounting heights from the Subdivision Rules & Regs, and for compact parking space dimensions from the Architectural & Urban Design Standards. Discussion ensued on the parking space analysis, zoning districts, Stormwater runoff, utility connections, and the proposed lighting plan for the entire recreation complex project.

Mr. Young indicated Board approval would be conditioned upon 1) delivery of final plans (within two weeks), 2) compact parking limited to 70 spaces (all in one designated area), 3) specialty Bosque lighting limited to the park element only and 4) confirmation that all proposed lighting was in compliance with property line limitations.

Mr. Henderson stated LStar's past due water/sewer and parkway maintenance bills totaled \$124,911. He suggested payment in full be another condition for approval, and further stated that future payments ought to be made in good faith and on time. Other Board members agreed, and asked the Treasurer to provide an accounts receivable report at the second board meeting each month.

**VOTED: Motion of Tom Henderson, seconded Kelli O'Brien-McKinnon, to add Condition #AA to require LStar to pay \$124,911 in outstanding water/sewer and parkway maintenance bills before the**

**Site Plan Special Permit Decision is released**

**Unanimous 8-0 vote**

PUBLIC COMMENT

Mr. Galluzzo, East Bridgewater, stated that Host Community access to the Recreation Complex should be provided as previously promised.

**VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon to close the PUBLIC HEARING**

**Unanimous 8-0 vote** - Hearing closed at 8:24pm

Board Measure 17-011

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that the Special Permit Granting Authority approve, with conditions, the Joint Site Plan and Special Permit Application submitted by LStar Southfield, LLC for the Recreation Complex project; and to waive the following section of the Subdivision Rules and Regulations: Section 3.5 (D)(3)(c)(bullet #'s 2 and 3) and the following section of the Architectural and Urban Design Standards and Guidelines: Section 7.3 (1)(a).**

**Unanimous 8-0 vote**

Conservation Commission

PUBLIC HEARING – Notice of Intent on LStar's Recreation Complex Plan

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to open the PUBLIC HEARING at 8:28pm**

**Unanimous 8-0 vote**

Mr. Crouch, VHB, identified the wetland buffer zone impacts within the work site of the proposed Recreation Complex project, and noted for the most part, that work would be outside jurisdiction. A lengthy discussion ensued on gravel wetland storm water treatment systems.

Mr. Ivas noted that one of the proposed conditions required submittal of detailed plans of this new wetland management concept, to be inspected and discussed at the preconstruction conference. Mr. Crouch noted that MassDOT highway division has implemented gravel wetland systems in some areas. Ms. White, DEP Independent Observer, was informed that no deicing chemicals or snow storage would impact any critical areas of the Old Swamp River basin.

PUBLIC COMMENT

Mrs. Parsons, Rockland, was informed that the gravel wetland system had a high TSS removal rate (80%) if it included a forebay.

**VOTED: Motion of Chris Primiano, seconded by Pat O'Leary, to close the PUBLIC HEARING**

**Unanimous 8-0 vote** - Hearing closed at 8:40pm

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to amend the Order of Conditions #28 to include a snow removal and deicing management plan - Unanimous 8-0 vote**

Board Measure 17-012

**VOTED Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, that the Conservation Commission approves the Notice of Intent for LStar's Recreation Complex (DEP File # SE081-1192) and to issue an Order of Conditions, as amended.**

**Unanimous 8-0 vote**

LIFOC Alterations Request – Hangar 2

Mr. Young noted LStar planned to complete the abatement of Hangar 2 in preparation for future renovations. The Board reviewed a Proposed Alterations Request and Certification Form to be submitted as required to NAVY.

Board Measure 17-009

**VOTED: Motion of Lyndsey Kruzer, seconded by Chris Aiello, that the Board of Directors approve the proposed Alterations Request to the NAVY for LStar’s proposed abatement of Hangar 2**

**Unanimous 8-0 vote**

Phase 1A Definitive Subdivision Plan Performance Bond Reduction

Mr. Young provided an update. SRA, LStar & Weymouth have all inspected the areas in question and are developing a current punch list and cost estimate for future consideration.

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to continue the Board’s consideration of a Performance Bond Reduction to the April 24, 2017 Board meeting**

**Unanimous 8-0 vote**

SRA Operations Proposal

Mr. Primiano reported the Operations group engaged Galvin & Galvin for opinions on SRA needs for the project.

Status Reports

Master Plan – no update at this time

Agreements – Ms. Kruzer noted progress made in DDA negotiations, and that votes would be forthcoming to the whole Board on the escrow account and excess bond proceeds.

Infrastructure/Construction – no update at this time

Parkway/NAVY – no update at this time

Staff – Mr. Young informed the Board of upcoming public hearings and that the Greystar Development Plan Application was available on the SRA Website.

Staff – Mr. Bois noted FY16 Audited Financials were available on the SRA website; an Exit Conference with the Auditors was scheduled for the next Board meeting.

LStar – Mr. Murray stated contract services for further street infrastructure development were pending.

PUBLIC COMMENTS

Mr. Galluzzo, East Bridgewater, was informed that the rugby field was also a multi-purpose field, and that the structure for Host Town usage was still to be determined.

NEXT MEETING – April 10, 2017

**VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to enter into Executive Session to conduct strategy session in preparation for negotiations with personnel – not to reconvene in open session**

**8-0 roll call vote LeMott, aye, Agnitti, aye, Henderson, aye, O’Brien-McKinnon, aye, Aiello, aye, Kruzer,**

**aye, O'Leary, aye, Primiano, aye**

The Chairman stated a discussion in open session would be detrimental to the Board's negotiation position. The Open Meeting ended at 9:00pm

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Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

LStar Recreation Complex Plan applications (3)

LIFOC request to NAVY