

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Wednesday, April 18, 2018 @ 7:00pm
Conference Room, SRA office

Directors Present: Kelli O'Brien-McKinnon, Vice-Chairman
Tony Agnitti
Tom Henderson
Robert Rizzi
David Rubin

Not Present: Lyndsey Kruzer, Chairman
Pat O'Leary, Clerk
Chris Aiello
Chris Primiano

Also Present: Paul Niedzwiecki, Executive Director
Jim Young, Land Use Administrator
Rob Downey, Asst. Planner

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

Minutes

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to table the March 26, 2018 and April 4, 2018, minutes until the May 2, 2018 meeting.

Unanimous 5-0 vote

Public Hearing –Conservation Commission

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to open the public hearing on LStar's Notice of Intent: Discovery Drive and Endeavor Boulevard

Unanimous 5-0 vote

Appearing before the Board were Tom Berkley and Keith Curran of LStar, and John Perry, Gale Associates.

Mr. Perry explained that:

- The only work within the buffer zone is connecting the proposed storm drain line in Endeavor Boulevard to the existing catch basin
- They are proposing to install a stormceptor to treat all water discharged to the existing catch basin

- They are proposing silt socks for erosion control
- Pervious areas are being increased
- There will be peak flow reductions in all storm events

Jim Young confirmed receipt of the Natural Heritage concurrence letter.

Steve Ivas said the proposed change was “pretty standard” and that the Independent Observer, Lenore White, concurred with the stormwater calculations.

Public comments:

Mrs. Parsons of Rockland asked about possible flooding due to increased water; Mr. Ivas explained there will be a decrease, not an increase, in peak storm water flows.

**VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to close the public hearing
Unanimous 5-0 vote**

Conservation Measure 18-006

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to approve the Notice of Intent for the Discovery Drive and Endeavor Boulevard project (DEP File # SE081-1209) and to issue an Order of Conditions, as presented.

Unanimous 5-0 vote

Parkway – 2018 Landscaping Contract

Jim Young said the Dartmouth Group recommended Schumacher Companies for the contract for 4/11/18 through 11/30/18. Schumacher will do the same work for the same amount of money they charged in 2017.

Board Measure 18-009

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, that the Board approve the 2018 Parkway Landscaping Contract, as presented, and hereby delegates signature authority on this Contract and all related Change Orders to the Executive Director.

Unanimous 5-0 vote

LStar Update

Tom Berkley said the update is primarily on infrastructure.

Demolitions:

10 to 15 buildings are scheduled for demolition this spring. This will mean a big change to the overall landscape over the next couple of months.

Hangar Square: LStar hopes to submit an application to SRA within next 30 days.

Discovery Drive, Endeavor Boulevard: They hope to start construction in July

Water/Wastewater:

- Will be a minimum of 2.5 to 3 years before getting water from MWRA
- On-site waste water treatment plant: hope to be operating within the next 30 months
- Waste water treatment by Weymouth: hoping to increase max daily flows from 187,000 gpd to 350,000 gpd. Construction of the off-site sewer mitigation work will, hopefully, start late summer or early fall.

Pop-Up Retail Village: hope will be ready by first week of June

Fields:

- Field #3 will be finished within the next month
- Field where damaged bubble was removed should be ready in one week or less
- New bubble will be ready by the fall
- Gym building: personal training may occupy part of the building; likely will be multiple users

Treasurer's Report

- Budget Transfers

Treasurer, Eric Hart, recommended transfers of: \$81,000 from Special Counsel to fund the balance of \$75,000 needed for the Treasurer plus \$6,000 for the Assistant Accountant.

Also, a transfer of \$105,900 from Special Counsel to be distributed as:

\$43,000 for Executive Director Salary; \$400. Board Salaries; Administrative Professional Services, \$22,000; Subscriptions \$500; IT / GIS \$10,000; Planning & Development \$25,000; Building Maintenance \$5,000;

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to approve year end transfers as directed by Treasurer

Unanimous 5-0 vote

Mr. Hart said LStar owes SRA \$55,000, plus he will be sending a bill for additional fees. He added that he is surprised that \$1,000,000. is still due from the Town of Weymouth for the infrastructure bond payments.

- Abatelements: Mr. Hart said he is still working on the abatelements.

Executive Director's Report

Paul Niedwiecki said he is working with LStar (going over the bills) and is recommending quarterly billing. He also said he would like to see a reserve account from which all vendors are paid. Mr. Niedwiecki added:

- He hopes that the Advisory Board will meet in May
- He met with GSA and Coast Guard representatives regarding the 50 acre housing parcel that Coast Guard currently owns
- He would like to present some ideas for restructuring of some financings and reserve accounts
- Thinks would be a good idea to retool committee assignments
- 57 resumes have been received for the part time bookkeeper
- LStar moved to 60 Sharp Street, Hingham
- Rob Downey is resigning and will become the head planner for Kingston

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none.

Public Comments on this evening's topics of discussion:

Steve LeMott, Union Point resident, asked about the difficulty of meeting with LStar at their new location.

Mr. Niedwiecki said there is more meeting space available now and, with having an executive director, there will hopefully be more staff to staff meetings.

Brittany Besler, Union Point resident, asked if there are plans for parking.

Mr. Berkley said they have met with Bob Luongo and Owen MacDonald of the Weymouth Planning Dept., along with Weymouth Police and Fire representatives.

Tom Henderson recommended the creation of an Advisory Committee and for it to include residents.

Mrs. Parsons of Rockland asked if the previous part time accounting person is collecting unemployment. She was told no.

Next Meeting: May 2, 2018

**VOTED: Motion of Bob Rizzi, seconded by Tom Henderson, to adjourn the meeting at 7:42 PM
Unanimous 5-0 vote**

Patricia Fitzgerald

Patricia Fitzgerald, Recording Secretary

Kelli O'Brien McKinnon

Kelli O'Brien McKinnon, Vice Chairman

Documents reviewed during the meeting:

18-006

- Notice of Intent: Discovery Dr. & Endeavor Blvd., Gale Associates, Inc. March 2, 2018 (SRA website)
- Agent Report, Ivas Environmental, March 15, 2018
- Proposed Order of Conditions

18-009

- Proposed Agreement for Parkway Landscaping