

Southfield Redevelopment Authority
Board of Directors Meeting
Special Permit Granting Authority
Variance Granting Authority
April 27, 2015 @ 7:00pm
Conference Room, 223 Shea Memorial Drive

Directors Present: Walter Flynn, Chairman,
Bill Minahan, Vice Chairman
Chris Aiello, Clerk
Robert Rizzi
Ralph Rivkind
John Brewer
Patricia O'Leary
Kelli O'Brien-McKinnon
Lyndsey Kruser

Also Present: Jim Young, Land Use Administrator
Scott Bois, Treasurer/Collector

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

Minutes

VOTED: Motion of Bill Minahan, seconded by Robert Rizzi, to approve the open session minutes of April 13, 2015

Unanimous vote to approve

7:02pm PUBLIC HEARING – Winterwoods Development Plan

VOTED: Motion of Chris Aiello, seconded by Bill Minahan, to open the Special Permit Granting Authority and Variance Granting Authority Joint Public Hearing

Unanimous vote to open

Mr. Young noted that Board Measure 15-010 contained two (2) separate motions, and that motion #2 would only occur if Motion #1 passed.

Mr. Reid Blute, Pulte Homes, noted that the Winterwoods Development Plan offered a different architectural layout for single family homes that filled a market demand for home buyers looking for privacy with rear exterior decks, and kitchens and family rooms that opened to natural settings. Construction would occur in two phases and would include 4 distinct home designs with 2 car garages located in the front and private areas at the rear of the property.

Hugh Hahn, VHB, identified the 81 Single Family Homes with 3-4 bedrooms, 27 Townhomes with 2-3 bedrooms, 2 pocket parks, and the narrow neighborhood street that would cross French's Stream to connect to Stonehaven Drive. Mr. Hahn noted the Master Plan anticipated access from Stonehaven Dr.

to this development lot. Discussion ensued on storm water drainage patterns, water loop system, sewer system, underground municipal services, pedestrian paths and emergency access. Mr. Flynn stated the water connection should be looped around at the cul-de-sac rather than at Stonehaven Drive in order to insure uninterrupted water flow. Mr. Aiello stated that a fire hydrant should be located in the spur.

Mr. Hahn then reviewed the variance requests from the Zoning and Land Use By-Laws on front/rear setbacks, lot coverage and parking; the waiver requests from Design Guidelines on windows, skylights, doors, and roof forms; and the exemption request from Subdivision Rules and Regulations on the roadway cross section. The Board was informed that the recommended road width was 25 feet curb to curb with an 18-foot travel lane and 7 foot parking space on one side. The Applicant requested 24 feet curb to curb with two 12-foot travel lanes, a standard sized cul-de-sac designed to accommodate fire trucks, and no on-street parking. A lengthy discussion ensued on the sustainable advantages of a narrow street versus a standard roadway.

Ms. Kruzer asked for an accounting of how many times the applicant varied from the recommended standards in the Architectural Guidelines, and was informed that decision factors were based on ease of exterior maintenance, and a land plan design different from the existing neighborhoods; an accounting had not been prepared for the hearing. Mr. Young noted that a full scale review of the recommended standards typically occurs at Site Plan review, and usually focuses on areas where waivers of mandatory requirements have been granted. Ms. Kruzer was also informed there were no plans to ban parking on the roadway but steps would be taken by the authority having jurisdiction if street parking became a nuisance; and that common area property would be association owned, that garage door facades would have different textures, depth and detail; and that there was no plan to offer affordable or workforce housing in Winterwoods, because they were not required to do so.

Ms. O'Leary was informed that garage door windows would be based on buyer preference; and that Weymouth Fire and DPW were provided full sets of any site plan applications for review and comment; and the applicants were encouraged to address all comments.

Mr. Brewer thanked Mr. Blute for meeting with the residents to hear their concerns regarding possible traffic in the cottage alleyways. Mr. Blute asked that the HOAs and Mr. Miller (Southfield Neighborhood Association president) provide a primary point of contact for monitoring traffic issues going forward. Mr. Brewer agreed to work with Mr. Miller to identify such a person. Mr. Brewer also inquired about the impact of snow storage on the landscape plantings, and was informed that the Development Plan did not include landscaping details, but the hardiness and low water needs required on the Transit Village plan would also be taken into consideration on the Winterwoods plan.

Mr. Hahn noted the Weymouth Fire Department was notified of the Applicant's request to waive the automatic fire sprinkler system requirement for the 81 single family homes, and that no comments had been received.

Mr. Aiello was informed that the automatic fire sprinkler system requirement was specific to the Southfield project for Townhouse-2 units where SSTDC had required such systems in the past. The

Winterwoods single family homes had greater separation and would be built in compliance with Mass Building Codes.

Public Comments

Mr. LeMott, Southfield resident, stated the plan forced people to the back of their driveways. He suggested adding front porches, and some designated off-street parking to accommodate house parties.

Mr. Galluzzo, Weymouth, voiced concern that the Board had passed site plan and development plan applications without a master plan. The Chairman stated that although the master developer's legislation rescinded the master plan, the SRA still had enforceable rules and regulations to govern development, and that it was the Board's hope that the master developer would bring a new plan to the Board as soon as possible.

Mrs. Parsons, Rockland, was informed of the planned trail system through the Pulte Homes properties and surrounding wetlands. She stated shared bike and walking paths should be created throughout the site. Mrs. Parsons was also informed that the preliminary Stormwater design proposed that the detention ponds would drain to wetlands and not directly to French's Stream; and that there would be a roadway crossing over and utilities crossing under French's Stream to connect to Stonehaven Drive.

Mr. Shea, Southfield resident, stated the subdivision plan didn't fit in with the other existing Southfield homes; that the homeowners on Stonehaven Drive should not be subjected to 3 years of constant construction traffic.

Ms. Hilbert, Weymouth, was informed that the sewer infrastructure would be designed and installed to SRA standards with close coordination with Weymouth DPW, as Weymouth DPW would be providing all inspectional services during construction.

VOTED: Motion of Bill Minahan, seconded by Ralph Rivkind, to close the public hearing

Unanimous vote to close

The Public Hearing closed at 8:30pm

Board Measure 15-010

Motion #1 -VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, that the Special Permit Granting Authority approve, with conditions, the Development Plan Application for Winterwoods submitted by Pulte Homes of New England, LLC This approval does not however approve any requests for variances, which shall be subject to approval by the Variance Granting Authority

Unanimous vote to approve

Mr. Aiello requested that future variance requests be taken up one at a time. Mr. Rivkind requested that the Winterwoods list of variance requests be attached to the Board Measure.

Motion #2 -VOTED: Motion of Bill Minahan, seconded by Pat O'Leary, that the Variance Granting Authority approve, with conditions, the request for Variances submitted by Pulte Homes of New

England, LLC, as described in the Development Plan application for Winterwoods

Unanimous vote to approve

FY16 Budget

Discussion ensued on conducting a management and operational review of SRA responsibilities going forward, and the cost and duration of the review. The review would include analysis of departmental operations, compensation and classification studies, IT assessments, financial policy development and budget and management advisory assistance.

The Chairman noted the need to approve a budget in short order. Mayor Kay stated that Weymouth could not send tax bills (on May 7th) if the SRA did not have an approved budget.

The Board considered approving a general fund budget and a water/sewer enterprise fund budget for the short term, and to prepare Supplemental Budgets when the management and operational review was completed. Ms. O'Leary stated that input from the Towns was needed for the operational review of the SRA.

VOTED: Motion of Bill Minahan, seconded by Robert Rizzi to send out an RFP for Public Sector Management Consulting Services

Unanimous vote to send

Further discussion ensued on the next steps for Weymouth and SRA transition tax functions and to address cash flow issues. The Board was informed that coordination with the Weymouth CFO had begun.

Service Agreement

Ms. Kruzer updated the Board on the Weymouth Municipal Service Contract negotiations, noting an original charge of \$258K, SRA counter offer of \$142K and the Mayors final proposal of \$209K after rejecting further offers from SRA. A lengthy discussion ensued on Weymouth's cost methodology and services that were separately paid to Weymouth.

Board Measure 15-002

VOTED: Motion of Walter Flynn, seconded by Pat O'Leary, that the Board of Directors approve the terms and conditions of the proposed Service Fee Memorandum of Understanding between the Authority and the Town of Weymouth as presented on April 27, 2015

6-0-3 vote Minahan, Kruzer and Brewer abstained

The Chairman noted that Mr. Bromberg and Mrs. Parsons had separately requested an opportunity to speak to the Board regarding the Open Space and Recreation Plan that was due in March (as per new Legislation). They were informed that LNR/Starwood had not created an Open Space and Recreation Plan. Mrs. Parsons was also informed that LNR had not taken any action on the amended DDA that was submitted to them in December. The Chairman acknowledged that the new Legislation required the proposed Southfield rate to be provided to the Towns for a 45 day comment period; and that the Towns were required to hold public hearings on the proposed Southfield rate. It was expected that the FY16 Budget would be passed soon.

PUBLIC COMMENT

Mr. Galluzzo, Weymouth, was informed that the SRA was current with water/sewer payments due to Weymouth.

Mrs. Parsons, Rockland, was informed that LNR/Starwood was not current with water payments due to SRA.

LStar Management

Mr. Minahan acknowledged that LStar representatives, Kyle Corkum, Steve Vining and Hampton Pitts, were in attendance at the meeting, and asked the Chairman to invite them to address the Board. Mr. Vining stated LStar was under contract with LNR/Starwood to purchase LNR South Shore LLC and the Southfield project (on May 13, 2015). He acknowledged that the DDA required consent from the SRA Directors for LNR to turn over the property and the project to another party, and requested said consent. Mr. Corkum noted the current frustrations with the Southfield Project, and their plan to address recreation issues as soon as possible. The Mayor was informed that LStar would also be addressing the Dedicated Commercial Zone in Weymouth.

Next Board of Director meeting will take place on May 5, 2015

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, to enter into Executive Session to consider the purchase, exchange, lease or value of real property, not to reconvene in Open Session

Rivkind, aye, Minahan, aye, O'Brien-McKinnon, aye, Aiello, aye, Flynn, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye, Brewer, aye

Open Session ended at 9:15pm

Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman of the Board

Documents reviewed during the meeting:

Winterwoods Development Plan

FY16 Budget