

Southfield Redevelopment Authority
Board of Directors Meeting
Permit Granting Authority
Conservation Commission
Applicable Subdivision Board
Monday, May 8, 2017 @ 7:00pm
Conference Room, SRA Offices

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice Chairman
Patricia O'Leary, Clerk
Steve LeMott
Chris Aiello
Robert Rizzi
Chris Primiano

Directors Absent: Anthony Agnitti
Thomas Henderson

Also Present: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Rich Westcott, Tom Schultz, Katya Podsiadlo, Hugh Hahn, Gene Crouch- Greystar Consultants
Matt Barry, Tom Berkley, Tom Murray and Bill Ryan- LStar Team
Lenore White, DEP Independent Observer

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

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Bob Rizzi, to approve the minutes of the SRA Board meeting held on April 24, 2017
Unanimous 7-0 vote to approve

PUBLIC HEARING – Permit Granting Authority
Greystar GP II, LLC Active Adult Apartment Project

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to open the public hearing at 7:02pm
Unanimous 7-0 vote

Mr. Westcott presented the Site Plan application including entrance/egress, signage details, erosion control, drainage plan, utility plan, parking space locations (239 total), hydrant locations and building elevations. Building layout, floor plans, lighting plans and landscape plans were reviewed. Discussion ensued on the streetscape, parking areas, outdoor common areas, onsite snow storage areas and winter hardy/deer resistant plantings. Mr. Young noted that over 100 peer review comments were received on

Greystar's site plan application.

Mr. Rizzi was informed that Memorial Grove Ave (MGA) was crowned and storm runoff flowed to gutters/catch basins and into the MGA detention basin.

Mr. Primiano was informed that Greystar would be responsible for maintaining their on-site Stormwater system.

The Board was informed that four waivers from the Subdivision Rules and Regulations were requested:

- 1) Waiver was requested for relief on the mounting height of light poles located on the property perimeter.
- 2) Waiver was requested to allow soil cover less than 36" on one section of drain pipe.
- 3) Waiver was requested to allow relief from required curbed planting areas around rows of 15 parking spaces.
- 4) Waiver was requested for relief from planting a buffer strip to the open space area where a natural one already existed.

PUBLIC HEARING COMMENTS

Mrs. Parsons, Rockland, was informed that former NAVY monitoring wells located at the work site would be closed out in accord with MassDEP requirements.

Mr. Galluzzo, East Bridgewater, suggested the use of azalea plants in the landscape plan as they were better suited to survive severe winters.

Mr. Thorpe, Union Point Resident, was provided with Greystar's planting list for his review.

**VOTED: Motion of Chris Aiello, seconded by Chris Primiano, to close the public hearing at 7:47pm
Unanimous 7-0 vote**

Board Measure 17-017

The Board voted each waiver request separately before voting the Greystar Active Adult Apartments Site Plan Application.

- Section 3.5 (D)(3)(c)(bullet #3) Lights

VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, to allow the proposed luminaire mounting heights as shown on the Site Plan.

Unanimous 7-0 vote

- Section 3.6(K)(2) Depth of cover

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to waive the required 36 inches of cover over a certain section of drain pipes, as shown on the Site Plan

Unanimous 7-0 vote

- Section 4.6(I) Rows of parking spaces

VOTED: Motion of Chris Primiano, seconded by Chris Aiello, to allow rows of parking stalls as shown on the Site Plan

Unanimous 7-0 vote

- Section 4.6(I) Buffer Strip

VOTED: Motion of Steve LeMott, seconded by Kelli O'Brien-McKinnon, to waive the requirement for a planted tree/shrub buffer strip along zoned open space on the western property line, as shown on the

Site Plan

Unanimous 7-0 vote

Greystar Active Adult Apartments Site Plan Application

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, that the Permit Granting Authority approve, with conditions, the Site Plan Application submitted by Greystar GP II, LLC for the Active Adult Apartments project

Unanimous 7-0 vote

PUBLIC HEARING – Conservation Commission

Greystar GP II, LLC Active Adult Apartment Project

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, to open the Public Hearing at 7:50pm

Unanimous 7-0 vote

Mr. Crouch identified the wetland resources near the site, and noted that grading work would take place outside the 200 ft. riverfront area. There would be no alterations to wetland areas, and drainage would be treated within the Stormwater system (via the existing wet basin) before discharge to TACAN Outfall area. The Board received the proposed Order of Conditions in their agenda packets.

Ms. White spent time with Greystar engineers to understand the drainage reports, and was now comfortable that the plan complied with DEP Stormwater standards.

Mr. Young stated the issues in the Conservation Agent's report were resolved and complied with SRA's Wetland rules and regulations.

PUBLIC COMMENT

Mrs. Parsons, Rockland, stated that a storm event on April 1st caused French's Stream to flood Rockland homes again, and that it was imperative there was no increase to the peak flow from the Greystar project to the TACAN Outfall. Mr. Crouch stated there would be a fair amount of reduction in Stormwater peak flow from the Greystar site. Ms. O'Brien-McKinnon was informed that the Rockland Conservation Commission had received a copy of Greystar's Development Plan Application.

VOTED: Motion of Chris Aiello, seconded by Chris Primiano, to close the public hearing at 8:04pm

Unanimous 7-0 vote

Board Measure 17-018

VOTED: Motion of Lyndsey Kruzer, seconded by Chris Primiano, to approve the Notice of Intent for Greystar's Active Adult Apartments project (DEP File # SE081-1193 and to issue an Order of Conditions as presented.

Unanimous 7-0 vote

LStar Outstanding Invoices

The Chairman noted receipt of 2 payments from LStar totaling approximately \$107K toward a previously outstanding amount of approximately \$124K. Mr. Barry stated there were three irrigation water bills in dispute. The Board was informed that LStar never previously disputed any of the outstanding bills, that LStar received invoices and statements on a regular basis, and that the irrigation systems had separate

meters. Mr. Young offered to provide details on the irrigation systems and their locations to Mr. Primiano. Mr. Primiano had volunteered to work with LStar on payment of all outstanding invoices. Ms. O'Brien-McKinnon noted \$17K was still due, and that additional charges totaling \$51K were now past due. It was also noted that significant interest had accrued on the unpaid bills. The Board considered releasing the LStar Recreation Complex Site Plan Decision that was on hold pending full payment of \$124K. A very lengthy discussion ensued with Mr. Barry. The Board voiced frustration with recurring unpaid bills, and LStar's lack of justification. The Board agreed to wait for full payment before releasing the Recreation plan decision to LStar.

NAVY EDC Land Conveyance

The Board received a copy of LStar's letter agreement to NAVY which proposed to restructure some of the financial terms of the EDC Purchase Agreement. The Chairman indicated legal counsel reviewed and recommended signing the agreement.

VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to authorize the Chairman to sign LStar's Letter Agreement to NAVY on behalf of the Board of Directors

Unanimous 7-0 vote

U.S. Coast Guard Surplus Land

The Board received a copy of a letter to General Services Administration requesting that they enter into negotiations with SRA to purchase the 50 acre parcel of Coast Guard Housing Land located within the boundaries of the former SWNAS.

VOTED: Motion of Chris Aiello, seconded by Robert Rizzi, to authorize the Chairman to sign the letter from SRA to General Services Administration on behalf of the Board of Directors

Unanimous 7-0 vote

Parkway 2017 Landscaping Contract

Mr. Young noted that the Parkway Landscaping Contract was ready as of earlier that day. The Chairman had reviewed earlier drafts but had not yet seen the final version. Mr. Barry summarized LStar's bid process, and recommended that the Board award the landscaping contract to Schumacher Companies.

VOTED: Motion of Chris Primiano, seconded by Pat O'Leary, to authorize the Chairman to sign the landscaping contract between SRA and Schumacher Companies, in a form acceptable to staff, on behalf of the Board of Directors

Unanimous 7-0 vote

Phase 1A Definitive Subdivision Plan Performance Bond Reduction

Mr. Berkley stated progress was made with Weymouth DPW and a punch list would be ready for review at the next Board meeting.

Status Reports

Master Planning – Mr. LeMott noted the group met last week to discuss the recreation complex and a new residential project. He noted that a main power line was damaged on the Base causing multiple

buildings to lose power.

Agreements – No further update at this time

Infrastructure and Construction – No further update at this time

Parkway and Navy – No further update at this time

SRA Operations – No update at this time

Staff – Mr. Bois noted a meeting with Advisory Board would occur on May 10th to review preliminary FY18 Budgets. Discussion ensued on the current status of reserves, potential sources of revenue in place for FY17, the release of escrow funds into the general fund, and the time critical need for a revised DDA.

Staff- Mr. Young noted the Stonebridge Development Plan Public Hearing was scheduled for the June 19th Board meeting.

LStar – No further update at this time

Public comments

Mrs. Parsons, Rockland, was informed that irrigation systems were fed from main water lines, and that all contractors were monitored and billed on their water use from hydrants. Mrs. Parsons voiced concern that LStar, not dependable to pay their bills, would not be dependable to take over NAVY clean up obligations either.

Mr. Smart, Weymouth Town Councilor, requested that the status of the White Street project be put on the next agenda.

Mr. Galluzzo, East Bridgewater, stated LStar's Recreation Complex plan was not popular for Host Community use; that reuse of the Base was never meant to serve a region. He was informed that the SRA did not have control on how the recreation complex would be managed. Mr. Galluzzo's other comments were deemed not germane to topics discussed at this meeting.

VOTED: Motion of Robert Rizzi, seconded by Pat O'Leary, to adjourn the meeting

Unanimous vote

The meeting ended at 8:50pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

Greystar Site Plan and NOI applications

Letter from LStar on unpaid bills

Letter from LStar to NAVY

Letter from SRA to USCG