

Southfield Redevelopment Authority
Board of Director Meeting
Applicable Subdivision Board
Monday, May 9, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: William Minahan, Chairman
Lyndsey Kruzer, Vice Chairman
Patricia O'Leary, Clerk
Chris Aiello
Ralph Rivkind
Kelli O'Brien-McKinnon
Robert Rizzi
Chris Primiano

Also in Attendance: Jim Young, Land Use Administrator
Scott Bois, Finance / Treasurer
Matt Barry, Ryan Blackmon, Tom Murray, LStar Team

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

Annual Reorganization of the Board

VOTED: Motion of Chris Primiano, seconded by Robert Rizzi, to table Reorganization of the Board until there was a full complement of Directors
4-4-0 vote - Rivkind, Minahan, O'Brien-McKinnon and Aiello opposed

Chairman

Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to nominate William Minahan as Chairman of the Board

Motion of Robert Rizzi, seconded by Chris Primiano, to nominate Patricia O'Leary as Chairman of the Board

Both Mr. Minahan, and Ms. O'Leary accepted their nominations for Chairman of the Board.

VOTED: William Minahan - 4-4-0 vote- Primiano, Rizzi, Kruzer and O'Leary opposed

VOTED: Patricia O'Leary - 4-4-0 vote- Rivkind, Minahan, O'Brien-McKinnon and Aiello opposed

Discussion ensued on Roberts Rules of Order; the Board agreed to maintain status quo at this time.

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon, to table the vote for Chairman and maintain status quo

Unanimous 8-0 vote

Vice Chairman

Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to nominate Patricia O'Leary as Vice

Chairman

Motion of William Minahan, seconded by Chris Aiello, to nominate Lyndsey Kruzer as Vice Chairman

Ms. Kruzer and Ms. O'Leary both accepted their nominations for Vice Chairman.

VOTED: Patricia O'Leary - 3-4-1 vote- Rivkind, Minahan, O'Brien-McKinnon and Aiello opposed/Kruzer abstained

VOTED: Lyndsey Kruzer - 4-0-4 vote - Primiano, Rizzi, O'Leary and Kruzer abstained

Ms. Kruzer was elected Vice Chairman.

Clerk

Motion of Ralph Rivkind, seconded by William Minahan, to nominate Chris Aiello as Clerk

Motion of Lyndsey Kruzer, seconded by Robert Rizzi, to nominate Patricia O'Leary as Clerk

Mr. Aiello and Ms. O'Leary both accepted their nominations for Clerk

VOTED: Chris Aiello - 4-0-4 vote - Primiano, Rizzi, Kruzer and O'Leary abstained

VOTED: Patricia O'Leary - 5-0-3 vote - Rivkind, O'Brien-McKinnon and Aiello abstained

Ms. O'Leary was elected Clerk.

Minutes

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Lyndsey Kruzer, to accept the minutes of the Board of Directors meeting held on April 25, 2016

Unanimous 8-0 vote to approve

7:00PM PUBLIC HEARING- Amendments to the Zoning and Land Use By-Laws for NAS South Weymouth. The Public Hearing opened at 7:15pm. Mr. Barry noted that LStar had submitted two petitions for zoning amendment proposals to Weymouth Town Council for their consideration. One proposal was for a Solar PV Overlay District for the capped West Gate Landfill (WGL); the other proposal was for a re-zone of property adjacent to White Street from OS-W to R-1.

Solar Proposal

Mr. Blackmon presented LStar's proposal for a Ground Mounted Solar PV Overlay District on a portion of Weymouth's Open Space District, located entirely in the Weymouth portion of Southfield.

Ms. Kruzer was informed that LStar would own the energy produced, that NAVY still owned that parcel of land, and that land transfer discussions with NAVY were ongoing.

Mr. Rivkind was informed that there was no legal requirement that the energy produced in the Ground Mounted Solar PV Overlay District had to be used exclusively in the Weymouth portion of Southfield.

Public Comments on the solar proposal -

Steve LeMott, Weymouth, was informed that the solar project would have a lifespan of about 20-25 years, would not impact the WGL cap, and that LStar would be the responsible party/owner for the project/property.

White Street Proposal

Mr. Murray presented LStar's proposal for an R-1 Low Density District in a portion of Weymouth's Open

Space District. LStar's proposal would create a cul-de-sac with six (6) single family house lots fronting on White Street, plus an open space/buffer strip along Shea Memorial Drive. There would be pedestrian access only to Shea Memorial Drive; resolving traffic concerns of the White Street residents.

The house Lots would be 25,000 square feet, 120 foot minimum lot width, 2.5 story max height; single family homes would be built following the character of the neighborhood, and utilities would tie into existing utilities on White Street.

Mr. Primiano was informed that the house lots would be assessed a Southfield district tax rate because the land was still part of the Southfield district.

Ms. Kruzer was informed that the Southfield Landowners Association would maintain the open space/buffer strip along Shea Memorial Drive.

Mr. Barry indicated that LStar may establish an arrangement with an entity such as Wildlands Trust to own and maintain Southfield open space areas, in perpetuity.

Public Comments on the White Street proposal -

James Keenan, Weymouth, was informed that White Street would extend onto Southfield property.

Matt Quinlan, Weymouth, was informed that the island in the White Street cul-de-sac would be part of the public roadway and would typically be maintained by neighbors.

Lisa Halloran, Weymouth, was informed that bollards at both ends of the 20 ft. wide pedestrian walkway would prevent vehicle access to/from Shea Memorial Drive.

Keith Nastasia, Weymouth, indicated that the White Street residents were very pleased with the plan.

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to close the Public Hearing Unanimous 8-0 vote

The hearing closed at 7:55PM.

A vote of the Board of Directors was not required.

FY17 Budget was tabled to the next meeting.

Free Cash Appropriation – Legal Budget Line Item

Mr. Bois stated the FY16 Legal Budget (discussed at a prior meeting) needed to be increased from \$150K to \$210K. Costs incurred to date were \$190K. Additional services included the previously released Estoppel, the DOT Parkway Extension project, and the State's effort to refinance the Phase 1 Parkway bond. An update on the Legal budget will occur at the first BOD meeting in June.

Ms. Kruzer noted a need to control legal costs and to re-evaluate SRA's engagement with Legal Counsel in order to spend as prudently as possible.

Mr. Rivkind stated that outside parties made requests not contemplated in the Budget that required utilization of SRA Legal Counsel. SRA paid large legal fees on Master Developer issues with no compensation from LStar; and has taken on additional responsibilities that are not part of the new Legislation. Mr. Rivkind further stated that LStar should agree to reimburse SRA for certain legal fees so the Board could stop appropriating from free cash, and avoid any additional burden on Southfield tax payers.

The Chairman directed Ms. Kruzer to work with the Agreement Workgroup in order to collaborate on

legal fees and services for FY17.

Board Measure 16-016

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, that the Southfield Redevelopment Authority appropriates the sum of \$60,000 from Free Cash for the funding of additional legal expenditures during Fiscal Year 2016

Unanimous 8-0 vote

Applicable Subdivision Board – ANR Plan Endorsement

Mr. Young noted the previous ANR Plan motion was denied and re-written in a way that did not alter the authority of the Board.

Board Measure 16-012

VOTED: Motion of Ralph Rivkind, seconded by Lyndsey Kruzer, that the Applicable Subdivision Board hereby authorized James Young, Land Use Administrator, to endorse 'ANR' or 'Form A' plans after the Applicable Subdivision Board has determined that said plans do not require approval in accordance with the Subdivision Rules and Regulations for NAS South Weymouth

Unanimous 8-0 vote

East/West Parkway Extension Project – Public Bid Exemption

Mr. Young noted that the SRA was waiting for full execution (and funding) of the MassDOT Parkway Agreement, in the meantime, due diligence was ongoing for competitive pricing for construction services based on MassDOT plans and specifications. Discussion ensued on expediting the procurement process to engage a contractor and to enter into a construction agreement in order to meet the November 2016 completion date.

Discussion ensued on the delayed receipt of State Funds, the ongoing effort for detailed pricing, the tight construction schedule, and the need for a public bid exemption for the construction phase of the East/West Parkway Extension project.

Board Measure 16-023

VOTED: Motion of Robert Rizzi, seconded by Lyndsey Kruzer, that the Authority, based upon the public convenience and necessity therefor, and to the maximum extent allowable by law, hereby exempts all of the construction phase work associated with the new roadway connection between Trotter Road and East/West Parkway located within the Town of Weymouth (referred to as the East/West Parkway Extension Project) from the requirements of public bidding and procurement requirements applicable to bodies politic and corporate of the Commonwealth of Massachusetts imposed by general or special law, including without limitation, the requirements of chapters 7, 30, and 149 of the General Law, but excluding sections 28 and 29 of said chapter 149, and the regulations promulgated thereunder. The Authority makes the above finding pursuant to the authority and power granted to the Authority pursuant to Section 6(gg) of Chapter 291 of the Acts of 2014

Unanimous 8-0 vote

Status Reports

Agreement Workgroup– Mr. Rivkind noted ongoing discussions with LStar on an agreement and a letter

of credit to protect SRA from all liability related to the Parkway Extension project. Mr. Rivkind voiced confidence that there would be an Agreement soon.

Water/Sewer Workgroup– Mr. Murray indicated that MWRA water/sewer issues were still a work in progress. The Chairman requested an update at the next meeting on the workgroup’s effort to transfer control of the water supply system over to Weymouth DPW.

Parkway/Navy Workgroup– Mr. Barry updated the Board on the status of LStar’s proposal to NAVY to take over part of the environmental remediation program.

Master Plan Workgroup – Ms. O’Brien-McKinnon noted that the Town of Rockland unanimously approved the Southfield zoning changes, and that the Master Plan workgroup would meet on May 10th. LStar engaged the Town of Abington on a petition to amend zoning in the Abington portion of Southfield at their Town Meeting in June.

Staff – Mr. Bois noted his collaboration with MassDevelopment on their effort to refinance the Phase 1 Parkway bond; and that preliminary year end work would begin, given six weeks remaining in the fiscal year. Mr. Young noted his continued efforts to provide support to the Parkway Extension project.

Public Comments

Councilor Smart, Weymouth, was informed that the appointment to the open position on the SRA Board was tabled by the Town of Rockland and that the Mayor of Weymouth and the Southfield Residents Association were in agreement. Rockland’s appointment process would most likely begin at the next Selectmen’s meeting.

Mr. Rivkind noted for the record that the open seat for the remaining term of a Southfield Resident to serve on the SRA Board of Directors would be a joint appointment by the Rockland Board of Selectmen and the Mayor of Weymouth.

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

Unanimous 8-0 vote

The meeting ended at 8:40pm

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman of the Board

Documents reviewed during the meeting:

LStar Petition for major zoning revisions

Board Measures 16-016,012, 023