

Board of Directors Meeting
Conservation Commission Meeting
Tuesday, May 31, 2011 @ 9:15am
Conference Room, Corporate Office

Directors Present: Jeffrey Wall, Chairman
Gerard Eramo, Vice Chairman
John Ward
James W. Lavin, Clerk

Directors Unable to Attend: Joseph Connolly

Also Present: Kevin R. Donovan, CEO
James A. Wilson, CFO
Jim Young, Project Manager
Steve Ivas, SSTTDC Conservation Agent

The Chairman called the Board of Directors and the Conservation Commission meetings to order at 9:15am.

PUBLIC HEARING 9:17AM

VOTED: Motion of Gerard Eramo, seconded by John Ward, to open the Public Hearing on the Conservation Commission's Determination of Applicability related to the East/West Parkway Unanimous 4-0 vote

The Public Hearing opened 9:17am

Notice was published, in the Legal section of the May 17th and 24th issues of the Patriot Ledger. In accordance with Section 2.1 (F) of the Zoning and Land Use By-Laws for NAS South Weymouth, and pursuant to M.G.L. Chapter 131, Section 40 (The Wetlands Protection Act), the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive on Tuesday, May 31, 2011 at 9:05AM regarding the **Conservation Commission's intent to act upon a Request for Determination of Applicability for the removal of existing sections of paved runways, taxiways and aircraft parking areas. Some of the proposed work would occur within the 100-foot buffer zone to Bordering Vegetated Wetlands.** The Request for Determination of Applicability is submitted by TranSystems Corporation on behalf of MassDOT Highway Division. A copy of the Request for Determination of Applicability is available for viewing at the SSTTDC office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, SSTTDC

Mr. Young introduced Sandra Sprague of MassDOT Highway Division and Bill Grace of TranSystems. Mr. Grace gave an overview of a 1 mile section of the project involving the demolition of Hangar 1, and the removal of pavement from runways and taxiways.

Mr. Grace identified the sections of concrete and asphalt to be removed within the 100 ft. buffer zone of Bordering Vegetated Wetlands (BVW), and the existing and proposed erosion control measures.

The Chairman was informed that test borings on the runways indicated the concrete was less than 12 inches thick, and that the excavated materials would be recycled, as fill, most likely back into the Parkway Project.

The Conservation Agent noted the proposed work had temporary/minimal impact to wetlands and would create improved wildlife habitat. He recommended approval of the Determination of Applicability, and stated the erosion controls should remain in place until the project was completed.

Public Comment:

Ann Hilbert, Weymouth, stated MassDOT was hard to understand and not forthcoming at a recent public hearing; and that the project should be stopped.

There were no other comments from the public.

VOTED: Motion of John Ward, seconded by James Lavin, to close the public hearing

Unanimous 4-0 vote

The Hearing ended 9:28am

Board Measure 11-029 : RDA - E/W Parkway – MASSDOT Site Prep

VOTED: Motion John Ward, seconded by James Lavin, to approve the Request for Determination of Applicability dated May 2011 submitted by TranSystems Corporation on behalf of Mass DOT - Highway Division for initial site preparation activities associated with construction of the East/West Parkway between Stations 56+50 and 109+00. Any conditions of the approval shall be as noted in the Determination of Applicability prepared by the Corporation's Conservation Agent.

Unanimous 4-0 vote

PUBLIC HEARING 9:37AM

VOTED: Motion of Gerard Eramo, seconded by John Ward to open the public hearing on the Conservation Commission's intent to act upon a Notice of Intent related to the East/West Parkway

Unanimous 4-0 vote

The Public Hearing opened 9:37am

Notice was published, in the Legal section of the May 17th and 24th issues of the Patriot Ledger.

In accordance with Section 2.1 (F) of the Zoning and Land Use By-Laws for NAS South Weymouth, and pursuant to M.G.L. Chapter 131, Section 40 (The Wetlands Protection Act), the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive on Tuesday, May 31, 2011 at 9:00AM, regarding the **Conservation Commission's intent to act upon a Notice of Intent for work associated with construction of the East/West Parkway between Station 56+50 and Station 109+00. Proposed work would occur within the following resource areas: Riverfront Area, Bordering Vegetated Wetlands and Buffer Zones.** The Notice of Intent is submitted by TranSystems Corporation on behalf of MassDOT Highway Division. A copy of the Notice of Intent is available for viewing at the SSTDTC office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, SSTDTC

Mr. Grace presented an overview of the Notice of Intent for demolition activities including Hangar 1 and former runways/taxiways; and for construction activities including shared use paths, a mile-long parkway segment, a 3,000 ft. long water quality swale, a wildlife crossing structure, a turtle trench, wildlife barrier fencing, stormwater detention basins and daylighting of an 800-ft. long underground section of French's Stream. The daylighting would temporarily impact the BVW and land underwater of French's Stream. It was noted that new Riverfront and new BVW would be created.

The Chairman was informed that there were very detailed Order of Conditions, and that the 800 ft. section of French's Stream hadn't seen the light of day in 60+ years. It was noted that additional design submissions would come before the Conservation Commission, including the construction sequence for opening and closing the underground culverts, the most sensitive part of the project and the most beneficial to the site.

Mr. Lavin was informed that water flow problems downstream were not expected as a result of the proposed drainage system for this segment of the Parkway. Runway removal would decrease the flashy nature of French's Stream, creating a more gradual flow.

Joanne Marques, Weymouth, was informed that the application to Navy for a license to demolish Hangar 1 would likely be submitted today, and that all regulated materials like asbestos would be abated prior to demolition. Total timeframe for abatement & demolition would be about three months.

Ann Hilbert, Weymouth, was informed that excavated materials would be crushed and most likely used as fill for roadways.

There were no other public comments.

VOTED: Motion of Gerard Eramo, seconded by John Ward, to close the Public Hearing

Unanimous 4-0 vote

The Public Hearing closed 9:45am

Board Measure 11-030 NOI – E/W Parkway MassDOT

VOTED: Motion of John Ward, seconded by Gerard Eramo to approve the Notice of Intent dated May 2011 submitted by TranSystems Corporation on behalf of MassDOT Highway Division associated with construction of the East/West Parkway between Stations 56+50 and 109+00. All conditions of the approval shall be as noted in the Order of Conditions prepared by the Corporation's Conservation Agent

Unanimous 4-0 vote

The Directors signed the DEP forms for Determination of Applicability and Order of Conditions, which were hand delivered to the applicant.

Financial Matters

Mr. Wilson reviewed the Annual Assessment Report and the Estimated Pledged Property Taxes for Residential and Commercial Property in FY12. The Board was informed that preliminary Tax Bills would go out in June, and that adoption of the report would permit these bills to be sent without a special assessment.

Board Measure 11-033 FY12 Annual Report and Special Assessment

VOTED: Motion of Gerard Eramo, seconded by John Ward, that the Board of Directors approve the FY12 Annual Assessment Report and Amendment of the Assessment Roll for the Collection of Assessments for FOST 1 and 2 as submitted to the Corporation by MUNICAP on May 5, 2011, and in accord with the approved bond authorization of April 27, 2010 (measure 10-014)

Unanimous 4-0 vote

Mr. Wilson noted the known end of year line item re-appropriation totaled \$150,000. The Board reviewed a spreadsheet noting the amount and source of funds from the FY11 Budget and the line items to be brought into balance.

Board Measure 11-034 FY11 Budget Revisions

VOTED: Motion of Gerard Eramo, seconded by John Ward, that the Board of Directors re-appropriates the sum of \$150,000 from the following accounts into the designated accounts for purposes of funding line item deficits in the FY11 approved budget:

	<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>		<u>AMOUNT</u>			
11214715	574101	\$ 10,000	11997480	523102	\$ 10,000	sewer charges		
11325201	573100	\$ 3,000	11554511	585001	\$ 2,000	IT equipment		
			15104405	531106	\$ 1,000	Health Inspectional Services		
11114411	530217	\$ 5,000	11554495	531106	\$ 5,000	IT other professional services		
11334165	510001	\$ 20,000	11997480	527100	\$ 20,000	CAM utilities		
11754460	530211	\$ 50,000	11214415	531106	\$ 50,000	othe professional services		
14104420	529102	\$ 10,000	13204405	531106	\$ 3,000	Fire Inspectional Services		
			13604485	531106	\$ 7,000	Building Inspectional Services		
14104105	510001	\$ 25,000	11514405	530107	\$ 15,000	Legal		
			11514415	530107	\$ 10,000	Legal		
14104490	546203	\$ 20,000	11514415	530107	\$ 20,000	Legal		
14104460	531106	\$ 7,000	11514415	530107	\$ 7,000	Legal		
		\$ 150,000			\$ 150,000			

Unanimous 4-0 vote

Outstanding Budget Measures

Mr. Wilson noted the following three Measures were part of the Financial Update and Budget Presentation at the March 28th meeting.

Board Measure 11-021 2007 Van

VOTED: Motion of John Ward, seconded by Gerard Eramo, that the Board of Directors raise and appropriate the sum of \$20,799 from Free Cash for the purpose of purchasing a used 2007 Van top fund 0002

Unanimous 4-0 vote

Mr. Wilson stated the next two measures no longer required action and requested a negative vote for the record.

Board Measure 11-022 CAM charges

VOTED: Motion of Gerard Eramo, seconded by John Ward, that the Board of Directors raise and appropriate the sum of \$20,000 from Free Cash for the purpose of funding the CAM charges which were projected to be covered by rental income

0-4 vote Lavin, Ward, Eramo & Wall opposed

Board Measure 11-023 Power Outage

VOTED: Motion of Gerard Eramo, seconded by John Ward, that the Board of Directors raise and appropriate the sum of \$20,000 from Free Cash for the purpose of paying the costs associated with the power outage

0-4 vote Lavin, Ward, Eramo & Wall opposed

License Agreement for SouthField Sign

The Board was informed that LNR requested the installation of a "SouthField" sign on the median of Shea Drive. It was noted that an annual rental fee of \$1,200 would take effect upon execution of the License Agreement between SSTTDC and LNR. There was currently no proposed lighting for the sign.

The sign location would be visible to both northbound and southbound traffic on Rte. 18 and would not impede left turns on to the state highway from Shea Drive.

Board Measure 11-032 License Agreement for SouthField Sign

VOTED: Motion of Gerard Eramo, seconded by John Ward, that pursuant to Section 6(p) of Chapter 303 of the Acts of 2008 and Section 4.2 of the General Municipal Codes of NAS South Weymouth, and subject to the issuance of any and all other permits and approvals necessary therefor, LNR South Shore, LLC is hereby granted a non-exclusive license to erect, maintain, repair, replace and operate a sign on the median strip owned by the Corporation and located at the intersection of Shea Drive and Route 18, pursuant to the terms and conditions of the License Agreement in substantially the form attached hereto, there being both a public convenience and necessity therefor

Unanimous 4-0 vote

Minutes

VOTED: Motion of John Ward, seconded by Gerard Eramo, to approve the minutes of the April 25, 2011 Board of Directors meeting

Unanimous 4-0 vote

VOTED: Motion of John Ward, seconded by Gerard Eramo to adjourn the meeting

Unanimous 4-0 vote

The meeting ended 10:00am

Mary Cordeiro, Recording Secretary

Jeffrey Wall, Chairman

Documents reviewed at the meeting:

Notice of Intent

Conservation Agent Memos

Proposed Order of Conditions

Request for Determination of Applicability

Annual Assessment Report 5/13/11

Re-appropriation spread sheet

License Agreement for SouthField signage