

Southfield Redevelopment Authority  
Board of Directors Meeting  
Applicable Subdivision Board  
Wednesday, June 20, 2018 @ 7:00pm  
Conference Room, SRA office

Directors Present:                   Kelli O'Brien-McKinnon, Vice-Chairman  
  Pat O'Leary, Clerk  
  Tony Agnitti  
  Chris Aiello  
  Tom Henderson  
  Chris Primiano  
  David Rubin

Not Present:                         Lyndsey Kruzer, Chairman  
  Robert Rizzi

Also Present:                       Paul Niedzwiecki, Executive Director  
  Jim Young, Land Use Administrator  
  Eric Hart, Treasurer

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

Minutes

**VOTED: Motion of Tom Henderson, seconded by Robert Rizzi, to table the April 18, 2018 minutes until the July 18, 2018 meeting**

**Unanimous 7-0 vote**

**VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to approve the June 6, 2018 minutes as written.**

**Unanimous 7-0 vote**

ASB - Definitive Subdivision Plans for Snow Bird Avenue, Beam Street and Trotter Road Extension

**VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to open the public hearing.**

**Unanimous 7-0 vote**

Appearing before the Board was Dale Horsman, PE at VHB.

Mr. Young stated that a 2-week technical review was completed and that comments have been received, including those from Weymouth Planning Dept., Fire Dept., and DPW Engineering Division.

Mr. Horsman explained the project. He described the cross sections for the roads, and discussed the design details of an interim phase. After some discussion it was agreed that it would be beneficial if a final street-scape could be shown to perspective buyers. Mr. Agnitti suggested a visual on site showing the finished product.

Mr. Henderson asked about outstanding invoices owed by LStar; Treasurer Hart said most of the invoices due are pretty current.

Mr. Young said he is comfortable with this project as it currently stands.

*Public Comments:*

Mrs. Parsons of Rockland asked if there are any underground stormwater detention areas. Mr. Horsman explained that all drainage goes into proposed roadways and there will actually be a decrease in impervious area.

Ms. Besler of Union Point asked about proposed signage; Mr. Horsman responded that Weymouth has issued their approval of the plans.

**VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to close the public hearing.**

**Unanimous 7-0 vote**

Board Measure 18-017

**VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to approve, with conditions, the Application for Approval of a Definitive Subdivision Plan for Snow Bird Avenue, Beam Street, and Trotter Road Extensions submitted by LStar Ventures; and to waive the following sections of the Subdivision Rules and Regulations:**

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to approve Section 3.2 (C) (1): Minimum cover over sewer main**

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin to approve Section 3.4 (S) (1): Standard concrete sidewalks (temp)**

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to approve Section 3.5: Lighting Plan (temp)**

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to approve Section 3.6 (K) (1): Minimum wet utility separation**

**VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to approve Section 3.6 (K) (2): Minimum grade of storm drain pipe**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve Section 3.6 (K) (2): Minimum cover over storm drain pipe**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve Section 4.5 (A) (7): Landscape Plan (temp)**

**Unanimous 7-0 vote**

LIFOC Alterations Request: Parcel SP-26-E1

The SRA is required to request approval from the Navy for any alterations proposed on property still owned by the Navy. LStar is working with an end developer on a multi-family residential development proposal for the former Greystar site and adjacent land to the north, some of which is still owned by Navy.

Mr. Young explained this is the same form of alteration request as previously submitted except this is for vertical, not horizontal, work. He said this area is still Navy owned and recommended submittal to the Navy for their review and consideration.

Board Measure 18-018

**VOTED: Motion of Tom Henderson, seconded by Tony Aiello, that the Board of Directors approve the proposed Alterations Request to the Navy for site development on a portion of Parcel SP-26-E1, and hereby authorizes the Executive Director to execute said request and any future related correspondence.**

**Unanimous 7-0 vote**

Delegation of LIFOC Alterations Requests

Mr. Young said that alteration requests had previously been an administrative function and thinks it would be expeditious if the Executive Director handled the Navy alteration requests going forward.

Board Measure 18-019

**VOTED: Motion of Chris Aiello, seconded by Tom Henderson, that the Board of Directors authorize the Executive Director to submit alterations requests to the Navy in accordance with Exhibit C of the Lease in Furtherance of Conveyance. The Chairman shall serve as an alternate in the event of the Executive Director’s absence.**

**Unanimous 7-0 vote**

### Response to May 25, 2018 Open Meeting Law (OML) Complaint

Paul Niedzwiecki, Executive Director, summarized Atty. Galvin's response to the May 26<sup>th</sup> OML complaint, explaining that some of the minutes were found to be insufficiently described. He said these minutes will be reviewed and amendments suggested for reissue will be taken up at the next meeting.

### Treasurer's Report

Treasurer Eric Hart said he has been looking into software to replace the Munis software that has been used. Making this change will save \$15,000 per year; all modules (except for payroll) will be implemented immediately.

Also:

- Parkway Bond payment not due until 6/30/2020.
- Extension being granted on redevelopment plan to October 1<sup>st</sup> for preliminary submittal and December 31<sup>st</sup> for the full plan.
- Still needs to prepare historical tax impact from 2014; needs FY 2018 build-out financial impact.

### Executive Director's Report

Paul Niedzwiecki, Executive Director, reported that he met the Abington Board of Selectmen at their June 11<sup>th</sup> meeting, met with Weymouth Planning Director on June 12, and wants to talk to all 3 towns to reach agreed upon goals.

Bond cap:

Mr. Niedzwiecki explained that there are 4 ways to secure bonds: by agreement with the Commonwealth, the town, or the Master Developer, or any independent means of financing. He said LStar has been very receptive and refinancing of the 2010A Bond could save \$200,000 per year.

Pro Drive Project:

Groundbreaking ceremony has been moved back due to scheduling issues.

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

Public Comments on topics discussed at this meeting:

Mr. Galluzzo of W. Bridgewater stated that the agenda item #6 should have spelled out OML (Open Meeting Law) before abbreviations were used.


Mr. Niedzwiecki replied that it was a valid point.

Next Meeting: July 18, 2018

Adjournment

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to adjourn the meeting at 8:00 PM**

**Unanimous 7-0 vote**



Patricia Fitzgerald, Recording Secretary



Kelli O'Brien-McKinnon, Vice-Chairman

**Documents reviewed during the meeting:**

**81-017:**

- Definitive Subdivision Plans: Snow Bird Avenue, Beam Street, and Trotter Road Extensions; VHB, Inc., May 23, 2018 (SRA website)
- Responses to plan review comments; VHB, Inc., June 19, 2018
- Draft Certificate of Action

**81-018:**

- Draft Alterations Request letter