

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Monday, July 11, 2016 @ 7:00pm
SRA Office, Conference Room

Directors Present: Patricia O’Leary, Acting Vice Chairman/Clerk
Chris Primiano
Steve LeMott
Kelli O’Brien-McKinnon
Robert Rizzi
Anthony Agnitti

Directors unable to attend the meeting: Lyndsey Kruzer
Chris Aiello

Also Present: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Steve Ivas, Conservation Agent

Ms. O’Leary called the meeting to order at 7:00pm and welcomed Anthony Agnitti to the Board of Directors. Mr. Agnitti was appointed to serve as the representative of the South Shore Chamber of Commerce.

Minutes

VOTED: Motion of Chris Primiano, seconded by Steve LeMott, to approve the minutes of the Board meeting held on June 27, 2016

5-0-1 vote to approve, Mr. Agnitti abstained

PUBLIC HEARING – Conservation Commission

VOTED: Motion of Steve LeMott, seconded by Kelli O’Brien-McKinnon, to open the Public Hearing at 7:05pm on a Request for Amendment to the Order of Conditions for Rte. 18 Widening and

Reconstruction Project

6-0 Unanimous vote

Mark Fobert, Tetra Tech, presented on behalf of MassDOT a plan for roll-in bridge (over the railroad tracks) on Rte. 18, replacing a temporary bridge plan. He identified the wetland impacts, and noted overall wetland impacts decreased with the roll-in bridge option.

The Board was informed that permits were received from the Army Corp of Engineers for the portion of land under their jurisdiction, and that both the DEP Observer and the Natural Heritage Endangered Species Program agreed no further review was needed.

Mr. Ivas stated the amendment request was related to the Order of Conditions (issued by SSTDTC in

2014) for the entire Rte. 18 widening and reconstruction project, and that no additional special conditions were needed.

Brian Ackley, Tetra Tech, indicated that the Rte. 18 project would most likely be advertised in Sept. 2016 with construction starting in late spring 2017. Completion of the entire Rte. 18 Improvement Project (including relocation of all the utility poles) could take up to 4+ years.

The Board was informed that boring beneath the railroad tracks for underground utilities was not feasible. A discussion ensued on the three separate watersheds located within the borders of the former NAS.

PUBLIC COMMENTS

Mr. Gallahue, South Weymouth, was informed that the land takings for the Rte. 18 Improvement Project would be complete before construction began.

Mr. Galluzzo, East Bridgewater, was informed that the Rte. 18 Improvement Project would have no impact on the TACAN Outfall.

**VOTED: Motion of Steve LeMott, seconded by Robert Rizzi, to close the Public Hearing at 7:25pm
6-0 Unanimous vote**

Board Measure 16-035

VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, to approve the Request for Amendment to Order of Conditions dated June 8, 2016 (DEP File #SE 353-1) and to issue an Amended Order of Conditions, as presented

6-0 Unanimous vote

LIFOC Alterations Request – Market Street Project

Mr. Young reviewed LStar's (previously approved) Market Street plan, and that portion of NAVY property under LIFOC that required written approval before work can begin. The alterations request presented to the Board was similar in form to the request submitted for the East/West Parkway Extension project. Discussion ensued on NAVY's potential special work conditions.

Board Measure 16-036

VOTED: Motion of Steve LeMott, seconded by Robert Rizzi, that the Board of Directors approve the proposed Alterations Request to the NAVY for LStar's Market Street Project

6-0 Unanimous vote

Status Reports

Agreement Workgroup – there was no new update at this time.

Water and Sewer Workgroup – Mr. Young noted the TOW Water/Wastewater Agreement was extended.

Parkway and NAVY Workgroup – Mr. Young noted the Parkway Extension Notice to Proceed was pending.

Master Plan Workgroup – Ms. O'Brien-McKinnon noted the next meeting would be August 2nd @ 4pm, and Mr. Agnitti voiced interest in attending the Master Plan meeting.

Ms. O'Leary invited Mr. Agnitti sit in on the workgroup meetings that might be of interest to him. SRA Operations Workgroup – Mr. Primiano noted the group recently held their first meeting to look at SRA staffing. Mr. Agnitti voiced interest in attending the Operations Workgroup meeting. Staff – Mr. Young's main focus was the Parkway Extension Project. Mr. Bois's main focus was closing the fiscal year.

Mr. Primiano asked how many years Power and Sullivan conducted audits, noting the contract file dated back to 1999. Discussion ensued on the evolution of SSTTDC, project funds requiring audits, transition to SRA, and the historical knowledge of Powers & Sullivan. Four contracts were presented to the Board for signatures.

LStar – Mr. Barry stated the second phase of the Pulte land transaction (Winterwoods) was completed, that the Corcoran land transaction would be completed soon, and that LStar's project name change to Union Point was well received in the commercial market. He indicated a Parkway groundbreaking ceremony would most likely take place in September.

Next meeting - July 25, 2016 @ 7pm

VOTED: Motion of Robert Rizzi, seconded by Steve LeMott to adjourn the meeting

6-0 Unanimous vote

The meeting ended at 7:45pm

Mary Cordeiro, Recording Secretary

Patricia O'Leary, Acting Vice Chairman

Documents reviewed during the meeting:

Request for Amendment to Order of Conditions for Rte. 18

LIFOC Alterations Request