

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board Meeting
Permit Granting Authority Meeting
Conference Room, SRA Offices
July 27, 2015 @ 7:00pm

Directors Present: Bill Minahan, Chairman
Chris Aiello, Clerk
John Brewer
Kelli O'Brien-McKinnon
Lyndsey Kruzer
Walter Flynn

Directors Unable to Attend: Pat O'Leary, Vice Chairman
Robert Rizzi
Ralph Rivkind

Also in attendance: Jim Young, Land Use Administrator
Scott Bois, Treasurer/Collector
Reid Blute, Pulte Homes of New England
Hugh Hahn, VHB, Inc.

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

Minutes

Mr. Aiello asked that his request for a roll call vote on the reorganization of the Board be added to the May 11, 2015 minutes.

VOTED: Motion of Walter Flynn, seconded by John Brewer, to accept the minutes of May 11, 2015 as amended

Unanimous 6-0 vote to approve

June 8, 2015

VOTED: Motion of Walter Flynn, seconded by Lyndsey Kruzer, to accept the minutes of June 8, 2015

Unanimous 6-0 vote to approve

June 22, 2015

VOTED: Motion of Walter Flynn, seconded by Kelli O'Brien-McKinnon, to accept the minutes of June 22, 2015

Unanimous 6-0 vote to approve

Applicable Subdivision Board (ASB)

Mr. Young noted the subdivision of land shown on the ANR Plan was prepared for the future transfer of

land from LStar Southfield, LLC to Pulte Homes of New England, LLC for Phase 2 of the Winterwoods 1 project. The new lots created were labeled 'not buildable' since they didn't front on ways that were approved in accordance with the Subdivision Control Law.

The Board was informed that Parcel W-11 fell within Weymouth's zoning jurisdiction, and that the ANR Plan was already endorsed by Jim Clarke, Weymouth Planning Director.

Board Measure 15-027

VOTED: Motion of Walter Flynn, seconded by John Brewer that Approval under the Subdivision Control Law was not required for the subdivision of land and creation of parcel WW-2 and Lots W-10 and W-11 as shown on the ANR Plan entitled 'Winterwoods 2' dated July 22, 2015

Unanimous 6-0 vote

Mr. Flynn went on record again suggesting that the Board authorize Mr. Young to sign off on future ANR Plans rather than bringing those plans to the full Board.

7:00 PUBLIC HEARING – Applicable Subdivision Board and Permit Granting Authority – Winterwoods

VOTED: Motion of Chris Aiello, seconded by John Brewer to open joint hearings for the Winterwoods Definitive Subdivision Plan and Site Plan applications

Unanimous vote

The Hearings opened at 7:05pm

Mr. Blute noted the proposed plans were consistent with the Development Plan and the Waivers and Variances approved on April 27, 2015. Mr. Hahn identified the locations of 81 single family, 27 townhome units, two pocket parks, bridge access from Stonehaven Drive, the network of modified narrow neighborhood streets, the foot trails, pedestrian pathways, utility connections, storm drains and visitor parking.

Mr. Blute noted their targeted buyers wanted a quiet secluded neighborhood with a dark night sky.

Several waivers were requested from SRA Regulations in order to meet this market demand.

A lengthy discussion ensued on signage, emergency access, landscaping, architectural designs and the various waivers being requested.

PUBLIC COMMENTS

Mr. LeMott, Southfield Resident, voiced concern on the neighborhood's aesthetics with bituminous sidewalks.

Mr. Shea, Southfield Resident, was not in favor of asphalt sidewalks.

Weymouth Fire Prevention Officer, Justin Myers, voiced concern that the Board had previously waived the requirement for automatic sprinklers in the single family homes. Mr. Myers was informed that the waiver was granted at a Public Hearing held on April 27th and that Weymouth Fire Dept. provided no comment during that process.

Mr. Young confirmed that 3 weeks prior to the April 27 meeting, the Fire Dept. received a copy of the letter from Pulte Homes requesting the waiver for their single family homes. A lengthy discussion ensued.

Mr. Galluzzo, E. Bridgewater, was informed that the Town of Weymouth would maintain Southfield roadways per the new Legislation (Section 19-C), and that SRA regulations applied.

Mrs. Parsons, Rockland, identified areas prone to flooding, and former NAVY clean-up sites that bordered the Winterwoods wetland areas.

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

The Hearing closed at 8:08pm

Mr. Young reviewed the draft Decision Document and key Conditions.

Board Measure 15-028 –Winterwoods Definitive Subdivision Plan

Motion of Walter Flynn, seconded by John Brewer for purpose of discussion, to approve, with conditions, the Application for Approval of a Definitive Subdivision Plan for Winterwoods submitted by Pulte Homes of New England, LLC

The Board agreed to consider separately each waiver requested in the Definitive Subdivision Plan.

VOTED: Motion of Chris Aiello, seconded by Lyndsey Kruzer, to approve the waiver from Section 3.1 (C) (6) Blow-offs: Blow-offs shall be placed at low points on water mains

The applicant proposed the use of fire hydrants as blow-offs.

Unanimous 6-0 vote

VOTED: Motion of John Brewer, seconded by Chris Aiello, to approve the waiver from Section 3.4 (M) Narrow Neighborhood Streets: Sidewalks shall be on both sides of the roadway

The applicant proposed a sidewalk on just the northern side of the Stonehaven Drive Bridge to minimize impacts over French's Stream.

Unanimous 6-0 vote

VOTED: Motion of Lyndsey Kruzer, seconded by John Brewer, to approve the waiver from Section 3.4 (M) Narrow Neighborhood Streets: Minimum curve radius shall be 100 feet

The applicant requested relief from the minimum curve radius.

Unanimous 6-0 vote

VOTED: Motion of Chris Aiello, seconded by Walter Flynn, to approve the waiver from Section 3.4 (S) (1): Sidewalk Standards: Sidewalks shall be standard concrete

The applicant proposed bituminous concrete sidewalks.

4-2 vote Kruzer and Brewer opposed

VOTED: Motion of John Brewer, seconded by Walter Flynn, to approve the waiver from Section 3.5 (C) (6) (b): Lighting Type Placement – All Secondary Streets shall have Pedestrian Lighting

The applicant proposed limited Pedestrian Lighting.

5-1 vote Kruzer opposed

VOTED: Motion of Chris Aiello, seconded by Walter Flynn, to approve the waiver from Section 3.6 (K) (2): The required cover (of storm drain pipe) shall be determined based on project conditions, maintaining a minimum soil cover of thirty-six inches. The minimum grade of storm drain pipe shall be 0.5 percent

In some locations the applicant proposed storm drain pipe installation with less than 36" of cover, and possibly some sloping less than 0.5%.

Unanimous 6-0 vote

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, for purpose of discussion, to approve the waiver from Section 4.5 (A) (6) to install trees as shown on plan

A discussion ensued on the spacing of street trees around driveways and utility service connections.

4-2 vote Kruzer and Brewer opposed

VOTED: Motion of Walter Flynn, seconded by John Brewer to approve, with conditions, the Application for Approval of a Definitive Subdivision Plan for Winterwoods submitted by Pulte Homes of New England, LLC

Unanimous 6-0 vote

Board Measure 15-029

VOTED: Motion of Chris Aiello, seconded by Walter Flynn, to approve, with conditions, the Site Plan Application for Winterwoods submitted by Pulte homes of New England, LLC.

Unanimous 6-0 vote

Status Reports

Mr. Brewer stated the Agreement Workgroup along with staff and legal counsel was moving forward on the DDA.

Mr. Young reported that unaccounted water was being tracked where the repairs were made in the former NAVY water distribution system.

Mr. Flynn stated he and Mr. Rivkind attended a meeting with LStar and discussed alternative language in future deeds from NAVY, for less complicated closing transactions.

Mr. Flynn reported that Master Plan discussions had been focused on the village center of the site, and that a large senior housing complex was being contemplated. The group expected the critical elements of the plan and proposed zoning changes to be submitted by September. Mr. Young noted the repetitive project waivers from the regulatory framework, and to dovetail changes to SRA regulations as part of the pending zoning changes.

Mr. Young reported, in a public hearing he conducted as the Zoning Enforcement Officer, he approved the site plan application for the Dorset Park Project. He also reviewed draft Deeds and Bills of Sale from SRA Counsel for the transfer of Shea Drive and Memorial Grove Avenue to the Town of Weymouth.

Mr. Bois noted the first FY16 bond payment was due Aug. 1, 2015, the auditors were due soon, and that he was lending assistance to several residents and mortgage/tax service companies on the transition to Weymouth tax billing.

Mr. Barry provided an update on LStar initiatives on Hangar 2, and LStar's intent to present a Master Plan concept to the Host Towns around Labor Day. LStar was also meeting with MWRA and closing in on a plan for long-term water supply.

Public Comment

Mr. Galluzzo, East Bridgewater, scolded the Board for not taking fire safety more seriously.

Mrs. Parsons, Rockland, was informed that town meeting schedules for Southfield zoning changes had not been set yet.

VOTED: Motion of John Brewer, seconded by Walter Flynn, to adjourn the meeting

Unanimous 6-0 vote

The meeting ended at 9pm

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr. Chairman

Documents reviewed during the meeting:

ANR Plan for Winterwoods-2

Draft Certificate of Action on Definitive Subdivision Plan for Winterwoods

Draft Decision on Site Plan for Winterwoods