

Southfield Redevelopment Authority  
Board of Directors Meeting  
Special Permit Granting Authority  
Applicable Subdivision Board  
Conservation Commission  
Conference Room  
223 Shea Memorial Drive  
Monday, August 14, 2017 @ 7:00pm

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice Chairman  
Patricia O'Leary, Clerk  
Steve LeMott  
Anthony Agnitti  
Thomas Henderson  
Chris Aiello  
Robert Rizzi  
Chris Primiano

Also Present: Jim Young, Land Use Administrator  
Rob Downey, Assistant Planner  
Tom Murray, Matt Barry and Bill Ryan, LStar

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

Minutes

June 26, 2017

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Steve LeMott, to approve the minutes of the June 26, 2017 Board of Directors meeting  
7-0-2 vote - Aiello and Agnitti abstained**

July 10, 2017

**VOTED: Motion of Chris Aiello, seconded by Steve LeMott, to approve the minutes of the July 10, 2017 Board of Directors meeting  
8-0-1 vote - Kruzer abstained**

PUBLIC HEARINGS

The Chairman noted LStar requested their three (3) Public Hearings be continued to the next meeting without testimony or discussion. The Special Permit Granting Authority and the Conservation Commission obliged.

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to open the hearing at 7:00pm on LStar's Revised Development Plan Application on their Recreation Complex, and continue**

it to August 28, 2017 7:00pm

Unanimous 9-0 vote

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to open the hearing at 7:05pm on LStar's Revised Joint Site Plan/Special Permit Application on their Recreation Complex, and continue it to August 28, 2017 @ 7:05pm**

Unanimous 9-0 vote

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to open the hearing at 7:10pm on LStar's request for Amended Order of Conditions for their Recreation Complex, and continue it to August 28, 2017 @ 7:10pm**

Unanimous 9-0 vote

MAPC/CTPS Contract and CTPS Pass-Through Agreement

Mr. Young noted there were two motions related to a traffic volume study for LStar's Supplemental Environmental Impact Report being prepared for MEPA.

1) The Metropolitan Area Planning Council (MAPC) proposed a contract for traffic modeling for the Union Point Redevelopment project; to be conducted by the Central Transportation Planning Staff (CTPS). Total cost of the 12 month project was \$245,200.

2) LStar proposed a Pass-Through Agreement to be financially responsible for all costs associated with the MAPC/CTPS contract.

The Board was informed that CTPS preferred to only contract services with a government agency such as SRA. After some deliberation the Board approved both contracts. The contract with LStar needed to be executed in advance of executing the MAPC/CTPS contract.

Board Measure 17-037

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, that the Board of Directors (A) approve the Contract for Professional Services By and Between the Metropolitan Area Planning Council, on Behalf of the Central Transportation Planning Staff and the Authority, and to authorize the Chairman to execute the Contract as presented**

**(B) approve the CTPS Pass-Through Agreement by and between the Authority and LStar Southfield, LLC, and to authorize the Chairman to execute the Agreement as presented**

Unanimous 9-0 vote

LIFOC Alteration Requests

Mr. Young reviewed two Alteration Requests to be submitted to NAVY on behalf of LStar.

1) Alteration Request for the abatement and demolition of 15 NAVY owned buildings.

2) Alteration Request for soil borings and test pits in various locations as part of due diligence for the planning and design of future site improvements. Mr. Henderson was informed that the investigatory work did not require a filing with Rockland Conservation Commission.

Board Measure 17-035

**VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, that the Board of Directors approve the proposed Alterations Request to the NAVY for LStar's planned abatement and demolition of 15**

**buildings**

**Unanimous 9-0 vote**

Board Measure 17-036

**VOTED: Motion of Lyndsey Kruzer, seconded by Bob Rizzi, that the Board of Directors approve the proposed Alterations Request to the NAVY for LStar’s planned soil borings and test pits**

**Unanimous 9-0 vote**

ANR Plans

Mr. Young reviewed two ANR Plans. LStar proposed to create parcels for the existing gymnasium building (Lot A) and proposed restaurant site (Lot B) within the Recreation Complex. Both Lots fronted on Memorial Grove Avenue, a public way.

Board Measure 17-038

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that approval under the Subdivision Control Law is not required for the subdivision of land as shown on the Plan entitled ‘Approval-Not-Required Plan of Land – Proposed Gym and Restaurant Sites, Union Point, South Weymouth, MA’ dated August 11, 2017**

**Unanimous 9-0 vote**

LStar also proposed to create a parcel for the existing building at 61 Redfield Road which is occupied by New Hope Transitional Support Services. It was noted that LStar had a legacy obligation, per the Military Base Closure Community Redevelopment and Homeless Assistance Act, to deed the land/facility to New Hope. The Board noted that LStar’s recreation complex was located adjacent to the parcel. Discussion ensued on screening options in front of the New Hope Parcel. Mr. Barry noted that an indoor hockey rink would be situated in front of the parcel.

Mr. Young noted that the New Hope parcel would be accessed from Shea Drive in the future.

Board Measure 17-039

**VOTED: Motion of Chris Aiello, seconded by Tom Henderson, that approval under the Subdivision Control Law is not required for the subdivision of land as shown on the Plan entitled ‘Approval-Not-Required Plan of Land – New Hope Parcel, Union Point South Weymouth, MA’ dated August 11, 2017, as the ANR Plan meets the criteria set forth in Section 2.4 (G) of the Subdivision Regulations, including without limitations, that the proposed lot fronts on a way in existence when the Subdivision Control Law became effective having in the opinion of the Applicable Subdivision Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land**

**8-1-0 vote Kruzer opposed**

SRA Employee Handbook

The Chairman noted one final change made to the scheduling vacation section of the handbook.

**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Chris Aiello, to approve the Southfield Redevelopment Authority Employee Handbook as presented on August 14, 2017**

**Unanimous 9-0 vote**

Topics Not Reasonably Anticipated by the Chairman 48 hours I Advance of the Meeting

The Chairman noted she received a late request from LStar for an Estoppel Certificate for their refinance closing. After a discussion on the Certificate being a different form than used in the past, justifications for a legal review and a response to a redline version still pending from LStar legal counsel. All agreed the Estoppel process should have started earlier. The Board considered a special meeting to review the final certificate but LStar indicated the Estoppel was time critical as LStar was expecting to close the week of August 21<sup>st</sup>. The Board agreed to authorize the Chairman to sign as long as legal counsel was comfortable. The next Agenda will include a discussion on an approval process for future Estoppel Certificates.

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to authorize the Chairman to sign the Estoppel Certificate upon LStar's response to the redline and SRA counsel assurances that it is in proper form**

**Unanimous vote**

The Chairman noted there was not much traction on the Executive Director search. Discussion ensued on steps to take to increase exposure and attractiveness of the job opportunity. The Board agreed to invite Mr. Kobayashi to the next Board meeting for an update; the August 28<sup>th</sup> deadline would most likely have to be pushed out.

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to authorize Mr. Primiano and Ms. O'Brien-McKinnon to work with Mr. Kobayashi to amend the Profile and implement a wider distribution of potential candidates**

**Unanimous vote**

Next meeting – August 28, 2017

**VOTED: Motion of Bob Rizzi, seconded by Pat O'Leary, to adjourn the meeting**

**Unanimous vote**

The meeting ended at 7:50pm

---

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

MAPC/CTPS Contract and CTPS Pass-Through Agreement

LIFOC Alteration Requests (2)

ANR Plans (2)

SRA Employee Handbook