

Southfield Redevelopment Authority
Board of Directors Meeting
Monday, September 12, 2016 @ 7:00pm
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman
Pat O'Leary, Acting Vice Chairman/Clerk
Chris Aiello
Kelli O'Brien-McKinnon
Steve LeMott
Chris Primiano

Directors Unable to Attend: Anthony Agnitti
Robert Rizzi
Tom Henderson

Also Present: Scott Bois, Finance/Treasurer
Robert Downey, Assistant Planner
Robert Galvin, SRA Legal Counsel

The Chairman called the meeting to order at 7:00pm and announced Mr. Agnitti's request for remote participation. Efforts to contact him from the phone in the conference room were unsuccessful.

Board Reorganization was tabled to the next meeting with full board attendance.

Minutes

VOTED: Motion of Chris Aiello, seconded by Steve LeMott, to approve the minutes of the August 22, 2016 meeting of the SRA Board of Directors

6-0 Unanimous vote to approve

7:05pm PUBLIC HEARING – Variance Granting Authority (VGA)

VOTED: Motion of Chris Aiello, seconded by Chris Primiano, to open the Public Hearing at 7:05pm

6-0 Unanimous vote

The Chairman noted the legal notice was published in the Patriot Ledger for consideration of a variance application from David & Debra Payne, 17 Privet Path, seeking relief from the Zoning and Land Use By-Laws, Section 6.5 Building Forms: single family house (SF<5,000 lot) with a maximum of two (2) parking spaces. Variance request was for a third parking space.

Mrs. Payne discussed their plan to demo existing garage, and build a new one with entry moved from Privet Path to Snowbird Ave., and to keep 20 linear feet of their existing driveway. It was noted that LStar/Southfield Landowners Association approved the Payne's design/build plan.

There were no public hearing comments.

VOTED: Motion of Chris Aiello, seconded by Steve LeMott, to close the public hearing at 7:15pm

6-0 Unanimous vote

Board Measure 16-042

VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, that the Variance Granting Authority approve, with conditions, the request for Variance submitted on August 22, 2016 for 17 Privet Path (Town of Weymouth Map 58, Block, 597, Lot 48).

6-0 Unanimous vote

Pulte Homes Public Access Easement Agreement

Mr. Downey noted the Public Access Easement Agreement included emergency access on Calnan Road; and the development of public nature trails through (2) Pulte Homes residential projects, Woodstone Crossing and Brookfield Village. Atty. Galvin presented the Public Access Easement Agreement to the Board, and noted that the easement only applied to land owned by Pulte Homes of New England LLC. Counsel for Pulte Homes concurred with the final easement agreement.

Board Measure 16-047

VOTED: Motion of Chris Aiello, seconded by Chris Primiano, that the Board of Directors executes a Public Access Easement Agreement by and between Pulte Homes of New England LLC and the Southfield Redevelopment Authority, as presented

6-0 Unanimous vote

Parkway Update – Change Order on Extension

The Chairman requested that the LStar construction manager provide transmittals along with change orders submitted to the SRA explaining the reason and purpose for the change orders. It was noted that SRA received two change orders to date. Mr. Aiello was informed that the \$25K for Change Order #2 would likely cover all the associated costs of well gauging and soil management.

Parkway Update - Status of Parkway Phase 1 Transfer

The Chairman offered the Board a copy of the closing agenda for the East/West Parkway Phase 1 transfer, to review the outstanding items to be resolved by the Oct. 1st deadline in the enabling legislation. Discussion ensued on the MassDevelopment parkway bond refunding matter, and Navy owned property in the Parkway right of way not yet transferred.

Engagement Letters from Legal Counsel

The Board was informed that engagement letters were received from the law firms of Sherin and Lodgen and Galvin & Galvin PC, and would be executed by the Chairman.

Status Reports

Master Plan – There was no update at this time.

Agreements – The Chairman noted that Carla Moynihan, Sherin and Lodgen, was getting up to speed on the DDA, and identifying the major issues and a negotiation process going forward.

Infrastructure – Ms. O'Leary noted the recently approved water agreement with Weymouth was being modified with substantial changes, and would be brought back to the Board for review.

Mr. Aiello informed the Board that the Abington and Rockland Selectmen and the Abington Rockland Joint Water Works would meet on Thursday (9/15 @7pm) to discuss water options.

Parkway – Mr. Aiello noted that a Parkway Phase 2 groundbreaking ceremony occurred on Sept. 3rd.

Operations – Mr. Primiano noted that an SRA operations timetable was still a work in progress.

The Board was informed that the SRA Advisory Board was scheduled to meet on Monday, Sept. 19, 2016 @ 7pm.

Mr. Barry noted that LStar met with and received comments from local and MWRA officials on the Notice of Project Change (NPC) to be filed with MEPA.

Public Comments

Mrs. Parsons, Rockland, was informed that the NPC would most likely be filed within the next 30 days.

Next meeting – September 26, 2016

VOTED: Motion of Chris Aiello, seconded by Pat O’Leary, to adjourn the meeting.

6-0 Unanimous vote

The meeting ended 7:45pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

Variance Application, 17 Privet Path

Pulte Homes Public Access Easement Agreement