

Board of Directors Meeting
Special Permit Granting Authority
September 6, 2011 @ 8:30am
Conference Room, Corporate Office

Directors Present: Gerard Eramo, Chairman
Joseph Connolly
James W. Lavin
Jeffrey Wall

Directors Unable to Attend: John Ward

Also Present: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer

The Chairman called the meeting to order at 8:30am.

Financial Matters

Mr. Wilson reviewed the Corporation's financial status as of June 30, 2011 and noted many items that were achieved during the year on the transition to a municipal government structure, in particular Free Cash Certification and Budget approval by the Dept. of Revenue. Free Cash was certified at \$380K, expenditures totaled \$330K, leaving a balance for FY12 of \$50K. The approved Budget totaled \$1.5M with \$1.3M expended, leaving a balance of \$200K entering FY12. The Board was informed of critical tasks in the next couple of months related to value assessments, infrastructure services, the East/West Parkway Liability Claw Back provision and a certified FY12 Tax Rate which would include Certified Water and Sewer Enterprise Funds.

Special Permit Granting Authority – PUBLIC HEARING began at 8:35am

The Chairman read the public hearing notice into the record for the Special Permit Granting Authority's consideration of an amendment to the Phase 1A Development Plan, Third Revision submitted by Rogerson Communities.

Michael Lerner, Rogerson Communities, identified the changes to the previously approved special permit and site plan, noting the addition of 24 senior independent living units and a redesigned concrete bunker parking garage. In a recent market study they found a substantial number of elders were interested in the convenience of structured parking.

Mr. Connolly was informed that the structure was a 4 story building (3-story senior independent living units on top of an underground garage). He inquired if the Project Labor Agreement issue was resolved yet. Ms. Daniels stated SSTDTC was informed it was "non-project work" under the PLA. Mr. Connolly informed the Board that the issue was not resolved with Trades Council.

Mr. Wall was informed of the parking spaces and protection systems. Discussion ensued on a dry sprinkler system, heating elements and the overall safety of elderly residents living above the parking garage.

Mr. Eramo was informed the garage door widths (3) changed from 10' wide to 18' wide for a multiple car garage, and that the garage met the requirements for a sprinkler system. Locations of elevators and fire stairs were identified. Garage height was still 13 ft. All utilities were underground. Parking spaces totaled 261.

Mr. Lavin was informed of the gravity fed drainage plan around the north side of the parking structure and the increased number of hydrants.

There were no public hearing comments on the Phase 1A Development Plan Revision.

VOTED: Motion of Jeffrey Wall, seconded by James Lavin, to close the Public Hearing

Unanimous vote

The Hearing closed at 8:55am

Board Measure 11-051 Phase 1A Development Plan Amendment to Third Revision

VOTED: Motion of James Lavin, seconded by Jeffrey Wall, to approve, with conditions, the Amendment to the Third Revision of the Phase 1A Development Plan submitted by Rogerson Communities dated July 18, 2011. All conditions of the approval shall be as noted in the Decision to be recorded with the Norfolk County Registry of Deeds

2-2 vote Directors Connolly and Eramo opposed

The motion failed and the application was deemed denied without prejudice

PUBLIC HEARING 8:36AM – Rice SouthField LLC Major Plan Change

It was determined that the Special Permit Granting Authority could not consider the application for a major plan change to Rice SouthField LLC's previously approved Joint Site Plan and Special Permit application due to the denial of the Phase 1A Development Plan amendment.

Town of Rockland Memorandum of Agreement

The Board received the Memorandum of Agreement between the Rockland Selectmen/Conservation Commission and SSTTDC, drafted by Rockland Town Counsel and recommended by Mr. Donovan in their Board packets. The agreement was in connection with off-site mitigation of conservation land related to the East West Parkway project.

Board Measure 11-054 Town of Rockland MOA

VOTED: Motion of Jeffrey Wall, seconded by Joseph Connolly, to ratify the approval of the Memorandum of Agreement by and between the Town of Rockland and SSTTDC with respect to the Conservation Land issues as noted herein

Unanimous vote

SouthField Fall Festival

Discussion ensued on the request for a One Day Beer and Malt Beverage License. Mr. Connolly inquired how many people were expected to attend the open house event. Seeing as no one could answer the question, Mr. Connolly requested Board consideration to amend the motion on a one day liquor license to require the applicant to pay for a police detail.

Board Measure 11-052 – One Day Wine and Malt License

VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, as per M.G.L. Chapter 138 and the rules made thereunder, and section 37, sub-section 6 (w) of Chapter 303 of the Acts of 2008, Robert Lucente, Peak Organic Brewing Company is hereby granted a one day license to sell, store, pour and consume Wine and Malt beverages on September 24, 2011 between the hours of 11am and 3pm at the Southfield Fall Festival. Police Detail is required, to be paid by applicant.

Unanimous vote

Board Measure 11-053 – Food Vendor Permits

VOTED: Motion of Jeffrey Wall, seconded by James Lavin, in accordance with the provisions of NAS South Weymouth General Municipal Codes, Section 7.2 Regulation of Food Vendors and Amendments and additions thereto, Permits are granted to the following food Establishments for September 24, 2011 between the hours of 11am and 3pm at the SouthField Fall Festival: Tennessee BBQ, Heidi

Hollow Farm, Ecco Trattoria, Pasticcini Bakery, Panera Bread and Summer Shack
Unanimous vote

Minutes

VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, to approve the minutes of the Board of Directors Meeting held on August 8, 2011

Unanimous vote

Discussion ensued on the failed motion on the Phase 1A Development Plan Amendment to the Third Revision. Mr. Connolly made it clear that he had no problem with Rice SouthField LLC site plan but did have a problem with the unresolved issue between the Trades Council and LNR. The Chairman indicated the issue could not be ignored and that it should be resolved in writing. Ms. Daniels stated the issue was resolved with the Trades Council on the Corcoran Apartment project and that the Rice SouthField LLC project was the same construction form. The Chairman indicated this was a great project that needed to move forward, but the issue had to be resolved, to make sure it didn't arise again. Mr. Lavin noted his support of the unions, the need for them to be treated fairly and his hope the situation was resolved quickly.

VOTED: Motion of Jeffrey Wall, seconded by Joseph Connolly, to adjourn the meeting

Unanimous vote

The meeting ended 9:05am

Mary Cordeiro, Recording Secretary

Gerard Eramo, Chairman