

Southfield Redevelopment Authority  
Board of Directors Meeting  
Applicable Subdivision Board  
Wednesday, January 17, 2018 @ 7:00pm  
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice-Chairman – Left at 7:20  
Chris Aiello  
Tom Henderson  
Robert Rizzi  
Chris Primiano  
David Rubin

Not Present: Tony Agnitti

Remote Participation: Pat O'Leary, Clerk

Also Present: Jim Young, Land Use Administrator  
Michael Smart, Weymouth Town Councilor  
Bob Luongo, Weymouth Planning Director

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

Pat O'Leary was given approval to participate remotely. All votes will be roll call votes; Tom Henderson will be the first to vote and Pat O'Leary will be the last to vote.

#### Minutes

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to accept the minutes of January 3, 2018  
8-0 roll call vote**

#### Executive Director Update

Paul Niedzwiecki has an official starting date of Feb. 5, 2018. Mr. Niedzwiecki thanked the Board for the opportunity given him and said he is looking forward to the work ahead.

#### 7:00PM PUBLIC HEARING - ASB

#### Definitive Subdivision Plan – Discovery Drive & Endeavor Boulevard

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to open the public hearing  
8-0 roll call vote**

Jim Young noted that Keith Curran will be managing this project for LStar. Mr. Young said the design is similar to that of Beam Street. Work will be mostly in Weymouth with a small portion in Rockland.

John Perry, P.E. of Gale Associates, gave an overview of the project:

- Discovery Drive will run north to south; Endeavor Blvd. will run west and will ultimately connect to Shea Memorial Drive but would end in a temporary cul-de-sac until such time as the adjacent Navy remediation work is completed. Mr. Perry noted that the future Pro Drive site will be available from Endeavor Blvd.

Two additional conditions discussed:

- Removal of the proposed island within the cul-de-sac.
- Plan for stockpiled reclaimed concrete/asphalt needs to be submitted for approval.

Chris Primiano recommended a travel lane width of 13' as requested by the Weymouth Fire Dept.

Regarding the cul-de-sac, Tom Henderson recommended a 30' radius and the elimination of the island.

Weymouth Councilor Michael Smart addressed the Board. He expressed his thanks for the condition regarding the stockpiled debris and asked about the cars that are stored near some of the abutting properties.

Chairman Kruzer said, as cars are moved for this project, it would be a good time to ask LStar not to park cars by neighboring private property.

Weymouth Planning Director Bob Luongo ask the Board to please allow the Weymouth Engineering Dept. time to review LStar's responses to their plan review comments so that they may be addressed in the final plan set. He added that the Weymouth Fire Dept. and Traffic Engineer were OK with LStar's responses to their plan review comments.

Jim Young noted that LStar is evaluating whether or not the joint utility trench could be moved toward the edges of the right-of-way in order to increase the horizontal separation between other utilities.

Councilor Smart commented that water pressure at end of Union Street (a dead end) could be an issue. He asked if the temporary water line could be left in place as a looped system to (1) help water pressure and (2) clean out some sediment.

Public Comments:

Mrs. Parsons of Rockland asked if the route for utilities from Union Street could be shown. She was told that this meeting was only regarding the roadway and that a plan would be provided to the SRA at a later date.

*Kelli O'Brien-McKinnon left at 7:20*

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to close the public hearing  
7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve the waiver of  
Section 3.2 (C) (1): Sewer Main Design. Cover depths between five (5) feet and ten (10) feet are  
acceptable.**

**7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chairman Kruzer, to approve the waiver of  
Section 3.4 (O) (2): Connectivity – Cul-de-Sacs (temporary). Cul-de-sacs are permitted for those  
Secondary Streets that abut wetlands or other environmentally sensitive areas (temporary).**

**7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve the waiver of  
Section 3.4 (S) (1): Sidewalk Standards (temporary). Sidewalks shall be of standard concrete.  
Roadway curbing shall be granite, of six (6) inches in height and of a type VA4 (temporary).**

**7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve the waiver of  
Section 3.5: Lighting Plan (temporary).**

**7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chairman Kruzer, to approve the waiver of  
Section 3.6 (K) (1): Minimum wet utility separation. The distance between the outside diameter of a  
storm drain and the outside diameter of other wet utilities shall not be less than five (5) feet.**

**7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve the waiver of  
Section 3.6 (K) (2): Minimum grade of storm drain pipe shall be 0.5 percent (temporary for the drain  
line that runs east to the existing catch basin at Station 27).**

**7-0 roll call vote**

**VOTED: Motion of Tom Henderson, seconded by Chairman Kruzer, to approve the waiver of  
Section 4.5 (A) (7): Landscape Plan (temporary).**

7-0 roll call vote

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve with 31 conditions, the Application for Approval of a Definitive Subdivision Plan for Discovery Drive and Endeavor Boulevard submitted by LStar Southfield, LLC; and to waive the sections of the Subdivision Rules and Regulations that were voted on.**

7-0 roll call vote

Promissory Note Extension – Authority, LStar and the Navy Execution of Amendment 2 to the Purchase Agreement, Continued

Chairman Kruzer said progress has been made between LStar and the Navy, and thinks an agreement may be reached by the end of January; if not, it will likely be extended to the end of Feb. 2018. There is no item to vote on tonight.

2010A Infrastructure Bond Special Assessment Discussion

Some residents think they may have been billed in error by Weymouth. Treasurer Hart is scheduled to meet to discuss this assessment issue with Weymouth on Jan. 19, 2018.

FY17 Audit Update

Chairman Kruzer said the auditors are commencing work the week of Jan. 22, 2018.

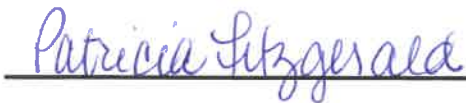
Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none

Public Comments on this evening's topics of discussion: none

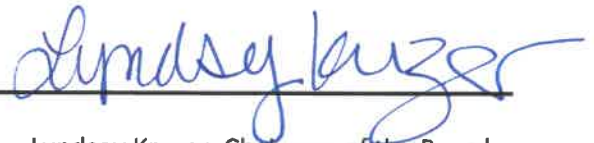
Next Meeting: February 7, 2018

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to adjourn the meeting at 8:15PM**

7-0 roll call vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman of the Board

**Documents reviewed during the meeting:**

Board Meeting 18-001

Sherin & Lodgen Memo dated January 2, 2018