

Board of Directors Meeting
Conservation Commission Meeting
July 29, 2013 @ 9:00am
SSTTDC Town Hall, Conference Room

Directors Present: Joseph Connolly, Chairman
John Ward, Vice Chairman
James W. Lavin, Clerk
Gerard Eramo
Jeffrey Wall

Also Present: Kevin R. Donovan, CEO
James A. Wilson, CFO
Jim Young, Project Manager
Patrick Cloney, SSTTDC Commercial Consultant

The Chairman called the meeting to order at 9:00am.

Conservation Commission Public Hearing – Notice of Intent

**VOTED: Motion of Gerard Eramo, seconded by Jeff Wall, to open the Public Hearing at 9:02am
Unanimous vote**

On June 24, 2013 the Conservation Commission held the first public hearing on the construction of housing, stone dust trail and plantings near a wetland area for the Cottages at Hollybrook project. The Hearing was re-published in the legal section of the Ledger for July 29th. Mr. Young noted that the project was three-phased consisting of 31 cottage style units, located north of Skye Lane. The proposed Notice of Intent was focused on the 10 cottages (3rd phase) at the rear of the site adjacent to wetlands. Gene Crouch, VHB, identified the location of the proposed units with frontage that would intrude into the 50 ft. Bordering Vegetated Wetland (BVW) buffer zone, and the portion of the proposed stone dust path that would intrude into the 200 ft. outer riverfront area (degraded area lacking topsoil and vegetation) on this parcel. The mitigation plan would restore the area by planting native shrub species that were valuable to wildlife habitat.

Mr. Wall was informed that DEP issued the file number with requirements for an Alternative Analysis for the work proposed in the Riverfront Area, a Stormwater Report and a Water Quality Certificate. Mr. Crouch sent a letter to DEP noting that the improvements would be located entirely within the existing degraded area which, by definition, did not require an alternative analysis, and the proposed grading work (that triggered Water Quality Certification) was removed from the project. The planting and seeding would be conducted without grading. The Board was informed that the Phase 1A Stormwater Narrative was provided to DEP, and that DEP had no further response to Mr. Crouch's letter.

Mr. Ward was informed that the Conservation Agent provided a detailed recommendation that he based upon the robust mitigation plan, the existing storm water infrastructure, and the special conditions in the Order of Conditions; the Project Manager also recommended approval of the Notice of Intent.

Mr. Timmons, representing IBG, informed the Board that a framing contractor they hired was no longer working on the site because of fraudulent behavior. Police were involved in the situation. The sub-contractors were doing quality work and IBG continued to do business with them.

PUBLIC COMMENTS

Mrs. Parsons, Rockland, was informed that the mitigation work would restore a riverfront line, that the wet meadow was not located in the vicinity of this project, that an existing crushed storm-water outlet would be replaced and that drainage from Stonehaven Drive would go directly into the vegetated wetland area.

Ms. White, Wetland Strategies, was informed that storm water from the project would drain into a wet basin system with forebays removing over 80% of total suspended solids, and designed so that storm water peak flow would not exceed pre-existing conditions.

Mr. Bromberg, Rockland, noted that the Open Space Committee worked with SSTDTC in 2005 to establish a no-build 50 ft. wetland buffer zone and asked the Board to hold to the covenant and not allow work within the 50 ft. buffer. Mr. Bromberg was informed that his comment related to the next agenda item.

**VOTED: Motion of Gerard Eramo, seconded by John Ward, to close the hearing at 9:15am
Unanimous vote**

Board Measure 13-022

VOTED: Motion of John Ward, seconded by James Lavin, to approve the Notice of Intent dated June 5, 2013 submitted by VHB Inc. for Phase III of The Cottages at Hollybrook project. All conditions of the approval shall be as noted in the Order of Conditions prepared by the Corporation's Conservation Agent.

Unanimous vote

Waiver of Covenant Concerning Wetlands

Mr. Ward noted that the 50 ft. no-build buffer zone was contained in all the SouthField land deeds. He acknowledged that work done on the site years ago created a larger wetland area on this parcel and understood the request to waive the no build buffer zone to improve the area, but didn't believe it to be a wise decision.

The Project Manager stated the application was reviewed in detail and it was agreed that the mitigation plan would restore a wetland and allow public access with recreational and educational opportunities in perpetuity.

No motion was made. The Chairman stepped down to make the motion.

Board Measure 13-023

VOTED: Motion of Joseph Connolly seconded by James Lavin, that in lieu of the mitigation work proposed under the Order of Conditions for the Cottages at Hollybrook project, the Board execute a Waiver of Covenant for Parcel R7F in the form as presented.

3-2 vote Ward and Eramo opposed

Commercial Development Update

Patrick Cloney, SSTDTC Consultant, presented his findings on the Rte. 128 south commercial market, on the factors involved with choosing a business location, and on the issues to be resolved for a SouthField business location. Cost was a huge factor. Mr. Lavin was informed that the South Shore area was in

competition on leasing vacant commercial office space for much less than could be built, and that spec building was very risky right now. Mr. Ward was informed that attracting life sciences to SouthField would require a plan and a building timeframe from construction to occupancy with more infrastructure capacity.

Starwood Capital Group Status

Robert Glantz, Starwood Land Ventures, stated the company was focused primarily on residential and mixed use development, and presented an overview of their master planned communities around the country. He stated Starwood had the financial capability, development expertise and ability to lure the right users, if there were the right circumstances. He was looking to enhance the SouthField image by updating the market center and aligning all entitlements to the current market which had tremendous residential opportunities. SouthField needed a market driven master plan with rooftops to help drive down the cost of water and create a demand for retail development; and a plan to finance and finish the remainder of the parkway project and the off-site roadway improvements in order to advance retail commercial. The Board was informed that the senior housing market was uncertain, it took Eventide 2 years to get 15 reservations on 200 units; there were not enough presales to allow the community to move forward; Eventide would have to change their marketing approach at some point.

Mr. Glantz stated SouthField was a great location but it didn't match up with the overlaying entitlements and documents that governed the community. The requirements for 1000 units/300,000 s/f commercial space, development and demolition specifications and several obligations in the DDA were too restrictive and costly, didn't work in the current market and needed to change. Mr. Glantz stated he already met with Mayor Kay and with the SouthField Residents, and noted that Weymouth provided more services to SouthField than the other two communities (police, fire, education and water), and that the SouthField residents were the biggest stake holders in the project .

Mr. Glantz stated that Starwood was ready, willing and able to invest in SouthField, had already hired local development professionals, would collaborate with the three host towns and other groups with a vested interest, and would present a development plan to the Board of Directors at the end of September. A plan was needed that was economically feasible and acceptable to the Host Communities.

Mr. Wall stated that the Board never had an opportunity to discuss the sport complex plan with LNR before they were sold to Starwood, and asked for a status report. Mr. Glantz stated a site plan for the sport complex would not be submitted to the Board at this time, that the recreational facilities would be part of the comprehensive plan that went beyond Phase 1.

Mr. Wall was informed that the commercial office building that was approved for development had not been successful getting enough tenant commitments to proceed with finance and construction. Mr. Wall stated that the stops and starts of this project were very frustrating for the Board and that more housing would increase school education costs.

Mr. Ward was informed that Mr. Glantz had recently met with the Rockland Selectmen Chairman, but had not yet met with anyone in Abington. Mr. Ward stated the primary reason for the NAVY land transfer was for job creation to offset the economic loss when the Base closed, that the three Host Communities together established guidelines for the commercial use; that the Board represented the 90,000 people in the three towns and that they were very sensitive to impacts to these communities. He voiced concern that a lot of promises (including recreation amenities) that were made to the three towns have not happened, and that more housing would increase the cost of education. He noted that any changes in the Reuse Plan would need to be approved by these three towns.

Mr. Lavin stated that for the past 15 years the three towns have acted as one community, doing this

together. He wanted to be sure the plan stayed on track in all three towns, and he acknowledged that there was no commercial market on the South Shore.

Mr. Kimball, Chairman Rockland Selectmen, stated that Rockland was told that the parkway would bring in commercial business, and noted the marketing presentation had missing segments. He suggested Starwood pursue the medical industry, golf course hotel, MBTA facility or even gambling, noted that the educational costs of residential development would hurt the revenue sharing promised to the three towns and indicated that Rockland was willing to look at water/sewer provisions to SouthField. He hoped that portions of the Reuse Plan that Starwood may want to eliminate, would not be gone for good.

Mr. Gallagher, representing the Mayor of Weymouth, noted that the Starwood developments seemed to be just residential communities. Mr. Glantz stated the communities had a commercial sector separate from residential.

Mr. LaFond, Abington Town Manager, voiced concern that the impacts to the Host Towns could be severe, roadways and school systems were already stressed, and that a significant residential development sounded like an all service based plan with no economic benefit. He said it was important to insure that Abington had a voice in the entire process.

Mr. Glantz stated all ideas were good ideas and everyone would be involved to find solutions, but the plan had to change; if no change then the SouthField community would hard stop at 1000 residential units. Before he departed the meeting he distributed Host Community Agreement checks from a recent land sale to the representatives in attendance from the three Towns: \$265K to Weymouth, \$139K to Rockland, \$44K to Abington. He reported total host payments to date were: \$4.9M to Weymouth, \$2.4M to Rockland and \$731K to Abington.

Financials

The CFO noted that two FY13 unpaid bills totaling \$15K were received after July 15th. Mr. Wilson noted the majority of the payment was for fire protection services to the Town of Weymouth, and that an ATT dispute was recently settled and the bill of \$436 was ready to pay. Payments would be made from the Reserve Fund leaving a balance of \$34K.

Board Measure 13-031

VOTED: Motion of James Lavin, seconded by John Ward, that the Board of Directors authorizes the transfer of the sum of \$15,009.30 from the Reserve Fund (Program 132 Balance = \$49,768.00 to line item 1136730.578107 for the purpose of paying the following FY2013 unpaid bills:

Town of Weymouth - \$14,573.02 - ATT - \$436.28

4-0-1 vote Wall abstained

East/West Parkway Status

Mr. Young reported that contractor work was Substantially Complete and the Parkway was ready to open for public use. Mr. Connolly inquired about the timeline to open Trotter Rd. and was informed that traffic analysis and simulations were still being reviewed, and that Trotter Rd. would most likely open across the RR tracks to Rte. 18 in the near future. Mr. Wall voiced concern regarding the multiple incidents of vandalism in abandoned NAVY buildings and the need to restrict access. Mr. Young noted that a meeting took place with Weymouth and Rockland Police and Fire Chiefs on access points, isolation points, and safety issues pertaining to the opening of the Parkway. They will all be resolved in the next 3 weeks.

The CEO noted it would be prudent to honor someone who gave extensive service to the re-development project from its inception. The Board agreed that former Congressman Bill Delahunt was a great patron of the project, providing guidance and leadership. Mr. Donovan recommended formally naming the roadway the "Bill Delahunt Parkway".

Board Measure 13-030

VOTED: Motion of Jeff Wall, seconded by James Lavin, that the Board of Directors hereby dedicates and formally names the east/west parkway as the "Bill Delahunt Parkway", providing connectivity to the SouthField development at the former NAS South Weymouth, and to have a fitting ceremony on Monday, August 19, 2013

Unanimous vote

Minutes

VOTED: Motion of Jeff Wall, seconded by Gerard Eramo to approve the minutes of the Board of Directors meeting held on June 24, 2013

4-0-1 vote Lavin abstained

VOTED: Motion of Gerard Eramo, seconded by Jeff Wall, to adjourn the meeting

Unanimous vote

The meeting ended 10:50am

Mary Cordeiro, Recording Secretary

Joseph Connolly, Chairman of the Board