

Board of Directors Meeting
Applicable Subdivision Board
Special Permit Granting Authority

Meeting moved from Monday, June 18, 2012 to Wednesday, June 20, 2012 @ 4:00pm
SSTTDC Town Hall Conference Room

Directors Present: Gerard Eramo, Chairman
Joseph Connolly, Vice Chairman
James Lavin, Clerk
John Ward

Directors Unable to Attend: Jeffrey Wall

Also Present: Jim Young, Project Manager,
James A. Wilson, Chief Financial Officer,
Scott Bois, Treasurer/Collector
Keith Nastasia, Superintendent of Public Works

The Chairman called the meeting to order at 4:00pm noting that no quorum was achieved on Monday, June 18th and the topics and financial matters listed on the June 18th agenda were moved to Wednesday, June 20th.

PUBLIC HEARING – SPECIAL PERMIT GRANTING AUTHORITY

The Special Permit Granting Authority Public Hearing opened at 4:02pm. The Chairman noted that the legal notice was published in the Ledger for consideration of a Special Permit for conducting earth removal activities on Taxiway Charlie. The Project Manager noted LNR submitted a special permit application to allow on-site soil excavation and replacement in former taxiway limits; and introduced Mr. Brewer, KHA, to provide the details.

Mr. Brewer identified the area of work to remove existing quality material and transport it to the Phase 1A subdivision area east of Snowbird Avenue. Peat material, stockpiled on the runway, would be back-filled into the excavated area to be brought back to grade with a 6 inch layer of top soil and stabilized. The applicant will coordinate with SSTTDC Conservation Agent, NAVY and Natural Heritage on the work to take place in this area.

The Chairman was informed that the ground water level was found at 16 feet deep (in 2007) when last working in this area. Discussion ensued on turtle protections, and the need for silt fence/hay bale barriers to be connected to the existing controls on the East/West Parkway creating a complete barrier around the proposed construction zone.

The Chairman voiced concern on the peat material being back-filled, and was informed that large tree stumps, other large woody materials and other deleterious items would be segregated out, and that the back-fill would stay above the ground water table. Mr. Lavin was informed that this work would take place in the golf course/open space area, and that there were no plans for any future structures where back-filling would occur. The Board was informed that work would most likely begin in mid July.

PUBLIC COMMENT

Ms. Parsons, Rockland, was informed that no work would occur on the property still owned by NAVY, trucks would travel up and down the taxiway as per an access agreement with NAVY, and excavation work would stay above the ground water table.

**VOTED: Motion of John Ward, seconded by Joseph Connolly, to close the Public hearing at 4:12pm
4-0 Unanimous vote**

Board Measure 12-033 SPGA

VOTED: Motion of John Ward, seconded by James Lavin to approve, with conditions the Application for Special Permit submitted by LNR South Shore LLC to conduct earth removal activities on portions of Taxiway C. All conditions of the approval will be as noted in the Board's decision

4-0 Unanimous vote

APPLICABLE SUBDIVISION BOARD

The Project Manager noted that LNR submitted a proposal to adjust the boundaries of Parcels R7A, R7B, R7C and R8A, shown on the Phase 1A Definitive Subdivision Plan, to coordinate with the builder's current plans; and that the lot dimensions complied with the frontage requirements in the Zoning and Land Use By-Laws. The end developers, Whitman Homes and Interactive Building Group, were drafting preliminary site plans to match up with the proposed alleyways and future public way, Skye Lane, in preparation for future land sales.

Board Measure 12-034 ANR

VOTED: Motion of John Ward, seconded by Joseph Connolly, that approval under the Subdivision Control Law is not required for the boundary adjustments to Parcels R7A, R7B, R7C and R8A as shown on the ANR Plan of Land dated June 5, 2012.

4-0 Unanimous vote

FINANCIALS

The CFO reviewed the Series 2010A Infrastructure Development Revenue Bond condition of repayment and terms of indenture, noting two sources of revenue – commitment of real estate taxes (25% to 35%) depending on the type of property, and Special Assessments on the owner of record of FOST 1 & 2 non-developed property. Special Assessments did not apply to the land that was transferred on December 15, 2011.

The Directors received the FY13 Annual Assessment Report and Amendment of the Assessment Roll for the Collection of Assessments for FOST 1 & 2 in their packets. Discussion ensued on FY13 estimated funding requirements, pledged revenue from Taxes, balance due from Special Assessments, MUNICIPAL's calculations on advance reserves necessary to cover debt service, budget adjustments and a certified tax rate. Mr. Wilson noted the Special Assessment was the first of its type in Massachusetts, and that the preliminary Special Assessments were submitted to DOR for ruling. He reviewed the calculation process used by MUNICIPAL to determine the Special Assessment for each parcel, and indicated that Special Assessments would be revisited again before setting the tax rate.

The Chairman was informed that DOR typically did not allow the raising and appropriating of funds in one fiscal year for a budget item in the following fiscal year (and then to be immediately transferred to a Wells Fargo Trustee account). The CFO was seeking permission from the Chief Counsel of Dept. of Revenue and the Secretary of Administration and Finance to do just that.

Mr. Lavin was informed that a special charge code and accounting ID was created to segregate the funds to be forwarded to Wells Fargo for payment. If DOR did not approve the process then the CFO would go back to his calculations, within fiscal years, to be transferred into the reserve account to make sure payments were made in a timely manner. The Board already approved a reserve account from which to make the payment.

The Board was informed that the Assessors approved the values on June 14th and transmitted them to DOR. Mr. Connolly was informed that the CFO was not inclined to short term borrow for cash flow, unless this debt payment could not be met, then a short borrow would be authorized as a fail-safe.

Board Measure 12-035 Special Assessment

VOTED: Motion of Joseph Connolly, seconded by John Ward, that the Board of Directors approve the FY13 Annual Assessment Report and Amendment of the Assessment Roll for the Collection of Assessments for FOST 1 and 2 as submitted to the Corporation by MUNICAP on June 5, 2012 and in accord with the approved bond authorization of April 27, 2012, Board Measure 10-014

4-0 Unanimous vote

The Treasurer/Collector reviewed the year end re-appropriations that would bring line items into balance. FY12 Legal Fees, directly related to the transfer of land from the NAVY, exceeded the Budget. Mr. Connolly was informed that legal fees would drop dramatically next year becoming more typical of a Town Solicitor. Mr. Lavin was informed that the service contract with Nutter McClennen & Fish had blended rates for specialized matters such as NAVY negotiations and for environmental/litigation matters; and that the contract with Murphy Hesse Toomey & Lehane for municipal type matters had substantially less rates. FY13 rates for legal services have not yet been set.

Board Measure 12-036 Legal Fees

VOTED: Motion of James Lavin, seconded by John Ward that the Board of Directors raise and appropriate the sum of \$110,000 from Free Cash for the purpose of paying FY12 Legal Fees.

4-0 Unanimous vote

Mr. Bois reviewed the FY12 deficits and the funds to be re-appropriated within the Budget. The Board packets included the General Fund detail showing the surplus items and the line items to be adjusted. Mr. Connolly was informed that snow removal surplus could not be carried over to the next fiscal year.

Board Measure 12-037 Budget Adjustments

VOTED: Motion of John Ward, seconded by Joseph Connolly, that the Board of Directors re-appropriates the sum of \$234,067.89 from the following accounts into the designated accounts for purposes of funding departmental line item deficits in the FY12 approved budget. The Accountant with the approval of the Chief Executive Officer is authorized to make adjustments among the several line items in the FY12 authorized budget but in no event is the Accountant authorized to exceed the dollar amount authorized by this measure.

4-0 Unanimous vote

Mr. Bois reviewed the projected deficits in the Water and Sewer Enterprise Funds, noting a recent \$10K sewer break that occurred where the new system (3 yrs. old) joined the old NAVY system, failure occurred at the junction of PVC to iron pipes. The Board was informed that staff was surprised by the type of break, and that it was immediately repaired. An investigation was underway where original documentation and inspection reports were collected from the Weymouth DPW to begin an analysis. Mr. Lavin was informed that current infrastructure work was monitored by SSTDTC Inspectors. The Chairman was informed that this sewer connection seemed to be the only one of its kind on the Base. Board packets included projected deficit worksheets for water and sewer costs.

Board Measure 12-040 Sewer Enterprise Fund

VOTED: Motion of James Lavin, seconded by Joseph Connolly, that the Board of Directors raise and appropriate the sum of \$18,000 from Free Cash for the purpose of funding the costs associated with the Sewer Enterprise Fund

4-0 Unanimous vote

Mr. Bois reviewed costs related to an outside consultant for the daily requirement of sampling and testing the public water supply. Mr. Lavin voiced concern that it would be unfair for the residents to pay adjusted water and sewer rates due to repairs that were not their fault; and was informed that the unforeseen sewer repair was covered by Free Cash, and that the Board already approved the FY13 water and sewer rate structure. All agreed that water and sewer rates need to be improved.

Board Measure 12-041 – Water Enterprise Fund

VOTED: Motion of James Lavin, seconded by Joseph Connolly, that the Board of directors raise and appropriate the sum of \$45,000 from free Cash for the purpose of funding the costs associated with the Water Enterprise Fund.

4-0 Unanimous vote

LNR Summer Events

The Superintendent of Public Works reviewed LNR's requests for upcoming events.

Board Measure 12-038 5K Road Race Wine & Malt License

VOTED: Motion of John Ward, seconded by Joseph Connolly, as per M.G.L. Chapter 138 and the rules made thereunder, and section 37, sub-section 6 (w) of the 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 Thursday, June 21, 2012 between the hours of 4PM and 9PM at the SouthField Classic 5K Road Race

4-0 Unanimous vote

Mr. Nastasia noted the Road Race would take place on Shea Drive and Memorial Grove Avenue and recommended approval for one lane partial closure with a police detail to control traffic. Mr. Lavin was informed that 400 runners had signed up for the race.

Board Measure 12-039 5K Road Course

VOTED: Motion of James Lavin, seconded by Joseph Connolly, that the Board of Directors grant permission to LNR Property Corporation and Conventures, Inc. permission to use a portion of the public roadways, Shea Drive and Memorial Grove Avenue, for the SouthField 5K Road Course to begin 6:30PM on Thursday, June 21, 2012. There can be no complete closure of the roadways for public safety concerns.

4-0 Unanimous vote

The Board was informed of two July events - a South Shore Chamber of Commerce BBQ and a SouthField Art Show and Concert to take place in the linear park on Parkview St.

Board Measure 12-042 S.S. Chamber BBQ

VOTED: Motion of John Ward, seconded by Joseph Connolly, as per M.G.L. Chapter 138 and the rules made thereunder, and section 37, sub-section 6 (w) of the Chapter 303 of the Acts of 2008, Peter Forman, d/b/a South Shore Chamber of Commerce is hereby granted a one day license to sell, store, pour and consume Wine and Malt Beverages on Thursday, July 19, 2012 between the hours of 4PM and 9PM at the Chamber of Commerce BBQ, conditioned upon completed application requirements to the satisfaction of the CEO.

4-0 Unanimous vote

Board Measure 12-043 S.F. Art Show & Concert

VOTED: Motion of Joseph Connolly, seconded by James Lavin, as per M.G.L. Chapter 138 and the rules made thereunder, and section 37, sub-section 6 (w) of the Chapter 303 of the Acts of 2008, Tricia

Bruno, d/b/a LNR South Shore LLC is hereby ranted a one day license to sell, store, pour and consume Wine and Malt beverages on Sunday, July 22, 2012 between the hours of 4PM and 9PM for a SouthField Art Show & Concert, conditioned upon completed application requirements to the satisfaction of the CEO

4-0 Unanimous vote

Minutes

VOTED: Motion of James Lavin, seconded by Joseph Connolly to approve the minutes of Board of Directors meeting held on May 7, 2012

4-0 Unanimous vote

VOTED: Motion of John Ward, seconded by Joseph Connolly, to adjourn the meeting

4-0 Unanimous vote

The meeting ended 5:00pm

Mary Cordeiro, Recording Secretary

Gerard Eramo, Chairman

Documents reviewed at the meeting:

Application package on Taxiway C Earth Removal

ANR Plan

FY13 Annual Assessment Report

Budget Transfer worksheets

One Day Wine & Malt beverage applications