

Southfield Redevelopment Authority
Board of Directors Meeting
Special Permit Granting Authority
Conservation Commission
Monday, October 16, 2017 @ 7:00pm
Conference Room, SRA office

Directors Present: Kelli O'Brien-McKinnon, Vice-Chairman
Pat O'Leary, Clerk
Anthony Agnitti
Tom Henderson
Chris Primiano

Also Present: Jim Young, Land Use Administrator
Rob Downey, Assistant Planner
Tom Berkley, Tom Murray, Matt Barry, Bill Ryan, LStar Team

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

Minutes

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to approve the minutes of September 11, 2017

Unanimous 5-0 vote

David Rubin, new Board member replacing Steve LeMott, was introduced to the Board. Mr. Rubin will not be voting until he is sworn in.

PUBLIC HEARINGS - SPGA

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to open the public hearing at 7:00pm on LStar's Revised Development Plan Application for Recreation Complex, continued from Sept. 11, 2017

Unanimous 5-0 vote

Jim Young explained that this previously approved Recreation Complex project has had only one substantial change, the addition of a Field 3 bubble, which requires a special permit. Chris Nowak, VHB civil engineer, explained the modifications saying the project is substantially the same and no waiver will be needed for Field 3.

Public Comment shown after second public hearing.

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to close the first public hearing at 7:22 on LStar's Revised Development Plan Application for Recreation Complex

Unanimous 5-0 vote

Board Measure 17-032

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, that the Special Permit Granting Authority approve, with conditions, the Request for Modification of the Approved Development Plan Application for the Recreation Complex submitted by LStar Southfield, LLC

Unanimous 5-0 vote

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to open the public hearing at 7:05pm on LStar's Revised Joint Site Plan/Special Permit Application for Recreation Complex; continued from Sept. 11, 2017

Unanimous 5-0 vote

Chris Nowak, VHB, said the major change to the Application is the addition of a bubble on Field 3. The revised plans also include the restaurant and several minor infrastructure adjustments relating to the changes to Field 3. Jim Young noted that the Application included one waiver request – to allow the restaurant dumpster to face open space. Parking was discussed and it was determined that attempts will be made to relocate the eight lost parking spaces. Also agreed upon was the removal/securing of the temporary electrical service once the marketing trailer is removed.

Public Comments

Mary Parsons of Rockland asked to be shown the location for the future access to the Coast Guard and Navy properties located to the east of the site.

VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to close the second public hearing at 7:24 on LStar's Revised Joint Site Plan/Special Permit Application for Recreation Complex

Unanimous 5-0 vote

Board Measure 17-033

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to approve the waiver from NAS South Weymouth Architectural and Urban Design Standards and Guidelines to allow the trash disposal facilities for the restaurant to face open space. The applicant proposes opaque site fencing around the trash disposal facilities: Section 2.2.3(1)

Unanimous 5-0 vote

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, that the Special Permit Granting Authority approve, with conditions, the Major Site Plan Change to Joint Site Plan with Special Permit Approval submitted by LStar Southfield, LLC for the Recreation Complex Project; and, as waived, the following section of the Architectural and Urban Design Standards and Guidelines: Section 2.2.3(1)

Unanimous 5-0 vote

Public Hearing – Conservation Commission

VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to open the public hearing at 7:25pm on LStar’s Request for Amendment to Order of Conditions: Recreation Complex (DEP File # SE081-1192), and continue it to Monday, October 30, 2017 at 7:10pm

Unanimous 5-0 vote

ASB – Preliminary Subdivision Plan: Prodrive Technologies

Jim Young explained that this submittal is preliminary. Tom Henderson noted that a Definitive Subdivision Plan and Site Plan would be filed with the Board as part of the permitting process. Copies of the application have been submitted to Weymouth and Rockland for review and abutter notices have been sent. John Perry, civil engineer with Gale Associates, gave an overview of the proposed roadways, utilities and stormwater control measures.

Public Comments

A gentleman in the audience was informed by Matt Barry, LStar, that the height of the Prodrive buildings will be under 70 feet.

Mrs. Parsons asked the distance from the Prodrive building to the abutters; it was determined to be about 1,000 feet.

VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to approve the Application for Approval of Preliminary Subdivision Plan for the Prodrive project submitted by LStar Southfield, LLC, and to issue an approval letter as presented

Unanimous 5-0 vote

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

Next Meeting October 30, 2017

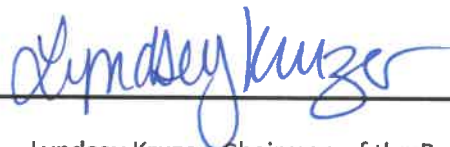
VOTED: Motion of Tom Henderson, seconded by Pat O’Leary, to adjourn the meeting

Unanimous 5-0 vote

The Meeting ended at 7:35pm



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

Request for Modification of an Approved Development Plan: Recreation Complex; VHB, Inc. June 2017
Draft Form of Decision

Request for Modification of an Approved Site Plan & Special Permit: Recreation Complex; VHB, Inc. July 21, 1917

Preliminary Subdivision Plans: Prodrive; Gale Associates, Inc. September 5, 2017
GAI responses to comments letter dated October 10, 2017
Proposed approval letter