

Board of Directors Meeting
Applicable Subdivision Board
Variance Granting Authority
Monday, August 20, 2012 @ 4:00pm
SSTTDC Town Hall, Conference Room

Directors Present: Joseph Connolly, Vice Chairman
James Lavin, Clerk
John Ward
Jeffrey Wall

Directors Unable to Attend: Gerard Eramo, Chairman

Also Present: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer
Jim Young, Project Manager
Keith Nastasia, Superintendent of Public Works

The Vice Chairman called the meeting to order at 4:05pm

The CEO noted the FY12 Public Safety Services Agreement was submitted by Mayor Susan Kay after the 48 hour meeting notice was posted. The Agreement covered Police Patrols and Emergency Response for the 3rd and 4th quarters of FY2012. The Board was informed that executing this contract would put the Corporation in compliance with MGL statutes allowing payment of FY12 Unpaid bill for services already rendered.

Board Measure 12-050 – Public Safety Services Agreement

VOTED: Motion of James Lavin, seconded by John Ward, to authorize the Chief Executive Officer to sign the Agreement between SSTTDC and the Town of Weymouth for Public Safety Services for 3Q and 4Q FY12.

3-0-1 vote - Director Wall abstained

PUBLIC HEARINGS: Variance Granting Authority

Whitman Homes, Inc. submitted a written request for a continuance on its Variance Hearing to the next agenda.

VOTED: Motion of Jeffrey Wall, seconded by James Lavin to continue the Public Hearing on the Variance Application submitted by Whitman Homes, Inc., dated July 23, 2012 to September 10, 2012 @ 4:00pm

Unanimous vote

Interactive Building Group submitted a written request for a continuance on its Variance hearing to the next agenda.

VOTED: Motion of John Wall, seconded by James Lavin to continue the Public Hearing on the Variance Application submitted by IBG Cottages, LLC dated July 30, 2012 to September 20, 2012 @ 4:05pm

Unanimous vote

Applicable Subdivision Board – ANR Plan

Mr. Young noted that LNR submitted a proposed plan with adjusted boundaries on parcels R2C and R2D in preparation for land sales from LNR to IBG, and that the dimensions of the

proposed lots complied with the frontage requirements of the Zoning and Land Use By-Laws and fronted on a way that is shown on the Phase 1A Definitive Subdivision Plan dated March 7, 2012.

Board Measure 12-048 – ANR Phase 1A Parcels R2C and R2D

VOTED: Motion of Jeffrey Wall, seconded by James Lavin, that approval under the Subdivision Control Law is not required for the parcel boundary adjustment as shown on the ANR Plan of Land dated August 7, 2012

Unanimous vote

Phase 1A (P1A) Definitive Subdivision Plan Revision

Mr. Young reviewed LNR's application for the 7th revision to P1A Definitive Subdivision Plan, to create lots associated with the next Whitman Homes & IBG development projects. The land is located between Stonehaven Dr., Parkview St. and Skye Lane. No infrastructure work was proposed in the application.

Mr. Wall voiced concern that fire apparatus would have difficult maneuvers in the alleyways; and was informed that the Weymouth Fire Department was in the process of reviewing the Site Plan application which included alleyway widths. Their comments were pending.

Mr. Connolly was informed that the P1A Definitive Subdivision Plan created parcel lot lines for future land sales, and that the residential lots in the 7th revision were part of Phase 1B development (501 units and beyond). The Board was informed that the 7th revision created 55 residential lots, 2 common open space areas and 3 alleyways to service Parcels R7 and R6 in preparation for future LNR land sales. It was noted that the 4th revision to the Phase 1A Development Plan (approved by SPGA) mirrored the development contemplated for this location in the proposed subdivision plan and that approving the Revised Subdivision Plan would not authorize the construction of any infrastructure or allow any residential development.

Mr. Wall was informed that even though LNR still owned the land, some potential homeowners had already made lot reservations with the builders.

Mr. Connolly voiced concern with planning additional homes without the commercial piece being developed. Mr. Hickey, LNR, noted the threshold for 150K s/f of commercial development was met with the approval of a commercial site plan and the deposit of building permit related fees into an escrow account. The project then moved from Phase 1A to Phase 1B.

Mr. Wall had requested a plan of open space development back in April that LNR agreed to provide. He indicated it was critical information to show that the all three elements of the project were moving forward. Mr. Hickey stated the recreation and open space plan was still a work in progress and that there was no trigger point for Phase 1A to 1B for open space development. The obligation threshold would move the development project from Phase 1 to 2. LNR was planning ahead on a revised subdivision for nothing more than was already approved in the development plan.

Mr. Lavin was informed that there were about 240 residential units with building permits issued, but not built. Mr. Ward was informed that the application for 7th revision was just for lot creation.

The Project Manager reviewed the conditions in the proposed Certificate of Action relating to the time of completion.

Board Measure 12-049 7th Revision to Phase 1A Definitive Subdivision Plan

VOTED: Motion of John Ward, seconded by James Lavin, to approve, with conditions, the Revised Phase 1A Definitive Subdivision Plan dated August 15, 2012 submitted by LNR South Shore, LLC; all conditions of the approval shall be as noted in the Certificate of Action to be recorded with the Norfolk County Registry of Deeds.

3-1 vote Director Connolly opposed

Financials

Mr. Wilson reviewed the two financial matters presented to the Board. The Corporation's air condition unit went out of service a week ago and needed to be replaced, the source of funding would come from the sale of personal property items from clearing out the NAVY buildings. The cost for replacement and installation of a 7.5 ton condensing unit would be no greater than \$6,000.

Board Measure 12-044 – 7.5 ton Condensing Unit

VOTED: Motion of Jeffrey Wall, seconded by James Lavin, that the Board of Directors raise and appropriate the sum of \$6,000 from the Sale of "Town Owned Property" fund 4903 for the purpose of funding the costs associated with the replacement and installation of a 7.5 ton condensing unit as per the proposal attached to the Board Measure

Unanimous vote

The Board was also informed of the four FY12 unpaid bills totaling \$12,295.44. Discussion ensued on the \$40 monthly service charge from South Shore Savings Bank. The CEO noted the Corporation set up deposit accounts with the Community Banks in each of the Host towns and intended to remove all funds from South Shore Savings. The Community Banks waived the monthly service fees, South Shore Savings has not.

Board Measure 12-051 – FY12 Unpaid Bills

VOTED: Motion of Jeffrey Wall, seconded by James Lavin, that the Board of Directors transfer the sum of \$12,295.44 from the Reserve Fund (Program 132) to line item 1136730.578107 for the purpose of paying the following FY12 Unpaid Bills: South Shore Savings \$40.00, ADP \$64.40, Town of Weymouth \$8,691.04, Malloy, Lynch, Bienvenue, LLP \$3,500

Unanimous vote

LNR Event – October 13, 2012

The Board was informed that LNR was sponsoring another Fall Festival in the SouthField Highlands neighborhood similar to last year's event and requested a one day wine and malt beverage license. The CEO recommended approval.

VOTED: Motion of James Lavin, seconded by John Ward, 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, Tricia Bruno d/b/a LNR South Shore LLC is hereby granted a one day license to sell, store, pour and consume Wine and Malt Beverages on October 13, 2012 between the hours of 11AM and 3PM for the Southfield Fall Festival

Unanimous vote

Minutes

VOTED: Motion of John Ward, seconded by James Lavin to approve the minutes of the Board of Directors meeting held on June 20, 2012

3-0-1 vote Director Walls abstained

Mr. Wall stated it was his personal privilege to thank everyone from both SSTDC and LNR for the overwhelming support he and his family received due to the passing of his Dad.

VOTED: Motion of John Ward, seconded by Jeffrey Wall to adjourn the meeting

Unanimous vote

The meeting ended 4:40pm

Mary Cordeiro, Recording Secretary

Joseph Connolly, Vice Chairman