

Southfield Redevelopment Authority (SRA)
Board of Directors, Special Permit Granting Authority, and Variance Granting Authority
Remote Participation Via ZOOM
Wednesday, January 18, 2023 @ 7:00pm

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien-McKinnon
Chris Primiano
Roger Woods, Jr.
Joe Gratta
Monica Horan (connected at 7:09pm)

Directors Not Present: Bob Rizzi

Also Present: Jim Young, Land Use Administrator
Atty. Robert Galvin

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

*The **application Webinar #831-4228-2532** provided through **ZOOM** and a **Passcode of 716882** will be used for this remote participation meeting.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

Minutes

**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Roger Woods, to accept the December 21, 2022 minutes, as written.
7-0-0 Unanimous roll call vote**

Special Permit Granting Authority

Measure 23-01: Mr. Young said Union Point Sports is requesting an additional 12 month extension for the temporary use of the modular office trailer. There are no plans, currently, to change the office environment.

Public Comments: none

VOTED: Motion of Roger Woods, seconded by Chris Primiano, to approve the request for a time extension for the temporary use of the modular building at the Recreation Complex for office use, as presented, with the following conditions:

1. The modular building shall be temporary, and must be removed from the premises within twelve (12) months of this approval, unless a time extension is granted by the SRA.
2. The restroom(s) within the modular building shall be for employees and invited guests only.
3. The grounds shall be kept free of any trash or debris. All trash barrels on the premises shall be emptied on a regular basis.
4. SRA's representative(s) shall be permitted to access the property for the purpose of ensuring compliance with this approval.
5. This approval letter shall be on site at all times.
6. Approval by the SRA does NOT constitute approval of any Town of Weymouth Department, Board or Commission.
7. The Applicant shall comply with any and all permits or approvals required by the Town of Weymouth relating to the construction and operation of the proposed venue, and any such permits or approvals shall remain current and in good standing.
8. This approval does not alter or change the scope of the original approval or any subsequent modification approvals of the site plan/special permit for the Recreation Complex.
9. Any modification of the project plans which modification is substantially different from the plans presented to date and/or consists of any uses not consistent with office use, shall be submitted to the SRA to be reviewed and accepted by the SRA prior to any construction commencing.

7-0-0 unanimous roll call vote

Special Permit Granting Authority and Variance Granting Authority

Public Hearing Continued from November 16, 2022:

CP Endeavor Holdings 18 LLC's Joint Application for Development Plan and Site Plan Approval, and Application for Variances for a Proposed 99-Room Hotel

Attorney Brent McDonald, Nutter, McClennen & Fish, LLP, said the Applicant has spoken to MassDEP; some wetland issues will require a variance therefore the Applicant is considering a re-design where the proposed hotel would face Shea Drive with parking in the rear.

Public Comments:

- John McBride, 115 Stonehaven Drive, said this project should be declined, and it violates the Wetlands Protection Act.
- Evgeny Logvinov, 74 Parkview Street, said the entrance is beautiful and he is very opposed to it being destroyed. He would like to see more green space.
- Steve LeMott, 16 Thistle Lane, is against the project; there are multiple deficiencies including no access to water or sewer.
- Heidi Anderson, 2 Dorset Park Lane, said extended stay hotels can bring in a certain element and suggested offering accommodations geared more for business travelers and relatives.
- Beth Douglas, Woodstone Crossing, asked why the hotel was being built here and said she doesn't think it is a good idea. Ms. Douglas said, when the wetlands are gone, they can't be replaced.
- Mary Parsons, Union St. Rockland, said Rockland and Abington are waiting for the area to be developed, as it should be.
- Jackie Horigan, Woodstone Crossing, is concerned that hotel guests won't respect the property.

- Eric Phaneuf, 17 Thistle Lane, is opposed due to impact on wetlands.
- Jodi Curtin, 44 Stonehaven Drive, is opposed because of the location; she would not mind if it was located elsewhere.

Board Comments:

Chairman Henderson said he is concerned about the peer review (data points are missing, items listed as done are not done), there is negative pedestrian impact, not enough parking, along with stormwater and wetland issues. The Chairman also asked if a Notice of Intent (NOI) will be submitted and when.

Mr. Rubin said he is concerned about infrastructure issues and that the traffic study should've considered peak traffic flow on Shea Drive when the traffic from the Recreation Complex departs the site.

Ms. Horan asked if the median island on Shea Drive has been addressed.

Mr. Primiano will hold comment until he sees a new plan, and one that addresses Weymouth water and sewer service concerns

Ms. O'Leary said she wants to see proposed changes.

Mr. Gratta concurred with other Board members.

Mr. Woods would like to see a new plan before he delves any further.

Ms. McKinnon-O'Brien concurs, adding she is concerned about how this project will affect the new Master Developer's plan.

Atty. McDonald said a continuance was needed.

Josh Swerling, Bohler Engineering requested a continuation to February 15th.

Mr. Young asked the applicant what they would be submitting for the next meeting.

Mr. Swerling replied they will come back with a couple of other concepts for review before the final design.

Chairman Henderson said the Board can't give guidance on conceptual designs.

Atty. Galvin said the Board will get a draft plan; Chairman Henderson suggested the peer review be done prior to the next Board meeting.

Mr. Young said the applicant previously stated they were engaging an environmental consultant to identify known or potential groundwater contamination on the site; that type of information should be included with the next round of submittals to review.

Mr. Woods said he wants to see peer review on whatever the Board will be reviewing, and he wants to hear from the public again.

Mr. Swerling suggested meeting again on March 1st.

VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to continue the public hearing to March 1, 2023 at 7pm.

8-0-0 unanimous roll call vote

Measure 23-02

Sewer Pump Station #1 Site Improvements and Tank Repair Project Award

Chairman Henderson said the sewer pump station has had ongoing issues and requires repair and maintenance.

Mr. Young said the SRA now owns the station and they sent out a public Request for Proposal (RFP); they are hoping to make the repairs trenchlessly.

Dale Horsman of VHB, said he thinks National Water Main Cleaning Company (NWM) should be awarded the project with a bid of \$285,000. Mr. Horsman said that NWM is well versed with what we are trying to accomplish. He said there is also a fee of \$12,500 for VHB to provide oversight during the work.

Mr. Young said he feels NWM is the way to go.

Mr. Primiano asked if references were checked.

Mr. Horsman said yes; most references for Speakman Excavating could not make a recommendation based on trenchless work (but they are adequate for dig and replace contracts). Mr. Horsman said the quote to do sewer bypass work is \$60,000 - \$100,000, and he is confident with the history provided by NWM.

Ms. O'Leary said it is a good recommendation.

Mr. Rubin asked, if this project does not work trenchlessly, what the plan would be; Mr. Horsman said, "a dig and replace contract."

Mr. Young said there were no other bids that had trenchless experience.

Mr. Horsman said that VHB has done work with both bidders.

Mr. Woods said he is content with VHB's recommendation.

VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, that the Board of Directors hereby appropriates \$297,500.00 from the Infrastructure Development Revenue Refunding Bond Series 2020A Improvement Project Fund for the Pump Station #1 Site Improvements and Tank Repair Project; and hereby authorizes the Chair to execute the agreements with National Water Main Cleaning Company and VHB, as presented.

8-0-0 unanimous roll call vote

Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none

Next meeting: TBD

Adjournment:

**VOTED: Motion of Roger Woods, Jr., seconded by Dave Rubin, to adjourn at 8:41pm
8-0-0 unanimous roll call vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 23-01

Measure 23-02