

Southfield Redevelopment Authority (SRA)
Board of Directors
Fairing Way Conference Room (2nd Floor)
25 Stonehaven Dr., So. Weymouth, MA
Wednesday, March 15, 2023 7:00pm

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Kelli O’Brien-McKinnon
Bob Rizzi
Monica Horan
Chris Primiano
Roger Woods, Jr.
Joe Gratta

Not Present: N/A

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Robert W. Galvin, Esq.
John Twohig, New England Development
Tim Sullivan, Goulston & Storrs PC

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

Updated Final Redevelopment Plan, Discussion and Possible Vote

Chairman Henderson said that the new redevelopment plan must avoid past mistakes, be economically viable, recognize fiscal impacts to Weymouth, Rockland, and Abington, preserve character, meet all permitting requirements, and puts a premium on connecting open space.

Mr. Twohig presented the proposed Redevelopment Plan, noting that the plan does not propose to change the zoning where development has already occurred. Some takeaways included:

- RKG has provided an Economic Analysis, and, unless the water and sewer issues are resolved, there will be no project. RKG looked at what development (and the resulting revenues) is at the site today and they looked at three different residential vs. commercial development scenarios (and resulting revenues) in the future.
- Greenspaces will connect northern and southern open space areas. A single mixed use zoning district (MUDD) and a single open space zoning district proposed for the undeveloped areas.
- Higher density in the center of the project site.

- Two potential water sources: MWRA and Aquaria.

Mr. Twohig said benefits include open space, buffers, habitat, and internal open space allows flexibility for future markets. This is a real opportunity to provide economic benefit and he is comfortable with RKG's numbers.

Mr. Rubin asked where the commitment to construct the town center would be memorialized and did RKG's analyses take future new bonding needs into account.

Mr. Twohig replied that their agreement with Washington Capital includes a carve out for the town center. He said he imagines there will be some additional bonding required on a project that is worth hundreds of millions of dollars. RKG's report was very conservative but did not assume specific new bonding debt.

Mr. Primiano asked about the proof of concept based on the existing housing units; Mr. Twohig said there are less children being born which is consistent with the existing housing units compared to the host communities.

Mr. Primiano asked if RKG's report looked at regional benefits ; Mr. Twohig said that this project would have regional benefits, but RKG only evaluated benefits to the host communities.

Ms. Horan asked about green energy; Mr. Twohig stated that would be evaluated during the MEPA process and during the development of project regulations.

Ms. O'Brien-McKinnon asked about sewer capacity; Mr. Twohig noted that the team is evaluating options to include upgrading Weymouth's collection system and improving the Abington/Rockland collection system.

Ms. O'Leary asked about affordable housing; Mr. Twohig replied that 10% affordability is required per the Legislation, and the project currently exceed that requirement.

Mr. Rizzi asked for a timetable on buildout; Mr. Twohig said it will probably be a few years before commencing, but the project won't be started without a known permanent solution to the water and sewer issues.

Mr. Gratta asked about timing of the water solution vs. current market conditions; Mr. Twohig noted that the team will be chasing both options for a while given MEPA process, political process, etc., but that the team is very optimistic that market conditions will be favorable when that water solution is nailed down. Atty. Galvin stated that Endeavor Capital asked how their properties fit into the Redevelopment Plan; and noted that he drafted a minor edit (provided to the Board) that was amenable to Endeavor Capital which clarified that nothing in the Redevelopment Plan would impact their ability to seek development permits.

Chairman Henderson said the documents discussed are available on the SRA website.

Public Comments

Joe Shea, Abington resident and representative on the SRA Advisory Board, noted concerns about residential development being a drain on the towns and said that incremental costs should be evaluated in detail. Mr. Shea handed out a list of typed questions.

Mary Parsons, Rockland, noted various open issues with the project.

Sandy and Joe Bain, Fairing Way residents, inquired as to what the State would allow in the zoning amendment and when would the existing shell commercial space be activated.

Mr. Twohig said there will be more protected habitat for the Eastern Box Turtle population.

Don Cann, Rockland, inquired about open space acreage; Mr. Twohig noted that would be addressed in the zoning amendment and through coordination with Natural Heritage.

Alex Hagerty, Abington Selectman, asked about open space in Abington and noted that current zoning only allows commercial development in Abington; Mr. Twohig noted that this limitation won't work going forward, need to be responsive to market changes and the need for housing near transit.

Heidi Anderson, Union Point resident, thanked the SRA for their efforts and expressed gratitude to the development team.

Kathy Swain, Weymouth resident, voiced concern on the potential timeline for MWRA and the overall health of Whitman's Pond.

Maynard Johnson, Weymouth resident, asked what the safety plan (fire departments, etc.) is for the site.

VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, to approve the Updated Final Redevelopment Plan as presented and amended by Attorney Galvin, and hereby authorizes the transmittal of the Plan to the Commonwealth in accordance with Chapter 291 of the Acts of 2014.

9-0 unanimous vote

Amended and Restated Zoning and Land Use By-Laws, and Proposed Master Development Plan Presentation

Chairman Henderson noted that the Zoning overview and presentation will be continued to March 29th to allow for Board and public comments.

Mr. Twohig gave an overview of the proposed zoning amendment, including focusing on the new zoning map, section 7A (MUDD District) of the By-Laws, the Master Development Plan with the Core Development Area, a comparison of the existing vs. proposed Conservation Restriction area, a flow chart highlighting the permitting process for an example project, and the importance of the (master developer) design review certificate requirement prior to SRA approval of any proposed projects.

Public Comment

Mary Parsons and Mike Bromberg, both of Rockland, asked how this master plan is balancing the rare species habitat areas and National Park Service land areas.; Mr. Twohig replied they are going to increase habitat acreage by expanding the restricted area and will work with Natural Heritage and the National Park Service through that process.

Joe Shea, of Abington, voiced support for the proposed zoning.

Shane Pacheco, Union Point, was told that the MUDD district had much flexibility and allowed many uses as of right.

Michael O'Loughlin, Rockland Board of Selectmen Chair, stressed patience and optimism, and encouraged all to use the trust but verify motto while supporting this project.

Mr. LeMott, Union Point, inquired as to how much interest there was in multifamily housing; Mr. Twohig noted that there is much interest given the proximity to Boston.

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

**VOTED: Motion of Roger Woods, Jr., seconded by Bob Rizzi, to adjourn at 9:25pm
9-0 unanimous vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 23-06