

Southfield Redevelopment Authority (SRA)
Board of Directors
Fairing Way Conference Room (2nd Floor)
25 Stonehaven Dr., So. Weymouth, MA
Wednesday, March 29, 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.

Not Present: Joe Gratta

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.

Agreement for Engineering Services, Application for Entrance to Massachusetts Water Resources Authority (MWRA); Environmental Partners Group, Inc.

Chairman Henderson and Mr. Young spoke about the proposed agreement which would further due diligence, the permitting processes and a formal application (to be made jointly by Weymouth and the SRA) for entrance to the MWRA in efforts to secure a long-term solution to water supply needs. The agreement would be capped at \$360,000; with Weymouth, SRA and BPD Union Point all contributing \$120,000.

**VOTED: Motion of Chris Primiano, seconded by Kelli O’Brien-McKinnon, that the Board of Directors hereby appropriates \$240,000; with \$120,000 from the Infrastructure Development Revenue Refunding Bond Series 2020A Improvement Project Funds and \$120,000 in matching funds received from BPD Union Point LLC, for the MWRA Entrance Application; and hereby authorizes the Chair or Vice Chair to execute the agreement with the Town of Weymouth and Environmental Partners Group, Inc., as presented.
8-0 unanimous vote**

Amended and Restated Zoning and Land Use By-Laws, and Proposed Master Development Plan Presentation, Discussion and Possible Vote for Referral to the Town of Weymouth

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

Trish Pries, Weymouth, inquired about the project's ability to attract strong commercial development.

Joe Shea, Abington, inquired about public safety needs and potential legislative changes.

B.D. Nayak, Weymouth/Union Point, recommended a circular trail network on the south end of the site.

Heidi Anderson, Weymouth/Union Point, read statements prepared by herself and Bill Thedinga.

Mary Parsons, Rockland, inquired about the proposed form of open space protections/restrictions and the timing of development within the Rockland section of the site.

Mike Bromberg, Rockland, inquired about what uses would be allowed in the open space district, and noted a desire to protect existing trails, and keep open space passive.

Lori Childs, Rockland Selectwoman, inquired about the status of any sewer related discussions with Abington and Rockland.

Attorney Galvin was informed that the Westwood Station project was developed in accordance with zoning by-laws similar to the Mixed Use Development District described in Section 7A.

All Board members in attendance spoke favorably about the development team and the proposed zoning by-laws

VOTED: Motion of Roger Woods, Jr., seconded by Kelli O'Brien-McKinnon, that the Board of Directors hereby refers the Amended and Restated Zoning and Land Use By-Laws and Master Development Plan, as presented, to the Town of Weymouth, and authorizes the Chair to execute the referral letter to Mayor Hedlund.

8-0 unanimous vote

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

**VOTED: Motion of Roger Woods, Jr., seconded by Kelli O'Brien McKinnon, to adjourn at
8:43pm
8-0 unanimous vote**

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measures 23-07 and 23-08