

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Wednesday, April 17, 2019 @ 7:00pm
Conference Room, SRA office

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O'Leary, Clerk
Kelli O'Brien-McKinnon
Kevin Donovan
Chris Primiano
Robert Rizzi
Brittany Besler

Not Present: N/A

Also Present: Paul Niedzwiecki, Executive Director
Jim Young, Land Use Administrator
Eric Hart, Treasurer

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

Minutes

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to approve the April 3, 2019 minutes, with correction

6-0-2 vote, with Brittany Besler and Robert Rizzi abstaining

Chairman Henderson introduced new Board member, Brittany Besler.

Dave Rubin excused himself from the following:

Conservation Commission

Extension of Order of Conditions – Phase 1A Definitive Subdivision Plan (MassDEP File # SE081-1005)

Jim Young explained that Conservation Agent, Steve Ivas, and Northland visited the site to prepare a punch list of remaining site work within the rear open space parcel at Dorset Park. Northland said the remaining work could be finished by mid-May.

Mr. Young said there is no Performance Bond tied to Phase 1A Order of Conditions; Chairman Henderson explained that means there is no financial recourse for the Authority.

Public Comments

Bob Rymeski, Dorset Park Home Owners Assoc. President, said:

- Northland should get no further reductions on their performance bond until all work within the rear open space parcel is completed
- Asked if supervision (from SRA) can be included as part of the remaining site work
- He wants copy of the punch list

Janelle Smith, 4 Snow Bird Avenue, asked to see the plan of where the drainage pipes are.

Sylvia Mignon, 28 Snow Bird Avenue, said regrading, loam and seeding are needed, and asked if the ADS drainage pipes will be replaced with PVC pipes; Mr. Young said the plan is to replace any drains that are not functioning properly, and that the original project plans called for corrugated drainage pipes.

Mary Parsons, Rockland, asked how long the permit extension would be for; Chairman Henderson told her two years.

Muzamil Akram, 40 Dorset Park Lane, asked about recourse for any damage done by Northland equipment; Chairman Henderson said that Northland would be required to repair any damage.

Mr. Young stated that the punch list would be distributed to the Dorset Park residents through my Rymeski.

Motion 19-008

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Kevin Donovan, to approve an extension of the Order of Conditions for the Phase 1A Definitive Subdivision Plan (MassDEP File # SE081-1005) for a period of two years to, and including April 26, 2021.

Unanimous 7-0 vote

Dave Rubin returned to the meeting at 7:17pm.

Treasurer's Report

Treasurer, Eric Hart, said he is:

- Working with Washington Capital
- Looking into insurance source regarding the insurance that will be lapsing in July
- Working on cash flow and the FY20 budget

Board of Directors By-Laws:

Chairman Henderson said Atty. Galvin made some corrections to the proposed By-Laws, and stated that, before it can be enacted it must be sent to the Attorney General's office.

**VOTED: Motion of Dave Rubin, seconded by Pat O’Leary, to accept the Board of Directors By-Laws
Unanimous 8-0 vote**

Mr. Donovan asked if financial reports could be provided monthly.

Mr. Hart said he will provide a monthly cash report and a year to date budget report.

Resignation of Executive Director

Paul Niedzwiecki, Executive Director, said this is a good time for him to leave. He said the project is in good shape now and he’s leaving things in good hands (referencing Jim Young and Eric Hart).

Tom Henderson, Dave Rubin and Kelli O’Brien-McKinnon thanked Mr. Niedzwiecki for his efforts while working for the Authority.

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

Public Comments on topics discussed at this meeting:

Mary Parsons, Rockland, asked if the actual owners of the land will be invited before the Board; Chairman Henderson said they will work them to make sure they’re fully aware of their obligations.

Steve LeMott, 16 Thistle Lane, said he was sorry to see Mr. Niedzwiecki leave, and stressed the importance of the Master Developer RFP development process.

Joseph Shea from the Advisory Board, thanked Mr. Niedzwiecki and stressed the importance of identifying and Legislation and DDA changes that are needed, as well as the need for public outreach during the Master Developer selection process.

Next Meeting: May 1, 2019

**VOTED: Motion of Chris Primiano, seconded by Dave Rubin, to adjourn at 7:35pm.
Unanimous 8-0 vote**



Patricia Fitzgerald, Recording Secretary



Tom Henderson, Chairman

Documents reviewed during the meeting:

19-008: LStar OOC extension request letter