

Southfield Redevelopment Authority (SRA)  
Board of Directors  
Wednesday, August 16, 2023 at 7:00pm

**Directors Present:** Tom Henderson, Chairman  
Kelli O'Brien-McKinnon  
Monica Horan  
Pat O'Leary, Clerk  
Joe Gratta  
Chris Primiano - *Remote via phone*  
Bob Rizzi

**Directors Not Present:** David Rubin, Vice-Chairman  
Roger Woods, Jr

**Also Present:** Jim Young, Land Use Administrator  
Eric Hart, Treasurer  
Atty. Bob Galvin

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

#### Minutes

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Pat O'Leary, to approve the minutes from June 7, 2023 as written**

**5-0-2 Roll call vote; Monica Horan and Bob Rizzi abstained**

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to approve the minutes from August 2, 2023 as written**

**5-0-2 Roll call vote; Pat O'Leary and Joe Gratta abstained**

#### 7:00 P.M. Public Hearing

-Request from Mosaic Lending Trust for a proposed amendment to the Union Point Zoning District Map at Exhibit A of the Zoning and Land Use By-Laws for NAS South Weymouth (parcels 58-598-45 and 58-598-46)

Chairman Henderson read the Legal Notice for this Public Hearing into the record. The notice was published in the Patriot Ledger on August 1<sup>st</sup> and August 8<sup>th</sup>.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Primiano, to open the public hearing.**

**7-0-0 Unanimous roll call vote**

Marco Crugnale, President/Owner of Crugnale Properties (development partner of Mosaic Lending Trust) noted some of the local projects his company has developed.

Valerie Moore, attorney at Nutter McClennen & Fish LLP, representing Mosaic Lending Trust, noted that they are seeking a major amendment to the Zoning Map; this requires the approval of Weymouth Town Council. She reviewed the current underlying districts and overlay districts and discussed why they are seeking to just have 1 underlying district and 1 overlay district for their 2 parcels of land. Ms. Moore provided conceptual development plans to highlight why this amendment would be beneficial to overall site layout, etc.

Mr. Young noted that the 2 parcels are within the 25-acre Recreation Complex project site that was permitted by the SRA in 2017, and that the SRA is in receipt of a letter of objection submitted by Union Point Sports, LLC, the direct abutter to the 2 parcels owned by Mosaic.

#### *Public Comments*

Heidi Anderson, President of the Southfield Neighborhood Association, said the residents are opposed to the rezoning, noting that there is not enough parking for the Recreation Complex, and additional development (for a hotel, etc.) within that site would further impact traffic and parking issues.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Joe Gratta, to close the public hearing.  
7-0-0 Unanimous roll call vote**

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

#### Executive Session

Chairman Henderson called an EXECUTIVE SESSION: (1) to discuss strategy with respect to pending litigation and litigation that is otherwise demonstrably likely where an open meeting may have a detrimental effect on the bargaining or litigating position of the Southfield Redevelopment Authority pursuant to Gen. L. c. 30A Section 21(a)(3) to wit SRA v. LStar Southfield, LLC, et al, and (2) to consider the purchase, exchange, lease, or value of real property, the disclosure of the property itself would have a detrimental impact on the bargaining position of the Southfield Redevelopment Authority, and not to reconvene in Open Session

**VOTED: Motion of Joe Gratta, seconded by Bob Rizzi, to go into Executive Session at 7:28pm  
7-0-0 Unanimous roll call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

#### **Documents reviewed during the meeting:**

Letter from Mosaic Lending Trust dated June 13, 2023