

Southfield Redevelopment Authority (SRA)
Board of Directors, Special Permit Granting Authority, and Variance Granting Authority
223 Shea Memorial Drive
Wednesday, September 21, 2022 @ 5:30pm

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

Not Present: Bob Rizzi

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer
Attorney Bob Galvin

The Chairman called the meeting into Executive Session at 5:30pm (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 to reconvene in Open Session.

**VOTED: Motion of Dave Rubin, seconded by Kelli O'Brien-McKinnon, to go into Executive Session at 5:30pm
8-0-0 unanimous vote**

**VOTED: Motion of Dave Rubin, seconded by Kelli O'Brien-McKinnon, to reconvene in Open Session at 6:40pm.
8-0-0 unanimous vote**

Open Session Minutes
**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Chris Primiano, to accept the June 15, 2022 minutes as written.
8-0-0 unanimous vote**

Property Acquisition

Discussion and Potential Vote - United States Coast Guard (Weymouth Assessor's parcels 54-649-1, 55-649-2 and 58-598-13)

Chairman Henderson read the following resolutions:

RESOLVED:

That the Authority is authorized to borrow the sum of Five Million Three Hundred Sixty Thousand Dollars (\$5,360,000) from Turquoise Union Point NR Lender LLC in accordance with the Promissory Note and the Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing as presented.

RESOLVED:

That the Authority hereby appropriates the sum of Seven Hundred Fifty Thousand Dollars (\$750,000) from the Infrastructure Development Revenue Refunding Bond Series 2020A Improvement Project Fund to acquire real property from the United States Coast Guard.

RESOLVED:

That the Authority is authorized to acquire, for the purchase price of Six Million One Hundred Ten Thousand Dollars (\$6,110,000), Weymouth Assessor Parcels 54-649-1, 55-649-2 and 58-598-13 (the "U.S. Coast Guard Parcels") and to accept deeds and other instruments of conveyance to the Authority by the United States of America, acting by and through the Commandant of the United States Coast Guard pursuant to the powers and authority contained in Title 14 U.S. Code section 2945 conveying the U.S. Coast Guard Parcels and related rights and property in connection therewith.

VOTED: Motion of Dave Rubin, seconded by Chris Primiano, to authorize that the Chairman of the Board of Directors acting individually, be and hereby is authorized and directed, in the name and on behalf of the Authority: (a) to sign, acknowledge if deemed advisable and deliver such documents, the execution thereof by the signer on behalf of the Authority conclusively to evidence that the provisions thereof are satisfactory to the Authority and that such documents so executed are the documents hereby authorized, (b) to accept delivery of those documents necessary to effectuate the transactions contemplated by the foregoing resolutions, (c) to take such other actions as the respective officer so acting shall, as conclusively evidenced by his doing any of the things or taking any of the actions hereby authorized, deem necessary or desirable to be done or taken to carry out the transactions contemplated by the foregoing resolutions, and (d) on the terms and conditions acceptable to Attorney Galvin.

8-0-0 unanimous vote

Special Permit Granting Authority

-Union Point Sports LLC's Request for a Minor Plan Change to Approved Joint Site Plan/Special Permit for the Recreation Complex: Temporary concessions stand and outdoor patio

Mr. Young reviewed the request and confirmed for Mr. Rubin that the proposed concessions use, and the sale of beer and wine would need to be permitted by the Town of Weymouth, and that it is recommended that if this request is approved, SRA's approval include a condition that the SRA would revisit the approval for beer and wine sales within 90 days of the commencement of sales.

Public Comments: none

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Roger Woods, to move that the Special Permit Granting Authority approve, with conditions, the temporary Minor Plan Change to the Joint Site Plan and Special Permit Approval for the Recreation Complex project, as presented (Conditions are available on the SRA website)

8-0-0 unanimous vote

Chairman Henderson called a brief recess and reopened the open session at 7pm.

7:00 P.M. PUBLIC HEARING

CP Endeavor Holdings 18 LLC's Joint Application for Development Plan and Site Plan Approval for a Proposed 99-Room Hotel, Parcel #s 58-597-27 and 58-597-147 located at Shea Drive and Route 18.

Chairman Henderson read the public notice for the 7:00pm public hearing

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Roger Woods, to open the public hearing.

8-0-0 unanimous vote

Attorney Brent MacDonald, Nutter McClennen & Fish LLP, appeared before the Board representing the applicant. He gave a brief introduction to the project and to their partners in attendance.

Attorney MacDonald noted that the Applicant is in receipt of all Town Board and Peer Review comment letters submitted to date. He said they have not filed a Notice of Intent (NOI) yet because MassDOT has an open Order of Conditions and MassDEP Variance for the Route 18 widening project that needs to be closed out first. He explained that a water/sewer will serve letter from Mayor Hedlund has not been received and needs to be resolved.

Tony Borghi, President of Endeavor Capital, said he has been involved with Union Point for the last three years. Mr. Borghi spoke about the team involved in this project and the reasons for their positive conviction for choosing this location.

Richard LaFrance, LaFrance Hospitality of Westport, MA, said he has been in the hospitality business since 1989. He said this is an extended-stay product that works with business travelers, and they expect additional business as a result of their proximity to South Shore Hospital.

At this time, Chairman Henderson read the public notice for the 7:10pm public hearing

Variance Granting Authority

7:10 P.M. PUBLIC HEARING

CP Endeavor Holdings 18 LLC's Application for variances for a Proposed 99-Room Hotel
Parcels 58-597-27 and 58-597-147, located at Shea Drive and Route 18.

**VOTED: Motion of Kelli O'Brien McKinnon, seconded by Joe Gratta, to open the public hearing
8-0-0 unanimous vote**

Matt LaBarre, Marriott V.P., said studies show that extended-stay facilities are the most relevant in the Boston area, and with a significant medical campus nearby, this would be a fabulous location. He said this is the fastest growing brand in their portfolio, and mentioned several Town Place Suites in the region, including one in Wrentham that opened last year

Josh Swerling, Bohler Engineering, said they are proposing to make modifications for the hotel. He said wetland resource areas are on the site along with some constraints including flood plain restrictions and limited planting room. He noted that test pits were performed on the site recently (post filing), and that the new soils information will be used to update the stormwater control system design.

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Mark Manganello, Wetland Scientist with LEC Environmental reviewed existing resource areas and site drainage patterns.

Mr. Manganello said the new wetland (replication area) will be an improvement over the wetland to be filled. He also said the outstanding Order of Conditions for Rt. 18 needs to be closed before an NOI for this project can be submitted.

Kirsten Braun, P.E. and Traffic Engineer with Ron Muller and Associates, said this project will have minimal impact:

- Shea Drive - would add one extra vehicle per minute
- Route 18 - would amount to one extra vehicle every four minutes

David Sherborne, (Architect with Opechee Construction), said that Opechee is a design-build company and has built 8 hotels with LaFrance. He noted that this hotel will have 99 rooms with five stories, there will be multiple entrances.

Attorney MacDonald listed the three variances being requested:

- Parking spaces: 101 spaces for 99 rooms. 162 spaces required.
- Parking on all sides of the building. Parking is not allowed in the front of the building.
- Front door orientation: front door should be facing Rt. 18 but is facing to the rear.

Mr. LaFrance said guests stay, on average, 4-5 days, at a typical rate of \$129-\$169 per night, and that this hotel would likely employ 15-20 employees per shift, with 2 shifts/day

Chairman Henderson said all documents are available to review on the SRA website:

<https://www.southfieldra.com/applications-under-review.html>

Public Comments:

Bob Conlon, Weymouth, said he welcomed the project but not the location.

Heidi Anderson, Union Point/Weymouth, asked about traffic to Route 18 and was referred to the peer review comment letters on the website.

Ms. Gillen, Weymouth, said Union Point needs to bring in business.

Mary Parsons, Rockland, commented that on Sept. 14th the MWRA waived their entrance fee.

Mr. Marcel, 1182 Main St. Weymouth, said he is concerned about parking (and its elevation) and asked (1) where overflow cars will park and (2) how long between ground breaking and completion. The Applicant noted that construction completion would be about 18 months from ground breaking.

VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to continue the hearing to October 19, 2022.

8-0-0 unanimous vote

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

Next meeting: October 5, 2022

Adjournment:

**VOTED: Motion of Roger Woods, seconded by Kelli O'Brien-McKinnon, to adjourn at 8:24pm.
8-0-0 unanimous vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 22-12

Measure 22-13