

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Conservation Commission
Monday, January 23, 2017 @ 7:00pm
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice Chairman
Patricia O'Leary, Clerk
Steve LeMott
Anthony Agnitti
Tom Henderson
Chris Aiello
Chris Primiano

Directors Unable to Attend: Robert Rizzi

Also in Attendance: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Tom Murray, LStar
Hugh Hahn and Dale Horsman, VHB

The Chairman called the meeting to order at 7:05pm
Minutes

VOTED: Motion of Tom Henderson, seconded by Anthony Agnitti to approve the minutes of the Directors meeting held on January 9, 2017
Unanimous 6-0-2 vote to approve, Kruzer and Aiello abstained

7:00PUBLIC HEARING – Applicable Subdivision Board

Mr. Hahn and Mr. Horsman presented on behalf of LStar the proposed Definitive Subdivision Plan (DSP) for the Beam Street project. The Applicant requested 4 temporary waivers from the Subdivision Rules and Regulations, including Section 3.4 (S)(1) concrete sidewalks, Section 3.5 lighting plan, Section 3.6 (K)(2) minimum grade of storm drain pipe and Section 4.5 (A)(7) landscape plan.

A lengthy discussion ensued on the length and layout of the proposed roadway, the alternative routes LStar would consider for the continuation of Beam Street, codes addressing minimum roadway width for fire department vehicle access, and the need to establish a timeline for temporary waivers. The Board agreed the temporary waivers should expire in two years, but could be extended if granted approval by the Board.

Mr. Hahn stated LStar intended to provide roadway traffic analysis and geotechnical analysis for a better understanding of roadway use to support their request for a (permanent) waiver on Section 3.4 (B)(8)

pavement depth. Mr. Henderson suggested instead of a waiver on Section 3.4 (B)(8), that approval of the Definitive Subdivision Plan be conditioned upon the approval of LStar's pending analysis and pavement plan.

Further discussion ensued on LStar's request for a (permanent) waiver on Section 3.6 (K)(1) minimum wet utility separation of storm water and sewer water.

Mr. Young noted LStar's construction cost estimate for a performance bond of \$870,442.95 only covered work for the interim roadway condition. The estimate was forwarded to Weymouth DPW's Engineering Division; and they indicated they were comfortable with the bond amount. The Board voiced concerns on the cost of lighting, sidewalks and landscaping, and the lack of a definitive timeline to complete the roadway. Mr. Young noted the Board would have opportunity to revisit the additional costs when the Applicant presents plans for the extension of Beam Street.

PUBLIC COMMENT

Mr. Galluzzo, East Bridgewater, inquired if reduced pavement depth could withstand heavy equipment traffic, and was informed that the initial waiver request was just for the reduced thickness of one of the layers of asphalt.

Mrs. Parsons, Rockland, inquired if there would be increased storm water flow into French's Stream and was informed that the storm water collection system would not increase Stormwater runoff into French's Stream.

VOTED: Motion of Chris Primiano, seconded by Pat O'Leary, to close the Public Hearing

Unanimous 8-0 vote

The Hearing closed at 7:45pm

Board Measure 17-004

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve with conditions the Application for Approval of a Definitive Subdivision Plan for Beam Street submitted by LStar Southfield, LLC, and to waive the following sections of the Subdivision Rules and Regulations, the temporary waivers are approved for only two (2) years and will require a request for renewal if the applicant desires to extend beyond two years:

Section 3.4(S)(1) Standard concrete sidewalks (temporary)

Section 3.5 Lighting Plan (temporary)

Section 3.6 (K)(1) Minimum wet utility separation (permanent)

Section 3.6(K)(2) Minimum grade of storm drain pipe (temporary)

Section 4.5 (A)(7) Landscape Plan (temporary)

Unanimous 8-0 vote

Conservation Commission - Order of Conditions Extension Request (OOC)

Mr. Young noted receipt of a letter from Tetra Tech requesting an Extension to the Order of Conditions for a three year period to January 13, 2020 on MassDOT's Route 18 Widening and Reconstruction Project. It was noted the original OOC was issued in 2014, but construction had not yet begun.

Board Measure 17-005

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to approve an extension of the Order of Conditions for MassDOT's Route 18 Widening and Reconstruction Project (MassDEP File # SE 353-1) for a period of three years to, and including January 13, 2020

Unanimous 8-0 vote

Status Reports

Master Plan working group – Mr. Henderson indicated the Master Plan Design was still a work in progress

Agreements working group– Ms. Kruzer stated there was no update at this time

Infrastructure and Construction working group– Ms. O'Leary stated there was no update at this time

Parkway and Navy working group – Mr. Aiello stated all was quiet on the Parkway

SRA Operations working group – Mr. Primiano indicated his update would take place in Executive Session

Neither staff nor LStar had updates at this time.

Public Comment

Mrs. Parsons, Rockland, inquired about the location of the MassDOT wetland mitigation area, and was informed that it was within Parcel A shown on the PBC Boundary Adjustment Plan recently endorsed by the Applicable Subdivision Board.

Mr. Galluzzo, East Bridgewater, asked why there were no status updates, was informed that the working groups had specific tasks that they cover from time to time, and they had nothing new to report at this meeting.

The Board voted to convene in Executive Session. The Chairman declared that an open meeting discussion may be detrimental to the SRA's negotiating position.

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to enter into Executive Session to conduct strategy session in preparation for negotiation with personnel, not to reconvene in Open Session

Unanimous 8-0 roll call vote Primiano, aye, O'Leary, aye, Kruzer, aye, Aiello, aye, O'Brien-McKinnon, aye, Agnitti, aye, Henderson, aye, LeMott, aye

The Open Meeting ended at 8:00pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman of the Board

Documents reviewed during the meeting:

Definitive Subdivision Plan Application for Beam Street

Tetra Tech letter dated Jan. 10, 2017