

Board of Directors Meeting
Conservation Commission
Special Permit Granting Authority
Variance Granting Authority
Monday, January 24, 2011 @ 6:30pm
Conference Room, Corporate Office

Directors Present: Jeffrey Wall, Chairman
Gerard Eramo, Vice Chairman
James W. Lavin, Clerk
John Ward
Joseph Connolly

Also Present: Kevin R. Donovan, Chief Executive Officer
James A. Wilson, Chief Financial Officer
James Young, Project Manager
Steve Ivas, SSTTDC Conservation Agent
Beth Mitchell and Brent McDonald, SSTTDC Legal Counsel
P. J. O'Sullivan and Victor Karen, SSTTDC Consultants
Bill Ryan, Robin Daniels, Kevin Chase, Ed Hershfield, Lisa Standley and Brian Brewer, LNR Team

The Chairman called the meeting to order at 6:35pm

6:36pm Variance Granting Authority Public Hearing

VOTED: Motion of Joseph Connolly, seconded by Gerard Eramo to open the Variance Granting Authority Public Hearing on the application for three variances submitted by John M. Corcoran & Co. Unanimous vote

The Chairman noted the legal notice was published in the January 8th and 15th editions of the Ledger:

In accordance with Section 15.3 of the Zoning and Land Use By-Laws for NAS South Weymouth (the "By-Laws") and Article VII of the Administrative Rules and Regulations for NAS South Weymouth, the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive, located at the former Naval Air Station, South Weymouth on Monday, January 24, 2011 at 6:35 p.m. regarding the Variance Granting Authority's consideration of an application for three variances from the terms of the By-Laws submitted by John M. Corcoran and Company, LLC related to a joint special permit and site plan application. John M. Corcoran and Company, LLC is seeking variances from the following requirements of the By-Laws: (1) Apartments (A) Building Form: 10-foot maximum side setback (parcel 90-597-45); (2) Apartments (A) Building Form: 10-foot maximum front setback (parcels 90-597-44 and 90-597-45); (3) Apartments with Commercial (AC) Building Form: 75 percent of frontage built to lot line, 5-foot maximum setback for 25 percent of frontage (parcel 90-597-46). A copy of the application is available for viewing at the Corporation's office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. (781-682-2187) Kevin R. Donovan, Chief Executive Officer SSTTDC

The Project Manager noted applications were received from John M. Corcoran and Company for a Joint Site Plan and Special Permit Filing, three Variances from setback requirements of the By-Laws and a Notice of Intent for proposed work within the 200 ft. riverfront area of French's Stream. Mr. Mahoney, John M. Corcoran & Company, presented the project they intended to build, rent, own and manage. Lots R9, R10 (located on Parkview St.) and R11 (located on corner of Parkview St. and Trotter Rd.) would be developed into SouthField Commons, 226 rental units in three 4-story wood frame buildings with 8,700 s/f ground floor commercial space, amenity space (fitness center, library, community room, patio/pool) and three small attached garages. The project generally complied with zoning, architectural

design and sustainability standards for the Mixed Use Village District and Village Center District. A special permit application was submitted for allowing additional commercial uses in the Main Street Overlay District that covered a portion of the site that fronted on Trotter Road.

The applicant reviewed the three variance requests including (1) a greater than allowed side yard setback for both sides of Building 2 to allow greater privacy for the units with windows on these elevations and the creation of an additional drive lane and parking area for ease of traffic circulation; (2) a greater than allowed front setback for Building 1 and Building 2 to create a feel of multiple smaller buildings along Parkview Street; (3) a greater than allowed front building setback for Building 3 on Trotter Road (yet to be constructed). The non-perpendicular angle of the Parcel R11 lot line (SE corner) and the proposed layout of Trotter Rd. would result in design and constructability issues. The setback would allow a widened sidewalk and increased pedestrian access.

Discussion ensued on the 322 parking spaces located behind the buildings. Mr. Connolly was informed that parking spaces were calculated at .94 spaces per bedroom, and that it was expected that tenants utilizing the commuter rail would have fewer cars in their household. Mr. Connolly was also informed that commercial tenants would use the same parking spaces during the day plus the spaces along Parkview St. and Trotter Rd. (not yet constructed). The applicant noted the parking spaces for the residential and commercial complex exceeded the minimum requirement by 80 spaces.

Mr. Eramo was informed that 322 spaces were all on site and did not include parking on the roadways. Mr. Connolly asked if the Project Manager was comfortable with the parking scenario. Mr. Young noted it was skewed to the north and parking easements would be required so users of all three parcels could park cross lot. The applicant should post signage indicating shared parking and/or designated parking for retail.

Mr. Young acknowledged the developer's issues trying to get square with the Trotter roadway network and the desired separation between Buildings 1 and 2. He and Legal Counsel were comfortable with the three variance requests and the language in the Board's draft decision.

Discussion ensued on the nature trail to be constructed on the west edge of the site. Mr. Ward was informed that the applicant would be responsible to maintain the portion (3/4 of the trail) on their property. The Corporation would require a public easement be recorded for pedestrian use.

Mr. Ward was informed that the mix of units included 16 studio, 65 one bedroom, 34 one bedroom/den, 104 two bedroom and 7 three bedroom apartments.

Mr. Eramo was informed that the two and three bedroom units were evenly spread across the buildings with three bedroom units mostly in Building 1 and 2.

Mr. Lavin was informed that the average number of occupants in three bedroom units would be 4.5 people (1.5 per bedroom), and that a shuttle service would be on line for first occupancy.

There were no comments from the public.

**VOTED: Motion of James Lavin, seconded by John Ward to close the Public Hearing
Unanimous vote**

The Public Hearing closed at 6:55pm

Board Measure 11-003

VOTED: Motion of John Ward, seconded by James Lavin, to approve, subject to the terms of the Board's decision dated January 24, 2011, the Variance Application submitted by John M. Corcoran and Company, LLC dated December 22, 2010, allowing the following variances from the requirement of

the Zoning and Land Use By-laws for NAS South Weymouth: (2) allowing both side setbacks for building number 2 located on parcel 90-597-45 to be greater than 10 feet as shown on the Site Development Plans dated December 10, 2010; (2) allowing the front setbacks for building numbers 1 and 2 located on parcels 90-597-44 and 90-597-45, respectively, to be greater than 10 feet as shown on the Site Development Plans dated December 10, 2010; and (3) allowing the front setback for building number 3 located on parcel 90-597-46 to vary from the front setback requirements for the Apartments with Commercial building form as shown on the Site Development Plans dated December 10, 2010.

Unanimous vote

6:57pm Special Permit Granting Authority Public Hearing opened and, the Chairman noted the legal notice was published in the January 8th and 15th editions of the Ledger:

In accordance with Section 12.4 of the Zoning and Land Use By-Laws for NAS South Weymouth, the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive, located at the former Naval Air Station, South Weymouth on Monday, January 24, 2011 at 6:30 p.m. regarding the Special Permit Granting Authority's consideration of a joint Site Plan and Special Permit application for SouthField Commons submitted by John M. Corcoran and Company, LLC. SouthField Commons is a proposed residential apartment community consisting of three four-story buildings containing a total of 226 units and approximately 8,700 square feet of ground floor commercial space. A copy of the application is available for viewing at the Corporation's office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, SSTTDC

Mr. Mahoney noted the SouthField Commons proposal was for a luxury apartment community, approximately 6.5 acres sitting within the Village Center District (VDC) and the Mixed Use Village District (MUVD) zones. A portion of the commercial area fronting on Trotter Rd. was located within the Main Street Overlay District. The Applicant anticipated that the ground floor commercial space would be occupied by commercial, office and medical tenants.

The Board was informed that the Main Street Overlay District restricted commercial uses to retail and restaurants only. A special permit was requested to allow office, office-medical and general services, as is allowed in the adjacent MUVD and VCD districts, to avoid vacant spaces at this location.

Mr. Young stated he was comfortable with the three additional uses requested within the Main Street Overlay District as they were allowed by right on the rest of the site. The site had good accessibility to the train station and pedestrian use.

Mr. Eramo voiced concern on possible general service uses in storefronts in the Main Street Overlay District and asked what was allowed. The By-Law allowed general services to include a bank, insurance or real estate agency, hair salon, dry cleaner or laundry, print shop and/or personal, office or household repair shop; and allowed medical service included a facility that provided on site mental and/or physical health care on an outpatient basis by health care professionals.

Mr. Hershfield noted that the reason the applicant needed a special permit was because a small corner of the development was caught up in the edge of the Main Street Overlay District. These uses were allowed as a matter of right in the rest of the site.

Mr. Eramo, Mr. Connolly and Mr. Wall encouraged caution on the businesses going into those storefronts. Mr. Mahoney assured the Board their goal was for high quality tenants and that 8,700 s/f equated to 4 commercial units/tenants.

Four waivers were requested from the Architectural Design Guidelines related to window and door reveals, garage door widths, height of commercial space awnings, and fencing around the trash receptacles.

Vinyl fence use is prohibited per regulations. The Project Manager noted the Applicant agreed to consider a wood composite material around the trash enclosure instead of the requested waiver for vinyl fencing.

Window and door reveals were required to be 3 inches. The Board was informed the project would provide 3" reveals on all elevations facing Parkview Street, Trotter Rd.(and for 30 foot distance along elevations perpendicular to Parkview and Trotter), and a future public way to the north of Building 1. A one inch minimum reveal was requested for all other elevations.

Garage Door widths were limited when facing open space. In order to provide safe access to multiple car garages, the Applicant requested a waiver for 18 ft. wide doors and noted that landscaping would be enhanced at the entrances.

Commercial space awnings were required to be 10' above finished grade. A waiver was requested to lower the awnings to 7' to keep the southern exposed interior cooler and to provide additional shading for pedestrians. The Project Manager noted that the awnings would project 5' off the side of the building.

Discussion ensued on flow of traffic, parking issues, fire protection water system, fire hydrant locations, water and sewer force mains and snow removal. Mr. Lavin was informed that the project was privately financed. Mr. Wall was informed that the garages and all attic areas would be dry-sprinkled. Mr. Mahoney stated that parking was critical to the success of the project.

It was noted that of the 226 apartments, 23 units would be affordable and 23 would be workforce. Mr. Connolly was informed that at the end of the SouthField Development 10% of all housing would be affordable and another 10% would be workforce.

Mr. Lavin was informed that full rent for a one bedroom would be approximately \$1,500 and affordable would be approximately \$1,100.

Mr. Wall was informed there would be maintenance staff and interior storage on site.

The Project Manager noted that the bedroom count was lower than the master plan allotted (max 345) for apartment dwellings, and that a comfort level would be achieved with easements for shared parking across the lots.

There were no comments from the public.

**VOTED: Motion of Joseph Connolly, seconded by Gerard Eramo, to close the Public Hearing
Unanimous vote**

The Hearing closed at 7:28pm

VOTED: Motion of John Ward, seconded by Joseph Connolly, to approve, with conditions, the Joint Site Plan and Special Permit Application submitted by John M. Corcoran and Company, LLC for the SouthField Commons project. All conditions of the approval are as noted in the Board's decision dated January 24, 2011

Unanimous vote

7:33pm Conservation Commission Public Hearing opened on the Notice of Intent for SouthField Commons, the Chairman noted the legal notice was published in the January 8th and 15th edition of the Ledger:

In accordance with Section 2.1 (F) of the Zoning and Land Use By-Laws for NAS South Weymouth, and pursuant to M.G.L. Chapter 131, Section 40 (The Wetlands Protection Act), the South Shore Tri-Town Development

Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive on Monday, January 24, 2011 at 6:40 p.m. regarding the Conservation Commission's consideration of a Notice of Intent filed by John M. Corcoran and Company, LLC. Proposed work includes construction of a six foot wide gravel nature trail and associated landscaping located within the 200-foot riverfront area associated with the west branch of French Stream. A copy of the Notice of Intent is available for viewing at the SSTTDC office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, SSTTDC

The application entailed a 6-ft. wide stone dust natural trail with some minor associated grading constructed within the 200 ft. riverfront area associated with the West Branch of French's Stream. The Board was informed the 100 ft. buffer zone was well away from the project area and that the area was recently disturbed by runway removal and detention basin construction.

The Conservation Agent noted the work was limited to the outskirts of the riverfront area and the enhancement was part of the master plan. The trail portion ran the full length of the Corcoran site. Mr. Ivas prepared the Order of Conditions with emphasis on erosion control.

The Chairman noted that French's Stream was a very sensitive area in need of utmost caution during construction.

The Project Manager noted that the detention pond was a natural physical buffer between the construction and French's Stream; any issues that may occur would show up in the pond first.

There were no comments from the public.

**VOTED: Motion of Joseph Connolly, seconded by James Lavin, to close the Public Hearing
Unanimous vote**

The Public Hearing closed at 7:40pm

Board Measure 11-004

**VOTED: Motion of James Lavin, seconded by John Ward, to approve the Notice of Intent dated January 5, 2011 submitted by John M. Corcoran and Company, LLC associated with the SouthField Commons project. All conditions of the approval shall be as noted in the Order of Conditions prepared by the Corporation's Conservation Agent
Unanimous vote**

7:42PM Conservation Commission Public Hearing on the request for an Amended Phase 1A Order of Conditions opened, the Chairman noted the legal notice was published in the January 8th and 15th edition of the Ledger:

In accordance with Section 2.1 (F) of the Zoning and Land Use By-Laws for NAS South Weymouth, and pursuant to M.G.L. Chapter 131, Section 40 (The Wetlands Protection Act), the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive on Monday, January 24, 2011 at 6:45 p.m. regarding the Conservation Commission's consideration of a request for an Amended Order of Conditions associated with the construction of improvements shown on the Revised Phase 1A Definitive Subdivision Plans dated November 24, 2010. The amendment request is submitted by LNR South Shore, LLC. A copy of the amendment request is available for viewing at the SSTTDC office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, SSTTDC

The Conservation Agent noted the amendment request included construction of an upgraded stormwater outfall and a sanitary force main extension. The work would provide additional stormwater management devices. Connections would be made through the 100 ft. buffer zone. The sanitary force main extension would temporarily enter into the 200 ft. riverfront area.

Mr. Brewer, LNR's civil engineer, noted the infrastructure work fell within the original limits of

disturbance on the existing Order of Conditions.

The Board was informed that additional conditions related to spill control measures in the field were added to the original Order of Conditions.

Mr. Lavin was informed that the existing Filterra units were working very well.

Mr. Connolly was informed that the biggest encroachment into the buffer zone would be 50 feet.

There were no comments from the public.

VOTED: Motion of James Lavin, seconded by Joseph Connolly to close the Public Hearing

Unanimous vote

The Public Hearing closed at 7:49pm

Board Measure 11-005

VOTED: Motion of James Lavin, seconded by John Ward, to approve the request for Amended Order of Conditions dated January 6, 2011 submitted by LNR South Shore, LLC associated with construction of improvements shown on the Revised Phase 1A Definitive Subdivision Plans dated November 24, 2010. All conditions of the approval shall be as noted in the Amended Order of Conditions prepared by the Corporation's Conservation Agent

Unanimous vote

Board Measure 11-006

VOTED: Motion of Gerard Eramo, seconded by Joseph Connolly, to approve an extension of the Order of Conditions for Phase 1A Access Roadway and Infrastructure at SouthField (DEP file #SE081-1005) for a period of two years to, and including, March 12, 2013

Unanimous vote

7:52PM Conservation Commission Public Hearing on Request for Determination of Applicability opened, the Chairman noted the legal notice was published in the January 8th and 15th edition of the Ledger:

In accordance with Section 2.1 (F) of the Zoning and Land Use By-Laws for NAS South Weymouth, and pursuant to M.G.L. Chapter 131, Section 40 (The Wetlands Protection Act), the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive on Monday, January 24, 2011 at 6:55 p.m. regarding the Conservation Commission's consideration of a Request for Determination of Applicability for the restoration of eastern box turtle habitat adjacent to Taxiway C. The work consists of selective removal of trees and shrubs, removal of pavement, and seeding. Some of the proposed work would occur within the 100-foot buffer zone to Bordering Vegetated Wetlands and Bank, but no work is proposed within 50 feet of the wetland limit. The Request for Determination of Applicability is submitted by Vanasse Hangen Brustlin, Inc. on behalf of LNR South Shore, LLC. A copy of the Request for Determination of Applicability is available for viewing at the SSTDTC office at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, SSTDTC

Lisa Standley, VHB, reported on the project to restore a portion of Taxiway C to support habitat for eastern box turtles. Some work would occur within the 50 ft. buffer zone. Erosion controls were already in place on the site. The NHESP Permit required all work to be completed by April 25, 2011 including the removal of all broken pavement, trees and shrubs, and removal of erosion controls too. The area would be seeded with grass in spring.

There were no comments from the public.

VOTED: Motion of John Ward, seconded by James Lavin, to close the Public Hearing

Unanimous vote

The Public Hearing closed at 7:58pm

Board Measure 11-009

VOTED: Motion of John Ward, seconded by James Lavin, to approve the Request for Determination of Applicability dated January 2011 submitted by VHB on behalf of LNR South Shore, LLC for the first phase of the Taxiway C restoration for eastern box turtle habitat as required by the Conservation and Management Permit issued by the Natural Heritage and Endangered Species Program. Any conditions of the approval shall be as noted in the Determination of Applicability prepared by the Corporation's Conservation Agent

Unanimous vote

7:59pm Board of Directors Public Hearing on revisions to Affordable Workforce Housing Regulations and Plans opened and the Chairman noted the legal notice was published in the January 8th and 15th editions of the Ledger:

In accordance with Section 13(d) of the Enabling Legislation for the South Shore Tri-Town Development Corporation, a PUBLIC HEARING will be held at the Corporation's Office, 223 Shea Memorial Drive, located at the former Naval Air Station, South Weymouth on Monday, January 24, 2011 at 6:50 p.m. The Corporation shall consider revisions to the Affordable and Workforce Housing Regulations and the Affordable and Workforce Housing Plan. The draft documents are available for viewing at the Corporation's office located at 223 Shea Memorial Drive, South Weymouth. Office Hours are 8:00am to 4:00pm. Kevin R. Donovan, Chief Executive Officer, South Shore Tri-Town Development Corporation

The Project Manager noted the proposed revisions were primarily intended to provide additional clarification/details with respect to marketing of units and the lottery process. Mr. Lavin was informed advertising for affordable units would start immediately.

There were no comments from the public.

VOTED: Motion of James Lavin, seconded by John Ward, to close the Public Hearing

Unanimous vote

The Public Hearing closed at 8:04pm

Board Measure 11-008

VOTED: Motion of James Lavin, seconded by Gerard Eramo, to adopt the Affordable and Workforce Housing Regulations and the Affordable and Workforce Housing Plan as presented to the Board of Directors on January 24, 2011. Both documents shall have an effective date of January 24, 2011

Unanimous vote

Minutes

VOTED: Motion of John Ward, seconded by Gerard Eramo, to accept the January 10, 2011 Minutes of the Board of Directors Meeting

Unanimous vote

Executive Session

VOTED: Motion of Joseph Connolly, seconded by John Ward, to enter into Executive Session for the purpose of discussion on Navy Negotiations for Land Transfer, to return to Open Session for purposes of adjournment

Lavin, aye, Ward, aye, Eramo, aye, Connolly, aye, Wall, aye

Open Session ended 8:10pm

Executive Session ended 8:59pm

VOTED: Motion of Joseph Connolly, seconded by Gerard Eramo, to adjourn the meeting

Unanimous vote

The meeting ended 9:00pm

Mary Cordeiro, Recording Secretary

Jeffrey Wall, Chairman