

Southfield Redevelopment Authority  
Board of Directors Meeting  
Applicable Subdivision Board  
Wednesday, October 17, 2018 @ 7:00pm  
Conference Room, SRA office

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

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 Tom Henderson, seconded by Tony Agnitti, to approve the April 18, 2018 minutes as written**

**5-0-4 vote; Kevin Donovan, Lyndsey Kruzer, Pat O'Leary and Chris Primiano abstained**

**VOTED: Motion of Kevin Donovan, seconded by Tom Henderson, to approve the October 3, 2018 minutes as written**

**Unanimous 9-0 vote**

#### **ASB Stonebridge Definitive Subdivision Plan – Revision 1**

Hugh Hahn of VHB came before the board. Also present were Tony Esposito, representing the builder, and Tom Berkley and Gerry Kavanaugh of LStar.

Mr. Hahn explained the only reason for the revision is to raise Douglas and Manchester Streets in order to elevate the homes a little higher. The reason for the elevation is to get separation from seasonal high ground water. He said they will be back with a site plan review which will show the proposed lot grades and home elevations.

Mr. Hahn said there is one slight change in that some area drains have been added. In between the drains will be a row of chambers to collect roof top water instead of the previously proposed dry wells behind each house.

Mr. Young said there are no new waiver requests and the responses to the plan review comments are adequate.

**VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer to approve, with conditions, the revision to the Stonebridge Definitive Subdivision Plan**  
**Unanimous 9-0 vote**

**LStar Update**  
**Status of Draft Supplemental Environmental Impact Report**

Tom Berkley and Gerry Kavanaugh of LStar came before the board.

Mr. Berkley reviewed recent MEPA filings made by LStar, and noted LStar's MEPA consultants are currently on hold. He estimated that his team would need 5-6 months to complete the Draft Supplemental EIR once they are back working on the project.

Making progress on water, waste water and traffic:

- Water: talking to Weymouth and MWRA
- Consultant under agreement regarding on-site waste water treatment plant
- Traffic: looking at MEPA traffic and non-MEPA traffic issues; trying to make passageway from Rte. 3 to Union Point more direct.

**Treasurer's Report**

Treasurer Eric Hart reported the following:

- Paystubs have been received from the new payroll company; so far it has been working well and is less expensive than anticipated.
- He has met with Tom Berkley and Gerry Kavanaugh who will help gather information for claw back calculations.
- Still following up on Audit
- Has requested a proposal from a financial consultant to assist us with OPEB calculations every other year.
- Even though \$400,000 has been set aside in stabilization, some additional money will need to be set aside to cover future bond payments.

**Executive Director's Report**

Paul Niedzwiecki, Executive Director, said:

- He has met with Weymouth and Rockland about infrastructure
- Following up on meetings with MWRA regarding sewerage
- Met with LStar; talked about Exit 14 and transportation improvements
- Talked with Pierce-Atwood attorneys – talked about regulation reform
- The Coast Guard has agreed to a public to public transfer of the former Coast Guard housing parcel. Appraisals by both the Coast Guard and the SRA are the next step.

Pat O'Leary asked about the Pro Drive project; Mr. Kavanaugh said he expects ground breaking by mid-December.

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

**Public Comments on topics discussed at this meeting:**

Joseph Shea of Abington, member of SRA Advisory Board, raised a concern about lack of water pressure on site and he is concerned about people and homes.

**Next Meeting:** November 7, 2018

**Adjournment**

**VOTED:** Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to adjourn the meeting at 7:51

**Unanimous 9-0 vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

**Documents reviewed during the meeting:**

- Stonebridge Definitive Subdivision Plans dated October 3, 2018
- Proposed Certificate of Action