

Southfield Redevelopment Authority (SRA)  
Board of Directors, Special Permit Granting Authority, and Variance Granting Authority  
Remote Participation Via ZOOM  
Wednesday, November 16, 2022 @ 7:00pm

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

**Directors Not Present:** none

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

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

*The **application Webinar #864-9294-7135** provided through **ZOOM** and a **Passcode of 134663** will be used for this remote participation meeting.*

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

### Minutes

**VOTED: Motion of Kelli O’Brien-McKinnon, seconded by Roger Woods, to accept the October 27, 2022 minutes as written**

**9-0-0 unanimous roll call vote**

7:00 P.M. PUBLIC HEARING,

Special Permit Granting Authority and Variance Granting Authority

Public Hearing Continued from October 19, 2022:

CP Endeavor Holdings 18 LLC’s Joint Application for Development Plan and Site Plan Approval, and Application for Variances for a Proposed 99-Room Hotel

**VOTED: Motion of Joe Gratta, seconded by Roger Woods, to reopen the public hearing.  
9-0-0 unanimous roll call vote**

Attorney Brent McDonald, Nutter, McClennen & Fish, LLP, appeared on behalf of the applicant and introduced those in attendance to address the Board.

Peer Review

Jonathan Niro with BETA, did not provide his Peer Review responses yet, but he provided the Board with project highlights:

- Outstanding Resource Water (ORW) on site for drainage tributary to Whitman's Pond in Weymouth
- Filling of ORW's is discouraged; a variance will be needed from MassDEP
- The floodplain elevation, wetland replication area, and covenant for 50-foot buffer no disturb zone will need to be worked out with the Conservation Commission
- If additional groundwater contamination is found, it would affect what could be permitted
- Traffic analysis is still ongoing by the applicant

Pat Brennan of Amory Engineers, submitted comments to the Board and noted:

- Vehicular access, including for dumpster service, is hindered when going around the building
- There should be 1-2 handicap parking spaces near the entrance
- Open spaces are smaller than originally noted, and consist of maintained landscaping
- Stone dust path should be rerouted around the proposed basin
- Need further site as-built details
- Minimum cover over drain lines should be 3 ft.; found them to be only 10" in some places

Cliff Boehmer of Davis Square Architects, suggested technical points to review:

- Does it pass feasibility?
- Urban issues need to be addressed
- No maneuverability in parking lot
- A Fire Department Review is recommended
- The Americans with Disabilities Act (ADA) response is not satisfactory; walking path is only accessible to the able bodied
- Area is currently heavily landscaped; can only be developed with minimal landscaping
- He feels there is not enough room on the site for the proposed design

Mark Manganello, Wetland Scientist with LEC Environmental, provided a wetland update:

- The Order of Conditions for the widening of Rte. 18, still needs a Certificate of Compliance
- Feedback is needed from Dept. of Environmental Protection (DEP) regarding the outstanding resource water designation and filling proposal

Chairman Henderson said there will be a public discussion at the next meeting. Chairman Henderson also said Peer review letters are available on the SRA website:

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

*Public Comments:*

Mary Parsons, Union St. Rockland, asked about Whitman's Pond connection to stormwater design; Chairman Henderson said he will ask Jonathan Niro to provide a response at the next meeting.

**VOTED: Motion of Roger Woods, seconded by Kelli O'Brien McKinnon, to continue the hearings to**

**January 18, 2023. An Extension Letter for the variance hearing will be signed if needed.**

**9-0-0 unanimous vote**

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

**Next meeting: TBD**

**Adjournment:**

**VOTED: Motion of Roger Woods, Jr., seconded by Monica Horan, to adjourn at 7:54pm**

**9-0-0 unanimous roll call vote**

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Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

**Documents reviewed during the meeting:**

Peer review letters from BETA, Amory Engineers and Davis Square Architects