

Southfield Redevelopment Authority
Board of Directors
Special Permit Granting Authority
Variance Granting Authority
Conservation Commission
Applicable Subdivision Board
December 22, 2014 @ 7:00pm
Conference Room, 223 Shea Memorial Drive

Directors present: Walter Flynn, Chairman
Bill Minahan, Vice Chairman
Chris Aiello, Clerk
Kelli O'Brien-McKinnon
Ralph Rivkind
Patricia O'Leary
Robert Rizzi
John Brewer
Lyndsey Kruzer

Also in Attendance: Jim Young, Project Manager
Scott Bois, Treasurer/Collector
Steve Ivas, SRA Conservation Agent
Matthew Feher and Anatoly Darov, Legal Counsel

The Chairman called the Board of Directors, Special Permit Granting Authority, Variance Granting Authority, Conservation Commission and Applicable Subdivision Board meetings to order at 7:00pm

Minutes

VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to approve the minutes of the Board of Directors meeting held on December 15, 2014

Unanimous vote

PUBLIC HEARING – PULTE HOMES OF NEW ENGLAND LLC

The Board opened the joint public hearing of the Special Permit Granting Authority and the Variance Granting Authority at 7:04pm

The Project Manager introduced representatives from the Pulte Homes/VHB team to present their Transit Village Development Plan. Mr. Blute, Pulte Homes, stated there were three separate requests for the Board's consideration: the Transit Village Development Plan, an ANRAD for wetland jurisdiction, and a subdivision plan. Mr. Hahn, VHB, identified the site's upland and wetland areas and proposed utility connections, and presented the proposed development. The Board was informed the plan

included four free standing 4-story residential buildings with a total of 200 condo units, 326 parking spaces and two vehicular access points off Trotter Rd.

The Project Manager indicated the Transit Village Development Plan application was advanced enough in its design for the applicant to identify and request four variances from the Zoning By-Laws and a total of six waivers from the Regulations, all geared to garner an as-of-right use approval under the Zoning By-Laws.

Mr. Young noted the Variance Requests from some dimensional requirements for the Apartments (A) Building Form, and waivers of certain requirements from the NAS South Weymouth Architectural and Urban Design Standards and Guidelines, and NAS South Weymouth Sustainability Standards and Guidelines. He noted that he had prepared a two-part Board Measure with a proposed form of Decision with Conditions that included a Project Review Fee of \$7,500, evaluation of a lower residential parking ratio and detailed plans for landscaping/screening at time of Site Plan Application, and minimum 1 inch window and door reveals.

Mr. Brewer was informed that there would be four separate and distinct buildings of different color schemes. Mr. Aiello was informed the current parking ratio was 1.6 spaces per unit. Ms. Kruzer was informed that any wetland replication issues would be taken up during the Notice of Intent process.

PUBLIC HEARING COMMENTS

Eric Miller, Southfield Resident, spoke favorably for the proposal and asked that the screening plantings be evergreen for year round coverage of the parking lot. He voiced concern that the number of parking spaces may be insufficient, that parking problems already existed in the neighborhood, and that MBTA commuters should not be allowed to park at Transit Village's parking lot. Discussion ensued on the creation and enforcement of a parking policy for Transit Village residents.

Steve LeMott, Southfield Resident, spoke favorably for the proposal, but voiced concern on the location of Building C and suggested it be pushed back 10 feet (into wetland buffer zone). He also voiced concern on the potential traffic impacts from the (future) access for the Winterwoods project to be located north of the Transit Village site. He asked for Calnan Road to be considered as a secondary access road to Winterwoods.

David Doyle, Southfield Resident, was informed that permission to build in a riverfront area zone required a detailed application process. He stated the location of the first building & parking lot was not favorable, and that the Multi Model Center was not discussed in the Development Plan. The overall development plan seemed to be losing the character and features of the SouthField dream, and he asked the Board to refer the plan back for a redesign.

Lenore White, Independent Wetlands Observer, stated that DEP standards required an applicant seeking to build in a riverfront area zone to demonstrate that there was no practical alternative.

Mike Gallahue, Southfield Resident, stated that for-sale condo units were more appealing than rental units, but did not favor the front parking. He asked and was informed that the Master Plan as presented in the Final Environmental Impact Report (FEIR) included 5 multifamily structures in the vicinity of the Transit Village.

Mike Bromberg, Rockland Open Space Committee, noted that the FEIR Certificate stated that a 200 ft. wildlife movement area on each side of French's Stream should be protected, and that the Certificate was the footprint for the whole base-wide project. Marc Bergeron, VHB, confirmed that the FEIR required a 400' wide wildlife corridor along French's Stream (south of a future wastewater treatment plant) and that the report acknowledged that the wildlife corridor may be interrupted by the future alignment of Trotter Road and East/West Parkway. Mr. Bergeron stated Trotter Road/Calnan Road was north of the proposed wastewater treatment facility. Mr. Bromberg stated he was not opposed to the plan, but did oppose having portions of the parking lot within the 200 ft. riverfront area.

Donald Cann, Rockland Open Space Committee, voiced concern on the wildlife corridor being interrupted and stated it was critical to save open space and animal connectivity. He asked, if possible, to reduce the size of the parking lot at Calnan Road. Mr. Bergeron noted Calnan Road impacts would not be greater than what was identified in the FEIR.

Mary Parsons, Rockland, had no problem with the development plan except for the encroachment on French's Stream. She noted a portion of a building and parking lot near Calnan Road were in the 50 ft. riverfront area, and was concerned about increases to storm flows from French's Stream, which was frequently a flooding problem in the Town of Rockland. Ms. Parsons was informed that the proposed development plan was consistent with the Master Plan presented in the FEIR, and that drainage design would be reviewed during the Site Plan/Notice of Intent process.

Ed Kimball, Rockland Selectman, noted the Transit Village was located on roadways that already existed, near the MBTA Station and USCG Buoy Depot, and that the proposed building locations gave opportunity to deal with future alignments, as necessary, to Trotter Rd. He stated that Pulte Homes was willing to invest money to build owner-occupied units, and that it made sense to move the project forward.

Donald Stewart, Weymouth, opposed the project based on his concern that Weymouth's sewer system did not have the capacity for Southfield's build-out. Mr. Stewart was informed that Phase 1 Development to date was still within the thresholds of the DEP Sewer Extension Permit. He requested a copy of the Sewer Extension permit.

Mayor Kay, Weymouth, noted that the project was within the capacities allowed in the Water and Wastewater Agreement between the Town of Weymouth and SRA.

Dominic Galluzzo, Weymouth, was informed that there were 308 bedrooms proposed in the plan, that it was consistent with other multifamily development at Southfield and that Pulte Homes was not inclined at this point in time to change their plan, by removing one or more buildings.

VOTED: Motion of Lyndsey Kruzer, seconded by John Brewer to close the Public Hearing

Unanimous vote

The Public Hearing ended 8:08pm

Board Measure 14-037

VOTED (#1): Motion of Bill Minahan, seconded by Chris Aiello, that the Special Permit Granting Authority approve, with conditions, the Development Plan Application for Transit Village submitted by Pulte Homes of New England, LLC, this approval does not however approve any requests for

variances, which shall be subject to approval by the Variance Granting Authority

Unanimous vote

Ms. Kruzer was informed that the same permit conditions applied to both the Development Plan and Variance requests.

The Applicant requested four (4) Variances from the terms of Zoning and Land Use By-Laws, Section 6.5, Form Base Code for Apartment (A) related to Lot Area, Front Setback, Side Setback and Front Parking Access Entry.

A lengthy discussion ensued on the uncertainty of the final design of Trotter Rd., the uncertainty of the western section of the Delahunt Parkway connection, the need for pedestrian paths, wildlife corridors, landscape screening/buffering, using Calnan Road as an emergency access (to Winterwoods) and the Transit Village parcel location between Trotter Rd. and Wetlands.

The Chairman was informed that comments on the Development Plan were received from the Towns of Weymouth and Abington, and that the Weymouth Fire Department could conduct detailed reviews during the Site Plan Application process.

VOTED (#2): Motion of Bill Minahan, seconded by Robert Rizzi, that the Variance Granting Authority approve with conditions, the request for Variances submitted by Pulte Homes of New England, LLC as described in the Development Plan Application for Transit Village dated November 2014

Unanimous vote

The Project Manager had prepared a Decision with conditions for the Directors to sign on the Joint Application to the Special Permit Granting Authority and the Variance Granting Authority for Development Plan and Variance Request Approvals.

PUBLIC HEARING – PULTE HOMES OF NEW ENGLAND, LLC

The Board opened the Conservation Commission public hearing at 8:15pm

Mr. Bergeron presented an updated map with wetland delineations, and noted they were requesting determination of the jurisdictional limits on the property, subject to the Wetland Protection Act. He noted that Mr. Ivas and Ms. White visited the site on December 19th and made minor boundary changes to represent current field conditions.

Discussion ensued on the location of Building C and the wetland buffer zone directly behind it. Mr. Ivas stated the Notice of Intent was the next step in the permitting process.

PUBLIC HEARING COMMENTS

Mr. Galluzzo, Weymouth, noted that a plan dated June 2013 was being presented, and that Mr. Barry declared all through 2013 that there was no interest from anyone to invest in SouthField.

VOTED: Motion of Bill Minahan, seconded by John Brewer, to close the Public Hearing

Unanimous vote

The Hearing closed at 8:30pm

Board Measure 14-040

VOTED: Motion of Robert Rizzi, seconded by Chris Aiello, to approve the Abbreviated Notice of Resource Area Delineation for Transit Village and Winterwoods dated December 3, 2014 and to issue

the Order of Resource Area Delineation as presented

Unanimous vote

The Conservation Agent prepared an Order of Resource Area Delineation for the Board to sign.

Applicable Subdivision Board

Mr. Young informed the Board that the proposed subdivision of lots for the Transit Village shown on the ANR Plan, fronted on Trotter Road which was certified, maintained and used as a public way, as such, the Plan did not require approval under the Subdivision Control Law.

Board Measure 14-038

VOTED: Motion of Bill Minahan, seconded by Kelli O'Brien-McKinnon, that approval under the Subdivision Control Law is not required for the subdivision of land and creation of Parcels TV-1, MB-1 and TR-1 as shown on the ANR Plan for Transit Village and Trotter Road dated December 15, 2014, and that the Board hereby certifies that the section of Trotter Road shown on the ANR Plan is being maintained and used as a public way

Unanimous vote

The Board thanked Pulte Homes representatives for their detailed Development Plan. Mr. Blute thanked the Board for their support; his team departed the meeting.

Parkway Financing MOA Agreement

Mr. Feher updated the Board on the Parkway Financing MOA Agreement noting that LNR/Starwood was still reviewing A&F's draft agreement. He suggested the Board approve the draft Agreement subject to further amendments deemed proper and appropriate by the Chairman, and to authorize the Chairman to execute the final MOA. Two items, the Security Terms and the triggers for Special Assessment on commercial property, were still subjects of concern to LNR/Starwood.

Mr. Minahan stated he expected to have a final draft agreement ready to be voted. The Chairman stated it was 99% ready. The Board was informed that A&F would have the Amended Parkway MOA and Phase II Parkway Commitment completed before Christmas, and that A&F had not yet commented on LNR's changes to the Amended MOA.

Board Measure 14-036

VOTED: Motion of John Brewer, seconded by Robert Rizzi, that the Board of Directors approve the Second Amendment to the Amended and Restated Memorandum of Agreement on the financing for the South Shore Tri-Town Development Corporation's Parkway ("Parkway Financing MOA Amendment;) as presented on December 22, 2014, subject to further modification deemed necessary and reasonable in the discretion of the Chairman of the Board, and further, that the Chairman be and hereby is authorized and directed, in the name and on behalf of the Authority, to execute and deliver the Parkway Financing MOA Amendment.

7-2 vote Minahan and McKinnon opposed

The Board was informed that it was premature at this time to consider the Transfer of Ways to the Town

of Weymouth and the Control and Maintenance of the Delahunt Parkway until there was a clear path forward pertaining to the contingencies in the Legislation.

SRA was unable to hand deliver the DDA Letter Agreement to LNR/Starwood on Dec. 18, 2014 because their office was closed that day. The letter agreement was sent electronically and via certified mail instead. On Dec. 22, 2014 LNR/Starwood hand delivered a letter requesting a reissued property tax bill. The Tax Bill was provided immediately.

Public Comment

Mrs. Parsons, Rockland, stated the Reuse Plan didn't exist anymore and should not be used, and that the NAVY had not yet weighed in on the LNR/Starwood's sale price to Pulte Homes. She asked what the sale price was, and if LNR had made their payment to the NAVY. Mr. Barry, Starwood, offered no comments to Mrs. Parsons.

Mr. Kimball, Rockland Selectman, thanked the Board for making a good first step towards the development project.

Mr. Galluzzo, Weymouth, asked Mr. Barry to clarify his contradictory comments about lack of interest in developers, to explain his lack of cooperative effort, and to identify who actually owned the land. Mr. Barry indicated he made no conflicting statements.

Next Meeting – Monday Dec. 29, 2014 @ 7pm

Ms. O'Leary asked for the Weymouth Service Agreements to be on the next Agenda, and was informed that the School Contract was already set and that Police and Fire contracts would be extended to end of fiscal year.

Legal Counsel stated the Phase II Parkway Agreement should ideally be approved by the Board of Directors on or before Dec. 31, 2014 in order to satisfy the final contingency in the new Legislation, and obligate the Towns and LNR/Starwood per the Act.

VOTED: Motion of Lyndsey Kruzer, seconded by Chris Aiello, to adjourn the meeting

Unanimous vote

The meeting ended 9:00pm

Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman of the Board

Documents reviewed during the meeting:

Transit Village Development Plan, ANRAD application and ANR Plan

Draft Parkway Financing MOA Agreement