

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Permit Granting Authority
Wednesday, March 20, 2019 @ 7:00pm
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman
Kelli O'Brien-McKinnon, Vice-Chairman
Pat O'Leary, Clerk
Tony Agnitti (Arrived at 7:13)
Kevin Donovan
Chris Primiano
David Rubin
Tom Henderson
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 Kelli O'Brien-McKinnon, seconded by Dave Rubin, to approve the January 16, 2019 7-0-1 vote; Robert Rizzi abstained

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve the January 30, 2019 Unanimous 8-0 vote

VOTED: Motion of Pat O'Leary, seconded by Kelli O'Brien-McKinnon, to approve the February 20, 2019 Unanimous 8-0 vote

Permit Granting Authority – Public Hearing

-Application for Site-Plan Approval – Stonebridge Homes at Union Point
Public Hearing opened at 7:02pm.

Appearing before the board were Muhammad Itani and Tony Esposito, of Stonebridge Homes, and VHB engineer Dale Horsman.

Mr. Itani explained that the project consisted of 45 single-family homes that will have three or four bedrooms each. He described four possible home styles and floor plans in detail.

Mr. Esposito explained the landscape plan, noting there will be a mix of deciduous and evergreen trees and shrubs concentrated along the western and southern boundaries of the project site.

Mr. Young said two comment response letters were received from the applicant; all the response will be addressed in the final set of plans which would be submitted within two weeks of the decision filing date.

Public Comments

Steve LeMott, Brittany Besler and Heidi Anderson, all Union Point residents, inquired about the impact on future Stonebridge residents from the sports lighting and site lighting at the adjacent Sports Complex.

Mr. LeMott also inquired about parking within the project site.

Mr. Itani stated that buyers will be aware of the Sports Complex before they make their purchase.

The Public Hearing was closed at 7:36pm.

VOTED: Motion of Lyndsey Kruzer, seconded by Kevin Donovan, to approve, with conditions, the Application for Site Plan Approval submitted by Rockland Meadows LLC for the Stonebridge Homes at Union Point project; and to waive the following requirements of the Architectural and Urban Design Standards and Guidelines:

Section 3.3.5 (3): (each floor of any building façade facing open space or a street shall contain transparent windows encompassing a minimum of 15% of the wall area). This waiver shall only apply to side elevations. All front and rear elevations shall comply with the requirement.

Section 7.4 (1): (residential garage doors shall be positioned no closer to streets than 20 feet behind the principal plane of the building frontage)

Section 7.4 (2): (Two-car garages with one single door shall not be used, except on alleys)

Section 7.4 (3): (Garage doors shall not exceed 10 feet in width and the driveway shall be a maximum of 10 feet wide in front of the principal plane of the building)

Section 7.4 (4): (Garages facing a street are limited to one car width)

Section 7.4 (5): (Garage doors shall face the side or rear, not the front of a building)

Unanimous 9-0 vote

Conservation Commission

-Order of Conditions Extension Request – Phase 1A Definitive Subdivision (MassDEP File # SE081-1005)

Mr. Young said that Phase 1A encompassed a large portion of the project, generally along Memorial Grove Avenue and Parkview Street and some abutting parcels. Some improvement work has not been completed such as trail construction west of Fairing Way and the Cottages as well as the final ground surface stabilization and clean up behind Dorset Park. A two year permit extension is being requested.

A shorter length of extension was discussed. Mr. Young said he thought 45 days would be sufficient time to evaluate what work remains on the Dorset Park project site and to return back to the Board with further recommendations.

Motion 19-005

**VOTED: Motion of Tom Henderson, seconded by Kevin Donovan, to approve an extension of the Order of Conditions for the Phase IA Definitive Subdivision Plan (MassDEP File # SE 081-1005) for a period of 45 days.
Unanimous 9-0 vote**

Treasurer's Report

Eric Hart reported that because the SLA has not been paid by LStar, the SLA has been unable to reimburse the SRA Parkway maintenance expenses incurred by T&K (snow removal) and Schumacher (landscaping). He noted that the SRA contracted directly with the contractors as required by the Parkway Maintenance Agreement.

-Transfers (19-007)

Motion 19-007

**1) VOTED: Motion of Lyndsey Kruzer, seconded by Kevin Donovan, to authorize the transfer of \$209,722.93 from Free Cash to Parkway Maintenance Fund #4379 and to treat the transfer as a billable cost to Dartmouth Group.
Unanimous 9-0 vote**

Chairman Kruzer said the Master Developer assigned the obligation to reimburse SRA to the SLA.

**2) VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to authorize the transfer of \$5,000.00 from Enterprise Fund Balance to Other Professional Services.
Unanimous 9-0 vote**

-Adoption of M.G.L. Chapter 40, Section 58: to impose liens for Master Developer fees

**3) VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, that the Southfield Redevelopment Authority accepts Chapter 40 Section 58 of the Massachusetts General Laws granting it the authority to impose a lien for district real estate and district personal property taxes, and also Master Developer fees.
Unanimous 9-0 vote**

-Board of Directors By-Laws

Mr. Hart reviewed proposed Board of Directors By-Laws document.

Chairman Kruzer said she feels another meeting is necessary to review the document. The item was tabled to the next meeting.

Ms. O'Leary requested a copy of the Advisory Board By-Laws.

Executive Director's Report

Paul Niedzwiecki, Executive Director, said:

- Regarding the residential and commercial foreclosures, he hopes to meet with both lenders within the next two weeks to discuss the Master Developer role.
- LStar's status as Master Developer will run through next week. SRA needs to review the Master Developer obligations and identify responsible parties.

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

Public Comments on topics discussed at this meeting:

Brittany Besler, Union Point resident, suggested the bonding process be looked at because the issue will come up with Brookfield Village.

Mary Parsons, Rockland resident, asked if, regarding liens, tax liens have priority; Chairman Kruzer confirmed they do.

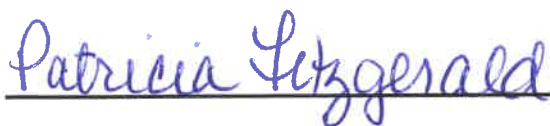
Next Meeting: April 3, 2019

Executive Session

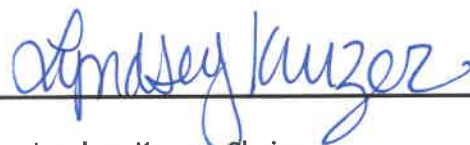
Chairman Kruzer explained the Board will be going into Executive Session to conduct strategy sessions in preparation for negotiations with non-union personnel (Executive Director) and not to reconvene in Open Session.

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon, to go into Executive Session and will not reconvene in Open Session

Unanimous 9-0 roll call vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

- Site Plan Application: Stonebridge Homes at Union Point; VHB, March 2019
- Responses to plan review comments, VHB letter dated March 20, 2019
- Draft Decision on Application for Site Plan Approval
- LStar request letter