

Southfield Redevelopment Authority  
Board of Directors Meeting  
Monday, March 20, 2017 @ 7:00pm  
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice Chairman  
Patricia O'Leary, Clerk  
Steve LeMott  
Chris Aiello  
Chris Primiano  
Robert Rizzi  
Anthony Agnitti (7:15pm)

Directors Absent: Thomas Henderson

Also Present: Jim Young, Land Use Administrator

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

SRA Office Location, Space and Costs

The Board was informed of the progress made on office consolidation; when SRA file cabinets are relocated, the back office space will be completely vacated.

**VOTED: Motion of Chris Primiano, seconded by Chris Aiello, to authorize the Chairman to sign an addendum to the existing lease between the South Shore Tri-Town Development Corporation and LNR South Shore, LLC, to reallocate work space to LStar Southfield, LLC**  
**Unanimous 7-0 vote**

Notice of Project Change (NPC) for Union Point Project EEA #11085

Laura Rome, Epsilon, provided on behalf of LStar an overview of the MEPA review process of the Notice of Project Change and LStar's work product to understand the environmental consequences of their proposed project, and feasible steps to ensure sufficient mitigation; public participation is also part of the process. Ms. Rome stated the Executive Office of Energy and Environmental Affairs granted LStar a 3-week extension to the public comment period (due April 21<sup>st</sup>), and that the Certificate would be issued April 28<sup>th</sup>. Issues to be resolved in the Supplemental EIR included traffic, water/wastewater service and greenhouse gas emissions.

Mr. Young noted that recent amendments to the Zoning and Land Use By-Laws for NAS South Weymouth adopted by the Host Towns increased the capacity of the redevelopment project. He also noted that SRA was not a proponent on this NPC filing.

Status Reports

Master Plan – the meeting on March 7<sup>th</sup> focused on the recreation complex.

Agreements – DDA negotiations continue with LStar.

Infrastructure and Construction – Comments were received from the Town of Weymouth on LStar's

Recreation Complex Plan

Parkway and NAVY – no update at this time

SRA Operations – no update at this time

Staff – three (3) public hearings on the Recreation Complex are scheduled for the March 27<sup>th</sup> BOD meeting

LStar – no update at this time

Public Comments

Mr. Shea, Abington representative on SRA Advisory Board, commented on the NPC and voiced his overall concerns with day and night traffic impacts, vehicle capacity of Rte. 18, rider capacity of MBTA, and water capacity for 8M s/f of commercial development. Mr. Shea was grateful for the extended comment period.

Next Meeting - March 27, 2017

The Chairman proposed the Board enter into Executive Session, not to reconvene in Open Session, and stated that a discussion in Open Session would be detrimental to the Board's ability to negotiate.

**VOTED: Motion of Chris Aiello, seconded by Tony Agnitti, to enter into Executive Session to consider the purchase, exchange, lease or value of real property, not to reconvene in Open Session**

**Unanimous 8-0 vote LeMott, aye, Agnitti, aye, O'Brien-McKinnon, aye, Aiello, aye, Kruzer, aye, O'Leary, aye, Rizzi, aye, Primiano, aye**

The Open Session ended 7:18pm

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Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman of the Board