

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board (ASB) Meeting
Monday, March 28, 2016 @ 7:00pm
Conference Room, SRA Offices

Directors Present: Bill Minahan, Chairman
Patricia O'Leary, Vice Chairman
Chris Aiello, Clerk
Robert Rizzi
Ralph Rivkind
Kelli O'Brien-McKinnon
Lyndsey Kruzer
Christopher Primiano

Also Present: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer

The Chairman called the meeting to order at 7:00pm and introduced Christopher Primiano as the new Weymouth Representative to the Board of Directors

Minutes

VOTED: Motion of Lyndsey Kruzer, seconded by Kelli O'Brien-McKinnon, to approve the minutes of the March 14, 2016 meeting.

6-0-2 vote to approve - Minahan and Primiano abstained

ANR Authorizations

A lengthy discussion ensued on the Applicable Subdivision Board's consideration of a vote that would authorize the Land Use Administrator to act on behalf of the Board to review and endorse ANR/Form A Plans. Some Board members noted it was important for Directors to be informed on all aspects of the development project including ANR plans, others felt that endorsing ANR plans should be an administrative task; in the end the matter was tabled.

Board Measure 16-012 ANR Authorizations

VOTED: Motion of Ralph Rivkind, seconded by Robert Rizzi, to table Board Measure 16-012, to be rewritten

7-1 vote Kruzer opposed

Board of Director Meeting Regulations/Procedures

A consensus of the Board did not support the board measure to restrict the use of electronic devices during Board meetings. No motion was made on Board Measure 16-011.

Board of Director Business Cards

Three Directors requested SRA business cards. Mr. Rizzi will provide contact information to get prices from local printers. Ms. O'Leary will review and approve proofs.

Status Reports

Agreements

Mr. Rivkind stated there were no updates. The Chairman stated that DDA negotiations were stalled, that there were unresolved gaps between SRA's budget obligations, the LStar entitlement fee commitment, and the Southfield district tax rate.

Water and Sewer

Ms. O'Leary deferred to Mr. Barry to provide an update. Mr. Barry stated LStar had meetings with Weymouth DPW to discuss sewer upgrades; with Quincy to discuss MWRA water flow tests; and he welcomed the sub-committee to participate in LStar's weekly water/sewer conference calls.

Parkway and NAVY

Ms. Kruzer deferred to Mr. Young for update. Mr. Young noted that initial discussions began with MassDOT on a proposed parkway extension agreement.

Master Plan

Ms. O'Brien-McKinnon noted LStar submitted draft zoning amendments to the town of Rockland. Mr. Barry stated that LStar was working with Rockland on an economic analysis based on the zoning amendment; and that LStar submitted draft zoning amendments to the town of Abington. The Board was informed that Mr. Murray, LStar, was working on a street grid for additional roadways off the parkway extension in order to subdivide land and create blocks for marketing purposes.

Staff

Mr. Young stated that LStar's development plan application for an apartment project to be built by Corcoran was up on the SRA website; and a public hearing was scheduled for April 25, 2016. Corcoran's site plan application was expected this week, and would most likely be ready for a public hearing on April 25, 2016 as well.

Mr. Bois stated he met with the SRA Advisory Board to review and discuss the FY17 Budget; and that the Advisory Board would be meeting with the Directors to discuss their budget recommendations.

LStar

Mr. Barry noted that two movies were filming on site; and that design work on the 25 acre public recreation area was advancing. Mr. Rivkind was informed that LStar was still in talks with the YMCA. The Board requested that LStar provide the SRA with new master plan graphics.

Public Comment

Mr. Galluzzo, East Bridgewater, urged the Board to be vigilant about ensuring water purity for Southfield.

Mrs. Parsons, Rockland, stated there would be a \$19M connection fee (for each new member) to MWRA if the water route goes through Braintree and Quincy.

Next meeting – April 11, 2016

Executive Session

VOTED: Motion of Chris Aiello, seconded by Robert Rizzi, to enter into Executive Session for the purpose of conducting a strategy session in preparation for negotiations with Scott Bois, Finance/Treasurer, not to return to open session

Rivkind, aye, Minahan, aye, McKinnon, aye, Aiello, aye, Rizzi, aye, Kruzer, aye, O’Leary, aye, Primiano aye

Open Session ended at 8:00pm

Executive Session ended 9:42PM

The Meeting adjourned at 9:42pm

Mary Cordeiro, Recording Secretary

Bill Minahan, Chairman

No documents were reviewed during the meeting.