

Southfield Redevelopment Authority
Board of Directors Meeting
Permit Granting Authority
Conservation Commission
Monday, April 13, 2015 @ 7:00pm
Board Room, 223 Shea Memorial Drive

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

Also Present: Jim Young, Land Use Administrator
Steve Ivas, Conservation Agent
Scott Bois, Treasurer/Collector

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

Minutes

**VOTED: Motion of Ralph Rivkind, seconded by John Brewer, to approve the Open Session Minutes of the Board of Director's meeting held on April 6, 2015
8-0-1 vote Mr. Minahan abstained**

PUBLIC HEARING – Permit Granting Authority

VOTED: Motion of Bill Minahan, seconded by Ralph Rivkind, to open the Public Hearing and waive the reading of the legal notice on the Transit Village Site Plan Application submitted by Pulte Homes of New England

Unanimous Vote

The Public Hearing opened at 7:03pm.

Mr. Young noted the Transit Village Development Plan was approved in Dec. 2014 and since that time Pulte Homes of New England purchased the property, advanced their design and prepared two applications, a site plan application and a Notice of Intent application, both being heard at this meeting.

Comments were provided by the Weymouth Fire Dept. and DPW, Environmental Partners Group (review of sewer system plans for SRA), and also SRA staff. The design was consistent with the Development Plan.

The Board was informed there were 308 total bedrooms, 314 total parking spaces, and 2 points of entrance and egress to the Development Lot. Mr. Aiello was informed that each building had 2 ADA parking spaces that were included in the total of 314 spaces.

Mr. Young introduced Mr. Blute and Mr. Mastroianni, of Pulte Homes of New England, who presented the site plan application. Mr. Blute made opening remarks and Mr. Mastroianni identified the site location, the traffic circulation plan, and the four separate, free standing, four-story buildings each with 50 for-sale units. Ms. Kruzer was informed that each building's front facade would include stone treatments and colors in shades of gray, sage and brown.

The Applicant requested relief from section 9.2 of the Design Guidelines (freestanding monument signs), and from section 3.6 (cover of storm drain pipe) and section 4.6 (fencing at back edge of sidewalk, and linear islands between rows of parking spaces) of the Subdivision Regulations. The waiver requests were determined to be reasonable, and consistent with requests on prior projects.

Discussion ensued on the Stormwater management system, telecommunication system, natural gas system, water distribution system and sewer system. The Board was informed that SRA contracted with Environmental Partners for a peer review of the proposed sewer infrastructure (and pump station modifications) intended to handle all flow from Transit Village development. Final specs for the pump station modifications would be brought back to SRA for final approval.

Mr. Brewer stated without signage installation, MBTA commuters would park on Trotter Road (instead of in the MBTA parking lot), and that Pulte may have issues with commuters trying to park in their lot. He was informed if enforcement became necessary it would be handled by the condo management team.

Mr. Young recommended approval of the Site Plan subject to the list of conditions incorporated into the draft Decision.

Public Comment

Mr. Hart voiced concern that 316 parking spaces were not enough, and was informed that the approved Development plan totaled 326 spaces, but comments were received to re-evaluate and reduce the number of parking spaces and the plan was reduced by 12 spaces based upon the findings of an independent analysis performed by a consultant hired by Pulte Homes.

Mr. Bromberg and Mr. Cann, Rockland Open Space Committee, were informed that the trail down Calnan Road would be resurfaced (after the necessary utility work) as a gravel roadway and sidewalk connecting to the trail system. The public pedestrian trail system would connect the Transit Village development lot to the (future) Winterwoods development lot and points north.

Mr. LeMott, Southfield Resident, was shown the snow storage areas planned for the site, and was informed that a coordinated snow removal procedure would be put in place by the Property Manager.

He was also informed that Building #2 was in the same location on the Site Plan as was on the approved Development Plan.

Ms. Parsons, Rockland was informed that Calnan Road would not be widened at the entrance, and the trail would be located on the west side of the roadway.

VOTED: Motion of Bill Minahan, seconded by Lyndsey Kruzer, to close the public hearing

Unanimous vote

The Public Hearing closed 7:45pm

VOTED: Motion of Bill Minahan, seconded by Lyndsey Kruzer, to approve with conditions, the Site Plan Application for Transit Village submitted by Pulte Homes of New England, LLC

Unanimous vote

PUBLIC HEARING – Conservation Commission

VOTED: Motion of Bill Minahan, seconded by Bob Rizzi, to open the Public Hearing and waive the reading of the legal notice on the Transit Village Notice of Intent submitted by Pulte Homes of New England

Unanimous vote

The Public Hearing opened 7:45pm

Mr. Young noted that a significant amount of collaboration occurred right up to late this afternoon. Mr. Ivas, Ms. White and Mr. Crouch were in attendance to bring the Board up to date on the details.

Mr. Crouch, VHB, noted the NOI provided a global view of the entire Transit Village development site, and he identified the wetland boundaries, the 200 ft. riverfront area, 100 ft. buffer to BVW and the Development Lot. Temporary wetland impacts included a sewer line crossing under the west branch of French's Stream, to an existing pump station. Discussion ensued on the disturbance and restoration of French's Stream, and construction techniques that would be used to allow dry work in the stream. Permanent impacts in a portion of the Riverfront Area included the construction of Building #1, site access, sidewalk, parking and Stormwater management.

Mr. Ivas noted there were 69 conditions proposed in the draft Order of Conditions (OOC) and highlighted four major points to be provided before construction began including a Stormwater pollution prevention plan, a construction sequence for the under stream crossing for the sewer line, an Invasive Species Control Plan, and a more detailed Landscape Restoration plan for the Riverfront and BVW areas.

Mr. Rivkind was informed that the OOC would be recorded at the Norfolk County Registry and would be a requirement of compliance for the Homeowner's Association.

Public Comment

Lenore White, Independent Observer, was informed that site alternatives and parking alternatives were analyzed; no other alternate site was found along the transit rail system with less environmental impacts, and 12 parking spaces were eliminated from the Site Plan to minimize wetland impacts.

Dominic Galluzzo, Weymouth, was informed that building #2 was located outside the 50 ft. wetland buffer zone.

Mr. Bromberg, Rockland, was informed that restoration of Calnan Rd. after the sewer line installation would be a gravel surface to be used as an emergency access (into Winterwoods) and a walking trail.

Mike Gallahue, Southfield Resident, was informed that Calnan Rd. was not being considered as an alternate entrance/egress for the Winterwoods Development Lot.

Gary Thorpe, Southfield Resident, was informed that the diverted water from French's Stream for the sewer line would be discharged into a dirt bag surrounded by a hay bale protection system, where the sediment would remain in the bag, and the water would infiltrate into the soil in a nearby upland area.

Mary Parsons, Rockland, was provided details on the overall grading plan, and informed that Stormwater drainage basins would be located at the rear of the lot, and would include two underground chambers. Ms. Parsons also inquired to the purpose of a pipe near the existing culvert under Calnan Road; the purpose was unknown.

VOTED: Motion of John Brewer, seconded by Lyndsey Kruzer, to close the public hearing

Unanimous vote

The Hearing closed at 8:40pm

VOTED: Motion of Bill Minahan, seconded by Robert Rizzi, to approve the Notice of Intent for Transit Village and to issue an Order of Conditions, as presented

Unanimous vote

Budget Committee

The Chairman indicated there was no further update on forming a group of Directors to review the FY16 Budget. Mr. Minahan stated the SRA should leverage the financial talents of the Advisory Board; they had the experience and the authority to review the budget and make recommendations to the Board. He suggested the Directors submit their objectives for an efficient and streamlined SRA operation to the Advisory Board and let them do their job. Mr. Brewer agreed that the Board should communicate their goals to the Advisory Board and have them work out the issues. A motion was made by Bill Minahan, seconded by John Brewer to appoint two liaisons to work with the Advisory Board on the FY16 Budget, but the motion was tabled until the Chairman of the Advisory Board was consulted on the matter.

Old Business: Ms. O'Leary was informed that the Weymouth counter proposal for Municipal Services was still pending; Police and Fire charges (January–March 2015) were received and reviewed by staff, however no additional reimbursable information had been provided to SRA (Building/Health/etc.). A new proposal for the Board to consider had not yet been received.

Ms. Kruzer noted the Board made a counter offer to the Mayor on February 23, 2015, and since that time had not changed their position.

Public Comment

Mayor Kay was informed that the tax rate was certified at \$11.39 residential and \$22.12 commercial; and tax bills were mailed the first week in April.

Next Meeting - April 27, 2015

VOTED: Motion of Bill Minahan, seconded by John Brewer, to enter into Executive Session to consider the purchase, exchange, lease or value of real property, not to reconvene in Open Session, the Chairman determined that discussion in open session would be detrimental to the organization Ralph Rivkind, aye, Bill Minahan, aye, Kelli O'Brien-McKinnon, aye, Chris Aiello, aye, Walter Flynn, nay, Lyndsey Kruzer, aye, Pat O'Leary, aye, Robert Rizzi, aye, John Brewer, aye
The motion carried 8-1, Mr. Flynn opposed

The open session portion of the meeting ended 8:45pm

Mary Cordeiro, Recording Secretary

Walter Flynn, Chairman of the Board

Documents reviewed during the meeting:

Transit Village Site Plan Application

Transit Village Notice of Intent Application

Board Measures 15-008 Site Plan and 15-009 NOI