

Southfield Redevelopment Authority  
Board of Directors Meeting  
Special Permit Granting Authority  
Applicable Subdivision Board  
Monday, April 24, 2017 @ 7:00pm  
Conference Room, SRA Office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice Chairman  
Patricia O'Leary, Clerk  
Steve LeMott  
Anthony Agnitti  
Tom Henderson  
Chris Aiello  
Robert Rizzi  
Chris Primiano

Also Present: Jim Young, Land Use Administrator  
Scott Bois, Finance/Treasurer  
Matt Barry, Bill Ryan, Tom Murray and Tom Berkley, LStar  
Rich Westcott, Tom Schultz, Greystar Consultants

The meeting was called to order at 7:00pm

Minutes

**VOTED: Motion of Tony Agnitti, seconded by Steve LeMott, to approve the minutes of April 10, 2017 meeting**

**5-0-4 vote, Kruzer, Aiello, Henderson and Rizzi abstained**

PUBLIC HEARING – Special Permit Granting Authority  
Development Plan Application, Greystar Active Adult Apartments

**VOTED: Motion of Tony Agnitti, seconded by Tom Henderson, to open the PUBLIC HEARING at 7:00pm**

**Unanimous vote**

Mr. Westcott presented the Greystar Development Plan for Active Adult Apartments (total 180 units/242 bedrooms/240 parking spaces) for an age restricted community to be built around an Amenities Center with a kitchen, library, salon, fitness and pool area, and a dog park. The zoning districts and site boundaries of the 5.53 acre parcel were identified. A lengthy discussion ensued on concerns with traffic congestion, trash pickup, moving vans, snow removal, and adequate number of parking spaces. The Board was informed that the site had no available space for additional parking, that Greystar's parking ratio for residential use complied with the Zoning and Land Use By-Laws for NAS

South Weymouth; and that prior Southfield apartment projects had higher parking ratios than what Greystar proposed. Mr. Henderson suggested Greystar scale down the dimensions of some of the standard parking spaces for compact cars in order to gain additional spaces. Mr. Young noted the bedroom count could also be capped to help keep the parking ratio lower.

Mr. Shultz reviewed the proposed building forms and exterior features, and listed the specific waivers that Greystar requested from the Architectural and Urban Design Standards:

Section 2.3.6(3) – no water table to allow design flexibility on first floor due to grade variations

Section 3.3.5 - minimum reveal on windows and doors due to flashing and waterproofing requirements and siding type

Section 3.3.6 - relief from eave overhang on flat roof areas

Section 7.4.6 - allowance for a circular, one way drive in front of the Amenity Center

The Board received written comments on Greystar's Development Plan from Abington Planning Board and from Southfield Neighborhood Association, each noting concerns related to traffic and parking.

#### PUBLIC COMMENT

Mrs. Parsons, Rockland, was informed that site Stormwater would flow to an onsite drainage system connected to Memorial Grove Ave (MGA) drainage system, and then discharge into the wet detention pond located adjacent to the site.

Mr. Miller, Southfield Resident, voiced concern over potential overflow parking and potential safety risks from a circular driveway on MGA. He asked that the Development Plan not be approved at this time.

**VOTED: Motion of Tom Henderson, seconded by Chris Primiano, to close the PUBLIC HEARING at 8:18pm**

#### **Unanimous vote**

Board Measure 17-014

The Board considered each waiver request from the Architectural and Urban Design Standards and Guidelines separately, before voting on the Development Plan

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to waive Section 2.3.6 (3) for more design flexibility for the first floor, given grade variations on site**

#### **Unanimous 9-0 vote**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to waive Section 3.3.5 and to allow a 1-inch minimum reveal due to proposed siding type and flashing and waterproofing requirements**

#### **Unanimous 9-0 vote**

**VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to waive Section 3.3.6 (1) that any flat roof areas have parapet conditions without an overhang**

#### **Unanimous 9-0 vote**

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to waive Section 7.4.6 and to allow a circular one-way driveway at the front of the proposed Amenities Center**

**7-2-0 vote LeMott and Kruser opposed**

**VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, that the Special Permit Granting Authority approve the Development Plan Application for the Active Adult Apartments project**

**submitted by Greystar GP II, LLC with conditions, and contingent that the number of parking spaces equal one per bedroom plus 8 spaces for staff, and excluding the five (5) pick up/drop off spaces in front of the Amenities Center**

**Unanimous 9-0 vote**

ANR Plan – LStar Recreation Complex

Mr. Young noted the 25 acre recreation complex, proposed as a single parcel, had frontage on MGA (a public way), and also noted that a portion of the site was located in the open space jurisdiction of the Town of Weymouth. The ANR Plan required both SRA Board and Weymouth Planning Board signatures. Mr. Henderson noted that on March 27<sup>th</sup> the Board voted to approve LStar's Recreation Complex Plan, contingent upon payment of past due bills totaling \$124,911. The Board was informed that payment had not been received as of today, and that another \$51,495 was now 30 days past due. Mr. Young stated that LStar had been promptly informed of the Board's Decision to withhold issuance of the original Recreation Complex Site Plan Decision until full payment was received. The Chairman directed LStar to pay \$124,911 and/or submit a letter of dispute no later than May 1, 2017.

Board Measure 17-016

**VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that Approval under the Subdivision Control Law is not required for the subdivision of land as shown on the plan entitled 'Approval-Not-Required Plan of Land – Recreation Complex, Union Point, South Weymouth, MA' dated April 19, 2017**

**Unanimous vote**

Phase 1A Definitive Subdivision Plan Performance Bond Reduction

LStar informed the Board that they would meet this Wednesday with Weymouth DPW to discuss punch list items.

**VOTED: Motion of Tom Henderson, seconded by Tony Agnitti, to table the Bond Reduction issue to the May 8<sup>th</sup> meeting**

**Unanimous vote**

LIFOC Alterations Request – Hangar 2

NAVY granted approval for Hangar 2 abatement activities with 12 conditions. Discussion ensued on the need for LStar to abide by all NAVY's conditions, and assume all of SRA's obligations.

Board Measure 17-015

**VOTED: Motion of Tom Henderson, seconded by Steve LeMott, that the Board of Directors acknowledge and concur with the conditions outlined in the Navy's April 13, 2017 letter regarding the SRA's alterations request under the LIFOC, and to authorize the Chairman to sign said acknowledgement on behalf of the Board of Directors**

**Unanimous vote**

Status Reports

Master Plan – No update at this time.

Agreements – No update at this time.

Infrastructure/Construction – No update at this time.

Parkway/NAVY – No update at this time.

SRA Operations will meet next week.

Staff – Mr. Young informed the Board of two public hearings on Greystar’s Site Plan and Notice of Intent applications, scheduled for the next meeting.

Staff – Mr. Bois reported that outstanding receivables not related to the master developer were approximately \$6K.

LStar had no further update at this time.

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting

The Chairman stated the Dept. of Administration and Finance requested a meeting with the Board and with LStar representatives to discuss certification of annual net new revenues, and to gain a better understanding of the project.

#### Public Comments

Mrs. Parsons, Rockland, stated the NAVY land transfer process, conditions, value and price were all public knowledge, and asked for a particular reason why the Board’s discussion in Executive Session would be detrimental in Open Session. Mr. Primiano stated the Executive Session pertained to private business matters that were not public.

Mr. Galluzzo, Bridgewater, voiced concern that there are no minutes taken at working group meetings, no progress reports at public meetings, and an extreme lack of transparency. The Chairman stated that no decisions or deliberations had occurred outside of public meetings, and that the groups had nothing at this time to bring to the Board for consideration. Mr. Galluzzo was informed that his other concerns were not germane to topics discussed during the meeting.

Next meeting – May 8, 2017

**VOTED: Motion of Chris Primiano, seconded by Pat O’Leary, to enter into Executive Session to consider the purchase, exchange, lease or value of real property, not to reconvene in open session.**

The Chairman stated discussion in a public forum would be detrimental to the Board’s negotiation position.

**LeMott, aye, Agnitti, aye, Henderson, aye, O’Brien-McKinnon, aye, Aiello, aye, Kruzer, aye, O’Leary, aye, Rizzi, aye, Primiano aye**

The Open meeting ended at 8:50pm

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Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

Greystar Development Plan Application

LStar Recreation Complex ANR Plan

NAVY response to LIFOC Alteration Request