

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Conservation Commission
Permit Granting Authority
Special Permit Granting Authority
April 25, 2016 @ 7:00pm
Conference Room, SRA Office

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

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

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

Minutes

VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Ralph Rivkind, to approve the minutes of the SRA Board of Director meeting held on April 11, 2016

Unanimous 8-0 vote to approve

7:00 PUBLIC HEARING - Special Permit Granting Authority

Development Plan Application, Southfield Village Center Apartments

The Board opened the Public Hearing at 7:00pm with Mr. Barry, LStar and Mr. Hahn, VHB, presenting the Development Plan application. The Plan totaled 265 apartments (up to 410 bedrooms), 14,000 s/f of ground floor retail space, two buildings with ground floor podium/3-4 stories of residential units (252) above, plus one 3-story townhouse-style building (13 rental units), and up to 445 total parking spaces (70 in a temporary parking lot). Design details, roadway diagrams and access to the site were reviewed. The Board reviewed the Development Plan application and the proposed form of decision (with suggested conditions) in their agenda packets.

Ms. Kruzer noted an ongoing parking problem with several apartment dwellers choosing to park out on Parkview Street in spots intended for guests, causing a negative impact on many homeowners. There were no public comments on the Development Plan.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello, to close the hearing
Unanimous 8-0 vote**

The Hearing closed at 7:13pm - Board Measure 16-017

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by Chris Aiello that the Special Permit Granting Authority approve, with conditions, the Development Plan Application for Southfield Village Center Apartments submitted by LStar Southfield, LLC
Unanimous 8-0 vote**

7:10 PUBLIC HEARING – Permit Granting Authority

Site Plan Application – Town Center Apartments

The Board opened the Public Hearing at 7:14pm with Mr. Mahoney, Mr. Littell and Mr. White, John M. Corcoran Co. team, presenting details on architectural and landscape features, public walkways and the streetscape. The layout of the buildings and the parking area was discussed. Waivers from the Subdivision Regulations were reviewed. It was noted that many of the waivers were granted to the two previous Corcoran projects. Mr. Young indicated that the conditions in the draft Decision on Application for Site Plan Approval put limitations on some of the waiver requests. The Board reviewed the Site Plan Application and draft decision in their agenda packets.

Mr. Primiano was informed that the Site Plans were reviewed by Weymouth DPW, and their comments were addressed with the exception of maintaining 5- feet of cover over all sections of water main.

Mr. Aiello was informed that the waiver for cover over water mains would be a minimum of 4 ft. (with the line being insulated), and that the sewer lines would go to cleanouts near each lateral.

Ms. Kruzer was informed that the 4-way Trotter Road/Parkview Street intersection study by Corcoran worked well for vehicles, that LStar would conduct a pedestrian walkway study, and that the depth of commercial space was 65 ft.

Mr. Primiano was informed of the mix of residential units: Studios -23, 1BR-111, 1BR+-8, 2BR-100, 2BR+-2, 3BR-8, and TH 13.

Mr. Rizzi was informed that Building B would be five stories (4 residential stories over commercial space).

Ms. O'Leary was informed that the sidewalks were 10 feet and outside retail seating would be tight but possible.

Public Comments:

Mr. LeMott, Weymouth, suggested that an area be designed for walking the dogs owned by the apartment dwellers.

Mr. Galluzzo, East Bridgewater, was informed that the Zoning and Land Use By-Laws for NAS South Weymouth allowed for buildings in some portions of the Central Redevelopment Area to be greater than four (4) stories.

**VOTED: Motion of Lyndsey Kruzer, seconded by Robert Rizzi, to close the public hearing
Unanimous 8-0 vote**

The Hearing closed at 7:51pm - Board Measure 16-018

VOTED: Motion of Ralph Rivkind, seconded by Robert Rizzi to approve with waivers and conditions,

the Site Plan Application for Southfield Town Center Apartments submitted by John M. Corcoran & Co., LLC

Unanimous 8-0 vote

7:20 PUBLIC HEARING – Conservation Commission

Notice of Intent – LStar’s Drainage Improvements Application

The Board opened the Public Hearing at 7:55pm with Mr. Crouch presenting the proposed drainage plan and storm water management design for the Snow Bird Avenue/Trotter Road Intersection. Mr. Minahan was informed that the existing 21” line needed to be removed to make room for the Town Center Apartment project. Ms. White, Independent Wetland Observer, submitted a memo stating the Notice of Intent demonstrated compliance. The Board reviewed the Notice of Intent and Order of Conditions in their agenda packets.

Mr. Ivas recommended approval of the Notice of Intent.

There were no public comments on the Notice of Intent for drainage improvements.

VOTED: Motion of Chris Primiano, seconded by Chris Aiello, to close the Hearing

Unanimous 8-0 vote

The Hearing closed at 8:00pm - Board Measure 16-019

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, to approve the Notice of Intent for Snow Bird Avenue Drainage Improvements (DEP File #SE081-1173) and to issue an Order of Conditions, as presented

Unanimous 8-0 vote

7:30pm PUBLIC HEARING – Zoning and Land Use By-Laws for NAS South Weymouth

The Board opened the public hearing at 8:01pm. Mr. Barry presented LStar’s petition for a major zoning revision in Rockland intended to create seamless zoning on the junction of land in all three towns, to establish a mixed use overlay district for a commercial discovery zone and a town center.

Mr. Aiello was informed that the zoning changes were essential for LStar to successfully market the land. Mr. Barry stated LStar committed 1008 acres of open space in their master plan, which included land they acquired in Abington outside the boundaries of the former SWNAS.

Mr. Barry discussed a potential land swap agreement with a developer that was planning a 40B project in Rockland adjacent to Southfield. Ms. Kruger was informed that the land swap on Southfield would be located on Memorial Grove Avenue, near the detention pond for 30-50 single family homes to be sold at market value.

Ms. O’Leary was informed that all recreational fields would be in the Weymouth portion of the site; to be equally used by all three Host Communities.

Public Comments:

Mr. Drysdale, Weymouth, was informed that the Discovery Sub-District zone was similar in size in both Weymouth and Rockland.

VOTED: Motion of Lyndsey Kruger, seconded by Chris Aiello, to close the Public Hearing on the proposed major zoning revisions in the Town of Rockland

Unanimous 8-0 vote

The Hearing closed at 8:30pm (and did not require a Board vote)

Applicable Subdivision Board - Certificate of Performance on Parcel 58-597-15

Mr. Young noted the parcel was under a Covenant as security for a prior infrastructure project on Snow Bird Ave. (south) that was completed in August 2014. LStar requested to release the covenant on parcel 58-597-15 to allow the proposed sale to John M. Corcoran Co. for the Town Center Apartment project. The Board reviewed the draft Certificate of Performance in their agenda packets, there were no questions.

Board Measure 16-020

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, that the requirements for the construction of ways and public services, called for by the Covenant dated October 10, 2013, have been completed to the satisfaction of the Applicable Subdivision Board; and parcel 58-597-15 is hereby released from the restrictions as to sale and building specified in the Covenant

Unanimous 8-0 vote

FY17 Budget discussions were tabled to the next meeting.

Free Cash Appropriation – TACAN Outfall Change Orders

Mr. Young summarized SRA’s request for change order due to unforeseen fractured ledge below the streambed, and a redesign for the TACAN Outfall Ditch Drainage Improvements. Mr. Young noted that the contractor demobilized from the site on April 18th after no action was taken at the April 11th meeting, pending further discussion by the Board. During excavation the contractor found the area not competent for rock anchors to create a stable base.

Mr. Perry, Gale Associates, provided the background history of the project, DEP Enforcement order for a concrete weir structure, details for the redesigned weir, and noted that if the change order was approved then work could resume tomorrow.

Mr. Rizzi was informed that the contractor, SumCo Eco-Contracting, poured and cured the mat slab, turned off the pumps, and left the site in stable condition until further notice. Mr. Rizzi took issue with the contractor demobilizing from the site.

Ms. O’Leary was informed that the SRA initiated the change order request on March 30, 2016.

Mr. Primiano was informed that the redesign of the weir structure was not part of the original scope of work. Mr. Young noted that the data collected from the stream banks did not indicate a concern of fractured rock in the stream channel.

A lengthy discussion ensued on the length of down time since the discovery of fractured ledge, expiration date of DEP order, and the change order expenditures of SumCo Eco-Contracting and Gale Associates.

Board Measure 16-015

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, that the Southfield Redevelopment Authority appropriates the sum of \$111,000 from Free Cash for the funding of expenditures associated with Change Order #1 to SumCo Eco-Contracting and Change Order #1 to Gale Associates,

Inc. for the TACAN Outfall Drainage Ditch Improvements project; and to authorize the Chairman to execute said change orders as presented

5-2-1 vote Rizzi and O’Leary opposed; Rivkind abstained (as per his disclosure at Feb. 1st meeting)

Status Reports

Agreement Workgroup – The Chairman noted the Agreement with MassDOT for the Parkway Extension project was executed with a pending agreement from LStar to protect SRA from all liability and provide a Letter of Credit to fund all costs in excess of the grant amount.

Water/Sewer Workgroup – Ms. O’Leary reported she met with Mayor Hedlund to discuss refining the enterprise fund, and had no answer yet on moving O&M services over to Weymouth. Mr. Murray, LStar, indicated LStar was close to an agreement with Quincy on a pressure test, and was working on a sewer metering program within Southfield to better understand I/I impacts.

Master Plan Workgroup – Ms. O’Brien-McKinnon noted the next master plan workshop would take place on May 3rd, and the zoning vote at Rockland Town Meeting would take place on May 2nd.

Staff – Mr. Bois noted that the 4th Quarter Real Estate tax bills were due next week and that he will be working with the Host Communities to collect the SRA district rate; State and Federal quarterly requirements have been met; and he would continue work with Corcoran Management regarding tax assessment and equivalent units on their newly approved project.

Mr. Young noted a meeting set up with Barletta to continue through the scope of the parkway extension project. Mr. Barry stated that LStar was planning a ceremonial ground breaking event for the Parkway Extension Project.

Public Comment

Mr. Galluzzo, East Bridgewater, was informed that there were no retail tenants on Trotter Road mainly because there was insufficient audience and no demand at this time.

VOTED: Motion of Robert Rizzi, seconded by Lyndsey Kruger, to adjourn the meeting

Unanimous vote

The meeting ended at 9:25pm

Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman of the Board

Documents reviewed during the meeting:

Development Plan application

Site Plan application

Notice of Intent

Petition for major zoning change in Rockland

Certificate of Performance

TACAN Outfall Change Orders