

Southfield Redevelopment Authority
Board of Directors Meeting
May 26, 2015 @ 7:00pm
Conference Room, 223 Shea Memorial Drive

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

Directors unable to attend: Pat O'Leary, Vice Chairman
Lyndsey Kruzer

Also Present: Jim Young, Land Use Administrator
Scott Bois, Treasurer/Collector
Kyle Corkum, LStar Southfield LLC

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

Mr. Aiello noted that the Abington Planning Board submitted an article for the Annual Town Meeting (ATM) to rezone the Abington portion of the former Naval Air Station (NAS). Their reasoning was to protect the Town from unwanted residential development. This occurred in spite of the efforts of Mr. Aiello and Mr. Young to provide assurances that the land in Abington was already protected against residential development under the current Zoning and Land Use By-Laws; and to offer guidance on the proper process for a zoning change at NAS. The ATM was scheduled for June 6, 2015.

7:07PM - PUBLIC HEARING – Special Permit Granting Authority and Variance Granting Authority

The Chairman called the joint Public Hearing to order at 7:07pm.

Mr. Young noted that the 6th revision to the Phase 1A Development Plan focused on the east side of the Highlands Neighborhood along Snowbird Avenue. Northland Residential proposed to build 26 homes on 5K square foot lots with a new modified narrow neighborhood street, a linear park, and a cul-de-sac as part of proposed modifications to and along Snow Bird Avenue.

Mr. Crabtree, Northland Residential, reviewed the details for a traditional New England neighborhood design with front porches, garages located on the back property line, long driveways and vistas out back. The project offered three different home designs.

Mr. Brewer was informed that office space (not living space) above the garage could be allowed; that the narrow neighborhood street would be a private way called Dorset Park Lane, and that the Homeowners Association would maintain the roadway and that street parking would not be allowed.

Mr. Flynn was informed that the house elevations required stairs because of the high groundwater

table, and that all conditions from the original Development Plan would carry forward.

Discussion ensued on a Variance request from Section 6.5 Form Based Code for Single Family House up to 5K s/f to allow Lot Coverage up to 70%. It was noted that a storm drain system would collect 25% of rooftop runoff and direct flow to the open meadow area behind the homes.

The Applicant also requested a waiver to allow the proposed narrow neighborhood street, and waivers from the Architectural and Urban Design Guidelines:

Section 3.2.2.2 Common Open Space to accommodate an arch shaped park.

Section 3.2.3.1 Garden Walls, Fences and Hedges to allow the use of PVC for fences in the rear half of the lots

Section 3.3.5.3 Windows, Skylights and Doors to allow insets on the building wall of 1" reveal minimum

Section 3.3.5.5 Windows, Skylights and Doors to include grids between the glass

Section 3.3.6.1 Roof Forms to allow eaves to overhang 8" minimum on primary roof and 4" minimum on secondary roof

Section 7.4.4 Parking to allow 2 car garages

Section 7.4.5 Parking to allow garage doors to face the front of a building

And from Section 10.2 of the Administrative Rules and Regulations to delete the requirement for automatic fire sprinkler systems and revert to the State Code.

Mr. Aiello was informed of the locations for fire hydrants on Snow Bird Ave, Dorset Park Lane and in the Cul-de-sac.

Discussion ensued on the zoning designations on each lot. Mr. Corkum noted that Northland reserved some of their open space area for a potential LStar tot lot.

PUBLIC COMMENT

Mr. LeMott, Southfield, voiced concern with future snow removal and storage.

Mr. Bromberg, Rockland, was informed that a Conservation Commission Public Hearing was not required on this project, and that there would be no public trail in the back area of the Northland house lots.

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, to close the Public Hearing

Unanimous vote

The Public Hearing closed at 7:53pm

Board Measure 15-014

#1 VOTED: Motion of Walter Flynn, seconded by Ralph Rivkind, that the Special Permit Granting Authority approve, with conditions, the Sixth Revision of the Phase 1A Development Plan Application submitted by LStar Southfield, LLC. This approval does not however approve any requests for variances, which shall be subject to approval by the Variance Granting Authority

Unanimous vote

Mr. Rivkind stated that owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such parcel or such structure but not affecting generally

the zoning district in which it is located, a literal enforcement of the By-Laws or Regulations would involve substantial hardship, financial or otherwise.

#2 VOTED: Motion of Walter Flynn, seconded by Kelli O'Brien-McKinnon, that the Variance Granting Authority approves, with conditions, the request for the Variance submitted by LStar Southfield, LLC, as described in the Sixth Revision of the Phase 1A Development Plan Application.

Unanimous vote

Minutes

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, to accept the Executive Session Minutes from April 6, 13 and 27, 2015, not to be released until all matters are settled

Unanimous vote

Work Group Discussion

The Chairman explained his thoughts on key issues still pending, and his proposal for groups of Directors to work with all parties to reach resolution. The Chairman noted the Agenda would change by adding a section for work group and staff updates.

- 1) Agreements Workgroup - with Ralph Rivkind taking the lead and working with John Brewer to amend the DDA, etc.
- 2) Water and Sewer Workgroup - with Pat O'Leary taking the lead and working with Chris Aiello and Kelli O'Brien-McKinnon to be involved in the planning for a permanent water and sewer solution, and the repair of existing leaks, all to be spearheaded by LStar.
- 3) Parkway and Navy Workgroup – with Lyndsey Kruzer taking the lead and working with Walt Flynn and Robert Rizzi to find long term solutions to Parkway Phase 2 financing, and the release of NAVY property
- 4) Master Plan Workgroup – with Walt Flynn taking the lead and working with Bob Rizzi and Kelli O'Brien-McKinnon to be involved in the creation of a new Master Plan spearheaded by LStar.

Mr. Corkum thanked the Board and said this approach would allow him to address several initiatives simultaneously.

Mr. Rivkind voiced concern on the groups overwhelming the staff and was informed that Mr. Young would continue to take the lead on all the issues.

Mr. Flynn suggested a liaison between the agencies and staff, in the absence of a CEO so the staff wouldn't be overwhelmed. Ms. O'Brien-McKinnon stated the point of the workgroups was to alleviate that burden. The Chairman stated the Board of Directors were the CEO of the SRA. Discussion ensued on scheduling out work sessions.

VOTED: Motion of Ralph Rivkind, seconded by John Brewer to create the workgroups as presented

Unanimous vote

Discussion of LIFOC Alteration Request

Mr. Young reviewed the NAVY's process to request to perform alterations above and beyond general maintenance on a building under LIFOC. The Board submitted a request to NAVY for the use of Hangar #2. Discussion ensued on an expedited process for SRA signatures on NAVY License/Contracts. The

Board chose to carry on with a majority of Directors signatures. Mr. Corkum informed the Board of his intent to perform alterations to Building 117 and the Fire House as well. Further discussion ensued on existing SRA insurance and changes in coverage that would be in effect on July 1, 2015.

VOTED: Motion of Walter Flynn, seconded by Ralph Rivkind, to treat NAVY LIFOC documents as a contract that requires a majority of the Board signatures

Unanimous vote

The Board reviewed a Powers & Sullivan contract for \$30K to conduct a comprehensive annual audit of the FY15 General/Enterprise Fund. Mr. Bois will arrange an exit meeting for the Auditors to present their findings to the Board. Discussion ensued on possibly bidding out the audit next year.

VOTED: Motion of Ralph Rivkind, seconded by Bob Rizzi, to execute a one year contract with Powers & Sullivan

Unanimous vote

Appropriation Requests

Mr. Bois provided the Board with several Appropriation Requests, and referenced the May 11, 2015 Agreement between SRA and LNR. LNR agreed to withdraw all their Appellate Tax Board Appeals and as a result the SRA Board of Assessors released \$571K in Overlay Surplus (earlier today).

Board Measure 15-015

Per the Agreement, LNR's outstanding financial obligations for the Trotter Road Extension project were to be paid from the Overlay Surplus.

VOTED: Motion of Walter Flynn, seconded by Ralph Rivkind, that the Southfield Redevelopment Authority appropriates the sum of \$123,429.78 from the Overlay Surplus for the funding of expenditures associated with the Trotter Road Extension project

Unanimous vote

Board Measure 15-016

Per the same Agreement, LNR's outstanding water/sewer charges were also to be paid from the Overlay Surplus. A lengthy discussion ensued on the total outstanding charges in the Enterprise fund of \$176K and LNR's balance due. Mr. Flynn and Mr. Aiello made a motion to appropriate \$153,202.86 to the Water/Sewer Enterprise Fund. Further discussion ensued on retained earnings, projected costs for operation and maintenance of the water system, prior year's expenses, and plans to renegotiate water rates with the Town of Weymouth. The Board considered supplementing a portion of the Enterprise Fund to aid a lower water rate, and were not inclined to appropriate the funds at this time. Mr. Flynn and Mr. Aiello withdrew their motion.

Board Measure 15-017

Mr. Bois noted that Legal Services through May were estimated at 40K for the three tasks still pending on Navy/LRA agreement, Winterwoods closing documents and transfer of SRA roadways to Weymouth.

Mr. Young noted that project review fees were expected to cover the legal costs relating to Winterwoods closing(s). Mr. Corkum stated his intent to avoid duplication of effort by the legal firms involved on land closings with title issues.

VOTED: Motion of Ralph Rivkind, seconded by Kelli O'Brien-McKinnon, that the Southfield Redevelopment Authority appropriates the sum of \$80,000 from Free Cash for the funding of additional legal expenditures during Fiscal Year 2015

Unanimous vote

Board Measure 15-018

The Board reviewed a measure to complete the TACAN Outfall Drainage Improvement Project, and was informed that the structure was removed on an emergency basis in Oct. 2012 without a permit because of a blocked earthen weir that created ponded water. The TACAN Outfall is a critical component of the Stormwater management facility. The proposed work was required in accordance with an Order of Conditions issued by SSTTDC. The Project could not move forward last year due to pending new Legislation and a limited 3 month budget. SRA will need to apply to the Army Corp of Engineers for a permit to complete the project. Mr. Aiello was informed this obligation included beaver management, which may be necessary to construct the new weir.

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, that the Southfield Redevelopment Authority appropriates the sum of \$175,000 from Free Cash for the funding of expenditures associated with the TACAN Outfall Drainage Ditch Improvements Project

Unanimous vote

Board Measure 15-019

The Board reviewed a Reserve Fund Transfer request to meet Snow and Ice financial obligations.

VOTED: Motion of Ralph Rivkind, seconded by Bob Rizzi, that the Board of Directors transfers the sum of \$20,992.40 from the General Fund Reserve (11325201.573100) to DPW Snow and Ice (14104420.529102) to meet FY15 financial obligations

Unanimous vote

Public Comment

Discussion ensued on requests for topics to be placed on the agenda, and a reasonable deadline for adding items to the agenda. It was agreed that requests must be received on the Tuesday before a Monday meeting.

Mrs. Parsons, Rockland, stated that the working group meetings had to be posted. A disagreement occurred on interpretation of the open meeting law.

VOTED: Motion of Walter Flynn, seconded by Ralph Rivkind, to enter into Executive Session to consider the purchase, exchange, lease or value of real property, not to reconvene in Open Session
Flynn, aye, Aiello, aye, O'Brien-McKinnon, aye, Rivkind, aye, Rizzi, aye, Brewer, aye, Minahan, aye
The Chairman stated that a discussion in open session would have a detrimental effect on the SRA's

negotiating position.

Open session closed at 9:15pm

Executive Session ended at 9:40pm

VOTED: Motion of Walter Flynn, seconded by Kelli O'Brien-McKinnon, to adjourn the meeting

Unanimous vote

The meeting ended 9:40pm

Mary Cordeiro, Recording Secretary

Bill Minahan, Chairman of the Board

Documents reviewed during the meeting:

Phase 1A Development Plan – 6th revision

Chairman's Workgroup proposal

Letter to NAVY on proposed alterations to Hangar #2

Appropriations requests 15-015, 016, 017, 018 and 019