

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Conservation Commission
Monday, June 13, 2016 @ 7:00pm
Conference Room, SRA Offices

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

Also Present: Scott Bois, Finance/Treasurer
Jim Young, Land Use Administrator
Steve Ivas, Conservation Agent
Tom Murray, Stephan Krall, Hugh Hahn, Griffin Ryder, Gene Crouch, LStar Team

The Vice Chairman called the meeting to order at 7:00pm, welcomed Steve LeMott as the newly appointed Southfield Representative to the SRA Board, and acknowledged the resignations of William Minahan and Ralph Rivkind. The Board signed letters of appreciation for the departing Directors.

Minutes

VOTED: Motion of Chris Aiello, seconded by Kelli O'Brien-McKinnon, to approve the minutes of the SRA Board meeting dated May 23, 2016.

6-0-1 vote LeMott abstained

PUBLIC HEARING – Applicable Subdivision Board

VOTED: Motion of Chris Aiello, seconded by Steve LeMott to open the Public Hearing on the Definitive Subdivision Plan at 7:05pm

7-0 unanimous vote

Mr. Hahn, VHB, presented LStar's proposed Definitive Subdivision Plan for the New Main Street (Market Street) project; and the waivers being requested from the Subdivision Rules and Regulations for NAS South Weymouth. The proposed roadway would include parking, bike and travel lanes, and sidewalks. Mr. Hahn stated the roadway design followed the Zoning and Land Use By-Laws and Subdivision Rules and Regulations.

Discussion ensued on the waiver for temporary bituminous sidewalks. Mr. Hahn indicated that large segments of the sidewalk would be redesigned from curb to face of building along with the streetscape based upon future site plans prepared by commercial developers. Further discussion ensued on the

waivers requested for street lighting, curb return at intersections, grade of storm pipe, and depth of water main.

PUBLIC HEARING COMMENTS

Mr. Brewer, South Weymouth, was informed that there was currently room at the intersection of Market Street and Memorial Grove Ave to add a future left turn lane, should traffic warrant it at build out.

Mr. Gallahue, South Weymouth, was informed that the narrowed section of Market Street was designed to accommodate a pedestrian corridor at the future Trotter Road extension.

Mr. Galluzzo, East Bridgewater, was informed there were no street signals or lighting plans proposed at this time; streetscape, lighting and landscape plans would be included in future design submittals to SRA.

Susan Kay, Weymouth, was informed that the roadway width on Market Street would be 66 feet.

Mr. Smart, South Weymouth, was informed that the drainage slope variance was for a minimum slope of 0.4% from catch basin to the outlet point, consistent with prior projects.

Mr. Young recommended the public hearing be continued to the next meeting due to a pending written approval from the Weymouth Health Department on LStar's proposed Definitive Subdivision Plan, which was required before Board action.

VOTED: Motion of Steve LeMott, seconded by Chris Primiano, to continue the Public Hearing on the Definitive Subdivision Plan for New Main Street Project to the June 27th meeting at 7:00pm

7-0 Unanimous vote

PUBLIC HEARING – Conservation Commission

VOTED: Motion of Chris Aiello, seconded by Steve LeMott, to open the Public Hearing on the Notice of Intent for New Main Street Project at 7:35pm

7-0 Unanimous vote

Mr. Crouch, VHB, presented LStar's proposed Notice of Intent to construct the New Main Street (Market St.) project from Memorial Grove Ave to the Delahunt Parkway Extension. Portions of the project, to connect a new Stormwater system to the existing culverts that carry water to the TACAN Outfall, would occur within riverfront, buffer zone and rare species habitat areas.

Mr. Ivas indicated the proposed project complied with the performance standards of the Wetlands Protection Act and the Wetlands Protection Rules and Regs of NAS South Weymouth.

Mr. Aiello was informed that the TACAN Outfall intersected with the West Branch of French's Stream; not Thompson's Pond.

PUBLIC HEARING COMMENTS

Susan Kay, Weymouth, was assured that no portions of the storm water collection system from the New Main Street project would connect to the Weymouth sanitary sewer system.

Both Mr. Young and Mr. Ivas recommended the public hearing be continued to the next meeting due to additional comments received from the DEP Independent Observer that the applicant had not yet

addressed.

VOTED: Motion of Steve LeMott, seconded by Kelli O'Brien-McKinnon, to continue the Public Hearing on the Notice of Intent for New Main Street Project to the June 27th meeting at 7:10pm

7-0 Unanimous vote

ANR Plan – Delahunt Parkway Extension

Mr. Young informed the Board of the revisions made to the ANR Plan in order to segregate and transfer portions of (SRA) parcels from the original Delahunt Parkway Right of Way layout back to LStar; to be included in the Corcoran Town Center Apartments Project. Mr. Young recommended the Board endorse the ANR Plan.

Board Measure 16-027

VOTED: Motion of Chris Aiello, seconded by Steve LeMott, 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 – Proposed road – Bill Delahunt Parkway' dated June 9, 2016

7-0 Unanimous vote

FY17 Water/Sewer Budget

Ms. Kruzer stated the FY17 Water/Sewer Budget would be moved to the June 27th meeting.

Status Reports

Ms. Kruzer stated the Board would reorganize into workgroups after the two open seats were appointed; and that staff would prepare a report of the anticipated items that require Board action over the next 90 days.

Agreements

The Board was informed that the MassDOT Parkway Extension Agreement and Grant were pending. There had been no movement on the Disposition and Development Agreement with LStar.

Water/Sewer

Mr. Murray stated an MOA with Quincy was still a work in progress; and that LStar recently met with Mayor Hedlund and Weymouth Town Councilors to negotiate a water/sewer agreement.

It was noted that the SRA was not involved in Weymouth water/sewer negotiations, that the Legislation required the Master Developer to take the lead on providing water/sewer to Southfield, and that the revised water/sewer agreement may affect SRA operations and budget.

Ms. Kruzer stated the existing water/sewer agreement with SRA (expires 6/30/16) may need to be extended if negotiations are not concluded soon.

Susan Kay, Weymouth, voiced concern that the SRA was not involved in water/sewer negotiations.

Master Plan

It was noted that Abington approved Southfield zoning changes, and that the monthly Master Plan meetings would continue.

Staff

Mr. Bois indicated that staff will be prioritizing items that will require Board action and preparing for Fiscal Year end.

LStar

Mr. Krall reported the trail system on the southern end of the property would open next month; Pulte Homes had 13 condo units under P&S, Fairing Way was scheduled to open in September, and Northland had seven homes fully framed. Mr. Murray stated that construction curfew violations were being addressed.

Public Comment

Susan Kay, Weymouth, was informed that the Board had no update on the Phase 1B Water/Sewer Mitigation fee due to Weymouth. Ms. O'Leary stated the fee was being addressed by Mayor Hedlund.

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

7-0 Unanimous vote

The meeting ended 8:15pm

Mary Cordeiro, Recording Secretary

Lyndsey Kruzer, Acting Chairman

Documents reviewed during the meeting:

Definitive Subdivision Plan for New Main Street Project

Notice of Intent for New Main Street Project

ANR Plan Delahunt Parkway Extension Project