

Southfield Redevelopment Authority
Board of Directors Meeting
Special Permit Granting Authority
Applicable Subdivision Board
Monday, July 10, 2017 @ 7:00pm

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

Directors Absent: Lyndsey Kruzer

Also Present: Jim Young, Land Use Administrator
Scott Bois, Finance/Treasurer
Robert Downey, Assistant Planner
Fran Gershwin, SRA Legal Counsel
Richard Westcott, VHB
Richard Kobayashi, Collin Center
Matt Barry, Tom Murray, Tom Berkley and Keith Curran, LStar

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

Minutes

VOTED: Motion of Bob Rizzi, seconded by Tom Henderson, to approve the minutes of the Board of Directors meeting held on June 20, 2017

Unanimous 8-0 vote to approve

7:00PM PUBLIC HEARING – SPGA

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to open the Public Hearing at 7:00pm on LStar's Development Plan Application for the Stonebridge Project

Unanimous 8-0 vote

Mr. Westcott, VHB, presented LStar's proposed Stonebridge Development Plan and Preliminary Site plan, which consisted of 45 single family homes (up to 164 bedrooms) with two new subdivision roads. Discussion ensued on emergency vehicle access and pedestrian access. Mr. Young noted the Development Plan application did not include any special permit, variance or waiver requests. There were no Public Comments.

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to close the Public Hearing at 7:16pm

Unanimous 8-0 vote

Board Measure 17-020

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, that the Special Permit Granting Authority approve, with conditions, the Development Plan Application for the Stonebridge project submitted by LStar Southfield, LLC

Unanimous 8-0 vote

7:05PM PUBLIC HEARING- ASB

VOTED: Motion of Tom Henderson, seconded by Anthony Agnitti, to open the Public Hearing at 7:18pm on LStar's Definitive Subdivision Plan Application for the Stonebridge Project

Unanimous 8-0 vote

Mr. Westcott presented LStar's proposed subdivision and infrastructure design plans for the Stonebridge project. Discussion ensued on utility connections, drainage easements, storm water management, fire hydrant placements, fire truck access and a new 12" force main. The Board was informed that Weymouth Fire Department deemed the hydrant locations and amended emergency access to be acceptable.

Mr. Young noted that LStar requested 4 waivers from the Subdivision Rules and Regulations:

Article III Section 3.1 (C) Water System Design

Article III Section 3.4 (S) (4) Easement Widths

Article III Section 3.6 (K)(2) Vertical Alignment of storm drains

Article IV Section 4.5 (A)(6) Street Tree spacing

Discussion ensued on narrow neighborhood streets, street lighting and separation of water/sewer lines.

Mr. Young confirmed that Weymouth Planning & DPW approved the cost estimate of approximately \$3M for LStar's performance bond on this project.

Public Comments

Mrs. Parsons, Rockland, was informed that most storm water drainage would be collected in the catch basins on Memorial Grove Avenue to flow to the existing detention pond.

VOTED: Motion of Steve LeMott, seconded by Tom Henderson to close the Public Hearing at 7:40pm

Unanimous 8-0 vote

Board Measure 17-021

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to approve the Waiver request for Article III Section 3.1.C Water System Design; to allow greater than 8 ft. of cover as per Exhibit 1

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Bob Rizzi, to approve the Waiver request for Article III Section 3.4.S (4) Easements; to allow easement width in the eastern Utility Corridor, having 5 utilities, to be at least 28 feet wide

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve the Waiver request for Article III Section 3.6 Stormwater Management, K. Alignment and Curvature (2) Vertical Alignment; to allow less than 36 inch cover over some drain pipes at their upstream end in order to connect to the

main drain in Memorial Grove Ave.

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to approve the Waiver request for Article IV Section 4.5.A (6) Narrow Neighborhood Streets; to allow one street tree per lot, due to street light spacing, utility services and driveways.

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Steve LeMott, to approve with conditions the Application for Approval of a Definitive Subdivision Plan for Stonebridge submitted by LStar Southfield LLC

Unanimous 8-0 vote

EDC/PBC Boundary Adjustment Closing Documents

Ms. Gershwin, Burns & Levinson, attended the meeting to guide the Economic Development Conveyance (EDC) and Public Benefit Conveyance (PBC) land exchange process: 1) from SRA to LStar of 4.824 acres for development; and 2) from LStar to SRA of 13.005 acres to be added to PBC land. The National Park Service approved the EDC/PBC boundary adjustment. Mr. Young recommended approval of the closing documents as submitted.

Board Measure 17-022

VOTED: Motion of Tom Henderson, seconded by Chris Aiello;

RESOLVED: That the Authority execute the following documents (in the forms presented to the Board) relating to certain agreements by and between the Authority (as reconstituted successor to the South Shore Tri-Town Development Corporation and LStar Southfield LLC (“LStar”) f/k/a LNR South shore, LLC; Fifth Amendment to Agreement Granting Reciprocal Easements dated May 13, 2003, recorded with the Norfolk County Registry of Deeds (the “Norfolk Registry”) and with the Plymouth County Registry of Deeds (the “Plymouth Registry”), as previously amended– Amendment No. 3 to Revenue Sharing Notice, recorded with the Norfolk Registry and the Plymouth Registry, as previously amended – Termination of Golf Course Restriction Agreement, recorded with the Norfolk Registry and the Plymouth Registry

RESOLVED: That, having received the approval of the National Park Service, AND, having previously approved the creation of certain parcels identified as Parcels A, B, D and F as shown on that certain plan entitled “Approval-Not-Required Plan of Land Boundary Adjustment Naval Air Station South Weymouth, MA”, prepared by Surveying and Mapping Consultants, dated December 19, 2016, revised January 4, 2017 to be recorded with the Norfolk Registry (the “Plan’), pursuant to that certain Second Amended and Restated Disposition and Development Agreement dated as of May 13, 2015 by and between the Authority and LStar, notice of which is recorded with the Norfolk Registry and the Plymouth Registry, the Authority is authorized to effect a boundary line adjustment with LStar relating to parcels A, B, D & F, for minimal, nonmonetary consideration and specifically: (a) to accept from LStar the transfer of parcel A as shown on the plan, which parcel it shall encumber by certain restrictions required by the National Park Service (the “NPS Restrictions”), and to accept from LStar a deed and other instruments of conveyance conveying said parcel and related rights and property in

connection therewith (all such documents to be in the forms presented to the Board, and (b) to transfer to LStar Parcels B, D & F free from the NPS Restrictions, and to execute and deliver to LStar a deed and other instruments of conveyance conveying said parcels and related rights and property in connection therewith

RESOLVED: That, the Chairman and the Vice Chairman of the Board of Directors of the Authority, each acting individually, be and hereby are authorized and directed, in the name and on behalf of the Authority: (a) to sign, seal with the seal of the Authority, acknowledge if deemed advisable and deliver such documents, the execution thereof by the signer on behalf of the Authority conclusively to evidence that the provisions thereof are satisfactory to the Authority and that such documents so executed are the documents hereby authorized, (b) to accept delivery of those documents necessary to effectuate the transactions contemplated by the foregoing resolutions, and (c) to take such other actions as the respective officer or officers so acting shall, as conclusively evidenced by their doing any of the things or taking any of the actions hereby authorized, deem necessary or desirable to be done or taken to carry out the transactions contemplated by the foregoing resolutions.

Unanimous 8-0 vote

Phase 1A Definitive Subdivision Plan Performance Bond Reduction

Mr. Young noted LStar provided a current punch list and cost estimate for remaining work in Phase 1A. The estimate included funds for contingency, inflation and construction management costs.

Ms. O’Leary was informed that Weymouth DPW concurred via email with the punch list and cost estimate. Mr. Young recommended approval of the bond reduction.

Board Measure 17-007

VOTED: Motion of Tom Henderson, seconded by Anthony Agnitti, that the Applicable Subdivision Board approved a reduction of Bond #K08619463 dated October 16, 2012 for the Phase 1A Definitive Subdivision Plan to \$201,376 and hereby authorized the Chairman or Vice Chairman to execute the bond reduction rider

Unanimous 8-0 vote

LIFOC Alterations Requests

Mr. Young noted LStar advanced design plans for two roadway projects, Shea Drive and Market Street, portions of which were located on property owned by NAVY. The request for alterations was similar in form to other LIFOC requests to NAVY.

Board Measure 17-026

VOTED: Motion of Tom Henderson, seconded by Chris Primiano, that the Board of Directors approve the proposed Alteration Requests to the NAVY for LStar’s Shea Drive and Market Street Projects

Unanimous 8-0 vote

Mr. Henderson departed the meeting at 8:00pm

Executive Director Job Description

A lengthy discussion ensued on the Executive Director job description. The Board reached consensus.

Mr. Kobayashi indicated the job would be posted at Mass Municipal Association and with professional

publications that reach a development community network for public administrators, economic development planners, and engineers. A pool of (fully vetted) candidates would be provided to a Screening Committee for review sometime in late August.

VOTED: Motion of Anthony Agnitti, seconded by Chris Aiello, to approve the Executive Director job description and profile as amended on July 10, 2017

Unanimous 7-0 vote

SRA Employee Handbook

A discussion ensued on hours of operation and vacation notifications. The Vice Chairman indicated the hours of 8:30am to 4:30pm, in line with local town halls, were reasonable. The Board reached a compromise on vacation notification and agreed to reduce notification to 4 weeks instead of 6 weeks for any vacations of 3 or more days, and to reduce notifications to 1 week instead of 2 weeks for any vacations of 1 or 2 days. The Board will consider voting on the final SRA Employee Handbook at the next meeting.

Public Comment

Mrs. Parsons, Rockland, was informed about the termination of the Golf Course Restriction Agreement. She will be provided with the EDC/PBC Boundary Adjustment ANR Plan and parcel descriptions.

Next Meeting July 24, 2017

VOTED: Motion of Bob Rizzi, seconded by Chris Primiano, to adjourn the meeting

Unanimous 7-0 vote

The meeting ended at 8:40pm

Mary Cordeiro, Recording Secretary

Kelli O'Brien-McKinnon, Vice Chairman

Documents reviewed during the meeting:

LStar Development Plan Application for Stonebridge Project

LStar Definitive Subdivision Plan Application for Stonebridge Project

EDC/PBC Boundary Adjustment Closing Documents

LStar worksheet on Phase 1A Definitive Subdivision Plan remaining cost estimates

LIFO Letters (2) to NAVY

DRAFT Executive Director Job Description

Revised SRA Employee Handbook