

Southfield Redevelopment Authority
Board of Directors Meeting
Permit Granting Authority
Conservation Commission
July 13, 2015 @ 7:00pm
Conference Room, 223 Shea Memorial Drive

Directors Present: William Minahan, Chairman
Pat O'Leary, Vice Chairman
Chris Aiello, Clerk
Robert Rizzi
John Brewer
Kelli O'Brien-McKinnon
Ralph Rivkind
Walter Flynn
Lyndsey Kruser

Also Present: Jim Young, Land Use Administrator
Steve Ivas, SRA Conservation Agent
Lenore White, Independent Observer
Reid Blute, Pulte Homes of New England
Gene Crouch & Hugh Hahn, VHB, Inc.

The Chairman opened the meeting at 7:00pm

Minutes

The May 11, 2015 minutes were moved to the next agenda.

VOTED: Motion of Walter Flynn, seconded by Chris Aiello, to approve the minutes of the Board of Directors Meeting held on May 26, 2015

8-0-1 vote O'Leary abstained

PUBLIC HEARINGS

Mr. Young noted that the Permit Granting Authority Public Hearing was re-advertised for July 27, 2015.

Conservation Commission

Mr. Young noted that two (2) Notice of Intent applications were submitted for the Winterwoods project in order to separate the permits for infrastructure activities vs. house lot locations. The Directors received the Conservation Agent's Report and draft Orders of Conditions in their Agenda packets.

Winterwoods Infrastructure

Mr. Blute, Pulte Homes, introduced Gene Crouch and Hugh Hahn, they presented the details of the

infrastructure development including a stream crossing on Stonehaven Drive, storm water management, retention ponds, walking trails, and emergency access. The stream crossing would be constructed with an open-bottom concrete culvert. Portions of the infiltration basins would be located within the 50 ft. buffer zone of the Bordering Vegetated Wetlands (BVW), and the 100-200 ft. River Front Area. Discussion ensued on wetland mitigation that would be applied to the Winterwoods project.

Winterwoods Residential

The Board was informed there would be 81 single family homes, 27 town homes in three-unit clusters, and two pocket parks. Work in the BVW buffer zone included foundations, site grading and landscaping for 30 single family house lots. Erosion and sediment controls would be installed and would remain throughout construction. No residential structure would be located within the 50 ft. buffer zone. Discussion ensued on invasive species control, deer browsing prevention, and restoration of wildlife habitat.

Public Hearing Comments

Ms. White, Independent Observer, had a discussion with Mr. Crouch about her concerns with the total project footprint, flood storage and existing culverts.

Mr. Galluzzo, East Bridgewater, was informed that the road network would be built to SRA rules and regulations, and that any application for Site Plan approval would be provided to Weymouth DPW, Planning, Police and Fire Departments for review and comment.

Mr. Bromberg, Rockland, was informed that snow storage would not reach French's Stream, that there was a deed restriction on all transferred land for no residential structure within the 50 ft. wetland buffer, and that the project would not encroach on certified vernal pools.

**VOTED: Motion of Walter Flynn, seconded by Kelli O'Brien-McKinnon, to close both Public Hearings
Unanimous vote**

The Hearings closed at 7:55pm

Board Measure 15-023

**VOTED: Motion of Lyndsey Kruzer, seconded by Walter Flynn, to approve the Notice of Intent for Winterwoods – Infrastructure DEP File #SE081-1161) and to issue an Order of Conditions, as presented
Unanimous vote**

Board Measure 15-024

**VOTED: Motion of Walter Flynn, seconded by Lyndsey Kruzer, to approve the Notice of Intent for Winterwoods – Residential (DEP File #SE081-1162) and to issue an Order of Conditions, as presented
Unanimous vote**

Partial Certificate of Compliance – Phase 1A Definitive Subdivision Plan

Mr. Young noted the resale of a townhouse on Parkview Street triggered a request from the closing attorney for a partial certificate of compliance on the Order of Conditions issued to LNR South Shore LLC. The Board was informed that LNR never applied for a blanket release of these parcels, and this was the first request ever received from all the lots sold on Parkview Street.

Board Measure 15-025 – Phase 1A DSP – Partial Certificate of Completion

VOTED: Motion of Ralph Rivkind, seconded by Chris Aiello, to issue a Partial Certificate of Compliance to document that the work required under the Order of Conditions for DEP File #SE081-1005, as amended, is complete within the property located on Weymouth Assessor's parcel 90-597-94
Unanimous vote

Closing Documents for Dorset Park

Mr. Young noted that LStar was selling property to Dorset Park, and that SRA was required to provide three (3) documents (DDA Estoppel Certificate, Partial Release of the MOU, and Partial Release of Revenue Sharing Notice) in order for the sale to close. Signature on the Partial Release of Revenue Sharing Notice would be contingent upon LStar making the requisite payment to the NAVY.

0

Board Measure 15-026 Dorset Park Closing Documents

VOTED: Motion of Chris Aiello, seconded by Ralph Rivkind, that in connection with LStar Southfield, LLC's transfer of property to Dorset park, LLC, the Chairman or the Vice Chairman (in the event of the Chairman's absence) of the Board of Directors of the Authority (each, an "Authorized party"), each acting alone, be and hereby is authorized and directed, in the name and on behalf of the Authority, to execute and deliver the DDA Estoppel Certificate, the Partial Release of Memorandum of Understanding, and the Partial Release of Revenue Sharing Notice, all as presented this evening, and any and all other similar instruments necessary or desirable, which such other instruments shall be in such form and to contain such terms and provisions as the Authorized party executing the same shall deem necessary or desirable, as conclusively evidenced by his or her execution thereof
Unanimous vote

Workgroup Status Update

Mr. Rivkind reported on the progress made on the DDA.

Mr. Young updated the Board of the status of the water leak located in the former NAVY water distribution system.

Ms. Kruzer noted that progress was being made on securing state funding for Parkway Phase II.

Mr. Young provided status on FFTA land transfer by the NAVY. The Chairman assigned Mr. Rivkind of the Agreement Workgroup and Mr. Flynn of the NAVY Workgroup to get caught up on the language in NAVY's draft deed and attend any related meetings going forward.

Mr. Flynn reported the Master Plan was in the draft concept stage, that it was time for the Weymouth Town Planner to attend the meetings to be involved with pending zoning changes; and that the 25% design for the Parkway extension to Trotter Road was submitted to the State last week.

Mr. Young reported on the status of project applications for Dorset Park and Winterwoods, the Deeds being prepared for transfer of former SRA roadways to Weymouth, and the FY16 Vendor Contracts, The Treasurer was working with the three communities on transition issues, on DDA revisions and year-end financials.

Mr. Barry, LStar, updated the Board on approvals for the Phase 1 Trails plan, the status of land sales, the

various meetings on Master Plan/Parkway/MWRA; and noted that a Food Truck Rodeo was taking place down the street.

Public Comment

Mr. Drysdale, Weymouth, was informed that the Draft Master Plan would be ready for public comments around Labor Day.

VOTED: Motion of Lyndsey Kruser, seconded by John Brewer to adjourn the meeting

Unanimous vote

The meeting ended 8:30pm

Mary Cordeiro, Recording Secretary

William H. Minahan Jr., Chairman

Documents reviewed during the meeting:

NOI Winterwoods Infrastructure

NOI Winterwoods Residential

Partial Certificate of Compliance

Closing Documents for Dorset Park