

Board of Directors Meeting
July 21, 2008 @ 7:00pm
Conference Room, Corporation Office

Directors Present: James W. Lavin, Chairman
John Ward
David Chandler
Jeffrey Wall

Also Present: Jim Young, Project Manager
Terry Fancher
Eric Kfoury and Greg D'Agostino, Consultants
Bill Ryan, Kevin Chase & Robin Daniels, LNR Team

The Chairman called the meeting to order at 7:05pm and introduced the new Weymouth Director, Jeffrey Wall. Mr. Wall noted his gratitude to Colin McPherson for his commitment to the Corporation and to the Town of Weymouth during his three years of service.

Mr. Chase introduced Ms. Robin Daniels who joined LNR as Director of Development, overseeing the Parkway and the Residential Builder Program.

Minutes

VOTED: Motion of John Ward, seconded by David Chandler, to approve the Open Session minutes of June 30, 2008.

3-0-1 vote Wall abstained.

VOTED: Motion of David Chandler, seconded by John Ward, to approve and release the Executive Session minutes of June 30, 2008.

3-0-1 vote Wall abstained

Executive Director Update

Mr. Kfoury updated the Board on the status of the Parkway design project and the Navy's EDC closing documents. It was noted that the Navy's closing date was scheduled for Sept. 29, 2008.

Mr. Fancher updated the Board on the Parkway Design/Build Team selection process, which was narrowed down to three companies: Barletta/VHB; Cianbro/Middlesex Corp; and White/SPS, to receive the Request for Proposals.

Mr. Chase noted that Terms and Conditions with MBTA on a land swap and with the USCG Buoy Depot on facility relocation were both near agreement.

Mr. Young briefed the Board on the wastewater level of design and Mr. Stan Elkerton's pending presentation on the installation of a confinement barrier, a subsurface effluent bed slurry wall to support the future SouthField Water Reclamation Facility. Discussion ensued on back-up systems, tank capacity and emergency connections.

Base Development

Mr. Young reviewed the Phase 1A Definitive Subdivision Plan Revision and Phase 1A Development Plan Revision, noting a Public Hearing on the Development Plan would take place on Aug. 11th. Mr. Young announced that this process was being triggered due to the first end-developer filing for a site plan review. The change in the number of housing units in the Development Plan triggered a Special Permit Granting Authority Public Hearing process.

Mr. Young also updated the Board on two other public hearings scheduled for August 11th. The Permit Granting Authority would review the Site Plan application and the Conservation Commission would review the Notice of Intent for the installation of a subsurface slurry wall to support the future Water Reclamation Facility. Mr. Young stated that some of the work was proposed on Navy property, that licenses for that work would be secured in advance of the project and that Mr. Stan Elkerton would provide a project presentation at the public hearing.

Mr. Young noted another public hearing would be scheduled in September for the first end-developer's site plan review.

Discussion ensued on the SSTDTC Regulations on the size and location of business signs. Mr. Chandler recommended further restrictions. Mr. Chase agreed to collaborate on this issue.

Mr. Ryan updated the Board on the Legislative action on the Amended Enabling Act, and indicated it should reach the Governor's desk in the first part of August.

Mr. Lavin noted the Town of Abington Planner, Dan Crane, requested a copy of the SouthField construction project Traffic Management Plan. It was noted there was a Phase 1A Construction Management Plan in place that enforced traffic routing and that it would be provided to Mr. Crane.

Next Meeting – August 11, 2008 – Public Hearing

VOTED: Motion of John Ward, seconded by Jeffrey Wall, to enter into Executive Session for the purpose of Development Negotiations and Financial Strategies.

Wall, aye, Ward, aye, Chandler, aye, Lavin, aye

Open Session ended 8:00pm

Executive Session ended 8:45pm

VOTED: Motion of John Ward, seconded by Jeffrey Wall, to adjourn the meeting.

Unanimous vote

The meeting ended 8:45pm

Mary Cordeiro, Recording Secretary

James W. Lavin, Chairman