

Southfield Redevelopment Authority  
Board of Directors Meeting  
Conservation Commission  
Wednesday, August 1, 2018 @ 7:00pm  
Conference Room, SRA office

Directors Present: Lyndsey Kruzer, Chairman  
Kelli O'Brien-McKinnon, Vice-Chairman  
Pat O'Leary, Clerk  
Tom Henderson  
Chris Primiano  
David Rubin

Not Present: Tony Agnitti  
Robert Rizzi

Also Present: Paul Niedzwiecki, Executive Director  
Jim Young, Land Use Administrator  
Eric Hart, Treasurer

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

Minutes

*Open Session:*

**VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to table the April 18, 2018 minutes until the Aug. 22, 2018 meeting.**

**Unanimous 6-0 vote**

**VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to approve the July 18, 2018 minutes.**

**Unanimous 6-0 vote**

*Executive Session:*

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve the June 6, 2018 minutes.**

**Unanimous 6-0 vote**

Public Hearing - Conservation Commission

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to open the public hearing on Northland Residential's Notice of Intent for Wetland Restoration.**

**Voted 5-0-1; David Rubin abstained**

Appearing before the Board was Tom Pozerski, PE at Merrill Engineers, working with ECR.

Mr. Pozerski said the Enforcement Order was for 1,410 sq. ft. of unauthorized fill in a resource area. He said there are no vernal pools and it is not in a flood zone. The wetland restoration plan is for the fill to be removed and clean soil and new plantings to be introduced, followed by a 3-year monitoring period.

Mr. Young said the NOI is complete and Steve Ivas, PWS, recommended restoration work begin in early September.

Board members were in agreement that additional special conditions should be added to the proposed Order of Conditions. Additional conditions would include no access across any of the private house lots, working hours will be Mon-Fri 8-5, Sat. 8-3 and no work permitted on Sundays or holidays. Chairman Kruzer stated fines, and possible exclusion from the project, may be enforced for any additional offenses, or for violating any of the terms and conditions within the Order of Conditions, including failure to start the work by Sept. 15, 2018.

*Public Comments:*

Sylvia Mignon and John Kohler 28 Snow Bird Ave. Union Point

Ms. Mignon and Mr. Kohler voiced several concerns regarding the construction of their home and the state of the common area behind their home. Main concerns included basement flooding and cracking as well as poor grading and drainage behind their home. A written statement was handed to Board members.

In response to water in people's basement, Chairman Kruzer commented that some owners chose to go deeper with their cellar than was appropriate.

Maria Kornienko 12 Snow Bird Ave. Union Point

Ms. Kornienko described her observations of the wetland filling that occurred on May 15, 2018. A written statement was handed to Board members.

Additional residents of Dorset Park voiced concerns regarding general construction issues and site safety concerns.

Chairman Kruzer explained that some of the issues raised were not on the 8-1-18 agenda and therefore could not be discussed.

**VOTED: Motion of Chris Primiano, seconded by Tom Henderson, to close the public hearing.  
Voted 5-0-1; David Rubin abstained**

Measure 018-020

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to approve the Notice of Intent for wetland restoration work (DEP File # SE081-1223) and to issue an Order of Conditions, as presented and as amended.**

**Voted 5-0-1; David Rubin abstained**

LStar update – North Gateway Concept Plans

Steve Vining of LStar explained some management changes have occurred and stated that LStar's focus is on getting the project going and to make it the best it can be.

Gerry Kavanaugh, new LStar Division President in charge of day-to-day operations, addressed the Board. He said he plans to work closely with SRA and will come before the Board monthly.

Tom Berkley, LStar, said he would like to meet more regularly and will focus updates on 5 topics:

- Residential
- Commercial
- Infrastructure
- Retail
- Open Space and Trails

Mr. Berkley said, going forward, time lines will be more realistic. He then gave a slide presentation regarding the Route 18 North Gateway and the proposed use of 5 parcels labeled A-D<sup>2</sup>:

- A - 250 market rate rental apartments
- B - 150 mixed income rental apartments
- C - 150 affordable rental apartments
- D<sup>1</sup> - 160 market rate for-sale mixed units
- D<sup>2</sup> - 250 market rate for-sale age-restricted mixed units

Chairman Kruzer said that this plan differs quite a lot from what had previously been presented and that this type of affordable housing would not be appealing to SRA.

Councilor Michael Smart of Weymouth said 150 children coming from one building can't be sustained. He commented that previous plans did not include units that would attract children and that this plan is outside of what the project was supposed to be.

Treasurer's Report

Treasurer Eric Hart reported that he reached out to some auditing firms, and the Lynch-Marini quote, of \$19,000, \$20,000, and \$21,000 over 3 years, is what he would recommend, and less than the Powers & Sullivan cost of \$23,000 per year for 3 years.

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to authorize the Executive Director to engage the appropriate auditing firm for SRA.**

**Unanimous 6-0 vote**

**VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to engage the auditor before the August 22<sup>nd</sup> meeting.**

**Unanimous 6-0 vote**

Executive Director's Report

Mr. Niedzwiecki reported that he:

- Met with Ed De Avila, LStar, regarding empty retail space and recruiting strategies and challenges
- Is working with LStar on the Redevelopment Plan, which is due October 1<sup>st</sup>, and the Comprehensive Infrastructure Plan

Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting: none

Public Comments on topics discussed at this meeting: none

Next Meeting: August 22, 2018

Chairman Kruzer informed everyone that Chris Aiello has resigned from the Board, which leaves eight current members.

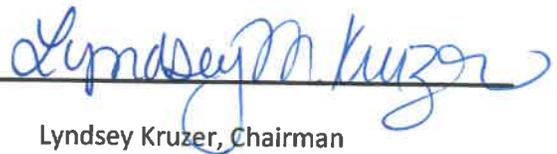
Adjournment

**VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to adjourn the meeting at 8:22 PM.**

**Unanimous 6-0 vote**



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

- **Notice of Intent: Merrill Corp. June 28,, 2018 (SRA website)**
- **Agent Report, Ivas Environmental, July 26, 2018**
- **Proposed Order of Conditions**
- **Statement from Ms. Mignon and Mr. Kohler**
- **Statement from Mr. & Mrs. Kornienko**