

Southfield Redevelopment Authority
Board of Directors Meeting
Applicable Subdivision Board
Permit Granting Authority
Wednesday, August 22, 2018 @ 7:00pm
Conference Room, SRA office

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

Not Present: Tony Agnitti

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

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

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by David Rubin, to approve the August 1, 2018 minutes. 6-0-2 vote; Robert Rizzi and Chris Aiello abstained

Public Hearing – Permit Granting Authority

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to open the public hearing on the Application for Site Plan Approval for Prodrive

Unanimous 8-0 vote

Appearing before the Board was Tom Berkley of LStar; Don O'Neill, managing partner of Condyne Capital Partners and Mark Dibb, Dir. Of Engineering, Condyne Engineering Group.

Mr. O'Neill said that Weymouth is the first U.S. location chosen by Prodrive. He explained that this project will likely happen in 3 phases; Phase 1 will result in 150 new employees. He said this will not be a warehouse, but a special company that will put Union Point on the map.

Mr. Dibb said that Phase 1 will be a 2-story building of approximately 102,000 sq. feet total. He said a waiver is being sought for above-ground temporary utility poles, which will provide power and telecom services on an interim basis.

Mr. Young said most waivers are considered temporary and the interim utility plans will be covered more thoroughly at the Sept. 5th Conservation Commission meeting.

Public Comments

Steve LaMott, 16 Thistle Lane, asked when construction would start and was told within the next 30 days. He then asked about the site irrigation system and was told that perhaps reclaimed water can be used in the future, but that potable water will be used initially.

Jack Fox, Fairing Way, asked if Discovery Dr. will connect to Delahunt Parkway; he was told yes.

Councilor Michael Smart of Weymouth said he appreciates the Union Street water loop being left in place. He said he met with the neighbors on Union Street to discuss a possible berm and landscaping between the Prodrive site and the Union Street abutters to mitigate the view from some of the rear yards.

VOTED: Motion of Chris Aiello, seconded by Tom Henderson, to close the public hearing.

Unanimous 8-0 vote

Subdivision Rules and Regulations

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 3.6 (K) (2) (minimum depth of cover for storm drain pipe, and minimum grade for storm drain pipe)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 3.7 (C) (prohibition on above-ground utilities)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 4.6 (I) (parking lot perimeter screening, minimum parking lot interior landscaping, and minimum parking lot shading)

Unanimous 8-0 vote

Sustainability Standards

Motion of Tom Henderson, seconded by Chris Aiello to waive Section 2.3.1 (minimum preferred parking spaces)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin, to waive Section 3.4.2 (potable water reduction for irrigation)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 3.7.1 (maximum of one row of parking in front of buildings)

Unanimous 8-0 vote

Architectural Standards

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 2.2.3 (loading docks, service area and trash disposal facilities shall not face the street)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 6.2.1 (buildings shall not solely front on parking lots)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 7.5.1 (parking lots shall be behind or to the side of buildings)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 7.5.2 (screening of ground level parking facing streets)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 7.5.3 (minimum width of landscaping to screen parking)

Unanimous 8-0 vote

Measure 018-021

VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to approve, with conditions, the Application for Site Plan Approval submitted by Condyne Capital Partners for the Prodrive project; and to waive the above requirements

Public Hearing – Applicable Subdivision Board

VOTED: Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon, to open the public hearing on the Definitive Subdivision Plans for Market Street and University Avenue

Unanimous 8-0 vote

Dale Horsman from VHB made the presentation to the Board. He described travel and parking lanes, sidewalks and curbing, and explained that the purpose of the interim condition is to provide sidewalks and lighting on one side of the street. He said the utility upgrades would include replacing (2) 42" drain pipes with 60" diameter pipes to streamline infrastructure.

There was discussion surrounding the 2,600' of 6" sewer force main being replaced with 12" main, from Parkview St., and along Memorial Grove Avenue. Board members asked if the streets would remain open to residents, and if the road would be resurfaced or patched. Mr. Young said the work would be subject to a street opening permit, and specific conditions would be stipulated at that point.

Chairman Kruzer said a future meeting needs to include a discussion about working hours and penalties in regards to minimizing noise impact to surrounding neighborhoods, etc.

Dave Rubin asked how the public is protected from unfinished interim conditions.

Mr. Niedzwiecki said a more comprehensive policy is needed for dealing with interim conditions and suggested it be discussed at an upcoming meeting.

Public Comments

Gary Thorpe, 24 Sandpiper Green asked if irrigation would be provided for green space and was told not during this phase of construction. He then asked if piping for recycled water would be installed and was told yes.

John Brewer, 12 Sandpiper Green asked if the project could address commuters cutting through neighborhoods. He was told that is an enforcement issue; Chairman Kruzer said there is still time to review the Construction Management Plan.

Mary Parsons of Rockland asked:

- How deep the utilities would be; Mr. Horsman said the deepest is 10 feet.
- Has the Navy been notified; Mr. Berkley said yes. Mr. Young said the Dewatering Plan and the current design plans have been submitted to the Navy which are being reviewed now.
- If utilities are being stacked. Mr. Horsman replied no.

Ms. LaCroix of Fairing Way asked why there are no bike paths on the plan. Mr. Horsman said bike lanes will be provided on Shea Memorial Drive, not on Market and University.

VOTED: Motion of Tom Henderson, seconded by Dave Rubin, to close the public hearing.

Unanimous 8-0 vote

Tom Berkley of LStar thanked the Board and residents for their patience during this process.

Motion 18-022

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 3.1 (C): Minimum cover over water main

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 3.2 (C) (1): Minimum cover over sewer main

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 3.4 (S) (i): Standard concrete sidewalks (temp)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 3.5: Lighting Plan (temp)

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 3.6 (K) (1): Minimum wet utility separation

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Chris Aiello to waive Section 3.6 (K) (2): Minimum grade of storm drain pipe

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Kelli O'Brien-McKinnon to waive Section 3.6 (K) (2): Minimum cover over of storm drain pipe

Unanimous 8-0 vote

Motion of Tom Henderson, seconded by Dave Rubin to waive Section 4.5 (A) (7): Landscape Plan (temp)

Unanimous 8-0 vote

VOTED: Motion of Tom Henderson, seconded by Chris Aiello, to approve, with conditions, the Application for Approval of a Definitive Subdivision Plan for Market Street and University Avenue submitted by LStar Southfield LLC; and to waive the above sections of the Subdivision Rules and Regulations.

Unanimous 8-0 vote

Executive Director's Report

Mr. Niedzwiecki reported that:

- A three-year contract with Lynch-Marini & Associates has been signed
- Progress is being made on the Redevelopment Plan
- On August 16th and 17th he attended the One Cape Conference

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: September 5, 2018

Chairman Kruzer informed everyone that Chris Aiello has resigned from the Board, and Abington hopes to appoint a replacement soon.

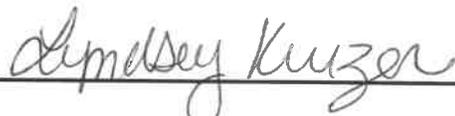
Adjournment

VOTED: Motion of Rob Rizzi, seconded by Tom Henderson, to adjourn the meeting at 8:46 PM.

Unanimous 8-0 vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

- Site Plan Application: Prodrive; Condyne Engineering Group, July 26, 2018 (SRA Website)
- Responses to plan review comments, Condyne Engineering Group letter dated Aug. 20, 2018
- Waiver request letter from Condyne Engineering Group dated Aug. 20, 2018
- Draft Decision
- Definitive Subdivision Plans: Market Street and University Avenue; VHB, Inc. July 20, 2018 (SRA Website)
- Responses to plan review comments, VHB letters dated Aug. 17, 2018 and Aug. 20, 2018
- Request for Waivers
- Draft Certificate of Action