

Southfield Redevelopment Authority  
August 10, 2015 @ 7:00pm  
Board of Directors Meeting  
Variance Granting Authority  
Conference Room, 223 Shea Memorial Drive

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

Directors Unable to Attend: Lyndsey Kruger  
Robert Rizzi

Also Present: Jim Young, Land Use Administrator  
Scott Bois, Treasurer/Collector  
Reid Blute, Pulte Homes of New England, LLC

Minutes

**VOTED: Motion of Walter Flynn, seconded by Kelli O'Brien-McKinnon, to approve minutes:**

**Open Session: July 13, 2015 and July 27, 2015**

**Executive Session: May 11, 2015, May 26, 2015 and June 15, 2015, not to be released until all matters were resolved**

**5-0-2 vote Rivkind and O'Leary abstained on July 27, 2015 minutes**

7:00PM PUBLIC HEARING – Variance Granting Authority

**VOTED: Motion of Walter Flynn, seconded by Chris Aiello, to open the Public Hearing on the Winterwoods Variance request**

**Unanimous 7-0 vote**

The Hearing opened at 7:04PM

Mr. Blute reviewed the circumstances that lead to the 7/23/15 Variance application for the Winterwoods project. Mr. Blute noted in order to provide housing diversity and blend the rear of the homes into the surrounding sloping topography, foundations with walkout and/or daylight conditions were proposed; relief was requested to allow for a maximum building height up to 40 feet. This would allow for flexibility based on the buyer's final selection of home style and house lot.

Mr. Young informed the Board that the authority to grant variances belonged solely to the SRA; but Weymouth would be issuing the building and occupancy permits. He suggested that VGA approval could be conditioned upon certified As-Built Plot Plans (confirming compliance with Zoning By-Laws and

any variances granted) being provided to the SRA and Weymouth prior to issuance of Certificates of Occupancy.

#### PUBLIC COMMENT PERIOD

Mr. Galluzzo, East Bridgewater, was informed that approximately 73 homes were expected to have walkout or daylight foundations. He asked the Board to consider revoking the waiver previously granted on the regulation to install automatic fire sprinkler systems in all SouthField residential units.

**VOTED: Motion of Kelli O'Brien-McKinnon, seconded by John Brewer, to close the Public Hearing Unanimous 7-0 vote**

Board Measure 13-030 Winterwoods

**VOTED: Motion of Walter Flynn, seconded by Kelli O'Brien-McKinnon, that the Variance Granting Authority approve, with conditions, the request for Variance submitted on July 23, 2015 by Pulte Homes of New England, LLC, for the Winterwoods project Unanimous 7-0 vote**

#### Status Reports

The Agreement Workgroup was still discussing DDA changes and waiting for additional LStar input which had been previously requested. Mr. Barry, LStar, asked to meet with the workgroup for an open discussion.

Water and Sewer Workgroup had no update on permanent water source. Mr. Barry indicated that LStar would meet with the MWRA Board of Directors in September to seek an endorsement on LStar's connection concept.

Parkway and NAVY Workgroup noted that the State funding for Parkway Phase 2 was pending, no further information was available at this time.

Master Plan Workgroup continued attending weekly meetings on LStar's proposed Zoning Changes. Mr. Barry stated that LStar would meet with Weymouth Town Council (WTC) on Sept. 8, 2015 to seek their endorsement on proposed zoning changes in Weymouth's portion of Southfield.

The Board was informed that the new Legislation did not require the SRA Board to endorse or deny the zoning changes, but once filed with the Town; SRA was required to hold a Public Hearing and solicit comments.

Mr. Young noted that Winterwoods Definitive Subdivision Plans (approved 7/27/15) were ready for signatures.

A discussion ensued on the Collins Center scope of work. The Chairman stated the original scope would cost \$8K, and suggested, instead, that employment contracts be developed for the SRA staff. He offered to provide his contract template to the Agreement Workgroup for them to convert into an SRA

template. Discussion ensued on updating all the pre-existing policies and procedures from the SSTTDC administration.

Mr. Bois informed the Board that the 15<sup>th</sup> annual report (1<sup>st</sup> for the SRA) was ready for the Host Towns, and for the pending Audited Financial Statements. The document will be transmitted to Weymouth on Aug. 14<sup>th</sup> (per their request), and will also be posted to the SRA website. The Chairman noted he already reviewed the document.

Mr. Barry, LStar, noted schedules were being set up to present their proposed Zoning Changes to Rockland and Abington.

**VOTED: Motion of Walter Flynn, seconded by Chris Aiello, to adjourn the meeting**

**Unanimous 7-0 vote**

The meeting ended 8:15pm

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Mary Cordeiro, Recording Secretary

William H. Minahan, Jr., Chairman