

Southfield Redevelopment Authority
Board of Directors Meeting
Conservation Commission
Wednesday, September 5, 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

Not Present: Tony Agnitti
Robert Rizzi
David Rubin

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

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 Sept. 19, 2018 meeting.

Unanimous 5-0 vote

Public Hearing – Conservation Commission

VOTED: Motion of Chris Primiano, seconded by Kelli O'Brien-McKinnon, to open the public hearing on the Notice of Intent for Prodrive Interim Utilities

Unanimous 5-0 vote

Appearing before the Board was Gene Crouch, Sr. Environmental Scientist with VHB.

Mr. Crouch said that the proposal for this work is under the jurisdiction of Southfield Redevelopment Authority and the Town of Weymouth (OS-W Zoning District). He explained a water line will be brought from Union Street in Weymouth to proposed building locations. The water line will be within the Buffer Zone and electric and telecom lines will be added to existing poles plus four new poles, only two of which will be in the Buffer Zone. He added that gas and sewer lines will also be coming through the East Mat from the south end of Union Street.

Pat O'Leary asked if FAA has to approve the poles; Mr. Young said they would not, as the poles are below the restricted elevation.

Public Comments

Robert Luongo, Weymouth Planning Director, asked how the water line will be looped.

Mr. Crouch said there will be two connections to Union Street, one at the intersection with Farm Street and one at the south end of Union Street.

Mr. Luongo expressed that Weymouth is concerned about the above-ground utilities and asked if SRA is going to request a Bond. Weymouth wants a guarantee that the permanent electric connection will be underground.

Mr. Young said a Performance Bond is being recommended and wants it to be included in the Special Conditions to ensure the above-ground service will be temporary, and that the Bond should include funds to remove the new poles when the permanent service is available.

Chairman Kruzer asked if Condition #29 could allow for funds to cover the removal of the temporary utilities; Mr. Young responded yes.

Public Comments

Mary Parsons of Rockland asked if they will be tunneling under the stream culvert to install the water line; Mr. Crouch said yes, it will function as it is now.

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

Unanimous 5-0 vote

Measure 18-023

VOTED: Motion of Lyndsey Kruzer, seconded by Tom Henderson, to approve the Notice of Intent for the Prodrive Interim Utilities and to issue the Order of Conditions as presented.

Unanimous 5-0 vote

Board Measure 18-024

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to open the public hearing on the Amended Order of Conditions: Market Street and University Avenue.

Unanimous 5-0 vote

Appearing before the Board was Gene Crouch, Sr. Environmental Scientist with VHB.

Mr. Crouch said that there is currently a 2016 Order of Conditions for the New Main Street project. That approved connection between Memorial Grove Ave. and Patriot Parkway was never built.

The current request is to:

- Change the alignment to the same intersection with Memorial Grove Ave., but with a cross street connecting to Shea Memorial Drive. The two new roadways now are referred to as Market Street and University Avenue
- Configure the drainage network, including adding infiltration chambers to improve the storm water management
- Fill in Wetland #1

Public comments

Mary Parsons of Rockland said she is concerned about volume and possible flooding in Rockland.

Tom Berkley responded there will be no change to peak flow at the TACAN Outfall.

VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to close the public hearing. Unanimous 5-0 vote

Measure 015-024

VOTED: Motion of Tom Henderson, seconded by Pat O'Leary, to approve the Request for Amended Order of Conditions for the Market Street and University Avenue project (formerly the New Main Street project) and to issue an Amended Order of Conditions, as presented.

Executive Director's Report

Mr. Niedzwiecki reported that:

- Redevelopment Plan should be done by Oct. 15, 2018
- Will reach out to consulting firms to do Redevelopment Plan analysis
- Will reach out to Public Finance Management Co. to look at possible debt restructuring
- Will potentially seek Bond Counsel

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 19, 2018

Adjournment

VOTED: Motion of Tom Henderson, seconded by Lyndsey Kruzer, to adjourn the meeting at 7:42 PM.

Unanimous 5-0 vote



Patricia Fitzgerald, Recording Secretary



Lyndsey Kruzer, Chairman

Documents reviewed during the meeting:

- Notice of Intent: Prodrive Interim Utilities, VHB, Inc., August 2018 (SRA Website)
- Agent Report, Ivas Environmental, August 30, 2018
- Proposed Order of Conditions
- Request for Amended Order of Conditions: Market Street (f/k/a New Main St.), VHB, Inc., August 2018
- Agent Report, Ivas Environmental, August 30, 2018
- Proposed Order of Conditions