

Board of Directors Meeting
September 13, 2010 @ 6:30pm
Conference Room, Corporation Office

Directors Present: Jeffrey Wall, Chairman
John Ward
James W. Lavin
Gerard Eramo
Joseph Connolly

Also Present: Kevin R. Donovan, Chief Executive Officer
James Young, Project Manager
Brent McDonald, Legal Counsel
Robert Harding, Corby Capital
K. Chase, W. Ryan, R. Daniels, Ed Hershfield, E. Rose, B. Brewer, LNR Team

The Chairman opened the meeting at 6:30pm.

Mr. Harding reported on the recent bond closing, noting investors now understood the project, and that more calls were coming in from interested investors. The Board thanked the Bonding Team for their successful efforts.

The CEO was authorized by the Board at a prior meeting to hire SSTTDC's first Chief Financial Officer. The position was advertised on the Mass Municipal Website throughout the month of July, 12 resumes were received, 9 interviews were conducted and 2 finalists were picked. Mr. Donovan reported that James A. Wilson accepted the position, to begin on Oct. 4th, and noted his financial credentials and previous involvement with the Corporation's Municipal Tax Plan and conversion to the MUNIS accounting system.

Applicable Subdivision Board convened at 6:41pm.

Mr. Young reviewed the Sept. 3, 2010 proposed revisions to the Phase 1A Definitive Subdivision plan which included removal of the northern section of Parkview Street and plans for the design and construction of a portion of Cortland Lane (a future public way) and Alley A1 (a private alley) which would both serve as access ways for Parcel R3A.

Discussion ensued on the technical and legal reviews and comments, proposed conditions similar to previous Certificates of Action, the Decision on Revisions to be recorded with a Covenant, and a project review fee of \$17,400. The Chairman requested copies of the Phase 1A Development Plan to be distributed to the Host Communities.

Mr. Young reviewed the Sept. 3, 2010 ANR Plan which proposed the subdivision of Lots R4 and R5 into Lots R5A and R5B and the remainder to be combined with parcel R3E.

No buildings would be located on Parcel R5B; it would just be open space for passive recreation and would adjoin the other existing areas of public open space.

VOTED: Motion of John Ward, seconded by James Lavin, to approve, with conditions, the Revised Phase 1A Definitive Subdivision Plans dated September 3, 2010 submitted by LNR South Shore, LLC All conditions of the approval shall be as noted in the Certificate of Action to be recorded with the Norfolk County Registry of Deeds
Unanimous vote

The Project Manager recommended Approval Not Required for the September 3, 2010 ANR Plan.

VOTED: Motion John Ward, seconded by Gerard Eramo, that approval under the Subdivision Control Law is not required for the subdivisions of Parcels R4 and R5 as shown on the ANR Plan of Land dated September 3, 2010

Unanimous vote

The Special Permit Granting Authority PUBLIC HEARING opened at 6:57pm on the Third Revision to the Development Plan.

Public Hearing notice, published on August 27 and Sept. 3 was read into the record: *In accordance with Section 13.7 of the Zoning and Land Use By-Laws for NAS South Weymouth, the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, 223 Shea Memorial Drive, located at the former Naval Air Station, South Weymouth on Monday, September 13, 2010 at 6:30pm regarding the Special Permit Granting Authority's consideration of the Phase 1A Development Plan, Third Revision submitted by LNR South Shore, LLC. Copies of the Plan are available for viewing at the SSTTDC office at 223 Shea Memorial Drive, South Weymouth and at www.ssttdc.com.*

Discussion focused on the level of vertical development on Parcel R5A, located on the north end of Parkview Street - 221 units of senior independent living residences - and a 40,000 square foot long term care facility, to be classified as commercial space and not as residential units.

Mr. Chase updated the Board on closing transactions with IBG, Whitman Homes and Rogerson. Mr. Rose, master planner for LNR and Mr. Brewer, civil engineer, reviewed the revisions to the development plan creating independent living apartments for seniors and a long term care facility with parking tucked in the back causing no impact on the neighborhood or street. Infrastructure on Parkview Street was already in place. Mr. Brewer noted the side streets would be extended to serve other development in this area with emergency vehicle access to the Rogerson site from three points. Mr. Chase indicated the Rogerson site plan would be submitted by Sept. 15th.

The Chairman was informed that the area of Parcel R5B was 1.8 acres and that open space usage included non-paved trails and open grass areas.

Mr. Connolly was informed that 1200 average daily trips would be generated on the street network in the vicinity. Initially traffic of the Rogerson site would come in and out via Rte. 18. Phase 1 of the Rogerson development would take two years to complete (summer 2012) and phase 2 fall 2013.

Mr. Lavin was informed that the apartment units would be one bedroom, one bedroom with den, and two bedroom units. More detail on mix of units would be submitted with the site plan.

The Chairman was informed that the infrastructure and utility corridors already in place would handle this development, the public ways along the south and east sides of the site would allow proper access, and this revision only focused on the development footprint, not the building details.

The Project Manager noted a Form of Decision with some carry over from prior decisions, an updated MOU and a project review fee of \$24,500.

Public Comments

Mr. Galluzzo, Weymouth was informed that the new open space area would not have any buildings upon it, in perpetuity, due to the nearby stream and 200 ft. riverfront area.

Mr. Galluzzo took issue with an unmaintained piece of property being described as a public park, stated the designation of 'buffer zone' was more accurate than 'open space', and was informed that open

space uses in this area could include hiking or wildlife/habitat observation.

Mr. Galluzzo voiced frustration with issues connected to the Phase 1A Development Plan and requested an opportunity to read his prepared statement into the record. Because his statement was not related to the third revision of the Phase 1A Development Plan, Mr. Galluzzo agreed to submit a request to be put on a future Agenda.

Mr. Smart, Weymouth Town Council, was informed that long term care would be provided to any person needing this service and was not specific to the 221 senior apartment dwellers.

Mr. Smith, Pond St., South Weymouth was informed that the 221 apartment units were accounted for within the original approved Reuse Plan (maximum 2,855 units). Mr. Smith requested a tour of Parkview Street. Arrangements were to be made with LNR.

**VOTED: Motion of Joseph Connolly, seconded by James Lavin, to close the Public Hearing at 7:29pm
Unanimous vote**

VOTED: Motion of John Ward, seconded by James Lavin, to approve, with conditions, the Third Revision of the Phase 1A Development Plan submitted by LNR South Shore, LLC dated August 12, 2010. All conditions of the approval shall be as noted in the Decision to be recorded with the Norfolk County Registry of Deeds

Unanimous vote

The Public Hearing ended 7:31pm

One Day Liquor License

The Board was informed of LNR's open house event planned for October 2nd from noon to 4pm and their request for a one day liquor license for the Mayflower Brewing company to serve beer.

Mr. Lavin was informed that a police detail would be on site.

Mr. Connolly was informed that an email invitation was sent to 1300 potential home buyers to meet the three builders. The event would also be advertized.

The Chairman was informed the event would take place on the parcels on the east side of Parkview Street and parking would be on the lots on the west side of Parkview Street.

VOTED: Motion of James Lavin, seconded by Gerard Eramo, as per M.G.L. Chapter 138 and the rules made thereunder, and Section 37, sub-section 6(w) of Chapter 303 of the Acts of 2008, Drew Brousseau, Mayflower Brewing Company is hereby granted a one day license to sell, store, pour and consume Wine and Malt beverages on Saturday, October 2, 2010 between the hours of 12pm and 4pm, on the SouthField Highlands neighborhood area of the former South Weymouth Naval Air Station

Unanimous vote

Gift Account

The Board was asked to consider a gift account for financial audit purposes that allows donors a tax deduction, accounts for expenditures separate from the General Ledger and is a standard practice in municipalities. The CEO had stepped forward to coordinate the 31st Abington Senior Citizen's Annual Cookout after it was abruptly cancelled, working with a \$1,000 donation from Abington Bank and some smaller donations from SSTDC financial consultants. All costs incurred were covered. With the gift account the Corporation could also help with other Host Community traditions.

VOTED: Motion of James Lavin, seconded by Gerard Eramo, to establish a separate gift account, in accordance with MGL Chapter 44 Section 53A, to accept gift of funds for deposit, to be expended without further appropriation for services rendered and goods supplied

Unanimous vote

Corporate Seal

The CEO noted at the recent bond closing that Attorneys on both sides expressed the need for SSTTDC to adopt an official municipal seal for future legal documents. A simple seal was created and presented to the Board.

Mr. Connolly inquired if a more creative one with some graphics could be designed. Mr. Donovan noted his attempts to have the three Host Town Seals incorporated into an SSTTDC seal, but vendors indicated they could not incorporate that much detail into a 2" seal. Other vendors will be contacted.

VOTED: Motion of Gerard Eramo, seconded by John Ward, to adopt the (attached) embossing seal as the Official Seal of the South Shore Tri-Town Development Corporation

Unanimous vote

Minutes

VOTED: Motion of James Lavin, seconded by Joseph Connolly, to approve the Board of Director Minutes of July 26, 2010

Unanimous vote

VOTED: Motion of John Ward, seconded by Gerard Eramo, to approve and release the Executive Session Minutes from March 23, 2009 to April 12, 2010

Unanimous vote

VOTED: Motion of James Lavin, seconded by Joseph Connolly, to approve and release the Executive Session Minutes from April 27, 2010 to June 28, 2010

4-0-1 vote Mr. Ward abstained

VOTED: Motion of James Lavin, seconded by John Ward, to adjourn the meeting

Unanimous vote

The meeting ended 7:47pm

Mary Cordeiro, Recording Secretary

Jeffrey Wall, Chairman

Documents Reviewed at the meeting:

Draft Revision to Phase 1A Definitive Subdivision Plan

Phase 1A Parcels R3E, R5A and R5B

Draft Phase 1A Development Plan – Third Revision

Application for 1 day liquor license

Statute for Gift Account

Prior Minutes

Corporate Seal

