

SSTTDC Advisory Board Meeting
Wednesday, June 11, 2014 @ 6:30pm
SSTTDC Town Hall Conference Room

Members Present: Joseph Shea, Abington, Chairman
Eric Miller, Weymouth
Carol Karlberg, Weymouth
Robert Long, Rockland
Joseph Gambon, Rockland
William Koplovsky, Hingham
Bruce Hughes, Old Colony Planning Council
Martin Pillsbury, Metropolitan Area Planning Council
Eugene Blanchard, Gov. Appointee, R. E. Development
Steven LeMott, Gov. Appointee, Environmental Protection
Jeffery Tocchio, Gov. Appointee, S. S. Chamber of Commerce

Two new members, Steven LeMott and Jeffery Tocchio, were appointed by the Governor in May, and introductions were made all around.

The Chairman called the meeting to order at 6:30PM. He noted that requests for additional agenda topics, made on June 10th did not meet the criteria for 'not reasonably anticipated 48 hours in advance of the meeting', and stepped down as Chairman for Reorganization.

Reorganization

The Recording Secretary asked for nominations for Chairman and Vice Chairman.

Joseph Shea was nominated to carry on as Chairman, no other nominations were made.

VOTED: Motion of Eugene Blanchard, seconded by Bill Koplovsky to elect Joseph Shea as Chairman of the Advisory Board

Unanimous vote

Eugene Blanchard was nominated to carry on as Vice Chairman, no other nominations were made.

VOTED: Motion of Joseph Shea, seconded by Bill Koplovsky to elect Eugene Blanchard as Vice Chairman of the Advisory Board

Unanimous vote

Discussion on Proposed Legislative Changes

Board members met to discuss proposed changes to SSTTDC Enabling Legislation. A major change was proposed by Starwood CPG Operations, LLC. Mr. Matt Barry was unable to accept invitations (May and June) to present Starwood's proposal to the Advisory Board.

Starwood publicly stated they would not roll out a new Development Plan until the proposed Legislation passed; and that they were not interested in collaborating with SSTTDC. Starwood had been lobbying for several months with Weymouth Town Council. Advisory Board members lamented that they had little knowledge of details in Starwood's proposal.

Mr. Miller agreed that the Board lacked knowledge, and that it was irresponsible for the discussion to

continue.

VOTED: Motion of Eric Miller, seconded by Steve LeMott, to table the discussion on Legislative Changes until either Starwood or SSTDTC presented their proposed changes to the Advisory Board 3-8 vote LeMott, Miller and Karlberg voted favorably

Several board members disagreed, stating this was the occasion to discuss and vent frustrations. Starwood was definitely going to Legislature to submit a Bill with no input from 2 of the 3 towns, or from either of the regional planning agencies. Concerns were raised that Starwood intended to divide the three Towns and pass over Abington and Rockland. Development Impacts will definitely affect all three Towns.

**VOTED: Motion of Joseph Shea, seconded by Martin Pillsbury, that the Advisory Board recommend to the Governor that no legislation be voted until all three towns, the two regional planning agencies and SSTDTC had opportunity for a full review of proposed changes
Unanimous vote**

Mr. LeMott stated he had followed Starwood's meetings with Weymouth Town Council closely for the past several months, understood and strongly supported their proposal. He indicated Starwood would find a permanent water source, build an onsite treatment plant, pay taxes directly to the Towns in return for all municipal services, diminish the role of SSTDTC and ask the State to take over the costs of the new roadway. He voiced frustration that SSTDTC didn't have a fix on the water/sewer issue; charging outrageous water rates and then increasing the rate by 20% because of a bill dispute with LNR. Mr. LeMott stated SSTDTC had served its purpose and was now too costly to operate.

Ms. Karlberg noted that the Mayor was still vetting out the potential impacts to Weymouth, and would not sign an agreement until Starwood committed in writing to protections for the Town.

Mr. Koplovsky noted that a Home Rule Provision was built into the original legislation which accounted for the majority of construction in Weymouth with major impacts in Rockland, Abington and Hingham; another area of concern was identifying the responsible party for the Bond debt obligation.

Mr. Blanchard noted that one of the early considerations when the Base closed was for NAVY to return land back to the towns, but it made more sense to keep the property intact, and to set up an entity to oversee the development on behalf of the towns. SSTDTC was established (1998) and then SSTDTC selected Lennar Partners (2002) as the Master Developer Partner (MDP). Further discussion ensued on Starwood acquiring through the LNR purchase the position of MDP, and deciding to go around SSTDTC, Abington and Rockland to negotiate a deal with the Mayor of Weymouth. It was assumed that the State Legislators would not back a proposal if their constituents were opposed to it.

Mr. Pillsbury noted that proposed changes to the Plan may trigger a new MEPA review process if there was a quantifiable increase in square foot development, number of units or different measures.

Mr. Shea stepped down as Chairman to make a motion to send a letter to the Commonwealth. Mr. Miller stated it was irresponsible for the Board to come out with a statement. Ms. Karlberg stated the letter should be sent quickly, in case the vote was taken up during the current legislative session.

Mr. Koplovsky suggested that a list of Advisory Board concerns be included in the Governor's letter.

VOTED: Motion by Joe Shea, seconded by Martin Pillsbury, that the Board send a letter to the Governor and copy the State Legislator, the Host Towns and Hingham, to request that no legislative changes be approved until the Towns, along with the Metropolitan Area Planning Council and Old Colony Planning Council had opportunity to be brought up to date on the proposed changes.

Unanimous vote

FY15 Budget

The Chairman stated he was informed that Massachusetts Department of Revenue (DOR) and Department of Administration and Finance (ANF) met with SSTTDC last week. DOR and ANF noted that potential legislative changes could significantly impact SSTTDC's revenue stream, and recommended the CFO prepare an interim 3 month budget. If tax revenues were not forthcoming to SSTTDC there would be insufficient funds to continue operations beyond Sept. 30, 2014.

Discussion ensued on the Advisory Board's primary function, to review the budget. Some members were offended that they had no input on the interim budget; there should have been opportunity to voice opinion on revenue/expense projections and be updated on the discussion that took place with DOR and ANF. Concerns were raised on debt obligations, lack of development and Tri-Town operations beyond September 30th. The Board agreed they would like to have a discussion with CFO to review the budget. Mr. Miller submitted a motion for the Board's consideration.

VOTED: Motion by Eric Miller, seconded by Steve LeMott, that the Advisory Board write a letter to SSTTDC relaying our disappointment in their decision to approve a 3 month budget with no input or opportunity to comment from the Advisory Board, this action deprived the interested parties the ability to voice their opinions on the budget as allowed in the Enabling Legislation Section 37, Chapter 303 Subsection 11 of the Acts of 2008, and further more to insist that the CFO of SSTTDC come before this board as soon as possible to present the 3 month budget as well as explain the Corporation's intention for the remainder of the fiscal year

Discussion ensued on the tone of Mr. Millers motion, noting that the recommendation was appropriate but the language was too confrontational. Mr. Tocchio stated the Advisory Board should maintain its integrity and request a meeting as a way of openness and transparency with an opportunity for Board Members to comment.

VOTED: Motion of Bruce Hughes, seconded by Eugene Blanchard, to amend Mr. Miller's motion, to write a letter to SSTTDC in a professional manner and to ask the CFO to attend an Advisory Board meeting to discuss the Corporation's interim budget

Unanimous vote

Public Comment

Mary Parsons, Rockland, noted at the Board of Directors meeting earlier today that the CFO stated that the interim budget was created per DOR and ANF direction because of the possible non-payment of taxes by LNR. Mrs. Parsons also noted that the Weymouth may have majority of development, but 35,000 vehicles trips per day would impact roadways in Rockland and Abington; that an agreement on legislative changes with the Town of Weymouth would not be legal in Rockland. Ms. Parsons also noted

that Rockland and Abington Selectmen sent letters to their State Legislatures to reinforce their right to vote on any changes to Enabling Act.

Anne Hilbert, Weymouth, noted that Starwood had not accomplished anything in 6 months of meetings with Weymouth Town Council.

Minutes

VOTED: Motion of Eugene Blanchard, seconded by Joseph Gambon, to accept the minutes of the September 11, 2013 Advisory Board meeting

8-0-3 vote Hughes, Tocchio and LeMott abstained

Next Meeting will be scheduled for updates as soon as possible.

VOTED: Motion of Eugene Blanchard, seconded by Martin Pillsbury, to adjourn the meeting

Unanimous vote

The meeting ended 8:20pm

Mary Cordeiro, Recording Secretary

Joseph Shea, Chairman