

Board of Directors Meeting  
Conservation Commission Public Hearing  
May 7, 2012 @ 9:00am  
SSTTDC Town Hall Conference Room

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

Also Present: Kevin R. Donovan, CEO  
James A. Wilson, CFO  
Jim Young, Project Manager  
Scott Bois, Treasurer/Collector  
Keith Nastasia, Water & Sewer Superintendent

The Chairman called the Board of Directors and the Conservation Commission meetings to order at 9:05am.

#### PUBLIC HEARING – 9:05AM - Conservation Commission – Amended Order of Conditions

The Project Manager noted the proposed design revision for the Storm Water Management System was associated with the parking area for the MBTA commuter rail station, north of Trotter Road, as part of the East West Parkway Project, and introduced Gene Crouch, VHB Environmental Scientist. Mr. Crouch submitted certified mail receipts for the abutter notices, and compared the alternative design for a ground surface open system to the original design for an under pavement infiltration system. The Board was informed that Steve Ivas, SSTTDC Conservation Agent, attended a site visit with VHB staff, and noted in his report that the open infiltration system would have an easier, less costly maintenance program, and would direct storm water runoff to the adjacent wetland area. Discussion ensued on infiltration, buffer zones, vegetated areas and protections during the construction phase. Mr. Young reviewed the additional conditions proposed by Mr. Ivas specific to this work.

Mr. Wall was informed the graded swale was located north of Trotter Road and west of French's Stream.

Mr. Eramo was informed that the storm water would be directed to flow to the wetland area.

Mr. Lavin was informed of the detention basin located south of Trotter Road was already established to take drainage from the rest of the Trotter Rd. project and outlet to French's Stream.

The Chairman was informed that Phase 1 of the East West Parkway would most likely be fully operational early next year.

#### PUBLIC COMMENTS

Ms. Marques, Weymouth, was informed that the seasonal high ground water level was 2.5 feet, that the basin was 4-5 feet deep, and that in a 100 year storm standing water was expected to drain out in a matter of hours into good perking soils.

**VOTED: Motion of John Ward, seconded by James Lavin, to close the public hearing at 9:15am  
Unanimous vote**

Board Measure 12-031 – Amended Order of Conditions Parkway Phase II – Trotter Rd.

**VOTED: Motion of Jeff Wall, seconded by John Ward, to approve the request for Amended Order of Conditions dated April 19, 2012 submitted by VHB, Inc. associated with revisions to**

**the storm water management system design for the proposed commuter rail parking lot north of Trotter Rd. All conditions of the approval shall be as noted in the Amended Order of Conditions.**

**Unanimous vote**

#### FINANCIAL MATTERS

The Chief Financial Officer, gave an overview of FY12 financial impacts, FY13 financial factors, Infrastructure Bond Payments, Parkway Bond Obligations, the status of the development project and FY13 Budget Expenditures. Mr. Bois presented FY12 Real Estate Taxes/Local Receipts and FY13 revenue projections, and Mr. Nastasia reviewed the water and sewer distribution system, current water rates and the Enterprise Funds. The Board was informed that the first school aged child had arrived in the apartment complex, and that the budget would now include a line item to reimburse the Town of Weymouth for public educational services.

Mr. Wall was informed that LNR had controls in place to convey the arrival of school aged children to the Treasurer/Collector; and was also informed that the Corporation could not declare excess revenue until all obligations were met. Right now the E/W Parkway and the FEIR off site improvement obligations were not met. Mr. Wilson noted he was preparing a Capital Plan identifying each requirement and the cost associated with it.

Mr. Connolly was informed that there was a \$9.00 difference between Weymouth's residential charge and SouthField's residential charge due to the fact that the Corporation was charged as a single rate payer, at a commercial Tier 2 Rate. Negotiations with the Town of Weymouth continue on this issue.

Mr. Lavin was informed that the \$620K Parkway Debt Service would be paid by the Corporation's commitment of \$210K with the balance based on commercial and residential special assessments over the next 30 years.

Board Measure 12-004 – FY13 Budget

**VOTED: Motion of Jeffrey Wall, seconded by John Ward, that the South Shore Tri-Town Development Corporation raise and appropriate the sum of \$2,724,189 to provide for all the expenses for the maintenance and operation of the several departments and activities for the fiscal year 2013 and that the several sums herein set forth are hereby approved for the several purposes and are subject to the conditions specified, and the sources of funding for said expenditures are as outlined in the Revenue Projections and incorporated herein**

**Unanimous vote**

Mr. Wilson noted that The Dept. of Revenue recommended the Water and Sewer Enterprise Funds be combined for simple record keeping/analysis, and recommended Board Measures 12-005 and 12-006 be a "no" vote and Board Measure 12-007 be a "yes" vote.

Board Measure 12-005 – Sewer Enterprise Fund

**VOTED: Motion of John Ward, seconded by James Lavin, that the South Shore Tri-Town Development Corporation raise and appropriate the sum of \$200,000 to provide for all the expenses for the maintenance and operation of the Sewer Enterprise Fund for the fiscal year 2013 and that the several sums herein set forth are hereby approved for the several purposes and are subject to the conditions specified, and the sources of funding for said expenditures are as outlined in the Revenue Projections and incorporated herein**

**0-5 vote – Board Measure 12-005 was passed over**

Board Measure 12-006 – Water Enterprise Fund

**VOTED: Motion of John Ward, seconded by Joseph Connolly, that the South Shore Tri-Town Development Corporation raise and appropriate the sum of \$100,000 to provide for all the**

**expenses for the maintenance and operation of the Water Enterprise Fund for the fiscal year 2013 and that the several sums herein set forth are hereby approved for the several purposes and are subject to the conditions specified, and the sources of funding for said expenditures are as outlined in the Revenue Projections and incorporated herein**  
**0-5 vote - Board Measure 12-006 was passed over**

Board Measure 12-007 – Combined Water & Sewer Enterprise Fund

**VOTED: Motion of Jeff Wall, seconded by Joseph Connolly, that the South Shore Tri-Town Development Corporation for FY13 and subsequent years combine funds 6101 (Sewer Enterprise Fund) and 6201 (Water Enterprise Fund) to a single fund for the purpose of consolidating to a single fund a combined Water and Sewer Enterprise Fund**  
**Unanimous vote**

Board Measure 12-008 – Dissolve Separate Enterprise Funds

**VOTED: Motion of Jeff Wall, seconded by Joseph Connolly, that the South Shore Tri-Town Development Corporation effective June 30, 2012 dissolves the need for separate Water and Sewer Enterprise Funds. More specifically that as a result of an action of the Board (12-007) to combine for FY13 and subsequent years combine funds 6101 (Sewer Enterprise Fund) and 6201 (Water Enterprise Fund) to a single there is no longer a need for separate funds.**  
**Unanimous vote**

Board Measure 12-009 – R&A to Sewer And Water Enterprise Fund

**VOTED: Motion of Jeff Wall, seconded by Joseph Connolly that the South Shore Tri-Town Development Corporation raise and appropriate the sum of \$300,000 to provide for all the expenses for the maintenance and operation of the Sewer AND Water Enterprise Fund for the fiscal year 2013 and that the several sums herein set forth are hereby approved for the several purposes and are subject to the conditions specified, and the sources of funding for said expenditures are as outlined in the Revenue Projections and incorporated herein**  
**Unanimous vote**

Discussion ensued on projected residential and commercial build-out and water usage. The Directors were informed of a vote needed to set a rate structure for the Water and Sewer Enterprise Funds for fiscal year 2013. It was recommended by Staff that the Board utilize a split two tier rate system.

Board Measure 12-032 – Set Water/Sewer Rate Structure

**VOTED: Motion of John Ward, seconded by James Lavin that the South Shore Tri-Town Development Corporation set the following rate structure for the combined Water and Sewer Enterprise Funds effective June 1, 2012:**

**Two Tier Rate: For the first 9 units \$21.34 per unit and for more than 9 units \$29.87 per unit**  
**4-1 vote Mr. Connolly opposed**

Minutes

**VOTED: Motion of James Lavin, seconded by John Ward to approve the minutes of the April 2, 2012 meeting**  
**Unanimous vote**

**VOTED: Motion of John Ward, seconded by Joseph Connolly to adjourn the meeting**  
**Unanimous vote**

The meeting ended at 10:15am

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Mary Cordeiro, Recording Secretary

Gerard Eramo, Chairman of the Board

Documents reviewed at the meeting:

VHB Multi-Modal Access Improvements report

VHB Multi-Modal Access Improvements construction plan

Conservation Agent Report

CFO Budget Presentation