

Southfield Redevelopment Authority (SRA)
Board of Directors, Applicable Subdivision Board, & Special Permit Granting Authority
Remote Participation Meeting
Wednesday, January 19, 2022 @ 7:00pm

Directors Present: Tom Henderson, Chairman
David Rubin, Vice-Chairman
Pat O’Leary, Clerk
Bob Rizzi (*connected at 7:05pm*)
Kelli O’Brien McKinnon
Chris Primiano
Monica Horan
Kevin Donovan

Also Present: Jim Young, Land Use Administrator
Eric Hart, Treasurer

The Chairman called the meeting to order at 7:00pm.

The application Webinar #818-8687-2648 provided through ZOOM and a Passcode of 693873 will be used for this remote participation meeting.

The Zoom online link and dial-in instructions were provided 48 hours in advance of the meeting.

Open Session Minutes

VOTED: Motion of Kelli O’Brien McKinnon, seconded by Pat O’Leary, to accept the December 01, 2021 minutes as written.

5-0-2 roll call vote: Kevin Donovan and Dave Rubin abstained; B. Rizzi not connected

Applicable Subdivision Board

Measure 22-02

Stonebridge – Request for Minor Modification to Definitive Subdivision Plan: Lot size corrections and removal of drainage easements

Mr. Young said this request is to correct a clerical error to a few of the lot sizes, and the removal of unnecessary drainage easements. He confirmed the 2017 plan is the current version, and no changes were made to the originally approved plan. Mr. Young recommended approval.

VOTED: Motion of Kelli O'Brien McKinnon, seconded by Dave Rubin, to approve the Minor Modification to the Definitive Subdivision Plan of the Stonebridge project, as presented.

7-0-0 unanimous roll call vote; B. Rizzi not connected

Special Permit Granting Authority

Measure 22-03

Recreation Complex - Request for Plan Change to Joint Site Plan & Special Permit:

Mr. Young said the change is for the temporary use of a modular building for office use; he recommended approval.

Jerry Schafir, Union Point (UP) Sports, said, if approved, the applicant will remove the existing marketing trailer, and finish the northern parking lot.

Ms. O'Leary asked when the trailer would be removed.

Sean Morris, UP Sports, replied within two months; hopefully by April 1st.

Chairman Henderson said he would like to add an 11th condition; *any alteration or changes in use requires review and approval by SRA.*

VOTED: Motion of Dave Rubin, seconded by Kelli O'Brien McKinnon, to approve the Plan Change to the Joint Site Plan and Special Permit Approval for the Recreation Complex project, as presented, with the following conditions plus the addition of Condition 11 as it was described.

1. The modular building shall be temporary, and must be removed from the premises within twelve (12) months of this approval, unless a time extension is granted by the SRA.
2. This approval is subject to Union Point Sports, LLC applying for and receiving a building permit, a certificate of occupancy, and authorization for water and wastewater services from the Town of Weymouth.
3. The restroom(s) within the modular building shall be for employees and invited guests only.
4. The existing marketing trailer must be removed from the premises prior to the issuance of a Certificate of Occupancy from the Town of Weymouth. All utility connections for the existing marketing trailer shall be terminated and removed in accordance with all applicable codes within 30 days of being no longer in use.

5. The grounds shall be kept free of any trash or debris. All trash barrels on the premises shall be emptied on a regular basis.
6. SRA's representative(s) shall be permitted to access the property for the purpose of reviewing the progress of work during construction.
7. This approval letter shall be on site at all times during construction of the venue.
8. Approval by the SRA does NOT constitute approval of any Town of Weymouth Department, Board or Commission.
9. The Applicant shall comply with any and all permits required by the Town of Weymouth relating to the construction and operation of the proposed venue.
10. This approval does not alter or change the scope of the original approval or any subsequent modification approvals of the site plan/special permit for the Recreation Complex.

8-0-0 unanimous roll call vote

Treasurer's Report

Transfers (Measure 22-01)

Budget Amendment

Mr. Hart explained that the Board approved salary increases for Eric Hart, Treasurer, and James Young, Land Use Administrator.

VOTED: Motion of Kelli O'Brien McKinnon, seconded by Chris Primiano, to transfer from the Reserve Fund \$4,646 to Treasurer/Finance Director Salary and \$4,327.65 to Land Use Administrator Salary.

8-0-0 unanimous roll call vote

Public Comments: none

Topics Not Reasonably Anticipated by the Chairman 48 hours in advance of the Meeting:

Chairman Henderson said that the Chamber of Commerce voted on Joe Gratta of Weymouth and approved him for the Southfield Redevelopment Authority Board of Directors. His approval will mean the SRA has a full board.

Executive Session: none.

Adjournment:

**VOTED: Motion of Dave Rubin, seconded by Bob Rizzi, to adjourn at 7:19pm.
8-0-0 unanimous roll call vote**

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 22-01

Measure 22-02

Measure 22-03