

Board of Directors and Conservation Commission Meeting
Friday, November 9, 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, Chief Executive Officer
James A. Wilson, Chief Financial Officer
Jim Young, Project Manager
Scott Bois, Treasurer/Collector
Keith Nastasia, Public Works Superintendent

The Chairman called the meeting to order at 9:00am

PUBLIC HEARING – Tax Classification – opened at 9:01am
The CFO noted the Hearing was published in the Ledger:

Pursuant to the provisions of MGL Chapter 40, Section 56, the Board of Directors of the South Shore Tri-Town Development Corporation will hold its annual public hearing on the classification of property for tax purposes. The Corporation shall first determine the percentages of the local tax levy to be borne by each class of real property and personal property for Fiscal Year 2013. During the hearing, the Assessors shall provide all information relevant to making such determination and the fiscal effect of the available alternatives. Based on information provided, the Board of Directors shall adopt a residential factor to be used by the Board of Assessors to determine the percentages of the Fiscal Year 2013 local tax levy to be borne by each class of real and personal property. Said hearing will be held on Friday, November 9, 2012 @ 9:00am at the Corporation office, 223 Shea Memorial Drive, So. Weymouth Mass.

The Directors were informed that the Board of Assessors reviewed the DOR Tax Recap and fiscal effects of alternative tax percentages, and recommended a tax split for FY13 of \$13.26 residential and \$26.35 Commercial, and a tax shift of 1.291878% with no residential exemption.

On September 27th, DOR staff met with SSTTDC staff to review every element of the Recap Sheet and recommended adopting the tax split.

Discussion ensued on tax allocations and calculations based upon budgets and deficiencies, so that revenue and expenses come out equal, and certified.

Mr. Connolly questioned the commercial tax rate as it compared to the Host Communities. He was informed that Abington and Rockland had single tax rate, and that SouthField's commercial tax rate ranked in the middle range of the split rate communities including Weymouth. The Board received the FY12 tax rate comparison from the CFO.

PUBLIC COMMENTS – There were no public comments on Tax Classification.

VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, to close the Public Hearing

Unanimous vote - the Public Hearing closed at 9:10am

Board Measure 12-064 Tax Classification

VOTED: Motion of James Lavin, seconded by John Ward, that this meeting was noticed by publication in the Patriot Ledger on October 24, 2012, the meeting having been duly noticed, the Board of Directors approves the recommendation of the Board of Assessors to set a tax split for FY2013 with a shift of 1.291878%, with no Residential Exemption, in addition, the revenue sources as identified in the FY13 RECAP form is hereby approved

Unanimous vote

Conservation Commission

The Project Manager stated he and the Conservation Agent reviewed the Application for a Certificate of Compliance for the SouthField Commons Apartment complex, and that the work regulated by the original Order of Conditions (OOC) dated January 2011 had been satisfactorily completed. Mr. Young noted the 10 conditions from the OOC that would continue in perpetuity including drainage structure maintenance, pesticides and de-icing chemical restrictions within 100 ft. of the riverfront area, and restrictions on underground fuel storage.

Board Measure 12-062 – Certificate of Compliance

VOTED: Motion of John Ward, seconded by James Lavin, to issue a Certificate of Compliance for The Commons at SouthField Highlands Project, any continuing conditions shall be as noted in the Certificate of Compliance prepared by the Corporation's Conservation Agent

Unanimous vote

License Agreement

The Board was informed that LNR was developing a master signage program for SouthField traffic control and requested permission to install two (2) way-finding signs, one on Shea Drive and one on Memorial Grove Ave. Mr. Young noted the licensing process was similar to last year's application for the SouthField sign at the entrance on Rte. 18, and that when the Parkway opens up next season there will be an increasing need for way-finding signs.

Mr. Connolly was informed that speed limit 25 mph signs have existed on Shea Drive/Shea Memorial Drive since NAVY was here; speed limit 30 mph signs exist on Memorial Grove Ave. Weymouth Police have issued speeding tickets here in the past.

Board Measure 12-063 Sign License Agreement

VOTED: Motion of Jeffrey Wall, seconded by Joseph Connolly, pursuant to Section 6(p) of Chapter 303 of the Acts of 2008 and Section 4.2 of the General Municipal Codes of NAS South Weymouth, and subject to the issuance of any and all other permits and approvals necessary therefor, LNR South Shore, LLC is hereby granted a non-exclusive license to erect, maintain, repair, replace and operate two way-finding signs on property owned by the Corporation, pursuant to

the terms and conditions of the License Agreement in substantially the form attached hereto, there being both a public convenience and necessity therefor.
Unanimous vote

Minutes

VOTED: Motion of Joseph Connolly, seconded by Jeffrey Wall, to approve the minutes of the Board of Directors meeting held on October 15, 2012

Unanimous vote

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

Unanimous vote

The meeting ended 9:30am

Mary Cordeiro, Recording Secretary

Gerard Eramo, Chairman