

Advisory Board Meeting
September 11, 2013 @ 6:30pm
SSTTDC Town Hall Conference Room

Members Present: Joseph Shea, Chairman (Abington)
Gene Blanchard, Vice Chairman (Gov. App't.)
Robert Long (Rockland)
Joseph Gambon (Rockland)
Bill Koplovsky (Hingham)
Eric Miller (Weymouth)
Carol Karlberg (Weymouth)
Martin Pillsbury (MAPC)

Members Absent: Bruce Hughes (OCPC)

Mr. Blanchard called the meeting to order at 6:35pm.

Minutes

VOTED: Motion of Joe Gambon, seconded by Martin Pillsbury, to approve the minutes of April 1, 2013 6-0-2 vote Bill Koplovsky and Eric Miller abstained

Proposal to Change the 'board of 5 directors' (section 9 Enabling Legislation) -

Discussion ensued on the SouthField residents' mission to seek two additional seats on the Board of Directors and become voting members. It was noted that the current Legislation called for 2 Weymouth seats representing 58K residents, 2 Rockland seats representing 18K residents and 1 Abington seat representing 17K residents. Two SouthField seats representing 6K residents were perceived as extremely disproportionate. It was suggested that the SouthField residents consider forming their own informal advisory committee to meet with SSTTDC Board of Directors.

Mr. Miller indicated the residents had more of a vested interest, that their municipal lives were dictated by SSTTDC, that they should be allowed more of a weighted position on the Board and that the legislation didn't address the residents living here.

Advisory Board Members noted that SouthField residents were Weymouth residents, voted in Weymouth elections, and had access to Weymouth Town Councilors and 2 SSTTDC representatives. The Chairman noted there were other potential changes to the Board of Directors floating around that could be of greater concern.

Public Comment

Mr. Gallahue, SouthField resident, stated there may be times when a decision in the best interest of the Host Towns might not be in the best interest of the residents; having a resident on the Board would guarantee their voice would be heard, and noted that some folks felt that a SouthField resident appointed by the Mayor essentially diluted Weymouth's representation; expanding the BOD would eliminate that issue.

Potential impacts to the Communities by LNR/Starwood proposed SouthField plans -

Discussion ensued on the authority of the Advisory Board to give their opinions on issues which related to the budget, such as their July 29th letter to LNR/Starwood regarding the lack of commercial development. The Board was informed there had been no response to their letter.

The Board voiced frustration that LNR/Starwood reached out to the media (but not to the communities, planning agencies or SSTTDC) to discuss their plan to delay commercial development and move ahead with residential development. The Board agreed that commercial development was crucial to absorb costs for services associated with residential development, that balancing residential and commercial development would create a more sustainable community.

Mr. Pillsbury stated MAPC supported the project for economic development and job generation, and that was also the main reason for the NAVY land transfer; changes to the development program could affect infrastructure and trigger another EIR/CAC process.

Members discussed sending a letter to the Board of Directors expressing their concern that a diminished commercial development would have a negative impact on the budget and on future distribution of income to the towns, that commercial development must go hand in hand with residential in order to maintain an income stream and control costs incurred by increased housing. There was also a need for overall local involvement in the re-planning of the project (including MAPC and OCPC); changes must be appropriate and acceptable to address all financial issues. Any changes to the development program should go back to the 3 towns.

Mr. Miller stated Mr. Glantz was vague about plan changes in his meeting with the SouthField Residents. He said their plan would not exceed the residential cap of 2,855 units, a permanent source for water and sewer was their top concern, and they were in negotiations with local and state officials. The only statement Mr. Glantz made was that the current plan was not sustainable. Mr. Miller felt it was premature to write a letter now when it was not clear what LNR/Starwood will present. The Advisory board didn't have enough information to craft an intelligent letter.

Mr. Shea noted LNR/Starwood made statements in public and in print indicating they wanted to build more residential and less commercial in the near future, and that gave the Board cause for concern. Building more homes without commercial development would have a detrimental effect on the communities. Mr. Koplovsky suggested the letter to the Directors be ready for the October 7th Board meeting.

Public Comment

Mrs. Parsons, Rockland, stated that Mr. Glantz met with the ARAWH group and stated that LNR/Starwood was not interested in participating in a town meeting process or upholding the Enabling Legislation.

Ms. Pries, Weymouth, stated utilizing Weymouth water on the SouthField project could threaten the Weymouth watershed and cripple the herring run which was vital to the health of the commercial fishing industry; Weymouth already poured \$100M into this project and the developer should have had a permanent water/sewer source in place before building.

Ms. Hilbert, Weymouth, stated that some people on the Advisory Board were told how to vote.

Mr. Shea disagreed with Ms. Hilbert, and stated many members of the Advisory Board have had tremendous involvement in the project, with their own issues and concerns, and that they had a responsibility to give their opinion on what was happening here; no one had the right to tell them how to vote. It was up to the Advisory Board members to oversee in the best interest of SSTTDC, the communities and the project.

VOTED: Motion of Bill Koplovsky, seconded by Robert Long, to send a letter to the Board of Directors expressing concern that a diminished commercial development would have a negative financial impact on all aspects of the project; and any changes to the development program should be approved by the three Host Towns

Unanimous vote

In other business Mr. Miller noted that comments in the recent State Auditor's Report singled out the Advisory Board for not filing reports since 2008. He made a motion that the Board formally respond to the Auditors and acknowledge that they have not fulfilled their obligation in the Enabling Legislation and the Advisory Board By-Laws. Mr. Blanchard disagreed with the audit findings and stated the Advisory Board may not have strictly abided by the statutory requirement, but did send annual letters to the Governor which was intended to constitute the required report. Mr. Shea noted that the Auditors did not reach out to any Advisory Board members during their extensive review process.

VOTED: Motion of Eric Miller, seconded by Bill Koplovsky, that the Advisory Board formally respond to the audit report

Unanimous vote

Mr. Shea stepped down as Chairman and made a motion to copy the governor and the towns on all letters written in future.

VOTED: Motion of Joseph Shea, seconded by Carol Karlberg, to send copies of the letter being sent to SSTTDC Board of Directors on potential changes to the development plan to the Governor, Mayor, Weymouth Town Council, Planning Councils, Selectmen and Legislators, and also include them in the response to the Auditors

Unanimous vote

The Board will meet again in Oct/Nov. to discuss LNR/Starwood plan.

VOTED: Motion of Bill Koplovsky, seconded by Robert Long, to adjourn the meeting

Unanimous vote

Meeting ended 8:00pm

Mary Cordeiro Recording Secretary

Joseph Shea, Chairman