

Southfield Redevelopment Authority (SRA)
Board of Directors
Wednesday May 7, 2025, at 7:00pm
SRA Offices
223 Shea Memorial Drive
S. Weymouth, MA 02190

Directors Present: Tom Henderson, Chairman
Pat O’Leary, Clerk
Chris Primiano
Joe Gratta
Andy Burbine

Not Present: David Rubin, Vice-Chairman
Kelli O’Brien-McKinnon
Bob Rizzi
Monica Horan

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

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

Minutes

**VOTED: Motion of Pat O’Leary, seconded by Joe Gratta, to approve the minutes from January 15, 2025, as written.
5-0-0 Unanimous vote**

Project Update from Turquoise Southfield NR LLC (TSNR)

Mr. John Twohig, New England Development, noted the following:

- MassDOT has issued an approved Section 61 Finding (MEPA)
- Conservation and Management permit application has been filed with Natural Heritage
- Water: MWRA application process is continuing through the MEPA process
- MassWorks grant received by Weymouth; an initial amount of \$2.6M with balance of \$35M to come in future years
- TSNR will be appearing before the Weymouth Town Council on May 8th regarding a DIF request.
- The draft Disposition and Development Agreement (DDA) will be submitted to Attorney Galvin next week.
- Lot Consolidation Plan drafting continues in response to initial comments from SRA staff.
- Remaining draft Regulations will be provided to Attorney Galvin in the next 2 weeks.
- TSNR is hoping for a closing timeline of June 30th and to start initial infrastructure work by year’s end
- Enabling Legislation is with the House Speaker’s Office

SRA Regulations

Measure 25-02, Motion 1

Mr. Young reviewed the proposed changes to the four regulations listed under Motion 1, which changes mainly consist of excluding the new Mixed Use Development District (MUDD) and the Open Space District (OSD),

-Motion #1: Amended documents:

- Initial NAS South Weymouth Architectural and Urban Design Standards and Guidelines
- Initial NAS South Weymouth Sustainability Standards and Guidelines
- NAS South Weymouth Affordable and Workforce Housing Regulations
- NAS South Weymouth Affordable and Workforce Housing Plan

These documents shall be effective as of May 8, 2025.

VOTED: Motion of Chris Primiano, seconded by Joe Gratta, to adopt the above amended documents, as presented, to be effective as of May 8, 2025.

5-0-0 Unanimous vote

Measure 25-02, Motion 2

Mr. Young noted that since the passing of the 2014 Enabling Legislation the towns are handling all activities covered by the General Municipal Codes and the Health Regulations. Mr. Young recommends repealing both regulations in order to avoid confusion and conflict in the future and just deferring to the related regulations of the towns.

-Motion #2: Repealed documents:

- General Municipal Codes for NAS South Weymouth, dated July 7, 2021
- Health Regulations for NAS South Weymouth, dated December 16, 2014

These documents shall be repealed as of May 8, 2025.

VOTED: Motion of Andy Burbine, seconded by Joe Gratta, to repeal the above documents, as presented, to be effective as of May 8, 2025.

5-0-0 Unanimous vote

Treasurer's Report

Mr. Hart said there is a meeting with the Advisory Board on May 9th. He also reported that, as of the third quarter, they have taken in 75% of the revenue and have spent 75% of the budget.

Topics Not Reasonably Anticipated by the Chairman 48 hours before the Meeting: none

Adjournment:

Motion of Andy Burbine, seconded by Joe Gratta, to adjourn at 7:50pm.

5-0-0 Unanimous vote

Patricia Fitzgerald, Recording Secretary

Tom Henderson, Chairman

Documents reviewed during the meeting:

Measure 25-02