

Board of Directors Meeting
Permit Granting Authority Public Hearing @ 7:00pm
September 8, 2008
Conference Room, Corporation Offices

Directors Present: James W. Lavin, Chairman
Jeffrey Wall
David Chandler
Gerard Eramo

Director Absent: John Ward

Also Present: Eric Kfoury, Consultant on behalf of SSTTDC
James Young, Project Manager
Brent McDonald & Beth Mitchell, SSTTDC Legal Counsel
Stan Elkerton, Greg D'Agostino, SSTTDC Consultants
Heather Boujoulian, Brian O'Connor, Brian Brewer, CDP Team
Robin Daniels, Bill Ryan, Kevin Chase, Rich Kleiman LNR
Ed Hershfield, LNR Legal Counsel

The Chairman called the meeting to order at 7:05pm and introduced Gerard Eramo, new member to the Board of Directors, representing Rockland.

The Permit Granting Authority Public Hearing commenced at 7:06pm.

09-008 Site Plan Application for Residences at SouthField Highlands by Criterion Development Partners (CDP)

Mr. Kfoury read the public notice into the record:

In accordance with Section 12.4 of the Zoning and Land Use By-Laws for NAS South Weymouth, the South Shore Tri-Town Development Corporation will hold a PUBLIC HEARING at the Corporate Office, located at the former Naval Air Station, South Weymouth on Monday, Sept. 8, 2008 @ 7:00pm regarding the Permit Granting Authority's intent to act upon a Site Plan application for the residences at SouthField Highlands. Copies of the application are available at the SSTTDC office at 223 Shea Memorial Dr. South Weymouth. Office hours - 8:30am to 4:30pm. James W. Lavin, Chairman

A presentation was made by Ms. Boujoulian, Mr. O'Connor and Mr. Brewer. Ms. Boujoulian noted the plan (SSTTDC's first Site Plan Application) was in compliance with regulations, guidelines and zoning ordinances. The Plan included 6 buildings (on 5 parcels) totaling 337 apartments with 10,000 s/f small convenience retail on the ground floor of Bldg. 6.

Mr. Brewer reviewed the two (2) main access roads off of Parkview St. that would connect to a (future) rear service road, plus parking allocations, and the locations for hooking up to utility stubs. Mr. Brewer also noted that work would take place outside the wetland and riverfront buffer zones.

Mr. O'Connor reviewed the architecture, elevations, exterior materials, pedestrian connection, links to future surrounding development, the retail component in Building 6 (Trotter Rd) and the amenities that make up the club house in Building #5. The features of the remaining buildings (interior and exterior) were reviewed.

It was noted that 50% of the apartments would be one (1) bedroom, 45%, two (2) bedrooms, 5% three (3) bedrooms; 67 apartments would be designated as affordable housing and 34 designated as workforce housing.

Mr. Young updated the Board on SSTDTC's plan review process and noted a finalized, revised plan was pending to address issues including lighting, landscaping, traffic circulation, signage and utility hookup issues. Mr. Young further noted that parking allocation was scarce on the south end of project and more detail was pending.

The Directors were informed that a regulation in the Zoning & Land Use By-Law on apartment form base codes, requiring an 18" minimum first floor level, contradicted State Accessibility Regulations. The conflict would be noted in the proposed Decision, to be reviewed by the Board prior to the Sept. 22nd meeting.

The Directors voiced concern with crowded parking spaces on busy roadways and parking lots throughout the site. Ms. Boujoulian noted that Parkview St. was a one-way, 24 ft. roadway and that parking spaces totaled 476. Ms. Boujoulian offered to provide a summary table of parking space uses which would also include designated handicap parking spaces.

Mr. Chandler stated the parking allocation was too low in his opinion and voiced concern with all night parking on the roadways in front of buildings.

Mr. Hershfield agreed the parking situation was not ideal for the developer but that the design codes control the parking allotment. Mr. Chandler repeated that the plan did not include enough places to park.

Mr. Brewer informed Mr. Chandler that the site drainage system was designed to keep less than 1 acre of run-off area to each catch basin.

Mr. Wall inquired about the locations of fire hydrants, accommodations for fire lanes and voiced concern for public safety with parking in front and rear of buildings and on streets. Mr. Brewer identified the locations of existing hydrants and stated he would provide more info on the fire lane locations. Mr. Young noted the Subdivision requirements for fire lanes.

Mr. Lavin and Mr. Eramo had further questions about the traffic circulation around buildings, roadway widths, and snow storm management. It was suggested that curb cuts on Parkview St. allow only one-way traffic. Mr. Brewer stated that two-way provided more egress and ingress and that limiting vehicular entrances would be more problematic.

Public Hearing Comments

Mrs. Parsons, Rockland, inquired about time limits for street parking in winter season and voiced concern that the loading zones on the streets would block traffic and was informed that the loading zones were dedicated areas, not blocking the roadway. Mr. Young noted the Board would discuss parking policies and restrictions on certain areas of the site when considering acceptance of the roads as public ways.

The Public Hearing was continued to Sept. 22nd @ 7:15pm.

The Board of Directors Meeting commenced at 8:15pm

Minutes

VOTED: Motion of Jeffrey Wall, seconded by David Chandler to accept the open session minutes of August 11, 2008.

3-0-1 vote Eramo abstained

VOTED: Motion of David Chandler, seconded by Jeffrey Wall to accept the open session minutes of August 25, 2008.

3-0-1 vote Eramo abstained

Executive Session minutes were tabled to the next meeting.

Executive Director Update

Mr. Kfoury noted the final East West Parkway RFP would be ready in early November with a goal to award in January 09.

Base Development

The Directors were informed that further clarification was needed on the procurement process for the WRF Slurry Wall. The Chairman stepped down in order to second Mr. Wall's motion for reconsideration of Board Measure 09-009. Mr. Chandler had opposed the Measure at the Aug. 25th meeting. Mr. Lavin asked Mr. Chandler to officiate as the acting Chairman for Board Measure 09-010.

Mr. Kfoury noted that the Slurry Wall specs were submitted to DEP and it was suggested a pre-qual step be added to a procurement bid process rather than an RFP method in order to keep to the construction timeline. Mr. Elkerton noted the project involved constructing a wall in the ground to contain the effluent disposal area. Bidders must demonstrate their business experience in constructing slurry walls.

Measure 09-010 – Reconsider 09-009

VOTED: Motion of Jeffrey Wall, seconded by James Lavin, to reconsider the vote of August 25, 2008, Measure 09-009, concerning Procurement of WRF Contract 1- Slurry Wall for the purpose of revising said vote relative to clarifications to the procurement process.

Unanimous vote

Measure 09-011 0 - Rescind – 09-009

VOTED: Motion of Jeffrey Wall, seconded by David Chandler, to rescind the vote of August 25, 2008, Measure 09-009, concerning Procurement of the WRF Contract 1 Slurry Wall.

3-0-1 vote Eramo abstained

Measure 09-012 – Vote Procurement Process

VOTED: Motion of David Chandler, seconded by Jeffrey Wall, that based upon the public convenience and necessity therefor, and to the maximum extent allowable by law, to hereby exempt the issuance of the Modified Public Bid Process (as hereinafter defined) for Contract 1 –Slurry Wall from the requirements of any public bidding and procurement requirements applicable to bodies politic and corporate of the Commonwealth of Massachusetts imposed by general or special law, including without limitation, the requirements of chapters 7, 30 and 149 of the General Laws, but excluding sections 28 and 29 of said chapter 149, and the regulations promulgated thereunder. The Corporation makes the above finding pursuant to the authority granted in Section 6(ii) of Section 37 of Chapter 303 of the Acts and Resolves of 2008 (amending Chapter 301 of the Acts and Resolves of 1998).

The Modified Public Bid Process proposed for this procurement (the “Modified Public Bid Process”) will follow the following steps:

- 1. An advertisement for the project will be placed in the Central Register for the Commonwealth of Massachusetts and the Patriot Ledger. (The Corporation hereby ratifies and confirms that submittal of said advertisement for publication in the Sept. 10, 2008 Central Register as been made.)**
- 2. Prospective bidders will need to submit a statement of qualifications at least twelve (12) days before bids are due (said date is Sept. 19, 2008), which statement will address the bidder's ability to meet minimum experience and financial requirements stipulated in the contract documents.**

3. Upon the closing date for the qualifications on Sept. 19, 2008, said documents will be opened by the Corporation's Selection Committee and reviewed. Qualified and unqualified bidders will be identified no later than Sept. 23, 2008.
4. An addendum will be mailed by certified mail, return receipt to all prospective bidders at least one (1) week prior to the bid opening date of Oct. 1, 2008 listing qualified bidders and clearly stating that bids will not be accepted from non-qualified bidders.
5. After obtaining approval from the board, the contract will be awarded to the lowest, responsive, responsible, and qualified bidder.

The Modified Public Bid Process shall comply with all bidding and procurement requirements necessary to maintain the project's eligibility for State Revolving funds.

The Corporation authorizes Eric J. Kfoury and/or James Young, each acting alone, in the name and on behalf of the Corporation, to conduct all activities necessary to effectuate the above resolution.

Unanimous vote

Directors Time

Mr. Wall was informed that CDP's revised plans, an updated comment matrix and a draft decision would be ready for the Board's review before the meeting on Sept. 22nd.

Mr. Chandler was informed that negotiations with the Town of Weymouth on water supply were still ongoing. Comments were pending from the Mayor's Office.

Next Meeting

The Chairman noted that additional Board meetings may be needed to address bonding issues, in addition to the Sept. 22nd meeting.

VOTED: Motion of Jeffrey Wall, seconded by David Chandler, to enter into Executive Session for the purpose of development Negotiations and Financial Strategies, to return to Open Session to adjourn.

Wall, aye, Eramo, aye, Chandler, aye, Lavin aye

Open Session ended 8:40pm.

Executive Session ended 9:55pm

VOTED: Motion of Jerry Eramo, seconded by David Chandler to adjourn the meeting.

Unanimous vote

The meeting ended 9:55pm

Mary Cordeiro, Recording Secretary

James W. Lavin, Chairman