



# SOMERVILLE REDEVELOPMENT AUTHORITY

## DRAFT MEETING MINUTES

Location: Virtual meeting via GoToWebinar

Date: May 18, 2022

Time: The Chair convened the meeting at 5.31pm.

### ATTENDANCE:

SRA Members Present: Iwona Bonney, Phillip Ercolini, Ben Ewen-Campen, Patrick McCormick, Christine Stone.

SRA Members Absent: William Gage.

Staff Present: Eileen McGettigan (Special Counsel), Tom Galligani (Director of Economic Development), Rachel Nadkarni (Senior Planner), Ted Fields (Senior Planner).

### AGENDA ITEMS:

Staff presented virtual meeting house rules to the Board.

#### 1: Approval of minutes for the April 20, 2022 meeting:

Mr. McCormick had a minor edit for a comment he made at the last meeting concerning the relocation of mature trees on development sites. Mr. McCormick noted that he is aware that such relocation is expensive and difficult, but that other communities have done this work and continue to do so.

Ms. Bonney moved approval, as amended. Seconded by Mr. McCormick. Unanimously approved 5-0-0 by roll call vote.

#### 2: Public Comment:

None.

#### 3: 138 South Street - South Street Farm

Groundwork Somerville is seeking the Authority's approval of a summer schedule of events they want to host at the South Street Farm, and for a new License Agreement for Groundwork's use of the Farm.

Alexandra Lennon-Seidman from Groundwork Somerville presented the organization's summer schedule of events to the Authority, including a gala and a series of concerts. The space allows 50-75 attendees for live music and 25 attendees for other events. Portico Brewing, which is moving next to the Farm, has agreed to donate canned beer for these events, including a TIPS certified staffer to distribute the beverage. Guests will have identification checked. Those over 21 will be provided temporary bracelets allowing them to purchase beer, those under 21 will be marked on their hands with an "X".

‡ Mr. Ewen-Campen questioned Counsel whether there were any legal issues around serving alcohol at these events. Ms. McGettigan replied that Groundwork needs to remember that the Authority is their landlord for the South Street Farm, and that any non-farm related events that require a municipal permit should be cleared with the Authority before permits are sought from other city agencies. Counsel McGettigan has drafted a new license agreement between Groundwork and the Authority reflecting and emphasizing this requirement. Counsel McGettigan recommended the Authority request that it be named as an additional insured party



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on Groundwork's insurance for these events. Counsel McGettigan also recommended that the Authority not approve future Groundwork events at the Farm if a Groundwork sponsored event generates complaints from neighbors about disruption.

- ‡ Mr. Ercolini asked whether there were concerns over COVID with Groundwork's outdoor events at the Farm. Ms. Lennon-Seidman explained that Groundwork prefers that attendees wear masks, and they are happy to require proof of vaccination as well. Mr. Galligani confirmed that the City does not have COVID-related requirements for outdoor events at this time.
- ‡ Mr. McCormick recommended that Groundworks reach out to neighbors of the Farm to make sure there are no problems or issues moving forward.
- ‡ Ms. Stone asked whether there was a discrete term in the new License Agreement the Authority is being asked to approve. Counsel McGettigan confirmed that there is no set term in the draft Agreement, it is monthly as a result. Ms. Stone asked where termination terms were located in the draft Agreement, Counsel indicated their location.
- ‡ Ms. Bonney moved approval of Groundwork's application for holding events at the South Street Farm during June, July and August of 2022. Seconded by Mr. Ewen-Campen. Unanimously approved 5-0-0 by roll call vote.
- ‡ Ms. Bonney moved that the Authority execute the new License Agreement for use of the South Street Farm. Seconded by Mr. McCormick. Unanimously approved 5-0-0 by roll call vote.

#### 4. Boynton Yards /Union Square Update:

Rachel Nadkarni provided a short briefing, sharing a map of the Union Square and Boynton Yards redevelopment areas.

- ‡ DLJ and Leggat McCall, developers of the Boynton Yards Master Plan, are proposing an additional Boynton South Master Plan. A public virtual meeting on this proposal will be hosted by the property owner and development team on April 27<sup>th</sup>.
- ‡ 495 Columbia Street recently received building permits and is under construction. 561 Windsor Street and 808 Windsor Street (Building #2) is under construction. 101 South Street (Building #1) is tenanted and operational.
- ‡ Building #3, on the corner of Earl and South Streets, and Archibald Query Way, Thoroughfare #1 in the Boynton Yards Redevelopment Plan, are under Site Plan review.
- ‡ Buildings #4-5 have Master Plan approval but won't be constructed for a few years. 600 Windsor has Master Plan approval and is under design by US2.
- ‡ The D3 block of the Union Square redevelopment area is under permitting by US2. Parcel 3.1 is undergoing Site Plan review.
- ‡ The D2 block of the Union Square area is under construction with a residential tower, a mid-rise apartment building and a lab building.
- ‡ Several smaller projects are underway in Union Square. 71-72 Union Square is under construction as a cannabis business. 300 and 346 Somerville Avenue are nearing completion. 71 Bow Street is under construction as well. 3 Hawkins and 379 Somerville Avenue are starting construction.
- ‡ Mr. McCormick asked whether the smaller projects in Union Square are governed by the City's inclusionary housing regulations. Ms. Nadkarni confirmed that is correct.
- ‡ Mr. Ercolini asked Ms. Nadkarni for counts of the number of affordable dwellings and jobs being created in these two redevelopment areas.



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- ‡ No public comment was received on this item.

### 5. Assembly Square Update:

Mr. Fields provided a short briefing, showing the Assembly Square redevelopment area, with block numbers.

- ‡ FRIT has started permitting a new lab structure on Block 7B and has plans before the Planning Board for additional construction.
- ‡ FRIT is working with OSPCD to permit a dog park.
- ‡ Construction is ongoing at 5 (Xmbly) Middlesex and 74 Middlesex by Biomed Realty and Greystar.
- ‡ 120 Middlesex is seeking to extend lapsed variances with OSPCD.
- ‡ Mr. Ercolini asked what uses are planned for these new projects. Mr. Fields responded that lab and office space will comprise the majority of space in these projects.
- ‡ No public comment was received on this item.

### 6. Winter Hill Update:

Ms. Nadkarni provided a short briefing. Progress is being made on two related, but separate, fronts.

- ‡ Mark Development is continuing to prepare an application for redeveloping 299 Broadway and 15 Temple Street. Mark will update the Authority about its plans for the site at the next meeting.
- ‡ The Citizens Advisory Committee (CAC) is meeting on the second Thursday of each month. Mark Development has started attending these sessions, which are open to the public. These meetings are recorded and the footage is uploaded to SomerVoice.
- ‡ Ms. Stone asked if Mark Development will acquire and develop the corner property at the intersection of Broadway and Temple. The firm is not currently seeking to acquire that property.
- ‡ No public comment was received on this item.

### 7. Summer Meeting Schedule

The next meeting will be June 15, 2022, and the next meeting will be in August. The Board can call emergency meetings if required.

- ‡ Mr. McCormick asked if State or municipal policy requires virtual meetings due to COVID. Mr. Galligani responded that the City is not able to host in person meeting in June, but can try to host hybrid meetings after June, in order to maximize access and attendance.
- ‡ No public comment was received on this item.

### 8. 90 Washington Street Project Plan Update

Mr. Fields provided a short briefing, with a map of the three development parcels and their respective sizes.

- ‡ The Mayor will host a listening session for residents of the Cobble Hill Apartments on the morning of May 25<sup>th</sup>. Three additional listening sessions will be hosted by OSPCD and IAM over the summer with residents of the development.
- ‡ The regular engagement process will start after the listening sessions, in later summer.



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- ‡ It is possible to move large, mature trees on site, according to the city's Urban Arborist. However, due to site conditions and the intertwined root system of the existing trees on site, moving mature trees will result in the loss of about half of them.
- ‡ Mr. McCormick asked that moving mature trees be considered going forward.
- ‡ No public comment was received on this item.

### 9. Next Meeting:

The Chair confirmed that the next meeting will be held on June 15<sup>th</sup>, with presentations by Mark Development concerning redevelopment of 299 Broadway and DLJ/Legatt McCall for the Boynton Yards South Master Plan.

### Adjournment:

The Chair requested a vote to enter Executive Session to discuss litigation strategy. Ms. Boney moved to enter Executive Session for said purpose. Mr. McCormick seconded. The motion was unanimously approved 5-0 by roll call vote at 6:29 pm. This vote adjourned the regular meeting.