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**Town of Swampscott**  
**Capital Improvements Committee Meeting Minutes**  
Wednesday May 25<sup>th</sup>, 2022 – 6:00 PM  
Joint Meeting with Select Board and Finance Committee

**CAPITAL IMPROVEMENTS COMMITTEE MEMBERS PRESENT**

Richard Raymond, David Brodsky, Ryan Hale, Jeremiah Sullivan, Kelley Begin

**SELECT BOARD MEMBERS PRESENT**

Neal Duffy, Mary Ellen Fletcher, David Grishman, Katie Phelan, Peter Spellios

Meeting called to order 6:15 PM

MR. DUFFY WELCOMED THE FINANCE COMMITTEE AND CAPITAL IMPROVEMENT COMMITTEE TO A JOINT MEETING BETWEEN ALL THREE COMMITTEES. THE SELECT BOARD WAS PRESENT IN THE POLICE DEPARTMENT'S TRAINING ROOM WHILE THE OTHERS ARE ON ZOOM. MR. DUFFY READ A STATEMENT BY MARCH FOR OUR LIVES, A NATIONAL GUN VIOLENCE PROTECTION ORGANIZATION THAT WAS BORN OUT OF A MASS SHOOTING AT STONEHAM DOUGLAS HIGH SCHOOL IN PARKLAND, FL IN 2018.

**A. PUBLIC COMMENTS:** NONE.

**B. TOWN ADMINISTRATOR'S REPORT:** TOWN ADMINISTRATOR SEAN FITZGERALD PROVIDED HIS REGULAR REPORT.

**C. NEW & OLD BUSINESS:**

**1. DISCUSSION/OVERVIEW OF PROPOSED LAND ACQUISITIONS:**

- ARCHER STREET ASSESSORS MAP LOT 7-1-0
- 0 ARCHER STREET
- 149 HUMPHREY STREET (HAWTHORNE BY THE SEA)

MR. SPELLIOS REVIEWED THE PROPERTY ACQUISITION PRESENTATION, GIVING A BRIEF DESCRIPTION OF ALL THREE PARCELS. HE ENVISIONS THE ARCHER STREET PARCELS AS PASSIVE RECREATION. THE COMMUNITY WILL DECIDE ON THE EXACT OPEN SPACE USE OF THE HAWTHORNE. ARCHER STREET LOT 7-1-0 HAS A SIGNED PURCHASE & SALE FOR \$400,000; THERE IS A PURCHASE & SALE FOR THE HAWTHORNE FOR \$7,000,000; NEGOTIATIONS HAVE JUST STARTED FOR 0 ARCHER STREET. THE BOARD IS GOING BEFORE A SPECIAL TOWN MEETING ON TUESDAY, JUNE 14, 2022, TO ASK FOR PERMISSION AND FUNDING TO ACQUIRE ALL THREE PARCELS.

THERE IS ALSO A NEW PROPOSED ZONING OVERLAY DISTRICT FOR THE GLOVER HOUSE, WHICH HAS BEEN CLOSED AND IN AN INCREASING STATE OF DISREPAIR SINCE THE MID-1990S. THE BOARD HAS WORKED WITH THE ATHANAS FAMILY, WHICH ALSO HAS AN AGREEMENT IN PLACE TO REDEVELOP THE PROPERTY. THE TOWN WARRANT WILL INCLUDE ADDING A NEW ZONING OVERLAY DISTRICT TO THE PROPERTY. THIS WILL ONLY IMPACT THE 2.2 ACRES LOCATED IN SWAMPSCOTT AND WILL ALLOW A DENSITY OF 68 UNITS/ACRE. THE DEVELOPER WILL ALSO PAY \$279,000 INTO THE AFFORDABLE HOUSING TRUST AS IF THE

40R WAS STILL IN PLACE. TOWN MEETING WILL BE ASKED TO CREATE AN OVERLAY DISTRICT TO INCREASE THE NUMBER OF UNITS TO 96 AND WHICH WILL REQUIRE 17 AFFORDABLE UNITS (18%).

TA FITZGERALD AND TOWN ACCOUNTANT PATRICK LUDDY DISCUSSED FINANCING OF THE THREE LOTS. TOWN MEETING WILL BE ASKED FOR \$8,875,000, TO BE FUNDED THROUGH THE GENERAL FUND. THESE ACQUISITIONS FIT INTO THE TOWN'S LONG- AND SHORT-RANGE GOALS AND THERE'S NEVER BEEN A BETTER TIME WITH RESERVES. THE TOWN CAN BOND FOR UP TO 30 YEARS USING GENERAL OBLIGATION BONDS, THE BULK OF WHICH WILL BE NEEDED BY OCTOBER. THE TAX IMPACT WILL BE MODERATE USING RESERVES; THE TAX IMPACT WITHOUT RESERVES WILL BE APPROXIMATELY \$80-110/SINGLE FAMILY HOUSE. TA FITZGERALD STATED THAT THE TOWN IS IN A GOOD POSITION TO TAKE ON A PROJECT OF THIS SCOPE & MANAGE TAX RATE AS RESERVES HAVE GROWN FROM \$3M TO \$10M. FISCAL YEAR 2023 CAPITAL PLAN WILL ALSO BE ON THE SPECIAL TOWN MEETING WARRANT. THERE WAS A DISCUSSION ABOUT RESERVES, THE STABILIZATION FUND, TAX IMPACT, CREATING A LAND TRUST AND THE FIVE-YEAR CAPITAL PLAN. THE BOARD AND TOWN ADMINISTRATOR ARE TALKING TO STATE AND FEDERAL PARTNERS TO HELP FUND THE OPEN SPACE PLAN FOR THE HAWTHORNE. THE ATHANAS FAMILY HAS UP TO ONE YEAR TO CLOSE THE RESTAURANT, DURING WHICH TIME THERE WILL BE COMMUNITY MEETINGS TO DECIDE HOW TO USE THE SPACE.

2. DISCUSSION/OPENING/CLOSING OF TOWN WARRANT FOR SPECIAL TOWN MEETING, TUESDAY, JUNE 14, 2022, 7:00 PM:

Meeting adjourned at 8:05 PM

True Attest,

Patrick Luddy  
Treasurer/Collector

*Minutes APPROVED by vote of the Capital Improvements Committee xx/xx/xxxx*