



Town of Swampscott
Hadley Reuse Advisory Committee Meeting Minutes
Commercial Subgroup
Tuesday, April 26th, 2021 – 7:00 PM
Virtual Meeting

COMMITTEE MEMBERS PRESENT

Laurie Lebbon (Chair), Justina Oliver, Janell Cameron

MEMBERS ABSENT

None

OTHERS PRESENT

Molly O’Connell, Senior Planner; Steve Purdue, Hadley Reuse Advisory Committee Chair

The meeting was called to order at 6:02 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

On **MOTION** (J. Oliver) and **SECONDED** (J. Cameron) it was **VOTED** by roll call to approve the meeting minutes of March 16th, 2021. (Lebbon) YES (Cameron) (YES) Oliver (YES)

The group discussed the results of the community survey, which showed a lot of support for civic uses of the building such as a town square, splash pad, and places for families. There was a lot of importance placed on open space as well.

Chair Purdue discussed passive versus active open space, and suggested that there is a difference between the concept of “more” and “better.” The ballfield does not necessarily have to remain the same, and the playground could be placed elsewhere on site.

The group discussed the basement and first floor areas as ideal for community space / civic uses. There is also a lot of crossover between these uses and the arts & culture group. The upper floors could be commercial or residential to generate income for building operation, and could charge higher rents for the ocean view. There are existing bathrooms in the basement that can serve the downstairs use.

The group is on the fence about keeping the annex. If it is removed, then there is additional space for parking if no other addition. Parking will be a serious need on site as this neighborhood is already very tight and some residents park on Hadley overnight when street space is unavailable. However, using the existing annex means that no new space needs to be built.

Chair Perdue noted that any affordable housing use would probably need a new addition as the current one is laid out inefficiently and would not be great for housing.

Chair Perdue asked the group to think about uses and the square footage that they need. The group discussed a large teen center and accommodating the summer park league. There is potentially a need for more after school programming when/if school consolidation occurs.

The group discussed reusing the auditorium as a community theater, potential recreation and arts classes, and outdoor activities. Ms. O'Connell spoke to some potential grant sources to help fund these items, however the Town would need to make some sort of investment.

J. Oliver pointed out that the renovation could be done like the Nahant Preservation Trust under a 501(c)3 to save on costs. The group agreed that would be a good approach.

There was a discussion of historic funding sources and the pros and cons of being listed on the National register.

The theater could be separately owned/managed by another entity; for example, the YMCA used to pay to use the theater. There was a discussion of whether or not the existing Y would need more space and could use it at Hadley, which would also create a revenue stream and provide activities to the community.

Chair Perdue asked the group about how they looked at uses that generate income versus uses that need assistance. J. Oliver noted that low-traffic office tenants on upper floors would work well with the uses described on lower floors. Some uses may generate too much parking needs, like a full service restaurant. However, the building could house a catering venue. The group also discussed the potential for the parking lot to charge for parking.

The potential schedule is twofold: 1) Short term, many uses could inhabit the building and/or programs could be run by recreation prior to full renovation. The annex could even be used as swing space before it gets taken down. 2) Long term, the building and its systems will need to be renovated and ADA access to all floors resolved.

The group discussed having multi generational programming for teens, seniors, parents with small children. If a STEM use was brought in, it could generate its own money through program funding.

On **MOTION** (J. Cameraon) and **SECONDED** (J. Oliver) it was **VOTED** by roll call to adjourn the meeting. Unanimous consent.

Meeting adjourned at 7:37 p.m.

True Attest,

Molly O'Connell, Senior Planner

Minutes APPROVED by vote of the Hadley Reuse Committee – Civic/Nonprofit Subgroup
06/22/2021