



Town of Swampscott
Hadley Reuse Advisory Committee Meeting Minutes
Affordable Housing Subgroup
Tuesday, May 11th, 2021 – 6:00 PM
Virtual Meeting

COMMITTEE MEMBERS PRESENT

Joan Honig (Chair), Bill DiMento

MEMBERS ABSENT

Lydia Scott Muolo

OTHERS PRESENT

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

The meeting was called to order at 6:23 p.m.

J. Honig provided a recap of the last meeting. The group decided to focus its efforts on senior housing, looking to the successful example of the Machon School.

L. Muolo had pushed for a mixed-use component at the last meeting. J. Honig is not opposed but has concerns about financing the space. Low Income Housing Tax Credits could not be applied, so it would need a separate funding source; additionally, it would probably require a condonation to provide for separate owners.

Chair Purdue asked about the number of units needed to support a 30b (fully affordable project). J. Honig stated it depends on the project cost; 40 units seems to be a sweet spot for these types of projects.

The group discussed the possibility of a new addition replacing the existing annex. J. Honig doesn’t want to speculate on the building needs and would rather leave it to an architect. Chair Purdue noted that it does affect the site layout, so it is good to think about. There are very real access problems with the existing annex and the interior is inefficient for a housing use; a new annex like the one built at Machon could solve both issues.

It was also noted that the annex could accommodate another use, such as a public space, which could be a strategy for the group in making recommendations to the larger committee. B. DiMento is supportive of this concept. J. Honig agreed, with the caveat that they don’t want to define the other use too specifically as it the refinement will take place during development/design.

The group discussed parking regulations and whether or not the site could support 40 units. Ms. O'Connell brought up a preliminary parking layout, which included a potential annex and parking lot. J. Honig noted there seems to be enough spaces. Machon has 48 parking spaces to serve 38 one-bedroom units (1 per unit plus visitor spaces).

B. DiMento noted that the current site layout doesn't correspond to the zoning regulations for parking lots. Ms. O'Connell will provide some updated drawings to see how that affects the number of parking spaces.

J. Honig thinks the tot lot should be moved to Linscott Park and B. DiMento concurs. Ms. O'Connell will provide the details of the Linscott Park rules and regulations to see if that is allowed.

The group decided to present two options to the larger committee: 1) a mixed-use option that includes a small space for some type of public use; 2) a purely affordable housing project. J. Honig does see the value in having another use on site, but wants to emphasize the need to pursue affordable housing if mixed use is not possible.

J. Honig has been working on a memo to the committee which she will provide to staff.

On **MOTION** (B. DiMento) and **SECONDED** (J. Honig) it was **VOTED** by roll call to adjourn the meeting.

Meeting adjourned at 7:33 PM.

True Attest,

Molly O'Connell, Senior Planner

*Minutes APPROVED by vote of the Hadley Reuse Committee – Affordable Housing Subgroup
06/22/2021*