



TOWN OF SWAMPSCOTT
SELECT BOARD REGULAR SESSION MINUTES
MAY 19, 2022 – 6:00 P.M.
SWAMPSCOTT HIGH SCHOOL, 200 ESSEX STREET, ROOM B129

SELECT BOARD MEMBERS PRESENT: NEAL DUFFY, MARY ELLEN FLETCHER, DAVID GRISHMAN, KATIE PHELAN, PETER SPELLIOS

MEMBERS ABSENT: NONE

OTHER TOWN OFFICIALS PRESENT: SEAN FITZGERALD, TOWN ADMINISTRATOR

A. NEW & OLD BUSINESS:

Neal discussed how the acquisition of these parcels has come about, the Board has met for 8-9 weeks in a row and are here to speak about three potential land acquisitions: 2 parcels totaling 10 acres and the Hawthorne. These acquisitions are the result of a lot of hard work and good decisions over long periods of time. The Board has been meeting in **in executive session** for over a year to discuss potential open space acquisitions and identified these three parcels as priorities. Thanks to David Grishman and Polly Titcomb, they focused on a densely settled area. He thanked TA Fitzgerald and Peter Spellios for their hard work. The Board will also be talking about affordable housing initiatives and there will be public comments heard throughout night.

The Board will be asking the Special Town Meeting for the following: 1) approval of the Capital Article postponed at Town Meeting which includes funding for these three parcels; 2) authorization to acquire these three parcels and 3) authorization to change the 40R overlay district zoning at the Glover.

1. Discussion/overview of land acquisitions:

- a. Archer Street Assessors Map/Lot 7-1-0: This is undeveloped land, just over 5 acres, overlooking Clarke Park in Lynn. If the acquisition is approved at Town Meeting in June, they will close on this property on September 12, 2022.
- b. Zero Archer Street: This is approximately 4.5 acres, also undeveloped. Since 2013, developers have tried to build housing but have been denied due to safety concerns. These two lots represent half of the Town's available open space.
- c. 149 Humphry Street (Hawthorne by the Sea): Peter commended the Athanases, their attorneys and real estate consultants for being very professional and for realizing that this was the best use for the Town. The Town has successfully negotiated acquiring this lot for its assessed price. The Athanases will have one year to close operations once Town Meeting has authorized funding. The Board will spend that time listening to community suggestions for use and will seek state and federal funding.

TA Fitzgerald showed a presentation on the Town's budget for the last few years, stating that tough decisions have been made which have put the Town in a position to acquire these properties. The Town has also been fortunate to work with the Athanas family, developing a public/private partnership for the Town to actualize a cornerstone of good society – protecting open space for this generation and future. Amy Sarro & Patrick Luddy will go through the same financial analysis as they did for the new elementary school.

2. Update & discussion on affordable housing initiatives:

- a. The Glover has been closed since the mid-1990s. The Board created a Blighted Property by-law and has been fining the Athanases, hoping this would make them do something with it. Leggalt-McCall has a Purchase & Sale. The Zoning Board will change the zoning from the current 40R, which restricts the

number of units they can build, to a new multi-family zone. Leggalt will still pay the Town \$279,000 for the Affordable Housing Trust that they would have had to pay under the current 40R zone so there is no financial loss to the Town.

PUBLIC COMMENTS: Patricia Makseyn, 23 Eureka Ave., thanked the Board; Jan DePaolo 30 Hillcrest Circle, thanked the Board and Athanas Family, a park at the Hawthorne will make the seaside friendlier; Joanne Berry, 44 Orchard Cir, new resident from Somerville, asked about the parcel at the corner of Tedesco & Salem, thinks it is out of character and the Town should look at other areas for affordable housing; Reggie Pagan, 60 Foster St., the neighborhood is elated. Aaron Berdoff, 11 Juniper Rd., thanked the Board, asked about new zoning for Glover, added that the Town needs 270 units to reach its affordable housing quota; Anne Driscoll, 2 Upland Rd., deeply grateful to all involved and happy they've taken into account the need for affordable housing & open space. James Drumheller, 5 Archer St., thanked the Board. They about the Archer St. lots. Tania Lillak, 26 Kings Beach Terr., chair of the Open Space Committee and is happy to have what we're working so hard towards to have happen. She discussed the importance of open space and the Open Space plan. Carole Shutzer, 24 One Salem St., exciting plans, happy for the open space.

SELECT BOARD:

Mary Ellen Fletcher – thanked TA Fitzgerald and the Athanas Family.

David Grishman has met w dozens of neighbors and has been well received. He had conversations with neighbors who didn't think that the Town would go to bat for them. This Select Board heard those that wanted green space. This is a forever acquisition that will shape the Town for generations. Good things are happening in town.

Katie Phelan – open spacer is priority for her and why she ran.

Katie also discussed the new free baby formula exchange website which was created by a Swampcott resident. Anyone in need of formula or those who have it can register online at <https://freeformula.exchange/>.

Upon **MOTION**, duly made by Peter Spellios, seconded by David Grishman, it was unanimously **VOTED**: for the Select Board to enter into an escrow agreement with Anthony's Hawthorne, Incl, Triton Atlantic, LLC, Sunbeam Development Limited Partnership, Leggalt McCall Properties LLC and First American Title Insurance Company, for property known as 153 Humphrey Street: All in favor Yes. Any opposed No. Motion passes.

Upon **MOTION**, duly made by Peter Spellios, seconded by David Grishman, it was unanimously **VOTED**: for the Select Board to enter into a Purchase & Sale Agreement with Joyce M. Haas, 501 Valley Escondido, Cornville, Arizona 86325, for real property located off Archer Street, Swampscott, Massachusetts, being Assessor's Tax Map 7-1-0: All in favor Yes. Any opposed No. Motion passes.

3. Special Town Meeting – Set Date/Open Special Town Meeting Warrant

Upon **MOTION**, duly made by David Grishman, seconded by Katie Phelan, it was unanimously **VOTED**: To hold the Special Town Meeting on Tuesday, June 14, 2022 at 7:00 P.M.: All in favor Yes. Any opposed No. Motion passes.

Upon **MOTION**, duly made by Mary Ellen Fletcher, seconded by Katie Phelan, it was unanimously **VOTED**: To adjourn at 7:40 P.M.: All in favor Yes. Any opposed No. Motion passes.