



Town of Swampscott
Hadley Elementary School Reuse Advisory Committee Meeting Minutes
Tuesday, June 22nd, 2021 – 6:30 PM
Virtual Meeting

HADLEY REUSE COMMITTEE MEMBERS PRESENT

Joan Honig, Bill DiMento, Jay Sullivan, John Peterson, Justina Oliver, Laurie Lebbon, Matthew Kirschner, Stephen Perdue (Chair), Nicole Dooley, Whisky Wolinski, Brian Rooney, Gary Barden, Martha Cesarz, Laurier Beaupre, Janell Cameron, Lydia Scott Muolo (out early)

MEMBERS ABSENT

Angela Ippolito, Adrian Rodriguez, Michele Barden

OTHER TOWN OFFICIALS PRESENT

Molly O’Connell, Senior Planner; Allie Fiske, Director of Communications and Special Initiatives

The meeting was called to order at 6:35 p.m.

Ms. O’Connell presented a review of the three scenarios that are the results of the committee’s work, their financial mechanisms, ownership possibilities, and site layouts with some data on interior sizing. Committee members were asked to perform a basic SWOT analysis on each of these and the results were shown.

Scenario #1- Mixed Use Commercial integrates the desired arts and community uses with commercial uses and has the strongest potential to support Town programming. It also recommends removing the existing annex to allow for more parking/open space. However, this option would require the most of the Town in terms of financing and it is essential to find a strong private partner to fully implement.

Scenario #2 – Affordable Housing mixes senior affordable units with some public space on the first floor of a new addition. The new addition helps provide the space needed to get to a unit count of approximately 40 units, while also providing ADA access and public space fronting the street. This scenario would add to the Town’s affordable housing stock, provide needed units for residents, and is highly likely to be funded by DHCD. However, it does not provide the same site activation as the other scenarios and further limits public access of the property.

Scenario #3 – Hospitality is a boutique hotel concept of approximately 40 units with a restaurant and event room. A new, smaller annex would be needed for the entrance/lobby and elevator. The goal for public access would be reuse of the auditorium as performance/event area, which would be determined during the site plan process. This scenario provides potential income/tax revenue

generation to the Town and a needed overnight stay option that keeps dollars and activity in Swampscott. However, this scenario is potentially generating additional traffic and requires the Town to provide a 99-year lease, which leaves little site control.

The Committee discussed the difference between standard parking needs and periodic needs, which depend on uses. Periodic needs are for items like the performance space or public space, while standard needs include space count per unit. Chair Perdue wondered if additional parking could potentially be located in the service area.

The Committee discussed Consensus Item #3, which was introduced at the previous meeting. The group agreed with the changes and recommended a few more. Staff will bring this item back at the next meeting.

The Committee discussed Consensus Item #4, which is a specific recommendation to the Select Board to keep the process moving forward while Hadley is still in operation as a school to minimize the amount of time the building may be vacant. This has been a specific problem for the Town in the past, and the Committee is aware of the need to be ahead of the game as opposed to catching up.

On **MOTION** (J. Sullivan) and **SECONDED** (B. DiMento) it was **VOTED** to approve the Consensus Item #4. Unanimous consent.

The Committee discussed Consensus Item #5 which has been drafted to recommend certain actions/studies to the Select Board in the Committee's report. It was recommended to add parking studies to all scenarios and financial feasibility to Scenario #2.

Ms. O'Connell presented the committee charge and a recap of what the committee has done so far to respond to the charge.

The Community Forum/open house has been scheduled for Tuesday, May 20th. The Community Outreach team will meet the week prior however all will be invited to attend. The goal of the forum is to get feedback from the community on the scenarios and ideally this will be held outside with opportunity for conversations instead of traditional presentations. Ms. O'Connell will be in touch with everyone who can attend as each person will be assigned to a station to answer questions.

On **MOTION** (B. DiMento) and **SECONDED** (J. Cameron) it was **VOTED** to adjourn the meeting. Unanimous consent.

Meeting adjourned at 7:31 p.m.

True Attest,

Molly O'Connell, Senior Planner

*Minutes APPROVED by vote of the Hadley Elementary School Advisory Reuse Committee
This meeting was video recorded.*