



**Town of Swampscott**  
**Hadley Elementary School Reuse Advisory Committee Meeting Minutes**  
Tuesday, June 8<sup>th</sup>, 2021 – 6:00 PM  
Virtual Meeting

**HADLEY REUSE COMMITTEE MEMBERS PRESENT**

Joan Honig, Adrian Rodriguez, Angela Ippolito, Bill DiMento, Jay Sullivan (out early), John Peterson, Justina Oliver, Laurie Lebbon, Matthew Kirschner, Stephen Perdue (Chair), Nicole Dooley, Whisky Wolinski, Brian Rooney, Gary Barden, Martha Cesarz, Laurier Beaupre

**MEMBERS ABSENT**

Lydia Scott Muolo, Janell Cameron

**OTHER TOWN OFFICIALS PRESENT**

Molly O'Connell, Senior Planner; Allie Fiske, Director of Communications and Special Initiatives; Neal Duffy, Select Board

The meeting was called to order at 6:03 p.m.

**VOTE TO PREVIOUS MEETING MINUTES**

On **MOTION** (J. Peterson) and **SECONDED** (G. Barden) it was **VOTED** by roll call to approve the meeting minutes of May 25<sup>th</sup>, 2021. The motion passed with Unanimous Consent. (No vote due to late arrival: Member Cesarz, Member Beaupre, Member M. Barden, Member Rodriguez, Member Lebbon).

**CONSENSUS ITEMS**

Ms. O'Connell introduced a number of "consensus items," which are meant to help the committee agree on certain matters which will help provide guidance to the Select Board and the Town in the committee's report.

The Committee discussed Consensus Item #1 which deals with the Town continuing on as property owner, but not as developer.

J. Honig suggested amended language in the notes section referring to the RFP.

On **MOTION** (B. DiMento) and **SECONDED** (W. Wolinski) it was **VOTED** by roll call to approve Consensus Item #1 as amended. Unanimous consent. (No vote due to late arrival: Member Rodriguez, Member Lebbon)

The Committee discussed Consensus Item #2 which deals with the importance of design as it pertains to the streetscape, open space, and parking on site. Member Peterson gave a presentation on his exploration of a public plaza under this topic. He specifically looked at a plaza that connects the “back” of the building with Linscott Park; however design ideas can also translate to the front of the building on Redington Street. His design is an iconic view of what is possible, but it can be scaled down depending on final outcomes.

Some members expressed concern about doing any building on the park, although like the idea of having the connection. A. Ippolito asked if the same type of ramping would need to be available on Redington Street to solve access; J. Peterson said yes, due to the elevated doors.

J. Honig noted that any ADA entrance should be located next to or as close as possible to the parking. She also suggested striking some language from the notes under this item.

L. Beaupre noted that this tiered access could be on both sides of the building, thus extending the public space if possible.

On MOTION (A. Ippolito) and SECONDED (J. Peterson) it was VOTED by roll call to approve Consensus Item #2 as amended. Unanimous consent except for Member M. Barden, who abstained.

The Committee discussed Consensus Item #3 which addresses the existing annex. Member Lebbon gave a presentation on her study of interior elevator access and the conclusion, which is locating the elevator in a current stairwell and/or outside of the existing main building. The new elevator could also be located in a brand-new annex which is more fully attached to the main building.

This research shows that the existing annex is inefficient due to its size, layout, and location and would not effectively serve the uses that have been discussed.

The committee discussed the pros and cons of demolishing the existing annex and building a new one. A. Ippolito thinks the annex should be demolished to make way for more open space and parking; but doesn’t support building a new annex. However, two of the potential scenarios require additional space beyond the main building and will need a new annex.

The committee did not come to an agreement on this item but recommended to continue it for discussion at the next meeting.

Ms. O’Connell briefly presented the scenarios and potential site layouts for: 1) Mixed-Use Commercial, 2) Affordable Housing, 3) Hospitality. Potential funding sources and interior layouts were outlined.

The next step is a community forum in July – date TBD. The goal is to get feedback from the community on these scenarios.

On MOTION (W. Wolinski) and SECONDED (A. Ippolito) it was VOTED to adjourn the meeting. Unanimous consent.

Meeting adjourned at 7:54 p.m.

True Attest,

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Molly O'Connell, Senior Planner

*Minutes APPROVED by vote of the Hadley Elementary School Advisory Reuse Committee  
07/27/2021*

*This meeting was video recorded.*