



Town of Swampscott
Hadley Elementary School Reuse Advisory Committee Meeting Minutes
Tuesday, July 27th, 2021 – 6:00 PM
Virtual Meeting

HADLEY REUSE COMMITTEE MEMBERS PRESENT

Joan Honig, Bill DiMento, Jay Sullivan, John Peterson, Justina Oliver, Laurie Lebbon, Stephen Perdue (Chair), Nicole Dooley, Whisky Wolinski, Laurier Beaupre, Janell Cameron, Angela Ippolito, Adrian Rodriguez

MEMBERS ABSENT

Brian Rooney, Michele Barden, Gary Barden, Matthew Kirschner, Martha Cesarz

OTHER TOWN OFFICIALS PRESENT

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

The meeting was called to order at 6:08 P.M.

APPROVAL OF PREVIOUS MINUTES

On **MOTION** (A. Ippolito) and **SECONDED** (J. Cameron) it was VOTED to approve the meeting minutes of June 8, 2021. Unanimous consent.

Ms. O’Connell gave a recap of the open house and asked for feedback from committee members. A. Ippolito stated that at first she was unsure of offering the Hadley tours, but it seemed to be very beneficial to the event and was glad how it turned out. J. Sullivan said he was busy answering questions and speaking with residents the entire time. J. Cameron said it was well attended for a summer event, but suggests name cards for committee members in the future.

Ms. O’Connell presented some of the feedback for each scenario from the in-person open house and the online survey that was available to residents who could not attend. Respondents were asked to list strengths and weaknesses of each proposal, and some also submitted questions for consideration.

To address the last part of the charge, Ms. O’Connell reviewed the zoning for the area with the committee. The underlying zoning is A-4 Residential and the site is also in the Humphrey Street Overlay District. The A-4 zone does not allow any of the proposed uses; however the Overlay does allow flexibility for almost everything, with the exception of large restaurants or retail. The recommendation is to use the overlay district table for any final scenario or, as Ms. Ippolito pointed out, the Town could rezone the site as a Planned Development District. Other potential

conflicts include the final parking lot design and parking counts; however any applicant could seek relief from the Board of Appeals through the special permit process.

APPROVAL OF CONSENSUS ITEM #3

The committee discussed Consensus Item #3, which has been brought back with minor tweaks after the last all committee meeting.

On **MOTION** (J. Sullivan) and **SECONDED** (J. Cameron) it was **VOTED** to approve Consensus Item #3. Consent of all except Member Honig, who abstained.

The Committee discussed the proposed Consensus Item #5, which recommends additional research be done on each scenario that was not able to happen during this process. J. Honig pointed out that undertaking all these studies would be cost-prohibitive to the Town; Chair Perdue noted that respondents to an RFP would be undertaking some of this due diligence, and so the report should reflect that process instead of making this a consensus item.

Ms. O'Connell reviewed the draft table of contents for the final report, and noted that sub-group chairs will be sent their sub-group sections for review and approval.

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

Meeting adjourned at 6:44 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.