



Town of Swampscott
Select Board Meeting Minutes
Tuesday, August 24, 2021
Swampscott High School

SELECT BOARD MEMBERS PRESENT

Peter Spellios (Chair), Polly Titcomb, Neal Duffy, Don Hause, David Grishman

MEMBERS ABSENT

None

OTHER TOWN OFFICIALS PRESENT

Sean Fitzgerald, Town Administrator; Allie Fiske, Director of Communications & Strategic Initiatives; Patrick Luddy, Town Accountant; Natalie Swanstrom, Business Manager, DPW; Gino Cresta, Assistant Town Administrator and DPW Director; Marzie Galazka, Director of Community & Economic Development; Molly O'Connell, Senior Planner; Michael McClung, Town Moderator

The meeting was called to order at 6:04 PM.

PUBLIC COMMENT

- A resident spoke in opposition to the worksheet regarding the Water & Sewer Rates and encouraged the board to not raise rates.
- A resident expressed concern that he did not receive information when requested to the Town. The Select Board asked that the Select Board be made aware when there is a request for information and asked that the Town come up with a system to ensure that we respond. The resident then asked why the Town does not consider eliminating the base rate and then tier the rates.

GIFT FROM FRIENDS OF THE SWAMPSCOTT RAIL TRAIL

Alexis Runstadler spoke to provide some information about the Friends of the Rail Trail and their mission. She shared information about the fundraising that they have performed. Director of Community & Economic Development Marzie Galazka provided an update on the Rail Trail. To date 2 segment of the trail have been constructed. She expressed the importance of this trail to promote pedestrian safety. The Select Board expressed their appreciation. Chairperson Spellios also thanks the Gelfand Family Trust for their generosity.

On **MOTION** (Grishman) and **SECONDED** (Hause) it was **VOTED** to accept the gift of \$150,000 from the Friends of the Swampscott Rail Trail for the purpose of supporting the design and construction of the Swampscott Rail Trail.

HADLEY REUSE REPORT

Chairperson Spellios provided background information regarding the formation of this committee to ensure that the Town has a plan for the building in the case it becomes vacant due to the construction of a new K-4 Elementary School. He specified two stipulations from the Select Board: 1) Propose uses that would retain building; 2) Propose multiple uses but exclude market-rate housing.

Senior Planner Molly O'Connell who led the development of the Hadley Elementary School Reuse Advisory Committee provided a presentation summarizing the report. She reviewed the existing conditions of the site describing the current layout made up of the main building and annex which are connected by walkway on first floor. The property is bound by Linscott Park, Humphrey St., and Redington St.

Steve Perdue, Chair of the Hadley Committee provided an overview of the process and outlined individual reports from the Arts & Culture, Civic/Nonprofit, Commercial, and Affordable Housing sub-committees. He reviewed some additional studies done by committee members on ADA Accessibility issues and open space. He reviewed the final Development Scenarios: Mixed Use Commercial; Affordable Housing; and Hospitality. He described the site layout, potential financing and ownership, and other information for each.

He reviewed consensus items that the committee voted to agree upon: 1) Town could feasibly continue as the property owner in certain scenarios but not the developer; 2) The design of streetscape, outdoor space, and parking is extremely important to the community and should be a critical part of the public review process; 3) The existing annex is inefficient in size, layout, and location. It should be considered for removal and in some use scenarios for replacement, 4) The committee strongly advises the Select Board move the Hadley Reuse process forward while the building is still in operation as a school to minimize the amount of time the building may be vacant.

Next steps: The staff recommendation for the Select Board is to issue a Request for Interest (RFI) using the Committee's recommended scenarios as guidance in the development of RFI objectives. Any feedback or questions on the report can be sent to Molly O'Connell.

Committee members were invited to speak regarding the report. Member Joan Hoanig spoke a little bit more in detail about the Affordable Housing scenario and opportunities for funding. Member Bill Dimento credited Molly O'Connell with her hard work and the development of the report. Janell Cameron echoed appreciation for Steve Perdue and Molly.

Molly O'Connell clarified that the RFI would reflect the 3 scenarios referenced in the report. The RFI could occur in late fall or winter.

Select Board Member David Grishman asked if there was any discussion of utilizing the roof. Ms. O'Connell stated that there was not enough information about the roof to be able to conclude a use though there was discussion about the possibility.

Select Board Member Neal Duffy asked if there were Technical Assistant grants available to assist with formulating the RFI through Mass Development or regional planning agencies. Ms. O'Connell is not aware of programs but says assistance from regional planning agencies is

TOWN MEETING WARRANT

The Select Board shifted to discuss a warrant article for the Special Town Meeting which will allow the Town to put a deed restriction on the Hadley School property that prevents it from being used for market-rate residential purposes. This would require Town Meeting to permission to undo the deed restriction. Once in place it removes any potential discussion regarding 40B. The deed restriction would only be put in place provided the debt exclusion is voted favorably at the Town-Wide Election. Angela Ippolito of the Hadley Committee and Planning Board expressed concerned about intermingling the two in the same Town Meeting.

ARTICLE 1:

On **MOTION** (Duffy) and **SECONDED** (Grishman) it was **VOTED** to recommend favorable action on Article 1 with inclusion of suggested revisions and include in warrant. All in favor

ARTICLE 2:

This article has been reviewed and approved by bond counsel, town counsel, and MSBA. The Finance Committee has discussed but has not voted yet.

On **MOTION** (Titcomb) and **SECONDED** (Grishman) it was **VOTED** to recommend favorable action on Article 2 and include in warrant. All in favor

The Town Moderator has issued the determination that Town Meeting will occur virtually due to safety concerns about meeting in person in the rise of COVID Delta Variant and the warrant will be updated appropriately. Town Moderator will submit letter to Select Board to be printed in warrant. Changes to the warrant are

- 1) Revisions to Table of Contents
- 2) Ensure Clerk is comfortable with V and VI
- 3) Page VI will be moderators letter
- 4) Article 1 will be revised to show favorable action from Select Board
- 5) Article 2 – the only change is to change that SB recommends favorable action
- 6) Any recommendations from Finance Committee;
- 7) Page 3 – pick a date what we are dating this, authorize staff to use electronic signatures. The date will be Thursday 8/27.
- 8) FinCom will submit letter for warrant.
- 9) Peter and David would like to review

On **MOTION** (Grishman) and **SECONDED** (Duffy), it was **VOTED** to close the September 13, 2021 Special Town Meeting Warrant. All in favor.

WATER & SEWER RATE

Town Administrator Sean Fitzgerald stepped through presentation with an update to the Water & Sewer Rate proposal. The presentation specifically addressed “the Fairness Issue” to demonstrate the current arrangement and the fact that some residents pay less per gallon – the rate change would try to address this issue.

The Town Administrator recommends a 3-Tier Rate structure be implemented and that \$90K from water and \$190K from sewer in retained earnings be used. Neal recommended that the committee continue to meet to track the new rates.

On **MOTION** (Duffy) and **SECONDED** (Titcomb) it was **VOTED** to accept the recommendation of Town Administrator to adopt a tiered rate structure for Water Sewer Consumption and Base Rates as outlined as follows:

- Block 1
 - Consumption Rate: (0-2500 cubic feet) Water \$7.33; Sewer \$5.75;
 - Base Rate (0-1000) Water \$13.25; Sewer \$20.00
- Block 2
 - Consumption Rate (2501-25000) Water \$7.60; Sewer \$6.50;
 - Base Rate (1001-25000) Water \$13.65; Sewer \$20.60
- Block 3
 - Consumption Rate (25001-Max) Water \$7.80; Sewer \$7.20;
 - Base Rate (25001-Max) Water \$13.65; Sewer \$20.60

All in favor.

Water bills will go out in a few weeks. The time to pay them will be extended.

SEPTEMBER MEETING SCHEDULE

2 meetings in September and meeting right before Town Meeting.

- September 1, 2021 – 6:00 PM (HYBRID)
- September 13, 2021 – 5:30 PM (ZOOM)
- September 22, 2021 – 6:00 PM (HYBRID)

CONSENT AGENDA

1. Vote to approve meeting minutes from August 3, 2021 and August 11, 2021 meeting
2. Vote to approve One-Day Liquor License Application for Latitude Beverage / 90+ Cellars to sell at at Swamptoberfest on Saturday, September 4, 2021 from 4-9pm with a raindate of Sunday, September 5 from 4-9pm.
3. Vote to approve One-Day Liquor License Application for the Swampscott Yacht Club to sell at Swamptoberfest on Saturday, September 4, 2021 from 4-9pm with a rain date of Sunday, September 5 from 4-9pm.
4. Vote to accept gift from Friends of the Swampscott Rail Trail for the Rail Trail Project.

5. Vote to approve member appointment for Swampscott Cultural Council - Houda Amoakuh and Laura Lynn for 3-year terms expiring 2024

On **MOTION** (Hause) and **SECONDED** (Grishman) it was **VOTED** to approve the consent agenda with changes to minutes. All in favor.

TOWN ADMINISTRATOR'S REPORT

- Capital Plan
- Community Development
- Health Department
- Trash & Recycling
- Senior Center
- Pedestrian Safety
- Flight Path Update
- Fire Department Grant
- COVID-19
- Upcoming Events

SELECT BOARD UPDATE

- David Grishman asked about update on Blighted Property, specifically one on Humphrey St. (address?)
- I & I on agenda next week

On **MOTION** (Grishman) and **SECONDED** (Duffy) it was **VOTED** to adjourn the meeting. All in favor.

Meeting was adjourned at 8:47 PM

True Attest,



Allie Fiske, Director of Communications & Strategic Initiatives

Minutes APPROVED by vote of the Select Board 9/1/21