



## Town of Swampscott, Hadley Elementary School

### *Swampscott School Building Committee Meeting #6*

Date & Time: 8:00AM on July 16, 2013  
Location: Swampscott Middle School

#### *Attended*

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<b>Swampscott School Building Committee (SSBC):</b>	Kenneth Ardon, Finance Committee (KA) Garrett Baker, Member MCPPO certified, (GB) Edward Cronin, SPS Business Manager (EC) Pam Angelakis, Superintendent (PA) Carin Marshall, School Committee (CM) Sandra Rivers, Principal, Hadley Elementary School (SR) Thomas Younger, Exec. Officer and Administrator (TY) Laurier Beaupre, School Committee (LB)
<b>collaborative partners (CP):</b>	Paul Kalous (PK) Joe Naughton (JN)
<b>Mount Vernon Group Architects (MVG):</b>	Frank Tedesco, AIA (HG) Al Cuevas AIA (AC) Ben Gary, (BG)

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The purpose of the meeting is to move the Hadley Elementary School Project forward.

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#### ***Opening Remarks***

CM opened the meeting and Collaborative Partners reviewed the agenda.

#### ***Project Planning discussion***

PK stated that the desired outcome from this meeting was learn as many perceived advantages and disadvantages of each of the sites from the standpoint of SBC members to inform the feasibility study. The following are points made about each site's suitability.

##### **CLARK SITE:**

- Site appears too small for 635 student school, architect to verify
- Limited parking.
- Small play areas
- Potential for Pre-K and Kindergarten
- Potential for Admin offices and Pre-K
- Ball fields owned by Town, not school district.
- 15' foot grade level change west side of existing school
- Dumpster access from Middlesex Road
- Drop-offs include one school bus plus cars using both Middlesex and Norfolk St.
- Existing field is swampy, has a drainage issue.
- Swing space would be necessary and no swing space currently exists.

#### STANLEY SITE

- Recommended by master plan.
- Drop-off is currently somewhat chaotic.
- Wooded conservation land adjacent to site is swampy, understood to be a wetland.
- Ball fields are available by Town permission without Chapter 97 but would need to be replaced in kind.
- Potential connections through Unitarian Church parking lot to Forest Ave and to Humphrey Street via Paper Street would facilitate drop-off and pick up traffic.
- Connection to Humphrey Street may not be supported by neighbors on that street.
- Looping building back to Whitman Street is viable, and the loop will likely be required by the Fire Department.
- Utilizing Stanley Site for 635 students would accommodate all district grades 1-4.
- Swing space not necessary – a huge positive.

#### MACHON SITE:

- Abandoned school and title has been transferred to the Town of Swampscott, no longer owned by the Swampscott Public Schools.
- Appears much too small, architect to verify.
- No parking available.
- Limited play space.
- Site would require annexation of adjacent park that may result in resistance from neighborhood.
- Visible cliff and ledge on site.
- Site may possibly be large enough, with some parkland, to accommodate a replacement to Hadley.
- Swing space not necessary.
- Hadley School demolition would be off site and not reimbursable.

#### HADLEY SITE

- Site would accommodate a replacement building, but no parking, no play space.
- Replacement of Hadley would create disparity with Stanley. Stanley would either need to be replaced or renovated to create equity in educational facilities.
- Adjacent park is protected and would require legislation under Chapter 97 to utilize.
- Swing space necessary.
- Valuable property with ocean view.
- Building not historical, but may have sentimental qualities to citizens.
- No room for addition.
- Building off site would make demolition non-reimbursable.

#### MIDDLE SCHOOL SITE

- Reconfiguration to move admin to abandoned police station and creating a lower middle school wing for grades 4 and 5 is possible space-wise, but may not be politically acceptable.
- Ball field in back of school is a Town owned field, not a park, and may be large enough (architect to verify).
- Wooded, rocky area along Forest Street appears large enough. (architect to verify)
- Utilizing this site would create a grade 1-8 campus.
- Siblings can walk or drop off at one location.
- Site was originally the high school, and had the traffic that a high school has.
- Fields could be provided at existing Stanley school to replace Middle School field if necessary.
- Swing space not necessary with grade 1-4 configuration.



***Mount Vernon Group Design Contract***

TY stated that the draft contract was forwarded to Town Consul yesterday and is being reviewed. Comments from Town Counsel will be shared as soon as they are available.

***Schedule and Public Outreach***

PK requested that the next meeting include a review of the schedule and that SBC members be prepared to discuss dates for public forums.

***Other Business:***

Motion: That the minutes of meeting 4 that took place on July 9, 2013 be accepted.

Motion by: Ken Ardon

Seconded: Carin Marshall

Vote: Unanimous

***Next Meeting:***

The next School Building Committee meeting will be held on Tuesday July 23, 2013 at 8:00AM. The agenda will be follow-up discussions of the site review meeting, and to discuss the schedule and dates for public forums.

*These notes will become part of the project record as written, unless corrections or additions are received in writing by collaborative partners within 6 days of distribution.*