

FINAL REPORT AND RECOMMENDATIONS TO THE SAUGUS TOWN MEETING

BALLARD SCHOOL REUSE STUDY COMMITTEE

October 15, 2020



Wayne Carter

Martin Costello

Anthony Cogliano

Peter Manoogian

Corinne Riley

RECOMMENDATIONS

We recommend the following motion be adopted by the Saugus Town Meeting:

"To accept the report and recommendations of the Ballard School Study Committee."

Those recommendations are as follows:

- 1.) That said property, while vacant, be maintained. Said maintenance shall include grounds, fencing and adjacent sidewalks as well as the physical structure by establishing a specified routine of monitoring and maintenance.
- 2.) If necessary, a budget recommendation to perform aforementioned maintenance should be presented to Town Meeting for consideration.
- 3.) Any future use, whether it be sale, short or long term lease, contemplated by the Town, should be presented to the public in the form of a public hearing with written notice to abutters consistent with notice procedures used by the Board of Appeals.
- 4.) That this Committee has completed its task and the Moderator can disband it.

BACKGROUND

The Ballard School lot is approximately 28,096 square feet. The building is 9,598 square feet. The current assessed value is \$704,200.00. The building was relinquished back to the town in December 2019 by a vote of the current school committee.

The Ballard School Study Committee (BSSC) was established by a vote of a Special Town Meeting held on July 13, 2020. Article 27 was voted as follows:

To see if the Saugus Town Meeting will vote to create a five-person study committee that will investigate the potential use for the Ballard School including, but not limited to, the use for Veterans Housing under the VASH Program or other programs that offer state or federal subsidies.

Said committee will research and report on opportunities for public/private or public/non-profit to partner with the Town and/or the Saugus Housing Authority. Said committee shall engage the Saugus Housing Authority and/or its Executive Director as part of its research as well as the Saugus Veterans agent.

Said committee shall consist of two Precinct 10 Town Meeting Members to be appointed by the Moderator within 14 days of adoption of this article, one resident neighbor who resides on Richard, Greenwood or Dudley Street to be selected by the two

appointed Town Meeting Members, one Selectman to be appointed by the Chairman of the Board of Selectmen and the Town Manager or his designee.

In the event the Moderator fails to make appointments as herein described, the five Precinct 10 town meeting members shall appoint two from said delegation.

All meetings will be public and abutters of the Ballard School shall receive written notice of meetings. There shall be no less than one public hearing to receive input.

This committee will report to the next annual or special town meeting, whichever comes first. A final report, with recommendations, will be issued no later than October 15th, 2020.

Members of The Ballard School Study Committee (BSSC) consisted of Precinct 10 Town Meeting Members Martin Costello and Peter Manoogian. Representing the Board of Selectmen was Chairman Anthony Cogliano and representing the Town Manager was Selectman Vice Chairman Corinne Riley. The resident neighbor was Mr. Wayne Carter who resides on Greenwood Avenue.

The BSSC held four meetings on the following dates:

- July 28, 2020
- September 2, 2020
- September 21, 2020 (public hearing)
- October 14th, 2020

PROCEDURES

Although not required to do so as a committee of Town Meeting, the BSSC posted all four meetings, including written sufficiently specific agenda 48 hours in advance. We also kept minutes, approved minutes, and submitted those minutes to the Town Clerk. We appreciate the and acknowledge the help of Town Clerk Ellen Schena.

We also took the view that we would not, in any way, suggest, advocate or promote any one use over another. We wanted to make sure that we could present what the public was saying and wanted to find a way to differentiate between what the area residents were saying and those from outside the area. We felt it important to have that distinction available for Town Meeting and the Administration to consider.

THE SURVEY

At our first meeting we went over the vote of Town Meeting and determined that a survey should be developed. Each member posed potential uses for the Ballard that included public and private uses. A total of 14 options were contemplated by the members.

It was also decided that a Facebook Page would be created to share the information and to provide announcements and findings. It was our goal to be as inclusive as possible, to welcome all input and to allow access to the process whether it be electronically or otherwise.

We also wanted a survey that was easy to use yet would provide us with information that we could have a high level of confidence in. We used the Google Survey platform. A link to the survey was posted on Facebook, the Town webpage, and submitted to the Saugus Advertiser and the Saugus Advocate.

We also created 250 written notices to be dropped on area streets near the Ballard School. Approximately 225 of those notices were hand delivered to each area home. That notice included the "tiny" URL for the online survey as well as a notice to those without computer access that we would hand deliver a printed survey with information on where they could return it. About a half dozen printed surveys were requested and provided by the BSSC and those comments were uploaded to the Google platform.

We therefore proposed each use and gave three possible responses to indicate the respondent's level of support; "would very much support" would be a "3", "would not support" would be a "1". A "2" was neither very much in support or not support. Respondents were also given the opportunity to include written comments.

The survey asked for the respondent's name and allowed them to indicate which area street they lived on. Non area respondents could indicate "other" and voluntarily indicate their street where they reside.

SURVEY RESPONSE

We believe the response was excellent. Of the 222 surveys completed 97 or 45% were from nearby neighbors. This represented a 43% response rate for the immediate neighboring streets to the Ballard School. 125 or 55% of the online surveys were from other respondents residing outside the area.

Survey Findings – Most Favorable Uses (in descending order)

The neighbors rated four options at 2.0 and above while those outside the area rated six areas with a 2.0 or above/

NEIGHBORS	NON NEIGHBORS
Reuse as a pre-school or day care 2.5	Reuse as a pre-school or day care 2.5
Tear down for a playground 2.3	Reuse for youth & rec /community ctr 2.4
Tear down for community gardens 2.2	Reuse for veterans housing 2.2
Reuse for youth & rec /community ctr 2.1	Tear down for a playground 2.1
	Reuse for elderly housing 2.1
	Tear down for community gardens 2.0

Survey Findings – Least Favorable Uses (in descending order)

NEIGHBORS	NON NEIGHBORS
Reuse for market rate apartments 1.2	Reuse for market rate apartments 1.3
Reuse for public housing 1.2	Reuse for commercial offices 1.4
Reuse for commercial offices 1.4	Reuse for public housing 1.6
Reuse for medical offices 1.5	Reuse for medical offices 1.7
Reuse for veterans housing 1.6	Tear down to create one house lot 1.7
Reuse as govt. offices 1.7	Reuse as a charter school 1.8
Tear down and create a dog park 1.8	Reuse as govt. offices 1.8
Reuse as a charter school 1.9	Tear down and create a dog park 1.9
Reuse for elderly housing 1.9	
Tear down to create one house lot 1.9	

ANALYSIS OF SURVEY RESULTS – TOP TAKEAWAYS

1. The most preferred reuse option with an average score of 2.5 for both those living closest to the Ballard and those outside of the area was “reuse/conversion to a pre-school or day care center.” This top choice for both neighbors and non-neighbors is consistent with the findings of a 2014 US Housing and Urban Development report entitled, “**Vacant and Abandoned Properties – Turning Liabilities Into Assets.**” Within that report it is stated that “the most desired outcome is to quickly return a property to its previous use.”
2. Public uses are most favored by neighbors and non-neighbors.
3. Commercial type uses are least favored by both groups.
4. The greatest variance in support is for Veterans Housing which is least favored by the neighbors and has support among non-neighbors.

OPTIONAL COMMENTS

Many respondents took the time to offer optional comments. People expressed gratitude for the opportunity to be heard. Many of the comments were consistent with the numeric survey results. The neighbors to the school made it clear that they wanted the building and grounds to be kept up, regardless of use.

THE PUBLIC HEARING

The vote of Town Meeting specified there to be a public hearing. That hearing was held on September 21, 2020 at 4 PM at the Ballard School lot. We made 50 chalk marks on the pavement every six feet to insure social distancing. The notice advised that if more than 50 attended, the hearing would be continued for those who were turned away.

The committee made 4 signs that he posted on the four corners of the Ballard School three days in advance notifying the abutters of the hearing. This was in addition to announcements placed in the Saugus Advertiser, the Saugus Advocate, and on the dedicated Facebook page of which there are just over 100 members.

39 area residents attended the public hearing. The minutes and their comments are attached. Those that spoke shared their concern about the impacts that both use and non-use could have on the neighborhood. Traffic, property values, disrepair, and overall appearance were consistent themes that we heard during the hearing.

"Properties that have turned from productive use to disuse are found in cities, suburbs, and rural areas throughout the country, and they vary widely in size, shape, and former use. But these vacant and abandoned properties are more than just a symptom of larger economic forces at work in the community; their association with crime, increased risk to health and welfare, plunging property values, and escalating municipal costs make them problems in and of themselves, contributing to overall community decline and disinvestment." John Accordino and Gary T. Johnson. 2000. [*Addressing the Vacant and Abandoned Property Problem*](#), *Journal of Urban Affairs* 22:3, 302-3.

FINDINGS ON REUSE AS HOUSING

As required by the Town Meeting vote we met with Laura Glynn, the Executive Director of the Saugus Housing Authority (SHA). In just over one-hour Ms. Glynn provided an overview of the state of public housing in Saugus. She provided us with information about any current opportunities to expand public housing. Ms. Glynn made it clear that there are currently no funding programs available to expand public housing. Any funds held by SHA are strictly for maintenance and operations, not expansion.

Ms. Glynn also pointed out that the greatest demand for public housing in Saugus is for family housing. Currently Saugus has one family housing facility located at the converted Armitage School on Essex Street. Due to the subsidized rent program for such units, the least amount of turnover exists in such housing.

For any public/private partnerships to exist, there must be investment incentive for a developer. Special long-term leases, up to 99 years, could be recognized for loans to a private developer. The town would have to engage in a public process that would

specify the type of housing and the terms for a developer. This would be done through public procurement

The Ballard School lot, if rezoned to R4, could support up to 11 units. Ms. Glynn explained that converting a building, particularly an old building, could easily cost \$300,000.00 per unit. For a developer to spend \$3,300,000.00 a long terms lease would be necessary. This would be highly unlikely without favorable terms for the developer and the investors.

We also contacted Mr. Tom Traverse and Mr. John Cannon of the Saugus Affordable Housing Committee. They both explained that their committee was essentially dormant due to the inability to access funding to create any affordable housing.

We did reach out to Chelsea Restoration Trust (CRT) that previously assisted the Town of Saugus with abandoned property on High Street and Wendell Street. We learned there are several programs offered by the state that offer nominal dollar amounts to locally established housing initiatives that have support of the local government. The amount of these programs would require substantial contribution from the levy as well as demonstrable community support.

Efforts to contact the Massachusetts Department of Housing and Community Development (DHCD) were unproductive as phone calls were not returned.

VETERANS HOUSING

As specified in the vote of Town Meeting the BSSC looked into the possibility of having Veterans Housing at the Ballard School. Our research included conversations with Ms. Laura Glynn, and the Saugus Veterans Service Officer Mr, Jay Pinette..

Mr. Pinette was asked if there was a homeless veteran situation in Saugus. In the three years that Mr. Pinette has been in Saugus, there has been one family from Lynn that was in a hotel on Route One. That family moved on after they received services to which they were entitled.

He states that there have been three homeless veterans that have been to his office, none of whom resided in Saugus. Two were homeless and one veteran, determined to be at risk, received help at the Haverhill Veterans Northeast Outreach Center. The other two were also referred to Northeast Outreach Center where they found temporary housing.

According to The Housing Assistance Council, a national non-profit organization, there are currently 853 homeless veterans in Massachusetts (<http://veteransdata.info/>). These veterans need counseling and support services in part due to post-traumatic stress disorder, substance abuse and other conditions adjusting back into civilian life

after their military service. (<https://www.revealnews.org/article/what-you-need-to-know-about-americas-homeless-veteran-problem/>).

It is clear that while Saugus does not have a homeless veteran problem, there may be a regional need for additional support services and housing. The two cannot be mutually exclusive.

The Federal Government and the states have a program known as the VASH program. "The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA)." (www.hud.gov)

We have also learned that one of the criteria established by the Saugus Housing Authority for eligibility for housing at Heritage Heights, which is Federally regulated program, is having status as a veteran. Hence there is an opportunity within Saugus already for Saugus veterans who do not meet the VASH qualifications to have access to public housing.

We also learned that if Saugus partners with a non-profit to create veterans housing and the units cannot be filled by qualified veterans under the VASH program, then other housing vouchers can be accepted.

As indicated in the survey results, veterans housing is among the least favorable uses for the area residents while it is one of the more favorable uses by non-area residents. This particular use had the greatest variance of support of all the uses identified on the survey.

SAUGUS AND CLOSED SCHOOL BUILDINGS - OVERVIEW

During the first half of the 20th Century and well into the post-World War II era Saugus embraced the concept of "neighborhood schools.: Declining enrollment as well as budgetary pressures placed a greater emphasis on the efficiencies associated with school building consolidation.

The chart below presents a brief overview of how shuttered school buildings have been used in Saugus. The Ballard School is now one of eight building no longer used by the Saugus Public Schools.

<i>CLOSED SCHOOL</i>	<i>CURRENT USE</i>	<i>COMMENT</i>
Armitage Elementary – Essex Street	Converted by Saugus Housing Authority	Family Housing Units (8)
Sweetser Elementary School – Lincoln Avenue	Demolished -Saugus Housing Authority	28 units, 8 of which are for disabled
Clifftondale School – Lincoln Avenue	Retained - Leased to SHORE Collaborative, now M.E.G. Non-profit since 2007	Town Meeting rejected sale of building in 1986
Emerson School – Lincoln Avenue	Converted to Condominiums	Private Developers
North Saugus School – Water/Walnut Street	Converted to Offices	Private Developer
Felton School – Central Street	Demolished – Saugus Senior Center built on site	Public Use
Evans School – Central/Denver Street	Leased by Town to Shining Stars Preschool	Private Use
Ballard School – Richard/Dudley Street	Vacant	

EAST SAUGUS – ALREADY DOING ITS SHARE

While all areas and neighborhoods in Saugus share differing burdens, East Saugus or that area bordered by Chestnut Street, Lincoln Avenue and Route 107, has accepted particularized housing options in the form of nursing homes, group homes, and long term care facilities.

Long term care nursing homes are located on Lincoln Avenue and Chestnut Street. East Saugus hosts group homes on Lincoln Avenue, Seagirt Avenue, Stocker Street, and Houston Avenue. There is also an assisted living facility on Houston Avenue

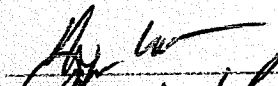
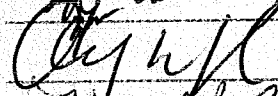
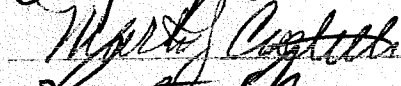
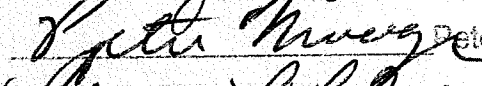
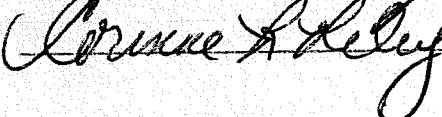
East Saugus also has hosted facilities that pose quality of life impacts on area residents including the Stanley Day Pumping Station on Lincoln Avenue and the Wheelabrator incinerator and adjacent ash landfill.

We wish to share these facts with a candid community that should recognize, and hopefully respect, the circumstances and concerns of those who live close to or near this, and future, shuttered public buildings.

CONCLUSION

The BSSC was created to identify possibilities for re-use and to listen to and record the input of area residents. We recognize that it was not within our authority to propose or even show favoritism to any one or several reuse suggestions. Ultimately any proposal for re-use must come from the administrative side of government. It is our sincere hope that this report along with its recommendations will be accepted. We further hope that our work will serve as guide for future efforts to re-purpose the Oaklandvale, Lynnhurst, Waybright. And Roby school sites.

Respectfully submitted:

 Wayne Carter - Resident
 Anthony Cogliano - Selectman Chairman
 Martin Costello -- Precinct 10 Town Meeting Member
 Peter Manogian -- Precinct 10 Town Meeting Member
 Corinne Riley -- Selectman Vice Chairman

October 15, 2020

Special Thanks to:

Mr. Peter Manogian III -- Winchester -- Data Analysis
Ms. Wendy Reed -- Saugus Selectmen Clerk -- Printing and Reproduction
Mr. Kenneth Scourtas -- Saugus -- Web Support
Ms. Ellen Schenna -- Saugus Town Clerk Meeting Postings

BALLARD SCHOOL STUDY COMMITTEE

APPENDIX

Pages 1 – 5	Agendas*
Pages 6 – 13	Minutes
Pages 14 - 15	Notes from Meeting with Laura Glynn
Page 16	Text Message from Anthony Cogliano
Pages 17 - 22	Google Survey
Page 23	Hand Delivered Survey Notice to Area Residents
Pages 24- 25	Survey Analysis
Pages 26 - 34	Survey Comments
Pages 35 – 40	Pictures of Property

*The August 27th meeting was cancelled due to rain and re-scheduled to September 3rd



MEETING POSTING

TOWN OF SAUGUS

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s

Ballard School / Re Use Study Committee

Day, Date, and Time

Tuesday, July 28, 2020 4:30 P.M.

Location / Address

Ballard School Parking Lot - Greenwood Ave
@ corner of Greenwood + Dudley

Signature of Chair or
Authorized Person

Peter Maroogian

WARNING:

IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

~~REDACTED~~

- 1.) Review Town Meeting Article
- 2.) Discuss timeline of events/research that needs to take place and sequencing
- 3.) Discuss neighborhood meeting + survey development
- 4.) Discuss/decide who will approach Veteran's Agent + Executive Director of Housing Authority
- 5.) Member suggestions of other inquiries to be made
- 6.) Adjourn

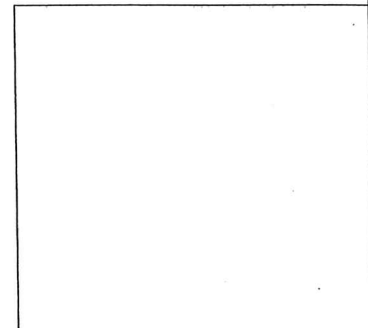


MEETING POSTING

TOWN OF SAUGUS

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Committee/Board/s	Ballard School Study Committee
Day, Date, and Time	Thursday, August 27, 2020 4 P.M.
Location / Address	Ballard School Parking Lot (near shed)
Signature of Chair or Authorized Person	Peter Manoogian
WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!	

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to order
2. Review / approve July 28th 2020 meeting minutes
3. Review meeting with Laura Glynn and Fair Housing Committee (Peter Manoogian / Martin Costello)
4. Review updates from Selectman Riley (Veteran's Agent)
5. Review updates from Selectman Cogliano (Building condition)
6. Review any new information from Wayne Carter re: Winthrop's use of closed school buildings
6. Review / discuss survey results
7. Discuss public hearing specified in town meeting article
8. Member thoughts / suggestions for eventual written report
9. Adjourn

Cancelled due to weather



MEETING POSTING

TOWN OF SAUGUS

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Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Ballard School Study Committee
Day, Date, and Time	Thursday, September 3, 2020 4 P.M.
Location / Address	Ballard School Parking Lot (near shed)
Signature of Chair or Authorized Person	Peter Manoogian

WARNING:

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MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to order
2. Review / approve July 28th 2020 meeting minutes
3. Review meeting with Laura Glynn and Fair Housing Committee (Peter Manoogian / Martin Costello)
4. Review updates from Selectman Riley (Veteran's Agent)
5. Review updates from Selectman Cogliano (Building condition)
6. Review any new information from Wayne Carter re: Winthrop's use of closed school buildings
6. Review / discuss survey results
7. Discuss public hearing specified in town meeting article
8. Member thoughts / suggestions for eventual written report
9. Adjourn



MEETING POSTING

TOWN OF SAUGUS

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TOWN CLERK'S OFFICE
TOWN OF SAUGUS, MASS.

2020 SEP - 9 A 10:40

RECEIVED

Committee/Board/s	Ballard School Study Committee PUBLIC HEARING
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Day, Date, and Time	Monday, September 21 st @ 4:00 P.M.
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Location / Address	Ballard School Parking Lot (near shed)
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Signature of Chair or Authorized Person	Peter Manoogian
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WARNING:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!
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AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to order / Roll Call
2. Review / approve September 3 meeting minutes
3. Member discussion to attendees on purpose of hearing
4. Review of survey results
5. Public input
6. Adjourn

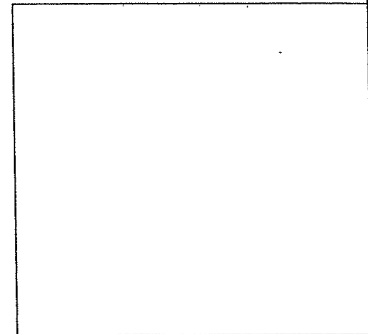
PLEASE NOTE – Guidelines for gatherings, face masks, and social distancing established by the Town of Saugus will be adhered to. If attendance exceeds in person presence guideline in place at the time of the hearing then those present on a first come basis will remain and the hearing will be continued for the benefit of those who could not participate due to gathering guidelines.



MEETING POSTING

TOWN OF SAUGUS

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Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)



Committee/Board/s	Ballard School Study Committee PUBLIC HEARING
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Day, Date, and Time	October 14 th 2020 @ 4:00 P.M.
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Location / Address	Ballard School Parking Lot (near shed)
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Signature of Chair or Authorized Person	Peter Manoogian
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WARNING:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!
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AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to order / Roll Call
2. Review / approve September 21st meeting minutes
3. Public input
4. Review of final report – VOTE TO BE TAKEN
5. Public input
- 6.) Discussion / suggestion of reproduction and transmittal of final report to Town Meeting
6. Adjourn

PLEASE NOTE – Guidelines for gatherings, face masks, and social distancing established by the Town of Saugus will be adhered to

Ballard School Study Committee

Minutes from July 28th, 2020 Meeting

The first meeting of the Town Meeting created Ballard School Study Committee took place on July 28th at 4:30 P.M. at the Ballard School Playground.

Members in attendance were:

Peter Manoogian

Martin Costello

Corinne Riley

Wayne Carter

Resident Dan Rego of Dudley Street also attended and participated in discussion

Anthony Cogliano has agreed to be a member representing the Board of Selectmen at future meetings as the Manager wanted Corinne Riley to be his designee.

Peter read aloud the article, as voted by Town Meeting.

All members felt it would be best to hear from the neighbors prior to exploring possible uses for the school site.

Members felt a survey would be in order that could be distributed after August 10th to be returned on August 26th with a public meeting, at the site, on September 8th to share the results with the public and hear additional input/feedback.

The residents of Dudley, Greenwood, Richard, Warren, and Wolcott would receive the survey.

Peter and Wayne would distribute the survey. Wayne Carter's home on 9 Greenwood would be a drop off/collection point for the survey.

Members brainstormed possible uses with no preference given. Such uses could be presented on the survey to the neighbors allowing them to rank by preference. The list that was developed included:

1. Government office building – state or local
2. Housing
 - a. Veterans
 - b. Elderly
 - c. Pre-School
 - d. Charter School
 - e. Community Center
 - f. Youth and Recreation Center
 - g. tear down building for dog park
 - h. tear down building for playground
 - I. Medical offices
 - j. apartments
 - k. condos
 - l. office condos

Members also discussed the benefits of selling the property for private homes or multi-family units. Members discussed the ability of private use to enhance the property as opposed to the town allowing the property to deteriorate causing a neighborhood eyesore.

Elected committee members pointed out that the feeling of the town was that selling town property did not have any support. Wayne Carter described what Winthrop had done with closed buildings such as the hospital and an elementary school.

Concurrent to survey development and implementation it was agreed that:

Peter and Martin would reach out to Laura Glynn, Ex. Director of the Saugus Housing Authority

Wayne would gather more details on Winthrop's experience

Corinne would contact the Veteran's agent

^ Peter would ask Anthony to come up with data on the school and the parcel

It was also agreed that Tom Traverse of the Fair Housing Committee would be contacted by Peter and to contact a local realtor or two to determine the current state of the market for housing and commercial uses

September 3rd Meeting Minutes of the Ballard School Study Committee

The meeting convened at 4 PM withy members Martin Costello, Corinne Riley and Peter Manoogian present. Wayne Carter and Anthony Cogliano arrived approximately 20 minutes into the meeting.

The July 28th, 2020 meeting minutes were approved on a vote of 3-0. (Motion by Corinne Riley)

Martin Costello shared the meeting notes and discussion with Laura Glynn, Executive Director of the Saugus Housing Authority.

Corinne Riley shared her discussion with the Saugus Veteran's agent. She will provide a written summation for the final report to Town Meeting.

Anthony Cogliano would look into getting a key for the building as the members indicated they would like to see the insides.

The survey results were discussed and members took turns reading the multitude of citizen comments.

Several immediate neighbors attended the meeting and shared their thoughts. Members agreed to have the public hearing on September 21st at 4 PM.

Peter would post the meeting, notify the press. Members felt it would be helpful to post signs at nearby intersections.
Meeting adjourned at 5:15 PM.

- Peter Manoogian

BALLARD SCHOOL STUDY COMMITTEE – MEETING MINUTES

SEPTEMBER 21, 2020

The meeting was held at 4:00 PM and began on time. Members present were Corinne Riley, Wayne Carter, Martin Costello, Peter Manoogian. Not present was Anthony Cogliano.

The minutes of the September 3rd meeting were approved unanimously without correction on a motion by Corinne Riley.

Peter Manoogian reminded attendees to stay socially distanced (chalk marks were on the pavement every 6 feet) and to keep their masks on.

Each member of the committee explained their views on the importance of the public hearing which was specified by town meeting in its vote that created the committee.

The results of the survey were presented to the attendees and clarified as necessary.

It was also explained that any lease of the building would involve the town manager and the board of selectmen and that any disposal of the building would involve town meeting. The town manager could use the building as he deemed necessary for town purposes without approval from any elected board. The school committee had already voted to turn the building back to the town which was yet to be the case for the other three elementary schools slated for closure.

Peter thanked Martin Costello for using his own funds to have 4 signs made that were posted around the school property notifying residents of the hearing.

Not counting committee members there were 39 attendees.

PUBLIC INPUT:

Mr. Richard Imbrescia of 13 Henry Street proposed the property to be turned into green space. He shared his concern about traffic congestion and parking. He advocated that any potential use have internal parking on the lot.

There was subsequent discussion as to this revolved around the Town Manager issuing a covenant that it remain as such and further conversation focused on the need for this covenant to be ironclad and remain as green space into perpetuity in the Town of Saugus.

Margie Berkowitch of 2 Wolcott Road shared her concern about any potential traffic and suggested that uses that would result in “low impact” to the area be considered.

John Pizzi of 5 Dudley Street advocated for a dog park and expressed his concern as to the traffic situation on some of the streets abutting this school especially as to speeding. He expressed his

11

thanks to to all of the members of our committee in our efforts to address the future of this property to the satisfaction of as many of those residents with the final outcome. He further urged that the property be kept up while not used.

Dennis Norkum of 21 Richard Street urged that area property values be taken into consideration specifically in reference to veterans and senior housing which he was in opposition to. Peter Manoogian then shared information obtained from Housing Authority Executive Director Laura Glynn about the unlikelihood of any public housing initiatives by that agency due to a lack of funding. Corinne Riley shared her findings from discussions with Veterans Agent Jay Panette that there is no specific need within Saugus at this time for veterans housing and that such housing would likely be occupied by non-Saugus residents.

Vincent Pellino of 5 Bates Street spoke nostalgically about the Ballard School. He shared his opposition to any form of housing that would result in the town losing control of the site. He further suggested keeping the building and said he was in favor of keeping it as some form of a school. He also felt that more greenspace would be positive for the area.

Sharon Baumann of 18 Henry Street felt that tearing the building down and creating greenspace and a park would be in the best use.

Denise Naumann of 11 Greenwood Avenue stated she did not want any housing, advocated for greenspace, and that any use have internal parking on the lot.

Jayne Landrigan of 19 Greenwood Avenue also advocated for greenspace. She specifically asked that the fencing around the school be repaired and kept in good condition. She pointed out that she believed that there were missing stop signs at Greenwood and Wolcott where they entered Dudley Street.

Peter Delios 32 Spencer Avenue, Precinct 10 Town Meeting Member, suggested that the property be sold and the funds be put toward green space. He later suggested that if such an outcome for this property were to occur that it be named after a deceased former resident of the neighborhood, Colonel Tom Balasarro. He did not want to see an outside element come into the neighborhood.

Sabrina Jaeger of 17 Greenwood Avenue suggested use as greenspace or, re-purpose as a community center. She also wanted to know how much it was costing the town to keep the building lit at night and other related costs.

Rachel Baumann of 18 Henry Street shared her concern about any school use and its impact of traffic. She felt a youth center would be appropriate or greenspace where children could ride their bikes. She felt the town should use its resources the best it could.

Claudia Rivas of 23 Richard Street felt that when the building was used as a school parking was a problem. She felt that property values and area safety should be priority concerns. She does not want to see housing and urged that the property be maintained.

Daniel Rego of 24 Dudley Street urged the property be maintained and cleaned regularly.

Donald Falasca of 42 Richard Street asked about covenants and how they would be observed in future years.

When it was determined that all those who wanted to speak had a chance to speak Peter Manoogian asked if the attendees would like to have input should any use be proposed by the town. Those in attendance all raised their hand in the affirmative.

At 5:02 PM a motion was made to adjourn the meeting by Corinne Riley and voted 4-0.

(Minutes developed by Peter Manoogian and Martin Costello.)

October 14th, 2020 Meeting Minutes of the Ballard School Study Committee

The meeting convened at 4:08 PM with all members present.

On a motion by Corinne Rile and seconded by Martin Costello the minutes of the September 21st public hearing were unanimously approved without revision.

After review of the final report a motion was made by Corinne Riley and seconded by Martin Costello to accept the final report, as written, and to submit the report and its recommendations to Town Meeting in the form of a special article. Motion passed 5-0.

Members indicated that their preference would be to transmit the copy electronically rather than make and distribute hard copies via mail or through drop off.

Peter stated he spoke with Moderator Doherty and Town Clerk Schenna about such a process.

On a motion by Corinne Riley and seconded by Martin Costello the committee voted to adjourn at approximately 4:25 PM.

Meeting adjourned at 5:15 PM.

- Peter Manoogian

Notes from meeting with Laura Glynn, Executive Director of Saugus Housing Authority

Meeting Date and Time: August 4, 2020 – 10:00 AM to 11:15 AM

Meeting Participants – Laura Glynn, Martin Costello, Peter Manoogian

Purpose of Meeting – to find out about the various programs that may be available for the Ballard School related to Veterans, elderly, family or public housing

THREE MAIN TAKEAWAYS FROM THIS MEETING

- 1.) New public housing is not being created at this time due to a lack of funding
- 2.) Public / Private partnerships to create housing must take into consideration the costs to a developer and the ability of the developer to obtain loan funding
- 3.) The greatest need for housing in this area is for family housing

Laura explained the different program that currently exist in Saugus Heritage Heights is under Federal guidelines that allows the Saugus Housing Authority to set “preference order” for those seeking housing. Recently the SHA voted to prioritize: Saugus Veterans, Veterans, Saugus Residents, and then Disabled individuals. There are currently 150 individuals on a waiting list for this location. They must be over 62 years old.

The Laurel Gardens and Towers Housing is under state guidelines and the intake process is directed by the state. Homeless individuals from all over Massachusetts who seek housing are provided with three offers for housing based on vacancy availability throughout Massachusetts. Individuals can reject offers, but if they do so three times, they are no longer considered homeless. There are currently over 8000 individuals on this “state” waiting list who must be over 60 years old. Therefore there are more non-residents at Laurel Towers and Gardens (State) than at Heritage Heights (Federal).

There are 20 units at Sweetser Corner as well and 8 units for disabled in a program operated in partnership with Bridgewell. The code number for Disability Housing is 689.

The Armitage building consists of family housing units (the 705 program) of which there are 8, approximately 5 of which came from Saugus. Laura explained that the biggest need in the are of housing is for family housing. Melrose has 28 of these units, Wakefield has 100, and Marblehead has 146. There is little turnover in these units where the rent can range from approximately \$200.00 to \$1100.00 per month.

Communities that have veterans housing include Quincy, Lawrence, Lowell, and Cambridge. Laura pointed out that there are vacancies at the Chelsea Soldier’s Home for Veterans.

Because of the Pandemic and state budget concerns Laura pointed out that local housing authorities are “in a holding pattern” relative to their budgets and especially relative to capital investments such as developing new housing. Laura stated there was no funds available to create new public housing.

The Federal 202 Program helps create affordable housing in conjunction with a non-profit. This is what resulted in the creation of the Janet Leuci House at Denver and Talbot through a partnership between a non profit LLC and G.L.S.S.

Local housing authorities have also had their revenue streams affected by recent eviction mandates that allow residents to remain if they cannot meet their monthly payment, although this is not as much an issue for those on SSI and Section 8.

Laura suggested that if any type of housing was desired for the Ballard or any other vacant property the approach might be to create an RFP that specified length of term, expectations, etc. She cautioned that a private developer could face 300K to 400K per unit costs to rehab a building and that a short term lease for a small amount of units would not return the necessary yield to make it viable. A 99 year lease would allow the town to retain ownership as well as give a private developer an opportunity to obtain loans.

(The Ballard lot is approximately 28,100 sq. ft. and if zoned to R4 would only allow for 11 units.)

Thursday, September 17th text message from Anthony Cogliano regarding inside conditions of Ballard School.

"I went into the Ballard School today with Scott. Nothing to see in there..the entire bldg will need to be gutted to the shell to keep it."

Ballard School Use Survey

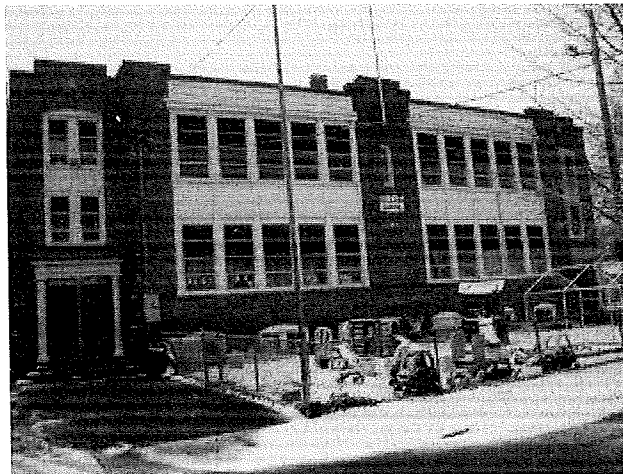
As of August 22, 2020, the s survey is now closed. Any additional input can be sent to

ballardschoolstudy@gmail.com

Article 27 of the July 13, 2020 Saugus Town Meeting established a five person study committee to investigate the potential use of the Ballard School. The committee consists of Selectman Chairman Anthony Cogliano, Selectman Vice-Chairman Corinne Riley, Precinct 10 Town Meeting Members Martin Costello and Peter Manoogian and Greenwood Avenue resident Wayne Carter. At the first meeting held on July 28th, the committee agreed it would be important to hear from the neighbors as to what they would like to see or not see at the Ballard School and we felt it important to hear from other Saugus residents.

* Required

Ballard School - recent photo



1. What is your first and last name? *

2. Which neighboring street to the Ballard School do you live on? *

Mark only one oval.

- ☐ Greenwood
- ☐ Dudley
- ☐ Richard
- ☐ Warren
- ☐ Wolcott
- ☐ Hampton
- ☐ Ballard
- ☐ Dustin
- ☐ Lincoln Ave
- ☐ Douglas
- ☐ Henry Street
- ☐ Lincoln Terrace
- ☐ Not from any of the streets listed but am a Saugus resident.

3. For the following list of potential re-uses/conversions please indicate your level of support. Re-use/conversion as a local, state, or regional government office building.

*

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

19

4. Re-use/conversion for elderly housing. *

Mark only one oval.

	1	2	3	
would not support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	would very much support

5. Re-use/conversion for public housing. *

Mark only one oval.

	1	2	3	
would not support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	would very much support

6. Re-use/conversion for veteran's housing. *

Mark only one oval.

	1	2	3	
would not support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	would very much support

7. Re-use/conversion to market rate apartments. *

Mark only one oval.

	1	2	3	
would not support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	would very much support

8. Re-use/conversion to market rate commercial office space. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

9. Re-use/conversion to single family house lot. (lot size 28,096 sq. ft.). *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

10. Re-use/conversion to medical office building. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

11. Re-use/conversion to pre-school/day-care center. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

12. Re-use/conversion to a charter school. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

13. Re-use/conversion to community center for youth and recreation. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

14. Tear down and create a playground. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

15. Tear down and create a dog park. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

22

16. Tear down and create community garden for Saugus residents. *

Mark only one oval.

1 2 3

would not support ☐ ☐ ☐ would very much support

17. Please share any other thoughts you would like the committee to be aware of.
(optional)

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BALLARD SCHOOL STUDY COMMITTEE

Article 27 of the July 13, 2020 Saugus Town Meeting established a five person study committee to investigate the potential use of the Ballard School.

The committee consists of Selectman Chairman Anthony Cogliano, Selectman Vice-Chairman Corinne Riley, Precinct 10 Town Meeting Members Martin Costello and Peter Manoogian and Greenwood Avenue resident Wayne Carter.

At the first meeting held on July 28th, the committee agreed it would be important to hear from the neighbors as to what they would like to see or not see at the Ballard School and we felt it important to also hear from other Saugus residents.

We invite you to complete a simple, 5 minute, on line survey using the link below:

<https://rb.gy/3qu8hr>

If you do not have access to a computer we can deliver to you a hard copy of the survey with instructions on where you can return it upon completion.

Please call 781-820-5690 if you would like a hard copy.

Average Score	Level of Support						
	Count	Re-use/conversion as a local, state, or regional government office building.	Re- use/conversion for elderly housing.	Re- use/conversion for public housing.	Re- use/conversion for veteran's housing.	Re-use/conversion to market rate apartments.	Re- use/conversion to market rate commercial office space.
Location							
Neighborhood	97	1.7	1.9	1.2	1.6	1.2	1.4
Other	125	1.8	2.1	1.6	2.2	1.3	1.4
Total	222	1.7	2.0	1.4	2.0	1.3	1.4
Rank - Neighborhood		9	6	14	10	13	12
Rank - Total		10	5	13	6	14	12

NO APARTMENT BUILDING OR CONDO!!!!

Multi use playground including a skate park
 I'd like to see this building go to use to benefit the youth like it had before The Ballard School was closed.
 So many things are cut from education and recreation for children in Saugus but are crucial for their development.
 We can invest in our children to create a better future. Keeping these kids safe, educated and occupied sets them up for success,
 drive and motivation to be active members of our local community.

Couldn't the space be used as a playground, community garden and dog park all together if that is the route chosen?
 I truly pray it stays as something for kids. The day care, charter school or Youth Center are FANTASTIC ideas!
 What about a Montessori school??

Many great suggestions on this survey, but I believe that this is a unique opportunity to look at the needs of the entire town first
 and then chose the best usage from that list of needs that best fits this neighborhood.
 Significant water issues need to be addressed. On-site 24hr supervision of veterans = No substance abuse

The last three options (playground, dog park, and community garden) could likely all fit together on this one large plot.
 Also, is it possible to break the property up into multiple residential plots? The plot is much too large to waste on just one
 single-family home, but I understand our overly burdensome zoning bylaws may not allow it.

The Saugus Housing Authority could make good use of the building. We have few places for Saugus families in need of low cost
 housing

Reopen the school

NO PUBLIC HOUSING.

Most residents in the area own dogs and have expressed their desire to see the Ballard School utilized as a park. The alternatives,
 such as housing for Elderly or Veterans is least suitable for the area, as there are many main roads such as Rt. 107, Salem Turnpike,
 Dudley St., Ballard St. etc., not to mention the many bodies of waters in close proximity, that would provide an unsafe environment if by
 chance one of the residents involuntarily walks away from their residence (which from my own personal experience, happens

quite frequently).

I wish you would create a park that would benefit the children/ people of East Saugus we need more outdoor space to enjoy as you know there is no park or outdoor space for residents of East Saugus.

I live on the Conner of Walcott and Guild. We do not need a building that will bring more traffic to our area.

We emptied the school of pre K and special needs. Why reopen it .

If the sentiment of the town is to use this space for housing then let's make sure there is a good percentage of affordable housing.

We severely lack affordable housing in Saugus. This location is too close for another playground as there is only one in the

Lynnhurst area and it is shamefully in disrepair.

Town owned property. Should kept Town use or a playground. Town cannot maintain other buildings in Town, and all other uses would require large expenditures and janitors, which the Town seems to not want to pay for. Playground would be a nice touch to that area....

Richard street is already being used as a cut-through for those avoiding traffic on Lincoln Ave. It has been an issue due to speeding, etc. As a property owner, it would be of the best interest for our neighborhood to have a park or pre-school/childcare center at the Ballard School, minimizing traffic both for autos and foot traffic. Residents have been dealing with maintaining a safe neighborhood as we have seen an increase in thefts over the years. We would like our neighborhood to be as safe and as calm as possible, and we don't want anything that would also negatively alter our property value.

Opposed to Apts/living space due to traffic concerns on already busy streets

Understanding that the town will most likely operate the property, regardless of the decision of on the type of conversion, we are hoping that if the property be maintained on a regular basis. Living across the street from the building for 19 years, I have seen this building neglected on several occasions. When the building was "on line" and an active elementary/pre-school, full-time custodians did an excellent job in keeping the property clean, maintained, and a source of pride for this tight-knit neighborhood. However, since the school has sat empty since fiscal year 2018, it has been a chore to get basic maintenance completed. For example, it took several calls from residence last summer/fall to get weeds trimmed and leaves cleared from the property.

Regardless of what will occupy the Ballard School property, we are hoping that it will enhance the neighborhood and become a positive part of the community. If this building becomes "veteran housing", we are hoping that the town will hire full time staff to keep both the property clean and to assist those residing at the Ballard school with issues. We have the same desire if it becomes a dog park, community center, charter school,

etc. The Ballard School neighborhood is willing to work with the town in any decision it makes. Our wish is for the town to understand the fact

Thank You,

Daniel M. Rego

Cynthia E. Rego

24 Dudley Street

Knowing that the town of Saugus does not currently have a dog park and the residents surrounding the immediate area of the Ballard School have many dogs, a dog park is most suitable for the area.

I think a dog park or skate park for the kids would be wonderful since our town doesn't offer one.

Multipurpose! The lot is big enough, but not looking to add more vehicles to our street.

keep it clean it always a mess over there

I'd afraid to see anything with a revenue stream because the town manager would find a way to spend the money foolishly

I support Veterans and elderly but do not think the land is large enough to accommodate.

This is a resident neighborhood peaceful evenings we are going to keep it that way .

It would be wonderful to see this space transformed into a community space of some sort (given consideration with COVID) that would allow Saugus to be seen as more communal or family friendly
It is so important that we keep this building active within our community. So much effort from countless people have raised money and worked so hard to get the building to where it is today. It is essential to think of the kids and the growth of our town, which will only grow larger never smaller. This could have so many positive purposes for these kids. This town needs a community building in

The worst way. To keep activities, education, arts & positive constructive activities for our kids to access.

Please repurpose for children of all ages.

Live on Thistle Rd

The intersections that border the school going into Dudley St do not have stop signs. It would be appreciated if these are added to the building improvements/plans.

Splash pad for kids

I think this building is ugly, old, outdated and in need of a costly rehab. I would support the least expensive use of the property for the town..

25 85

This is the perfect location for a small dog park (fenced in Area) Small Playground area for (Tot Lot) Small Children 7 and under. Tree plantings and Small picnic area with a couple Benches for people, to sit and enjoy this quiet area with small children and their pets. The neighborhood has a lot of new families with small children. The Town should never sell any property they have. no housing/apartments low income or otherwise, Single family residential or some sort of school for the kids, dont bring anymore garbage into this area. Saugus is being destroyed and over populated with apt/housing. Dudley St doesn't need any additional traffic its already a major cut through.

I have given my thoughts by my answers above, however I do not live in that part of town. I feel this should be decided by the residents who live in the Ballad School neighborhood what THEY feel would be a good fit for THEIR neighborhood.

I really believe that some kind of low income housing would be the best solution. The state always says that Saugus doesn't have enough. So the town always seems to make a deal to have some low income housing mixed in with a large amount of current level housing. This leads to a loss of open land, and overcrowding inof our schools and infrastructure. Thanks for surveys like this one.

I would like to see elderly & Veterans at one of the schools.. medical office at the other vacant schools.. I don't want to see anything built at Amato liquor

Don't tear down the building, and absolutely not a housing project.

There is a dog park committee that was announced in April that I will sit on with Jeff Cicolini, Liz Machese, Rick Lavoie and a motivated and interested resident where we will implement a similar process to find out which site works best for a dog park. Abutters, utilities, scale, convenience and parking will need to be studied. I think the lack of parking and abutting residential neighborhood may prove troublesome for this site and there are many uses that could be better suited for this valuable plot of land as you listed above.

keep it as a school or sell it off for single family homes
I am against selling any town property to any type of developer.

If I had to choose what the Ballard should be today, my suggestion would be town maintained/owned affordable family housing units.
If it is the will of the citizens to create veterans or elderly housing at that location it should be town owned and not sold to a developer to build such housing.

I would also suggest adding cemetery space to your pool since Saugus is desperately lacking in cemetery space.

Thank you for taking the time to organize this!

What a waste of space, a park, a garden or a preschool
I'd like to see a place that can be used by the community- (park, school, veterans housing, etc) vs a medical building. route 1 satisfies those types of buildings.

I would like to keep the least amount of traffic in this residential area

Make it a green space.

Almost anything except more condos.

Maintain property

Senior housing, veteran housing, or 40b housing to get to our quota even though there is not much space left to do anything

Ballard was amazing when open to Pre-School.....I feel it should be a Pre_School once again

Cost of renovation, with fixing age of building. Making it family housing. VS. Tear down and build updated energy efficient apartments.

Trucks go up and down Dudley street all day long as a cut through to get to Ballard St. I would like 'No Trucks/Commercial Vehicles' signs placed on the street. The trucks go by and shake the foundations of all houses on Dudley St.

There are also no storm drains on Dudley St from Walcott Rd to Hampton St. This leads to flooding during most rain storms and creates a fall hazard in the winter when the water freezes.

A very useful space with potentially help in making the neighborhood valuable. However, I don't live on surrounding area. The people voice who live right there means more than mine overall.

Use it as a school/daycare in some capacity

Very high traffic area

I know there is such a great need for senior housing in town that I would propose that, but up for other ideas too. But I don't think the building should be torn down.

You must listen to all neighbors before making a decision. This is a quiet neighborhood that should stay the same. Please make a public inquiry and notify all neighbors in the surrounding streets as it affects everyone not only the abutters. What goes in that lot will affect traffic, property value, safety of all those who live in this area.

Would not support removal of building without significant reason

I don't believe tearing down to create dog, gardening or playground at this point although I do like those ideas. I think it would benefit the town economical. In this economy the property needs to be sold as a profit or conformed into something the town could derive tax dollars from.

I would be in favor of schooling there again.

There are a lot of children and dogs in the neighborhood and I feel that a place for them to play would be very effective, I also feel that a market like building would be effective but less so, I would like to keep the neighborhood relatively peaceful so that there are not too many cars, the kids can play more that way and the safety for them is wonderful. It is part of what makes living here so great. As nice as a garden sounds there seem to be too many animals around here that eat the plants. I would love to boost community though, which would seem to be done best through a community space such as a park. A school would also be effect because the saugus school system is changing and many students are now going to be at saugus middle high school, the younger students need more space to play than belmonte seems to

provide but that is a separate issue. I hope that our voices continue to be heard and I am glad the old lot is being repurposed, thank you for your time and dedication.

Put the veteran housing there. We can't have it at the top of bristow st. Too dangerous

Understanding that the town will most likely operate the property, regardless of the decision of on the type of conversion, we are hoping that the property be maintained on a regular basis. Living across the street from the building for 19 years, I have seen this building neglected on several occasions. When the building was "on line" and an active elementary/pre-school, full-time custodians did an excellent job in keeping the property clean, maintained, and a source of pride for this tight-knit neighborhood. However, since the school has sat empty since fiscal year 2018, it has been a chore to get basic maintenance completed. For example, it took several calls from residence last summer/fall to get weeds trimmed and leaves cleared from the property.

Regardless of what will occupy the Ballard School property, we are hoping that it will enhance the neighborhood and become a positive part of the community. If this building becomes "veteran housing", we are hoping that the town will hire full time staff to keep both the property clean and to assist those residing at the Ballard school with issues. We have the same desire if it becomes a dog park, community center, charter school, etc. The Ballard School neighborhood is willing to work with the town in any decision it makes. Our wish is for the town to understand the fabric of the densely populated community and communicate openly.

Thank You,
Daniel M. Rego
Cynthia E. Rego
24 Dudley Street

If veteran housing no substance abuse rehabilitation visitor schedule 12pm to 8pm. Elderly or Veterans should have 24hr supervision on site

I think the list of potential "new uses" is comprehensive on this survey, and I had not even thought of a community garden or a new Youth and Rec facility. I believe the building would need to undergo extensive work to be brought to code, and if that happens, I think a youth and recreation facility would be the best fit.

Impact to the surrounding homes should be a priority part in the decision making

Something for the children to use or possibly a Town Hall Annex something on that idea are my top choices.

I think this could be a great youth recreation center (with a basketball court), community garden, dog park, and playground! It can easily fulfill all 4 of these initiatives! I would love to see a webpage or FB page developed where residents can contribute ideas and stay up to date with the committee's decisions. Here is my email in case you would like to collect the email addresses of residents that are happy to work towards making the Ballard School an attractive and useful part of our community. I'm happy to help: sjaeger519@gmail.com

Re: public housing. Would very, very much support if this had the potential to eliminate or reduce the current/future developments of undeveloped green/natural spaces in town that seem to get approved without the town's consent. Thx for putting this survey together and taking charge of putting this building/property to good use. Best, Shawn Ayube

The only residence I would support would be Veteran housing as Saugus has very little in that capacity or an Alzheimer's housing. Other than that my preference would be something that had "day-use". Such as an office complex. I am invested in the Saugus Public Schools and do not support the push for a Charter school. A community garden sounds wonderful, but sincerely doubt it would be maintained, same could be said for a dog park.

Being close to the trash company I think need to make sure caring for clean air

I would like to see Saugus veterans live there. There is already a playground on Ballard street. But perhaps a dog park would be nice? Too many stairs for elderly housing. It's a unique beautiful building (I used to work there) I would hate to see it torn down. But it is tough. Low income housing is not a good choice. Whatever the town decides someone will be upset. But leaving all empty schools empty for years and years is not a choice. I hope another survey goes out for Roby, Lynnhurst, Oaklandvale & Waybright

I do not support any proposed housing initiatives. The neighborhood does not need more congestion, more traffic, etc. I fully support uses that directly benefit the residents in the immediate area/neighborhood. Town of Saugus has done nothing for this part of town. Nothing for the seniors, nothing for the youth, nothing for any special needs residents and nothing for the general public here in East Saugus.

As a former student at the Ballard School with the fondest of memories it will be a sad day if the building gets razed but open space is very important and if a community garden, a dog park or a green area with trees, flowers is constructed it will be a respectful use of the property.

If not these then some sort of use that benefits East Saugus, a charter school is an interesting idea to continual the legacy of education at the Ballard. Also a day care, recreation center for the youth that has nothing offered by the town is a possibility, Beyond that, a relaxing welcoming place for seniors, special needs residents, can e crafted.

Bottom line is, I do not want the Town of Saugus do what they do best, take the lazy, easy way out granting permits for more housing, motivated by tax revenue and to heck with the long standing residents here in Saugus that receive little or no attention by the Town. Except for our tax bills, we are largely forgotten. I call for whatever the use to be one that promotes open space, greenery, well landscaped and a beneficial addition to our neighborhood. I urge Anthony Cogliano to continue his advocacy for our neighborhood and demand that the motivation is not tax revenue but what's best for the neighborhood and what benefits we the residents who love our neighborhood so much. The Town may not love East Saugus as it does in other parts of town but we do and will be very interested and vocal in our objectives. The Ballard deserves nothing less than progressive and bold thinking and actions by our Town. Saugus has never prioritized aesthetics, let's break that with a beautiful upgrade, open space which will uplift Saugus as a whole and East Saugus in specific.

Vincent Pellino
5 Bates Street

I put down a few to support. I wish I had a good thought to do.

Something in that area for kids and family's to use

I would love to see saugus make a splash park.

The following pictures were taken on October 11, 2020. They depict the current condition of the building grounds, fencing and external features.



