

Site	Pro's	Cons
<b>Winthrop Plus 2 Lots</b>	<p>Increased size by 1 acre - Parking / Play space</p> <p>Better site layout</p> <p>Eases parking and queuing issues</p> <p>Use consistent with neighborhood</p> <p>Access to sewer and natural gas</p> <p>Visible from a major street</p> <p>-Main parcel Town owned</p> <p>-Manning and Central St access?</p> <p>-Winthrop Parents cooperation</p> <p>-Leave Bialek as is</p> <p>most central location</p> <p>here is</p> <p>"cost savings"</p>	<p>2 multi unit properties, 8-10 units</p> <p>Hard to justify displacement of so many people</p> <p>Likely Expensive to purchase</p> <p>Still not ideal from traffic standpoint</p> <p>Loss of future public safety site</p> <p>-Building and facilities design challenges and sacrifices</p> <p>-Only 6.8 acres including the Fire Station</p> <p>unreasonable prices</p> <p>-Potential eminent domain legal mater</p> <p>-Tax revenue loss</p> <p>-Additional demo work and cost.</p> <p>families and students out</p> <p>-Not enough parking</p> <p>-School disruption during construction</p> <p>-Traffic disruption during construction</p> <p>-Potential Public Safety interference during construction</p>
<b>Bialek</b>	<p>-Town owned</p> <p>-No tax revenue loss</p> <p>-Level</p> <p>-May be no Art 97 issue</p> <p>-Reasonably close to Town</p> <p>-Access to gas and Town sewer</p> <p>-Fits the current "walk ability" factor?</p> <p>-Improved "walk ability" for families and students within ½ mile.</p> <p>-Limited need for additional side walks</p> <p>-May be centrally located to the general student population.</p> <p>-Low impact on west Ipswich Doyon students travel distance</p> <p>distance</p> <p>-Low impact on bus and private transport of Winthrop students</p> <p>-Significant playing fields remain and/or relocated on site</p> <p>-Options to replicate fields at other identified land close by?</p> <p>Possible Winthrop families support?</p> <p>(pending a</p> <p>Big enough for the school and outdoor space</p> <p>Land already controlled</p>	<p>Use not consistent with neighborhood</p> <p>-Loss of community park</p> <p>voters?)</p> <p>voting.</p> <p>conversations with the people I know at Greenbelt, I would have</p> <p>many people is Article 97 land. in town, for reasons which are still</p>
<b>4 Pine Swamp</b>	<p>Walkable from Bialek</p> <p>Access to sewer</p>	<p>Not large enough for school, only field replacement</p> <p>Wetlands</p>
<b>34 Pineswawmp / Topsfield Pappas</b>	<p>Access to Natural Gas</p> <p>Possible access from Pine Swamp and Topsfield Rd</p>	<p>Requires acquisition of property</p> <p>-Use not consistent with neighborhood</p>

-If so, advantages for student travel?	-Loss of farmland
-May be more centrally located for the general school population	-Requires on-site wastewater disposal
-Low impact on west Ipswich Doyon students travel distance	-Not visible from a major street
-Good impact on south west (Topsfield rd) Doyon students travel distance	Abutter protest?
-Low impact on bus and private transport of Winthrop students	-Cooperative seller?
-Access to gas and sewer?	-Wet lands?
-Reasonably level	-Land shape to accommodate the building and facilities?
-No Art 97 impact	-Winthrop parents protest.
-May be more centrally located to the general student population.	Wet in middle
-No additional traffic over the Choate St Bridge	Wet on Topfield Rd side
-Leave Bialek as is	40' right of way off Topsfield RD may mean an adjacent house will have to be purchased
Reasonably close to town	seems unlikely the current owners would be interested in something on the Pineswamp side unless they vacated entirely
Site so large that only a portion may be needed	- school is "hidden away", much like it would have been on the Harris property
Does have potential for access off Topsfield RD and Pineswamp appears to be ample space on the Pineswamp side for both building and fields	- not an overly "accessible" location, unless access comes from Topsfield Road side
single landowner reduces complications	

**Masonic Temple**

Access to sewer and natural gas	Requires acquisition of property
-Reasonably level	-Use not consistent with neighborhood
-No Art 97 impact	-Not visible from a major street
-May be centrally located to the student population.	Much longer distance for many Doyon students
-Mason cooperation?	-Longer distance for all Winthrop students
-Leave Bialek as is	-Tax revenue loss?
High dry land	- very tight (and a bit odd) if the building isn't part of the deal
easy accessibility from a main road	- multiple landowners increases risk
Dry	May need to purchase an adjacent parcel or two
High	May be an interesting negotiation
Reasonably close to town	

**School Street - Wegzyn**

Use consistent with neighborhood	Wetland issues
Access to sewer (reasonable) and natural gas	- Too close to older kids? People who understand this better than I would have to weigh in on whether this is a concern
Visible from a major street	Enough dry land?
Reasonably close to Town	-Are the wetland designations accurate?
-May be more centrally located for the general school population	-Linebrook Rd access or only School St? (abutter complaints of traffic)
-Low impact on western Ipswich Doyon students travel distance	-Winthrop parents protest
-Good impact on south-west Ipswich (Topsfield rd) Doyon students travel distance	Requires acquisition of property
-Low impact on bus and private transport of Winthrop students	-Loss of farmland

- Access to Town sewer and natural gas
- Wegzyn family indicate interest
- Favorable price?
- Share facilities, security, maintenance, snow removal with mid/high school.
- Convenient for families with students in Elem, Middle and High School
- Possible advantage for bus schedules and routes?
- Elem/Middle /High School private transportation pooling for after school activities
- Access from High St and Linebrook?
- Reasonable level
- No Art 97 impact
- Leave Bialek as is
- No additional traffic over the Choate Bridge

Creation of a school "campus" has possible efficiencies  
Lends itself toward a design that doesn't feature the parking lot as the primary visual feature

Wet in middle/back  
Replication may needed to create usable contiguous developable land  
Walkability is diminished

### Bruni Field - Rt 133

Access to sewer and natural gas  
Visible from a major street  
Closer to Powder hill and Agawam families and students

- Possible County Rd and Essex Rd access?
- Access to gas and sewer?
- Reasonably level
- No Art 97 impact
- Willing sellers?
- Reasonable price?
- Leave Bialek as is

Proximity to YMCA/ Powderhouse/Southern Heights  
creates a nice "campus" with the Y and affordable housing  
easy accessibility from a main road

Requires acquisition of property

- Use not consistent with neighborhood
- Loss of farmland

Much farther for most Doyon students  
-Farther for many Winthrop students  
-Much more traffic over the Choate St Bridge  
-Less reduction of traffic on Central St and down town than other sites.

Beyond walkable for most of town  
May be too far away for the Doyon district  
not on the "right side" of the bulk of the population  
- multiple landowners increases risk

### Notre Dame

High Dry site  
Enough acreage?

- Gas and Town Sewer?
- Leave Bialek as is

Walkability is very diminished  
On more of a secondary RD  
Major Traffic Nightmare through downtown/county road  
Heading in the wrong direction

- Much farther for Doyon students
- Much more High, East, Jeffries Neck and County Rd traffic
- May not be available