

Marblehead, MA Community Meeting #3

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AGENDA



Entrance/front of the former Coffin School (Image Source: [Wicked Local](#))

1. Welcome & Opening Remarks
2. Community Survey Results
3. Site Reuse Assessment Information
4. Redevelopment Options
5. Q&A & Open Discussion



SECTION 1: BROWNFIELDS 101



What is UConn TAB?

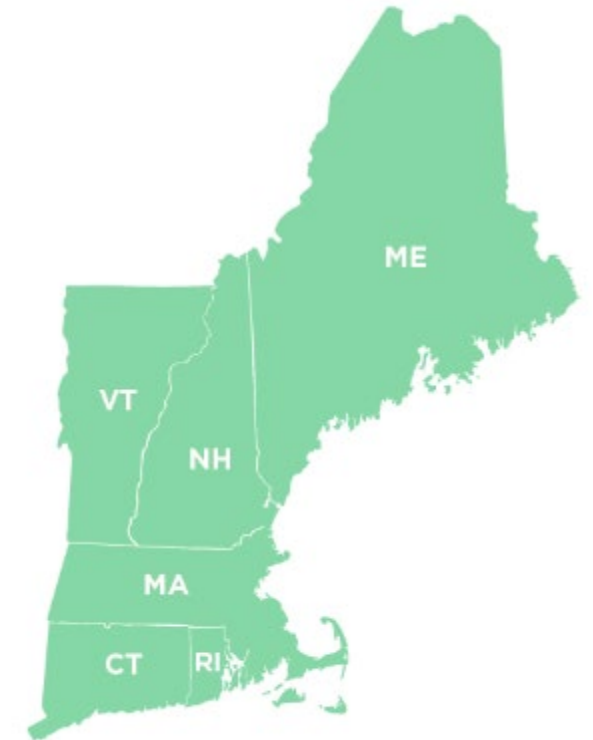
Technical Assistance to Brownfields

Our Role:

- Provide technical assistance to communities, states, Tribal Nations and other public entities
- Help address brownfield issues, increase community understanding and involvement in brownfields cleanup, explore reuse options that meet community needs
- TAB is available at no cost to communities
- **UConn TAB** serves EPA Region 1 (New England)



Equal Distribution of Resources in all 6 New England States and Tribes



Geographic Diversity

Rural & Urban Communities,
Small and Larger Towns, Cities

MEET OUR TEAM



Randi Mendes, Ph.D.
Executive Director
Environmental Engineering



Hayley Clos, Ph.D.
Program Manager
Environmental Engineering



Wayne Bugden, LEP
Project Manager
Geology



Aaron Hinze, MPA
Project Manger
Public Policy



Katie Malgioglio, LMSW
Community Engagement
Manager
Social Work



Caitlin Tucker
Assistant Project Manager
Environmental Science



Nylab Noori
UConn TAB Partner – NERHA
Northern New England
Outreach
Public Health



UConn TAB SERVICES IN MARBLEHEAD...

Marblehead, MA is part of UConn TAB's Spring Municipal Assistance Program.

As part of this program, UConn TAB is:

- Helping with **Community Engagement** efforts (like this meeting!)
- Working with UConn students on a **Site Reuse Assessment (SRA)** for the Former Coffin School

Meet the Community Engagement Team!



Project Leads:
Katie & Nylab

Project Lead: Hayley
Student: Blake



SITE REUSE ASSESSMENT PROJECTS

GOAL: Identify potential reuse options for the brownfield based on the **community's vision** and other site and surrounding area conditions

Provides a full evaluation of the **opportunities, constraints and range of redevelopment possibilities** related to the reuse of a brownfield site.



Property Information

- Ownership
- History
- Tax status
- Occupancy
- Zoning
- Environmental Considerations

Opportunities & Constraints

- Useable Acreage
- Viability
- Accessibility
- Structure
- Infrastructure
- Utilities
- Neighboring Land Use

Community

- Strengths & Weaknesses
- Expectations

Market

- Local Economy
- Regional Economy
- Demographics
- Land Availability

- Site characteristics and needs
- Area economy and demographics
- Physical, environmental conditions
- Applicable regulations
- Real estate market conditions

WHAT IS A BROWNFIELD?

EPA Definition:

A real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

In plain language... a **brownfield** is a site that is completely or partially abandoned AND is likely polluted from past human activities

How to Identify a Brownfield:

An area with blight, or deterioration such as: abandoned buildings, eyesores, active but underutilized facilities

Before



After



Former gas and service station
– cleaned and redeveloped
into six attached townhouses
870 Western Avenue
Lynn, MA



Note: Identifying a site as a “brownfield” does not initiate any regulatory process

BROWNFIELDS REDEVELOPMENT

Brownfields redevelopment is important because it can improve **public health**, protect the **environment**, advance your local **economy**, and create **opportunity** within your community.



Assessment

Conduct sampling and identify sources and extent of contamination



Clean Up

Develop and implement Remedial Action Plan to clean up contaminants and meet state-based safety standards



Redevelopment

The site is repurposed and reused for public benefit



WHAT DOES THIS MEAN FOR MARBLEHEAD?

- The Former Coffin School IS a brownfield site, but contamination is limited to Hazardous Building Materials (HBMs) (asbestos and lead)
 - Asbestos poses a health concern when **disturbed**, such as during demolition or renovations, and requires abatement **prior to** these activities
 - Mere presence of asbestos **does not** require abatement
- Very **minimal risk** for surrounding neighborhood

Biggest Concern for this Site:

Finding a redevelopment/reuse scenario that works for the Marblehead community



Former Coffin School entrance (Image Source: [Marblehead Weekly News](#))



SECTION 2: COMMUNITY SURVEY RESULTS



The field and playground at the former Coffin School (photo taken by Leigh Blander)



Survey Questions

Survey Period: Mar 18 - Apr 11, 2026

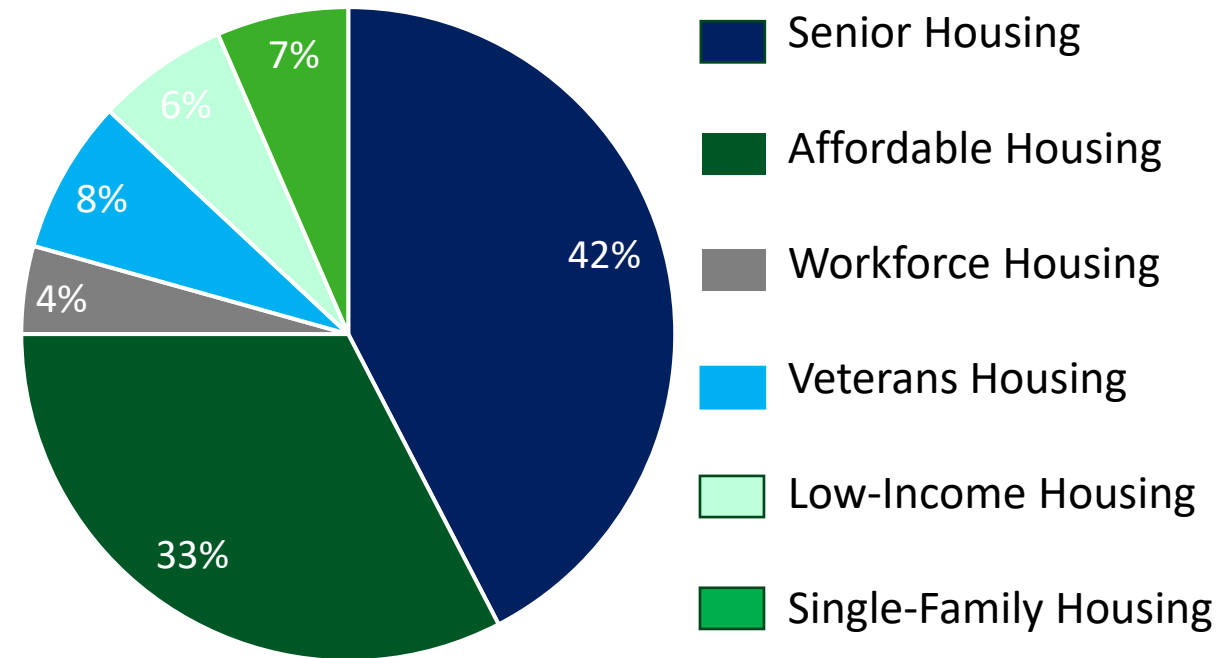
After conducting a listening session and distributing a community survey, a total of **103 responses were collected**. The information below outlines a range of some questions asked to identify the redevelopment options the community is interested in.

1. What types of community benefits would you most like to see come from this property?
2. If this site could solve one challenge facing Marblehead, what should be addressed?
3. How can the final use of the Coffin School best serve both the immediate neighborhood and the broader town?
4. What is most important for the future reuse of the property?
5. What should decision-makers be mindful of as Marblehead prepares for the reuse of the site?
6. What concerns do you have about redevelopment?



Housing Results

Housing Preferences



The survey shows **strong support** for housing that is:

- ✓ Small-scale
- ✓ Affordable
- ✓ Well-designed
- ✓ Paired with open space
- ✓ Supportive of seniors, families, workers: people who already live in Marblehead

Key Concerns:

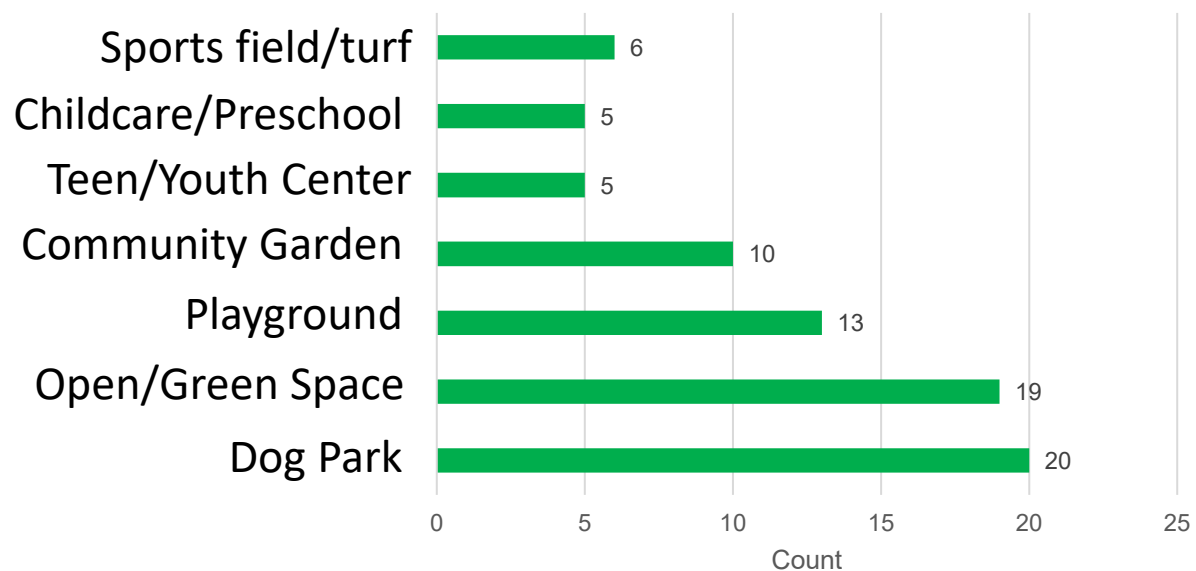
- Density
- Scale
- **Neighborhood fit + impact**
- Traffic congestion
- Loss of green space

~83% of respondents referenced housing in some form (affordable, senior, workforce, elderly, low-income).

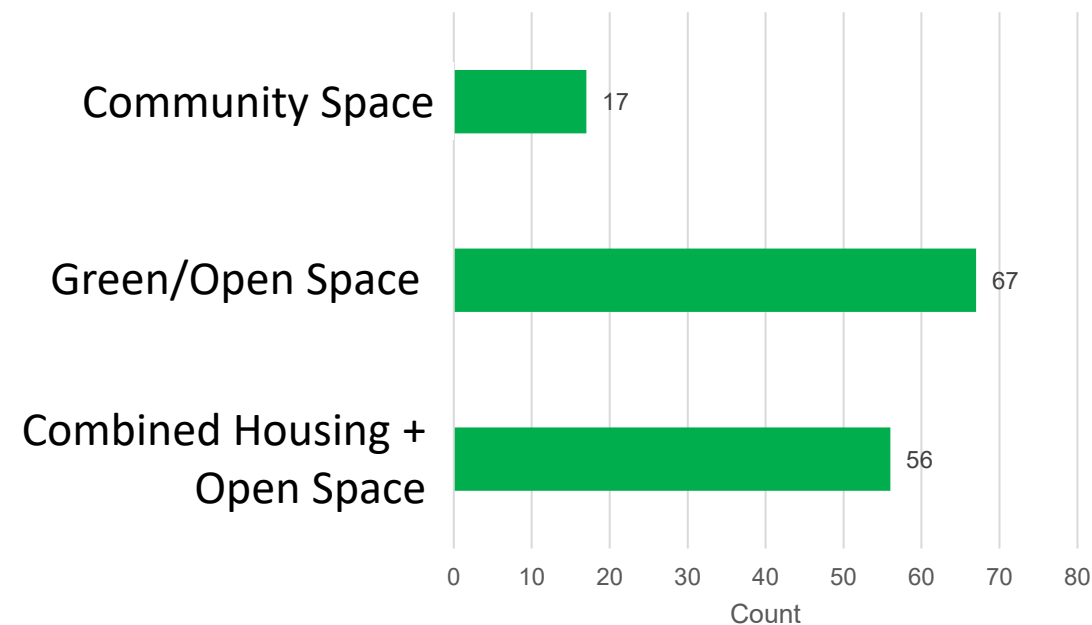


Community Space Results

Non-Housing Ideas



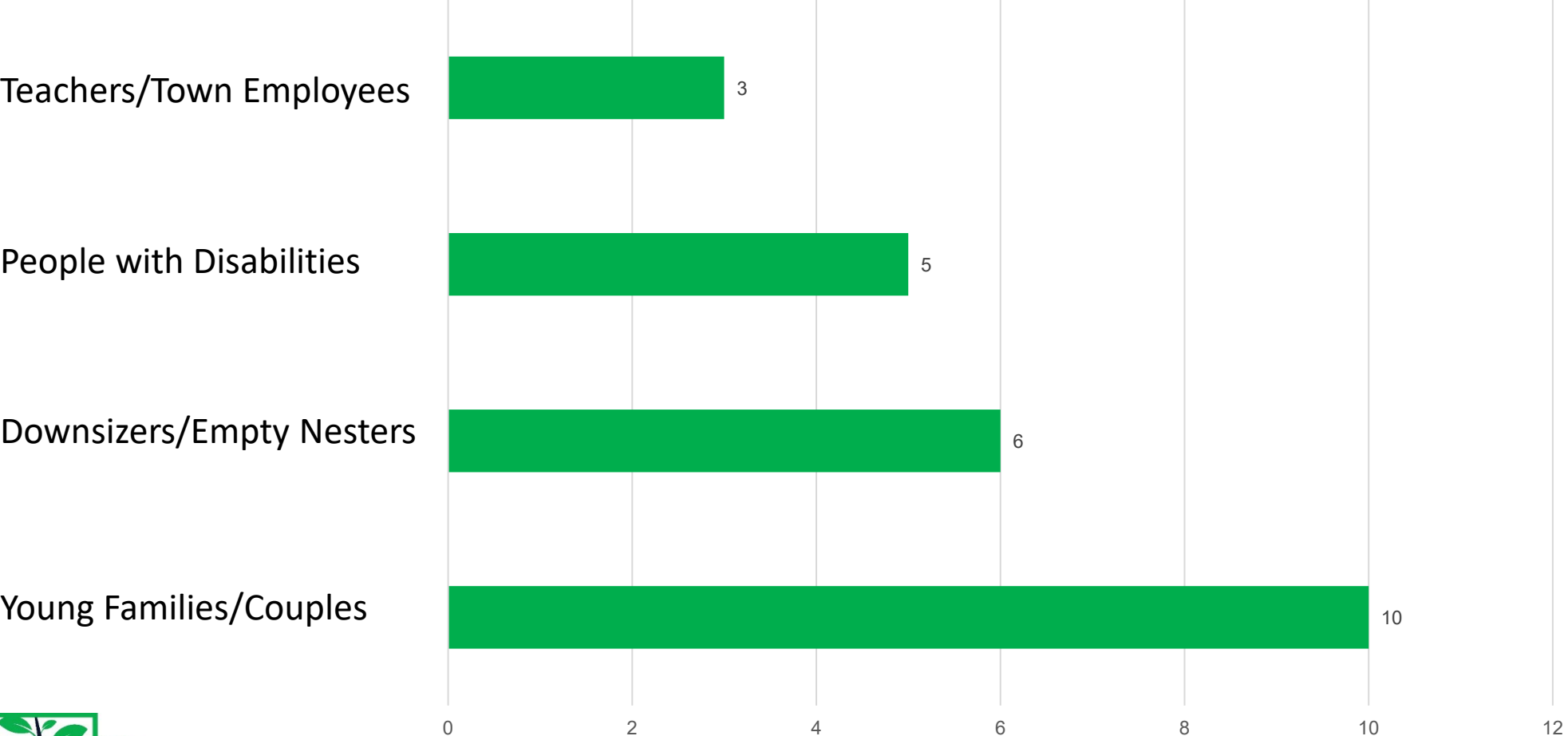
Mixed-Use & Open Space Support



~65% referenced to community space (open/green space), making it the second most common theme, rivaling housing.

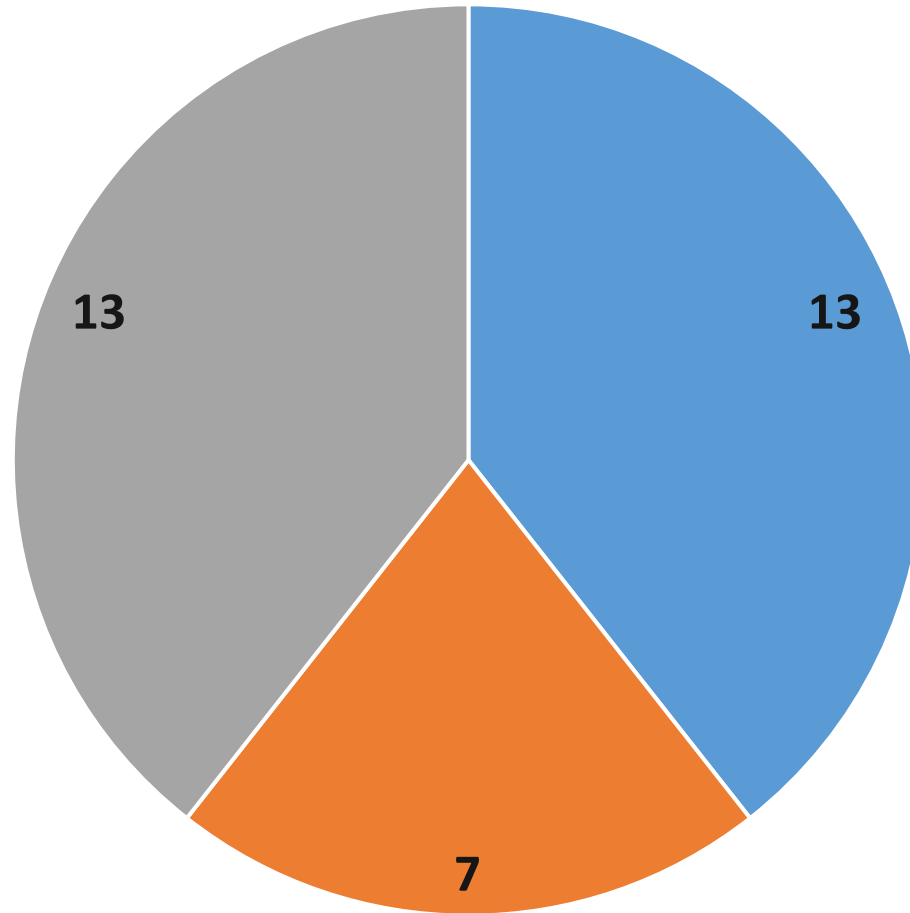


Other Target Populations Mentioned...



Demo / Preserve / Reuse

- 13 - Preserve/Reuse Existing Building
- 13 - Importance of Design Quality
- 7 - Demolish/Tear Down Building



Summary of Results

"Neighborhood Fit is Critical" - 23.3% expressed concerns about neighborhood compatibility; 33 total mentions

Senior Housing - 37.9% specifically mentioned senior housing

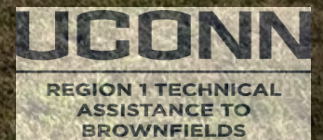
Strong Mixed-Use Support - 65% of respondents mentioned green/open space; 54% want housing combined with open space



SECTION 3: ZONING AND REDEVELOPMENT



The field and playground at the former Coffin School (photo taken by Leigh Blander)



WHEN CONSIDERING REUSE OPTIONS, WE HAVE TO CONSIDER FIRST THE SITE CONSTRAINTS

- UConn TAB does **NOT** determine or provide opinion on reuse alternatives.
- We help support community visioning of reuse and provide direction of what is currently feasible or needs to be done to accomplish desired reuses.

Property Information

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ZONING

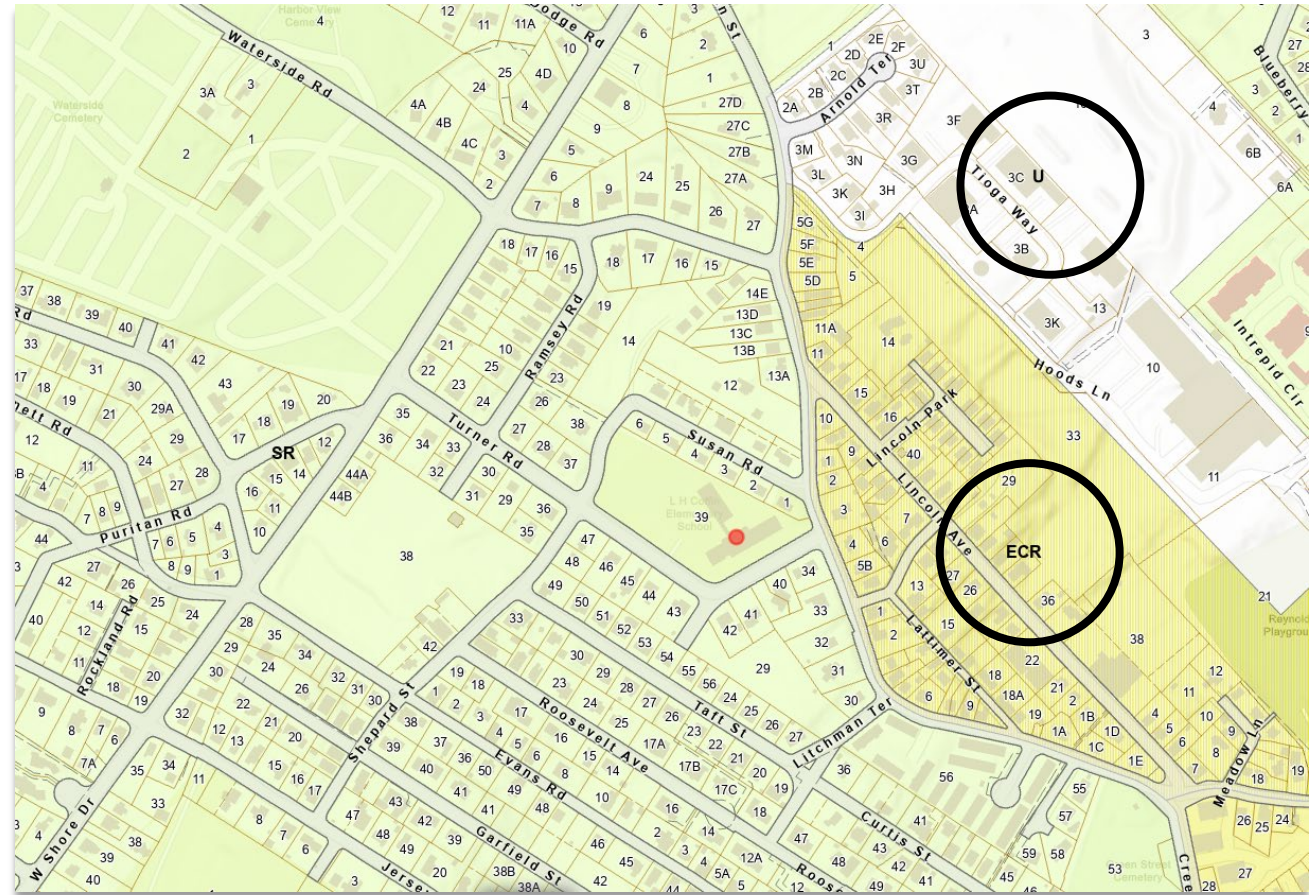
Current Zoning Designation:

Single Residence – SR

- Purpose: low-density residential character intended primarily for single-family dwellings (other uses: schools, places of worship, open space, or government services)
- Single-Family Dwellings:
 - 10,000 square foot lot area
 - 100 ft frontage
 - 20 ft front setback
 - 15 ft side and rear setbacks
- Semidetached/Two-Family Dwellings may be allowed by **incentive zoning permit**

Nearby Zones:

- Expanded Central Residence (ECR) – different dimensional requirements, allows duplexes by **Special Permit**
- Unrestricted District (U) – allows multi-family dwellings by **Special Permit**



CONSIDERATIONS PRIOR TO REDEVELOPMENT

Soil Properties:

- USDA-NRCS Web Soil Survey: Site is mostly classified as “Urban Land”
 - Indicates heavily disturbed soil due to historic construction activities
 - Not rated for many soil properties relevant to construction, stormwater, and on-site utility considerations
 - **Soil properties need to be determined by site investigation**

Infrastructure:

- Public utilities **need to be verified/established/adapted** for scale of development

Floodplains:

- Site is not located within a floodplain but topography must still be considered for **flood mitigation strategies**

Abatement:

- Hazardous Building Materials (asbestos and lead) **must be abated** prior to demolition or renovation activities



Disclaimer

The three redevelopment options provided by UConn TAB are **not** recommendations, development plans, or commitments but represent feasible reuses for the site given the information that was publicly available at the time that UConn TAB research was conducted.

UConn TAB does not provide or directly consider cost estimates for the reuse scenarios, **nor do these redevelopment scenarios represent every possible reuse for the site.**

Renderings of the reuse scenarios are **solely conceptual** and any future development will require additional due diligence, regulatory review, and design by licensed architects, engineers, planners, developers, and other qualified professionals.



Potential Redevelopment Scenarios

Scenario A:

- Reuse original building for 16 units (senior or workforce housing)
 - 10 units ~ 1,120 ft²
 - 6 units ~ 1,868 ft²
- 3 Duplexes (10,000 ft² lots with driveways)
- ~ 9,400 ft² dog park
- Playground/rec space
- 42 parking spaces
 - 32 spaces for residents
 - 10 spaces for rec area
- *Duplexes could be swapped for Single-Family Dwellings*

22 housing units

Demolition of annex only

Scenario B:

- Combination of Single-Family Dwellings and Duplexes
- 8 Single-Family Dwellings (6,000 ft² lots abutting Susan Rd. properties)
 - Assuming flexibility on lot sizes mirroring Susan Rd. and ECR zone
- 5 Duplexes (10,000 ft² lots abutting Turner Rd.)
- New roadway running east-west (more site grading)
- *Duplexes could be swapped for Single-Family Dwellings*

18 housing units

Complete demolition

Scenario C:

- 10 Single-Family Dwellings (10,000 ft² lots)
 - Fully adheres to current zoning regulations
- New roadway running north-south with a cul-de-sac abutting Susan Rd. properties (less site grading)
 - Heavy vegetation to provide a natural buffer with abutters
- *Single-Family Dwellings could be swapped for Duplexes or a mixture*

10 housing units

Complete demolition

Characteristic intense sloping of the northeastern portion of the Site is maintained in all scenarios, but eastern topography remains a limitation for renderings



Redevelopment Scenario A: 22 Housing Units + Park Space



Bird's-eye view with road annotations



Redevelopment Scenario A



View of Coffin School from path

Parking

Use	Parking Requirement	Total # Units in Reuse Scenario	Total Parking
Apartment Building	2/unit	16 units	32
Recreation/Dog Park	-	-	10
Total	-	-	42

Coffin School Units (senior or workforce housing)

	FT ² /Unit	# Units	Total FT ²
First Floor	1,120	10	11,200
Second Floor	1,868	6	11,208
Total	-	16	22,408*

*26,374 ft² building and 22,418 ft² available assuming 15% gross floor area used for hallways and utilities



Parking lot entrance



Topography was considered but is not shown in the renderings for simplicity

Redevelopment Scenario A



3 Duplexes (view from Turner Rd.)



9,400 ft² Dog park (view from western portion)



Redevelopment Scenario B:

18 Housing Units



Bird's-eye view with road annotations

Site composed of eight 6,000 ft² plots* for Single-Family homes and five 10,000 ft² plots for Duplexes

Dwellings can be either a mixture of Duplex and Single-Family or all Single-Family

New road added for resident access (requires more site grading than other scenarios)

* Does not adhere to min. lot size for SR zone, but determined based on similar lot sizes of abutting properties on Susan Rd. and min. lot size for single-family dwellings in ECR zone abutting the Site across Turner Rd.

If there is no flexibility on lot sizes, 4-5 single-family homes could fit instead of 8 on the northern half



Redevelopment Scenario B



View of housing from the new roadway (facing northeast)



View of housing from the new roadway (facing northwest)

Alternative bird's-eye view



Topography was considered but is not shown in the renderings for simplicity



Redevelopment Scenario B

View of duplexes from new roadway (facing southwest)



View of homes from duplex driveway (facing north)



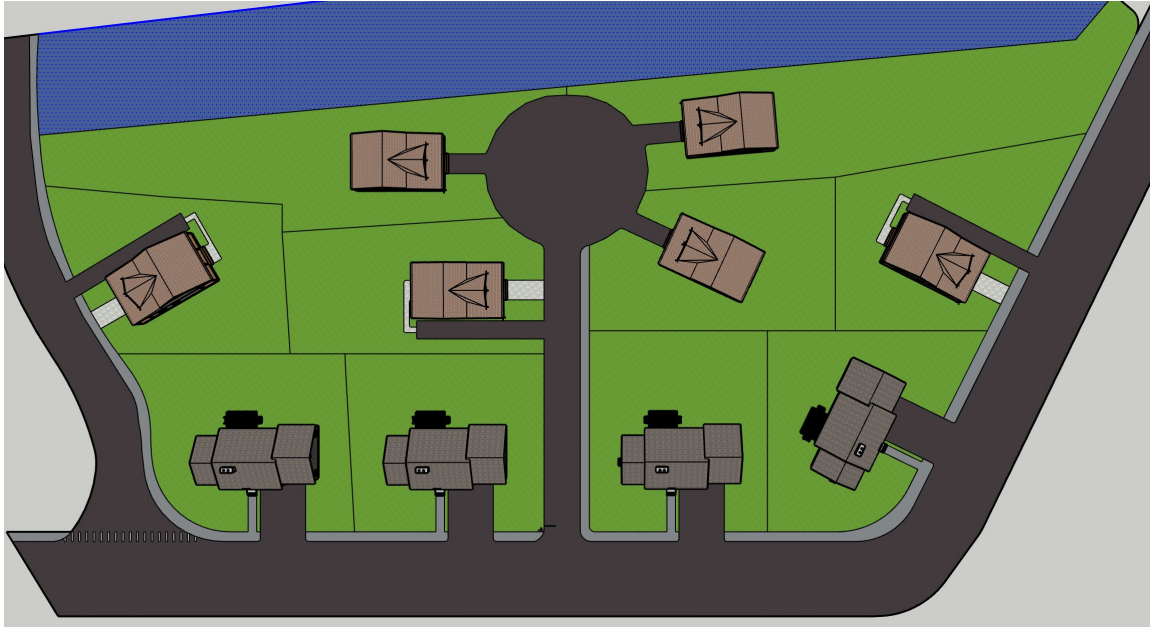
Duplexes have driveways facing the new roadway and walkways to Turner Rd.

View from the bend in Turner Rd.



Topography was considered but is not shown in the renderings for simplicity

Redevelopment Scenario C: 10 Housing Units



Denoted property lines from SketchUp software

New cul-de-sac added (abutting Susan Rd. properties) to allow for the maximum usage of available space – heavy vegetation added to provide a natural buffer



10 Single-Family Residences*

Plots are all 10,000 ft² (fully adheres to current zoning regulations)



*Site could also be a mixture of Single-Family and Duplex housing (all 10,000 ft² lots)

Redevelopment Scenario C

View of home on Shepard St.



Corner of Shepard St. and Turner Rd.



View of the eastern portion from Turner Rd.

Topography was considered but is not shown in the renderings for simplicity



Redevelopment Scenario C

View of new roadway from Turner Rd.



View from cul-de-sac (facing southwest)

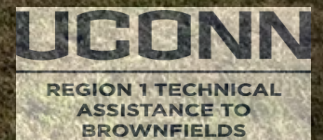


Topography was considered but is not shown in the renderings for simplicity

SECTION 4: Discussion and Feedback



The field and playground at the former Coffin School (photo taken by Leigh Blander)





Scenario A: ~22 Housing Units + Park Space

- ~16 units in the original building
- 3 duplexes (or single-family homes)
- Dog park and recreation space
- Zoning change + Special Permit



Scenario B: 18 Housing Units

- 8 single-family homes (or 4-5 without flexibility on lot sizes)
- 5 duplexes (or single-family homes)
- Incentive zoning permit



Scenario C: 10 Housing Units

- 10 single-family homes (or 5-6 without new roadway)
- Or duplexes/mixture
- Complies with zoning (or incentive zoning permit for duplexes)



NEXT STEPS

- ✓ The Town will review collected feedback after this meeting and implement community input into future plans
- ✓ Presentation slides and survey link will be posted on Town Website
- ✓ You can also find contact information below with any additional questions and comments

Thank you!



Brendan Callahan | Director of Community Development & Planning | [\(781\) 631-1529](tel:(781)631-1529)



UConn Technical Assistance to Brownfields | uconn-tab@uconn.edu

