



# Sylvester (& Salmond) Update/Recap



March 1, 2021



# Sylvester (& Salmond) Update/Recap 2010 - 2017

- **2010 Assessment Report** – “This team recommends that this building should no longer be used for grade school student education; at least not in its current configuration. A substantial renovation is required, which could possibly exceed the cost of a replacement building....This would seem to be a good location for a low-income senior-housing project, near the services and historic amenities of the town Center. Until the major program of construction begins, general maintenance should continue, and short-term measures should be utilized to improve access for persons with disabilities.”
- **Annual Town Meeting 2012** – Appropriated \$100,000 and formed the Center School Feasibility Study Committee through Annual Town Meeting Article 24 on May 7, 2012 and appropriated \$100,000. The commentary to the article stated that “the feasibility study is a first step in evaluating the consolidation of the Center and Sylvester Schools into the Center School.”
- **Annual Town Meeting 2013** – The Study Committee identified numerous concerns at Sylvester and referred to previous studies in 2002 and 2004 that identified similar concerns but delayed addressing them until the construction of the High School. The Study Committee concluded that “it is our duty to keep our children safe and unfortunately that means closing Sylvester as a school.”
- **Annual Town Meeting 2014** – Town Meeting appropriated \$500,000 for an MSBA feasibility study on Center/Sylvester.
- **March 2016** – Board of Selectmen formed Sylvester School Redevelopment Committee
- **Special Town Meeting September 2016** – Appropriated \$32,446,161 for the renovation of Center Elementary School.



# Sylvester (& Salmond)

## Update/Recap

### 2018 - 2019

- **April 2018** – The Sylvester School Redevelopment Committee released a [Request For Proposal \(RFP\)](#)
- **June 2018** – The Committee received **one bid response** from Traggorth Companies LLC.
  - The proposal is for 29 units to include, studio, one bedroom, and two bedroom apartments. Traggorth Companies LLC in their response included 10-25% could be affordable and they would work with the Town and Affordable Housing Trust. They also plan to utilize Federal and State Historic Tax Credits as well as other private financing for the project. Traggorth Companies LLC has proposed \$1 for the 99 year land lease and \$300,000 for the purchase of the building and predicted the Town would receive around \$70,000 in taxes annually.
- **September 2018** – Traggorth Companies was asked by the Board of Selectmen to produce a second option: [residential & school administration](#)
- **January 2019** – Estimate of \$1,200,000 provided to the Town to demolish Sylvester School
- **January 2019** – Center School opened; Sylvester School vacated
- **May 2019** – Annual Town Meeting Articles 35 & 36 pass\*\*.
- **August 2019** – Appraisal for Sylvester School ≈ \$3,800,000
- **December 2019** – Appraisal for Salmond property ≈ \$1,800,000



# Sylvester (& Salmond) Update/Recap 2018 - 2019

## Annual Town Meeting 2019

ARTICLE 35. TRANSFER SYLVESTER SCHOOL PROPERTY To see if the Town will vote, pursuant to M.G.L. c. 40, §15A of the Massachusetts General Laws, to transfer from the Town of Hanover (School Committee) to the Town of Hanover Board of Selectmen, acting by and through its Board of Selectmen for general municipal purposes, sale, etc. purposes, the care, custody, management and control of the so-called Sylvester School, located at 495 Hanover Street, Massachusetts, containing the land and all buildings and structures thereupon, as shown on the Town of Hanover Assessors' Map 47, as Lot 5, excluding the portion of Lot 5 north of the Proposed Lease Area and West of the 2006 subdivision lot line as identified in the Sylvester School Exhibit Plan by Merrill dated April 1, 2019; and further to authorize the School Committee and the Board of Selectmen to take any action required to obtain any approval necessary to accomplish the purposes of this article; or take any other action relative thereto.

*Motion carried unanimously.*



# Sylvester (& Salmond) Update/Recap 2018 - 2019

## Annual Town Meeting 2019

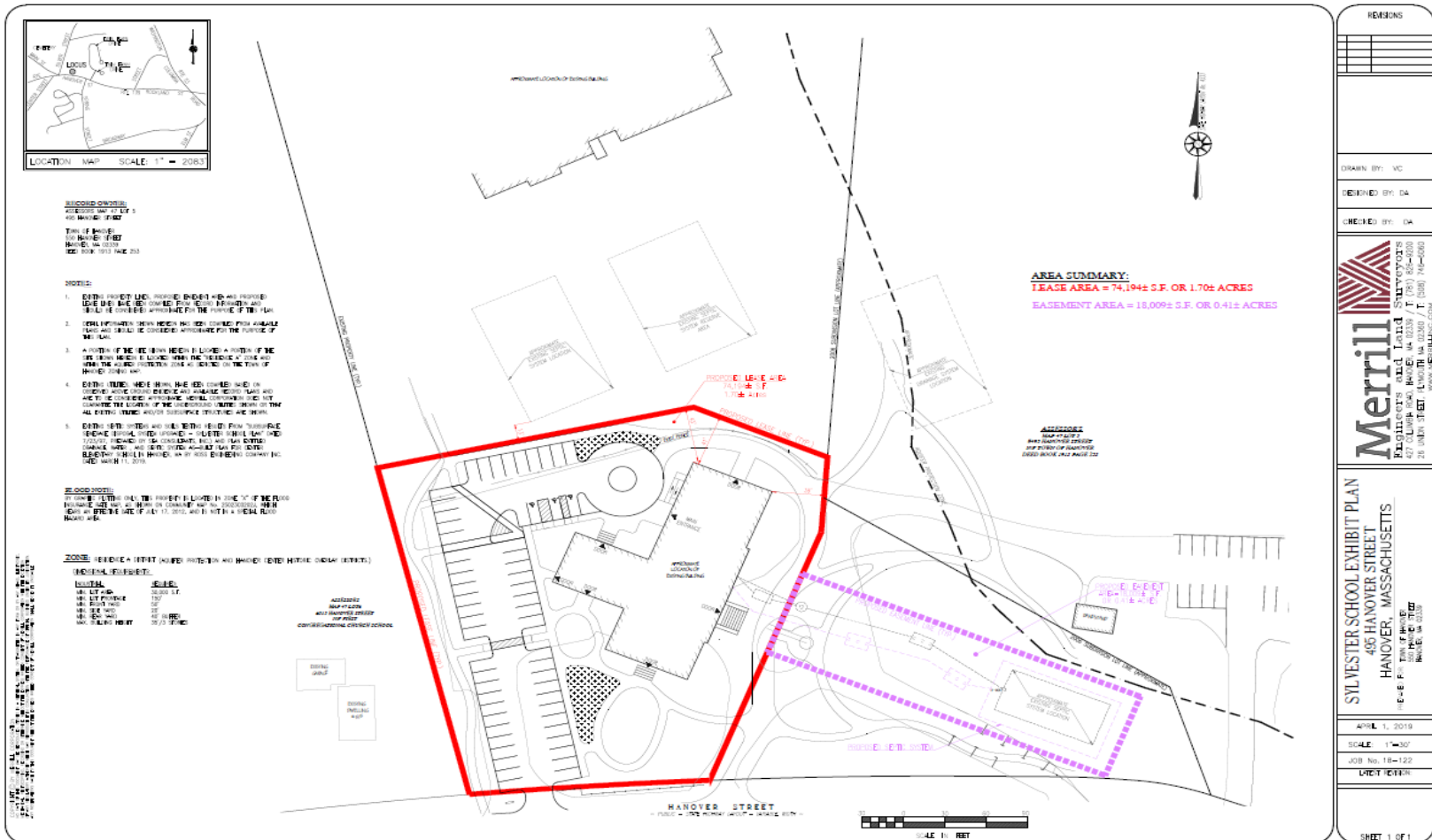
ARTICLE 36. DISPOSE, LEASE, SELL SYLVESTER SCHOOL PROPERTY To see if the Town will vote, pursuant to M.G.L. c. 40, §15 of the Massachusetts General Laws, to sell or otherwise dispose of the so-called Sylvester School, located at 495 Hanover Street, Hanover, Massachusetts, containing approximately 1.70 acres of land and all buildings and structures thereupon, as identified as the Proposed Lease Area in the Sylvester School Exhibit Plan by Merrill dated April 1, 2019, along with an easement over 0.41 acres of land, as identified as the Proposed Easement in the Sylvester School Exhibit Plan by Merrill dated April 1, 2019; both areas being a portion of the Town of Hanover Assessors' Map 47, as Lot 5, in accordance with all applicable laws, rules, and regulations, including, without limitation, M.G.L. c. 30B, §16; and further to authorize the School Committee and the Board of Selectmen to take any action required to obtain any approval necessary to accomplish the purposes of this article; or take any other action relative thereto

*Main motion was counted. There were 145 yes votes to approve the sale or disposition of the Sylvester School property, and 64 no votes. A two-thirds quantum vote was needed for the motion to pass; the main motion carries.*

# Sylvester (& Salmond)

## Update/Recap

### 2018 - 2018





# Sylvester (& Salmond)

## Update/Recap

### 2020 - 2021

- **January 2020** – Ad hoc meeting with representatives of various groups including but not limited to Selectmen, School Committee, Historical, CPC, Planning, etc. reviewed “theoretical” renovations proposals for the Sylvester School for the (re)use as school administration.
  - \$12,000,000: Full Renovation of Entire Building
  - \$7,000,000: Full Renovation of First Floor
  - \$2 - \$5,000,000: Replicate Salmond at Sylvester
- **February 2020** – As a result of the January 2020 meeting, CPC and Historical toured Sylvester, and indicated interest in pursuing this possibility.
- **March 2020** – Comprehensive discussion took place on [March 2, 2020](#). Result, “Vice Chairman Emmanuel Dockter asked TM to draft revised language for a possible RFP and would also like CPC to be invited to the Board’s next meeting to discuss CPC funding of the project.”
- **March 2020** – COVID-19 Pandemic.
- **October 2020** – CPC evaluated community support for a reuse plan to bring school administration to Sylvester.
- **January 2021** – CPC voted to include a Warrant article which would, “...appropriate \$275,000 U.S. dollars, from the Town’s Community Preservation Fund (CPF) towards, but not limited to, the phased renovation, concept design, architectural, and engineering work of the Sylvester School Building, and concept design and feasibility study for the future use of Salmond School, as directed by a committee to be formed of one (1) Selectmen, the Town Manager or Town Planner, one (1) School Committee Member, School Superintendent, one (1) Historical Commission Member, (1) Planning Board Member, (1) Affordable Housing Trust Member, (1) Citizen at Large, and three (2) CPC Members. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, to be expended for the purposes stated herein by the Town Manager, under the direction of the Community Preservation Committee, said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto.



# Sylvester (& Salmond) Update/Recap Current Use

- Sylvester is filling the following gaps:
  - HYAA Wrestling;
  - File Storage;
  - Public Safety Trainings;
  - COVID-19 furniture storage;
  - Other uses are possible with “minimal” improvements
- Sylvester Costs:
  - ≤ \$50,000 per year to keep it going;
  - Needs exterior paint
  - No known large/expensive capital costs to maintain the existing use(s)