

Marblehead, MA Community Meeting #2

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Front/entrance of former Coffin School (Image Source: [Marblehead Beacon](#))

AGENDA



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

1. Welcome & Opening Remarks
2. Brownfields 101 & UConn TAB Services
3. Site Information and History
4. Zoning and Redevelopment Options
5. Listening Session
6. Q&A & Open Discussion



SECTION 1: BROWNFIELDS 101



What is UConn TAB?

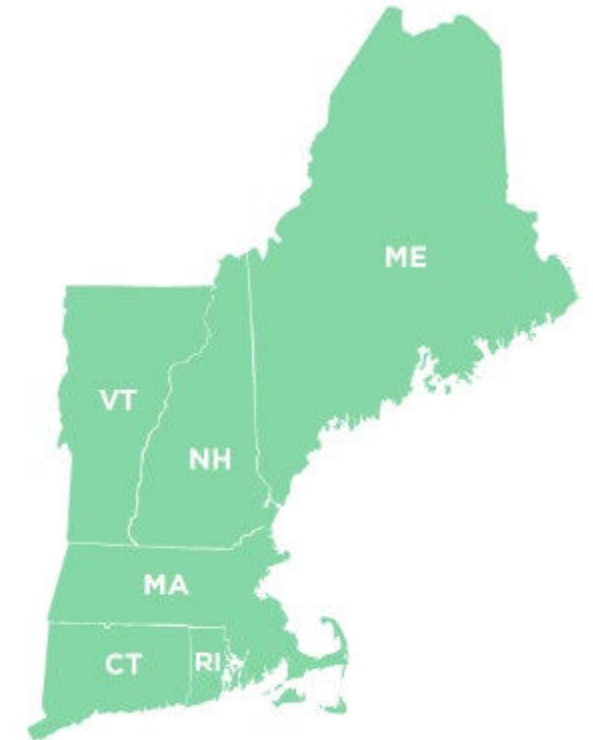
Technical Assistance to Brownfields

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)



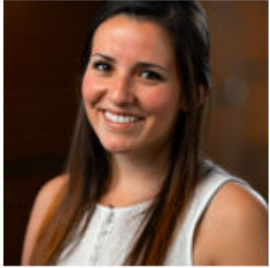
Equal Distribution of Resources in all 6 New England States and Tribes



Geographic Diversity

Rural & Urban Communities,
Small and Larger Towns, Cities

MEET OUR TEAM



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NERHA Partnership



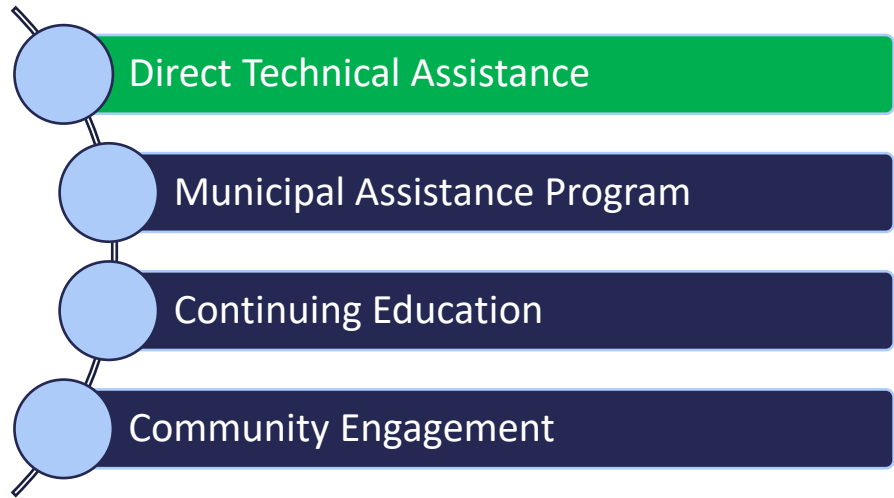
Nylab Noori, MPH

UConn TAB Partner - Northern New England
Outreach
Environmental Health Associate Program
Manager at New England
Rural Health Association (NERHA)



DIRECT TECHNICAL ASSISTANCE

RESPONSIVE, ACCESSIBLE, AND EXPERT REFERRALS



Technical Document Review

- Review of Environmental Site Assessment Reports, Remedial Action Plans, Planning Documents

Brownfields Proposals Review

- EPA Brownfields proposals (assessment, cleanup, multipurpose, RLF) and State Program proposals

Access to Resources & Procurement Support

- Fact sheets, example proposals, RFQ/RFP review, and documents

Quick Availability

- Answer Technical Questions



MAP – SERVICE LEARNING COURSE

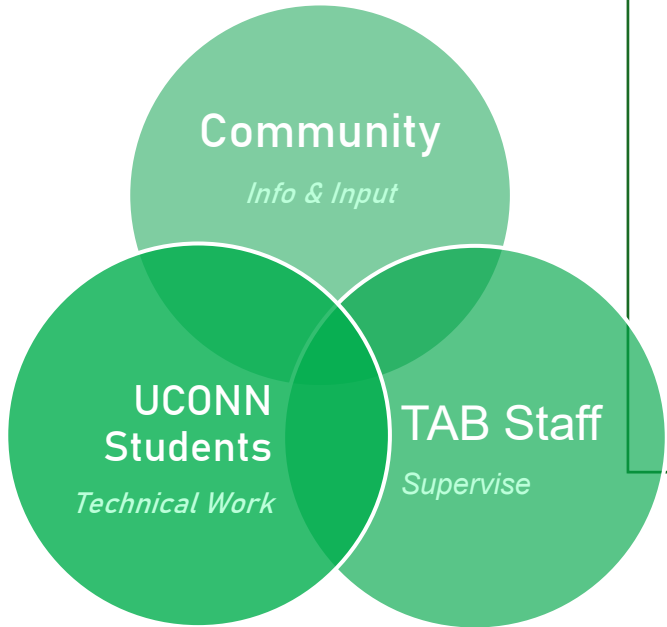
STRONG COMMUNITY PARTNERSHIPS & COLLABORATIONS

- Direct Technical Assistance
- Municipal Assistance Program
- Continuing Education
- Community Engagement



EPA Brownfields Grant Support

TECHNICAL SUPPORT



Target Area and Brownfield Site Description
Community Need (Demographics)

Brownfield inventories
Data Review and Gap Analysis for brownfield sites
Grant Preparation
Site reuse planning
Community Engagement Planning and Materials



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



lumion



RENDERINGS

(Sketchup and Lumion)



lumion



lumion

COMMUNITY ENGAGEMENT

Our Role:

- ✓ Provide brownfields education
- ✓ Collect public input and feedback
- ✓ Answer brownfields-related questions
- ✓ Understand community wants and needs
- ✓ Make sure community wants and needs are represented in the reuse renderings for UConn TAB's Site Reuse Assessment



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



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

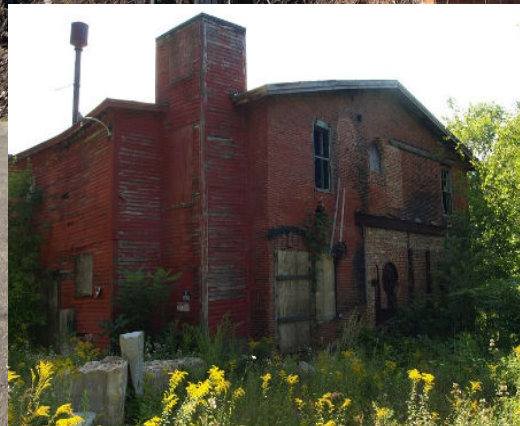
Before



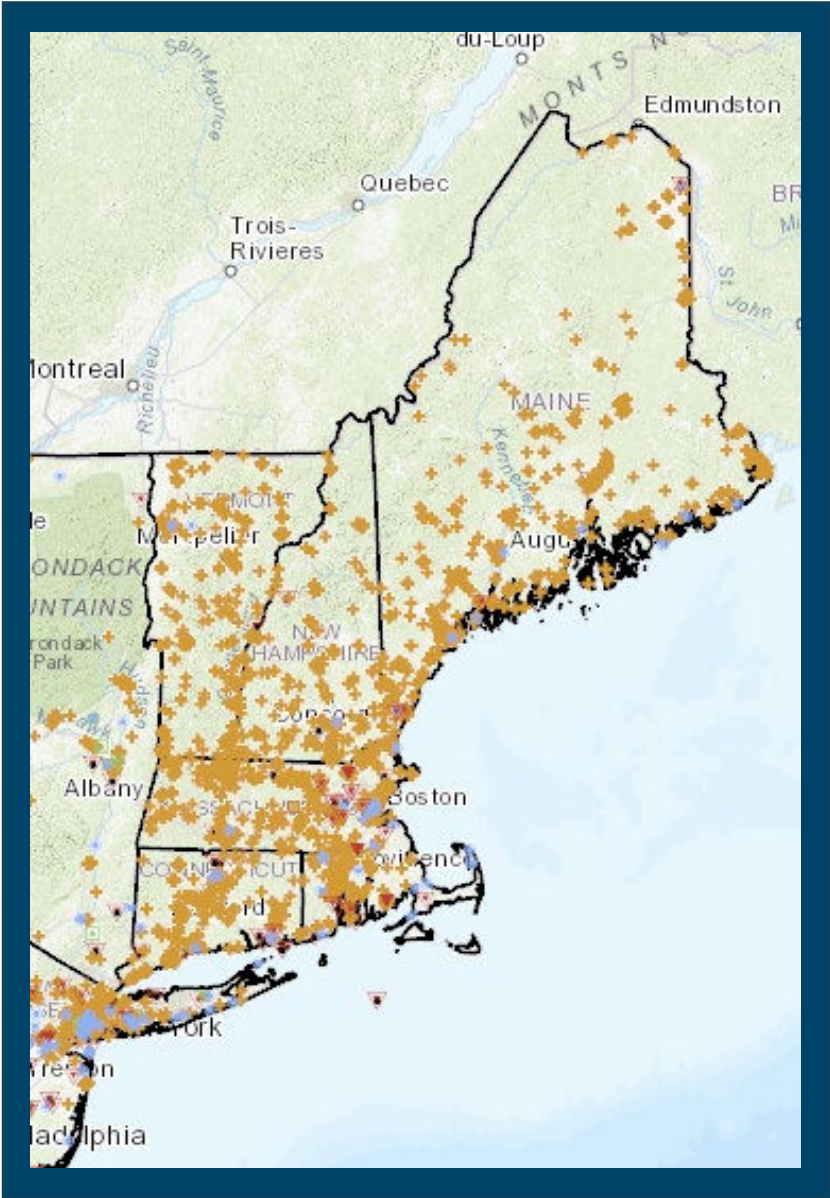
After



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



There are over 3,000 brownfields that have been formally identified in New England, but many remain unlisted



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](#))



Brownfields redevelopment requires time, funding, cooperation from different stakeholders, but perhaps most importantly:
Community Engagement & Public Participation



Marblehead is your community and your input matters!



SECTION 2: SITE INFO AND HISTORY



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



FORMER COFFIN SCHOOL - TURNER ROAD, MARBLEHEAD

Name & Location: Coffin School, former elementary school on Turner Road, Marblehead, MA.

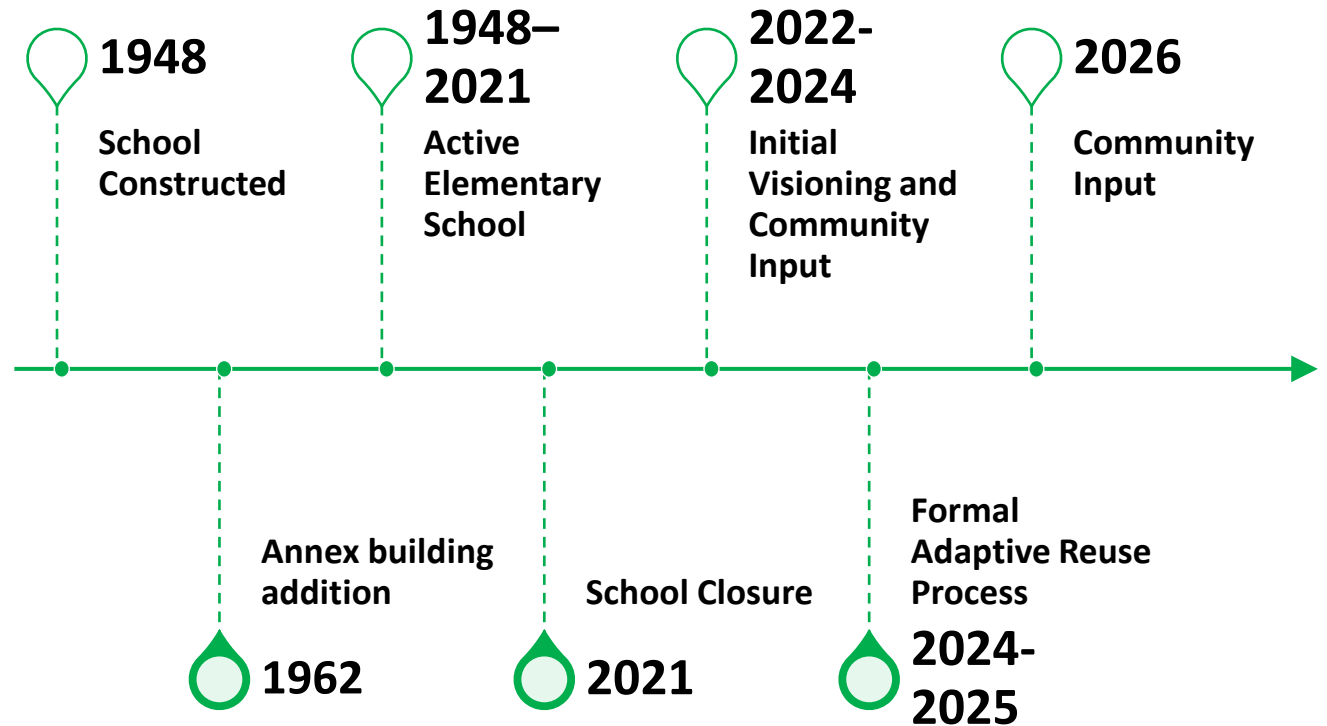
Construction & Opening: Building was originally constructed in **1948** to serve as a neighborhood elementary school. Annex building was added in **1962**.

Closure: School was **closed in 2021** when students were moved to the new Brown School on Baldwin Road.

Current Status: Building has been **vacant** since 2023 and property discussions are ongoing.

Site Condition: About 2.75 acres of land, building totaling about 30,000 square feet.

Critical repairs discussed on next slide



WHAT WE KNOW ABOUT THIS SITE

ASBESTOS FINDINGS

- HBM Investigation: Took place on December 15th, 2025 by Weston & Sampson Engineers, Inc. on behalf of the Town of Marblehead
- HBM Investigation, Asbestos: 101 samples of suspect **Asbestos-Containing Materials** (ACMs) were collected from 44 materials (e.g. floor tile, pipe wrap, wall plaster coat, window and door caulk, etc.)
 - ACMs determined in 24 of the 44 materials tested – must be **removed prior to any activity** that would disturb the material (renovations/demolition)



WHAT WE KNOW ABOUT THIS SITE

LEAD FINDINGS

- HBM Investigation, Lead: Paint chip samples collected from representative painted/coated building components for **lead testing**
 - Only one sample contained lead greater than the EPA residential standard
 - Lead **exposure monitoring** must be performed by a contractor during construction/demolition to ensure that employee exposures do not exceed the OSHA Action Level
- Critical Repairs: replacement of windows and doors, asbestos (if demolition or renovation occurs) and lead abatement, ADA-accessibility and HVAC upgrades, roof replacement





Google Satellite photo from Turner Rd.



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



Front/entrance of former Coffin School
(Image Source: [Marblehead Beacon](#))



Google Satellite photo school parking lot



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

- 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

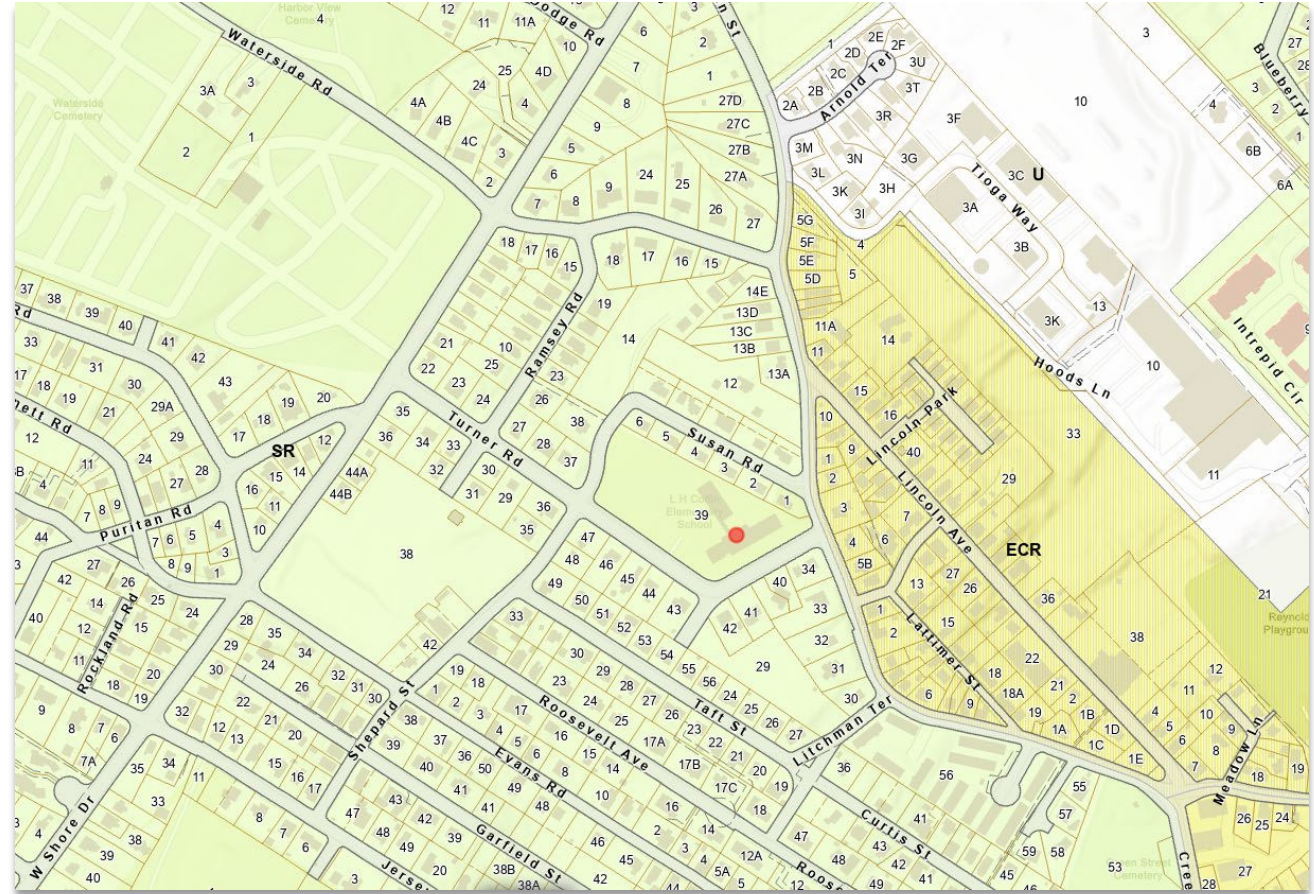
- Local Economy
- Regional Economy
- Demographics
- Land Availability



ZONING

Current Zoning Designation: Single Residence – SR

- Primarily intended for low-density, single-family housing
- Minimum lot size: 10,000 square feet per house
- Under this zoning designation, the site could currently fit about 8-10 single-family homes
 - Incentive zoning permit required for duplexes and townhomes
 - Current Zoning does not allow for multi-family



POTENTIAL HOUSING REDEVELOPMENT OPTIONS:

SINGLE-FAMILY
HOUSING

DUPLEXES

AFFORDABLE
HOUSING
(APARTMENTS)

WORKFORCE
HOUSING



SINGLE-FAMILY HOMES



SINGLE-FAMILY HOMES:

A single house designed for one household or family – each home sits on its own lot and is not attached to other homes

PROS

- High market demand and resale value
- Simpler zoning and permitting process
- Minimal long-term property management

CONS

- Does not address housing shortages for seniors, young adults, other sensitive populations
- Requires demolition of existing building
- Higher land cost per unit



Estimated Units: 8-10

DUPLEXES



DUPLEXES:

A building with two separate homes in it. The homes may be side-by-side or one above the other. Each home has its own entrance.

PROS

- Increases housing density while maintaining character of the neighborhood
- Potential for owner-occupied rental income
- Provides downsizing options for seniors and more housing for younger adults

CONS

- Requires zoning change or permitting process
- Lower resale value than single-family homes
- Requires demolition of existing building

Estimated Units: 16-20



AFFORDABLE HOUSING



AFFORDABLE HOUSING:

Housing that is priced below market rate so people with low-moderate incomes can afford to live there

PROS

- Addresses housing needs for seniors and young families
- Eligible for state and federal funding
- Stable long-term occupancy
- Opportunity to reuse existing building, avoid demolition

CONS

- Requires zoning change or permitting process
- Potential for increased traffic



Estimated Units: 40

WORKFORCE HOUSING



WORKFORCE HOUSING:

Housing designed for people who work in the community – based on slightly higher incomes than affordable housing, but still reasonably priced so local workers can afford to live there

PROS

- Supports local workforce (teachers, nurses, etc.) and veterans
- More affordable than market-rate housing
- Potential to reuse existing building, avoid demolition

CONS

- Potentially requires zoning change or permitting process
- Demolition required if townhouses, duplexes, etc.

Estimated Units Single-Family: 8-10
Estimated Units Duplex/Townhouse: 16-20
Estimated Units Apartments: 40



OR SOMETHING ELSE ENTIRELY...

Aside from housing, what can you envision on this site or for this building?

Brownfield properties offer such unique opportunity to breathe new life into our neighborhoods!

What do you want to see at **1 Turner Road?**

We want to hear all your ideas!



Front/entrance of former Coffin School (Image Source: [Marblehead Beacon](#))



SECTION 4: LISTENING SESSION



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



A **Listening Session** is a facilitated discussion, usually with a group of people impacted by a certain issue.

Purpose:

- Gather community perspectives and understand resident priorities
- Inform future planning discussions

No decisions will be made tonight, but feedback will be collected and used to guide eventual reuse of the Coffin School. We appreciate your attendance and participation! If you wish to provide written feedback, you can do so through the PowerPoint survey.

Conversation Guidelines:

- ✓ One speaker at a time
- ✓ Keep comments brief (1–2 minutes)
- ✓ Focus on ideas and community priorities
- ✓ Respect different perspectives
- ✓ Allow space for multiple voices



Marblehead Meeting



<https://tinyurl.com/2c5an42u>

WHAT SHOULD GUIDE DECISION- MAKING FOR THIS PROPERTY?



COMMUNITY
BENEFIT?



FISCAL
RESPONSIBILITY?



NEIGHBORHOOD
COMPATIBILITY?

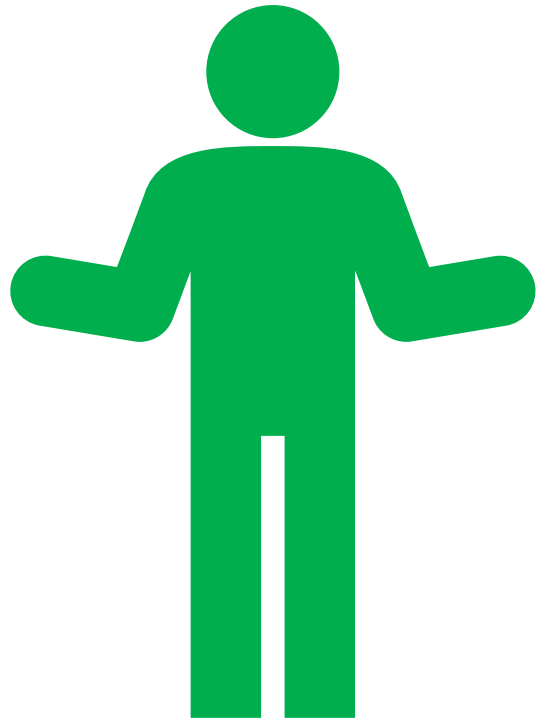


PRESERVATION?



LONG-TERM
SUSTAINABILITY?





When you think about this site,
what is most important to
protect or keep?

- Building structure?
- Green space?
- Historic character?
- Public access?





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

What types of community benefits would you most like to see come from this property?

Marblehead Meeting



<https://tinyurl.com/2c5an42u>



If this site could solve one challenge facing Marblehead, what should it address?



<https://tinyurl.com/2c5an42u>



Entrance/front of the former Coffin School
(Image Source: [Marblehead Weekly News](#))

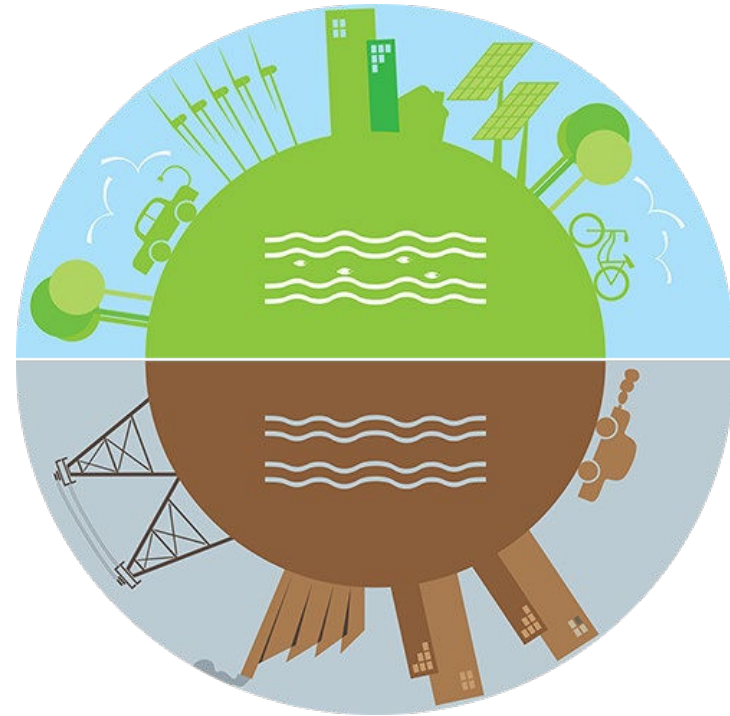


The Town is interested in hearing residents' ideas for this site outside of housing options.

What else can you envision on this property?



<https://tinyurl.com/2c5an42u>





Signage for the former Coffin School
(Image Source: [Town of Marblehead](#))

How can the final use best serve both the immediate neighborhood and the broader town?

Marblehead Meeting



<https://tinyurl.com/2c5an42u>



Marblehead Meeting



<https://tinyurl.com/2c5an42u>

One Priority

What is most important for the future of this property?

One Concern

What should decision-makers be mindful of?

One Opportunity

What positive potential do you see for this site?



NEXT STEPS

- ✓ TAB will review collected feedback and implement comments into Site Reuse Assessment renderings.
- ✓ Presentation slides and survey link will be posted on Town Website. **Survey will be live for 2 weeks.**
- ✓ **May 2026:** TAB will attend another Marblehead community meeting, summarize collected public input, and present Site Reuse Assessment findings and renderings



Brendan Callahan | Director of Community Development & Planning

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UConn Technical Assistance to Brownfields

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