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

Abutter protest?

- Low impact on bus and private transport of Winthrop students
- Access to gas and sewer?
- Reasonably level
- No Art 97 impact
- May be more centrally located to the general student population.
- No additional traffic over the Choate St Bridge
- Leave Bialek as is
- Wet in middle
- Wet on Topfield Rd side
- 40' right of way off Topsfield RD may mean an adjacent house will have to be purchased

Reasonably close to town

Site so large that only a portion may be needed

Does have potential for access off Topsfield Rd and Pineswamp appears to be ample space on the Pineswamp side for both building and fields

- single landowner reduces complications

Masonic Temple

- Access to sewer and natural gas
- Reasonably level
- No Art 97 impact
- May be centrally located to the student population.
- Mason cooperation?
- Leave Bialek as is
- High dry land
- easy accessibility from a main road
- Dry
- High
- Reasonably close to town

Requires acquisition of property
- Use not consistent with neighborhood
- Not visible from a major street
- Much longer distance for many Doyon students
- Longer distance for all Winthrop students
- Tax revenue loss?
- very tight (and a bit odd) if the building isn’t part of the deal
- multiple landowners increases risk
- May need to purchase an adjacent parcel or two
- May be an interesting negotiation

School Street - Wegzyn

- Use consistent with neighborhood
- Access to sewer (reasonable) and natural gas
- Visible from a major street
- Reasonably close to Town
- May be more centrally located for the general school population
- Low impact on western Ipswich Doyon students travel distance
- Good impact on south west Ipswich (Topsfield rd) Doyon students travel distance
- Low impact on bus and private transport of Winthrop students

Requires acquisition of property
- Too close to older kids? People who understand this better than I would have to weigh in on whether this is a concern
- Enough dry land?
- Are the wetland designations accurate?
- Linebrook Rd access or only School St? (abutter complaints of traffic)
- Winthrop parents protest
- 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

**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 downtown 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