

Newbury - Safety Services Building Committee

Primary Issues Identified by the Committee with Constructing a New Fire Dept. Building as of 5/1/2019

I. Location - Current proposed – Bald Sunapee/Camacho – into hill

Sitework

Advantage

1. Town owns property
2. Cistern will provide town campus fire protection
3. Proposed location avoids current drainage system
4. Estimate for hill & ledge removal - \$160,000
5. Ledge is a supply for necessary site crushed stone
6. Hill helps design of cistern – gravity-fed – not pumped
7. Building design blends with other TC buildings
8. Geographic center of town

Disadvantage

1. Cost shown as summary - \$776,000 reasonable “breakdown” required
2. Cost to remove Hill & Ledge
3. Speed of traffic passing FD building access apron
4. Proximity to playground

Wetlands on property

- | | |
|--|---------------------------|
| 1. Proposed building does not interfere with existing wetlands | 1. Constrains usable land |
|--|---------------------------|

Hill Removal

- | | |
|---|--|
| 1. Known cost estimate to remove | 1. Cost |
| 2. Removal of hill increases usable land resulting in land available for Library expansion and Playground | 2. Removal of a portion of hill adjacent to Rt. 103 may be necessary to improve site-line distance |
| | 3. Future expansion of FD building may be costly due to location/hill |

Traffic

1. Mitigation of site-line distance and speeds at that location

Playground Location

- | | |
|--|--|
| 1. Already in place in an area not suited for other purposes | 1. Difficult & costly to move |
| 2. Concerns for safety with children and the FD can be resolved with fencing of the playground | 2. Moving to area behind Town Offices – traffic & parking conflict with other Town Offices functions |
| 3. Agreement/understanding with Velie family | 3. Existing wetlands |
| | 4. Existence of Fishersfield Park |

Relocate Vets Memorial

- | | |
|---|----------------------------------|
| 1. 7 years in place. “Hallowed Ground” | 1. Town Meeting vote to relocate |
| 2. Placement of many stone engraved pavers memorializing veterans | 2. Move where? |

Advantage

Disadvantage

II. Other Locations

Other Town Center property

1. A town center location permits “response time” for a FD request for service to be reasonably equal for all town residents based on distance from town center.

1. Cost - 3ac lot or bigger
2. Only 5 vacant parcels of land within 1/3 mile of town center
3. 4/24 - It seemed none of the 5 parcels where viable

5/1 meeting - It was decided 1 lot 032-652-477 was worth a site visit. Lynn Wallace offered to lead site visit.

South Newbury

1. TBD

1. Needs evaluation
2. Not in geographic center of town. Response time not equal for all town residents based on distance from town center.

5/1 - Cursory review by Town’s engineering firm indicates the site may accommodate the use for FD building subject to extensive engineering review of site constraints.

3. 5/1 - South Newbury is not an option. Committee reaffirmed the importance of response time. Fairness for all town residents based on distance from town center.

Other Property

1. Response time
- 2 Purchase cost of property and timeframe available

Sub-stations

1. Duplication of equipment
2. Cost
3. FD member proximity
4. Placement

Advantage

Disadvantage

III. Disposition of current safety services building

Renovate current safety services building for FD

It was conclusively determined by the committee that the current Safety Services building sits on land area – approximately .65 acres - that is much too small to meet the land area requirements for the proposed Fire Department building. Construction of the proposed FD building requires approximately 2 acres. There are other serious issues like 1) what do you do with FD equipment during teardown and rebuild; 2) adequate parking; 3) and safe Rt. 103 access and return but the single limiting factor is land area of the current building site.

Renovate for PD

1. Potentially very cost-effective use of a structurally sound building.
2. Renovation for not only PD but also other municipal uses

1. Building may be very expensive to renovate due to building design.

Other uses of building or lot

The committee discussed 2 potential “other” uses of the lot currently used for the Safety Services building.

1. Tear down the building and reuse the lot for some form of park and parking.

1. Ignores value in a structurally sound town owned building
2. Requires a new home for PD

2. Sell the lot and use proceeds to defray costs of constructing new Safety Services Buildings

1. The lot would have to be subdivided and the resulting lot for sale would be about 1/2ac. Questionable value to the town.
2. The town has precious little town center property
3. Requires a new home for PD

IV Costs

Bald Sunapee/Camacho property “Site Work”

1. North Branch provided a breakdown of some of the detailed costs associated with the proposed FD building site work. Just the total cost of \$776,000 was originally shown in public presentations. The Site Work unique to the Bald Sunapee/Camacho site included:

Ledge Removal - \$160,000

Retaining Walls - \$43,600

Drainage - \$12,000 +

And a few other cost items not itemized unique to the site but probably not exceeding - \$10,000.