

SAFETY SERVICES BUILDING COMMITTEE

FINAL REPORT

To

SELECTBOARD

JULY 22, 2019

I: INTRODUCTION

The Newbury Fire Department is a volunteer, on-call fire and emergency medical services department with 24 to 28 active members. The Fire Department provides property and emergency medical service protection for the buildings, residents, employees and visitors within Newbury, and through a mutual aid agreement with surrounding towns.

The town's main fire station, located in Newbury's town center, is part of the Newbury Safety Services Building. This 6400 square foot wood-frame building with two (2) front entrance bays was constructed in 1985 as a dedicated 5000 sq./ft Fire Station. In 1998 a 1400 square foot addition was added to the building for the Police Department.

Three (3) Safety Services Building Committees have determined that the current police and fire department facilities have meaningful needs and deficiencies. During the past 10 years, significant work has been done through volunteer committees and paid consultants to research and recommend appropriate next steps to ensure that the town's safety service needs are met moving forward.

The Fire Station deficiencies start with the health and safety of the firemen. The station lacks sufficient space for the existing fire equipment, firemen's personal gear, equipment and space for meetings and training.

During the past 10 years, the Selectboard has formed several committees to work with architectural and construction management firms to develop options for new Police and Fire facilities. Since the most pressing need is Fire Department facilities, the focus has been to construct a building for the Fire Department on town-owned land previously set aside for this use. This land is east of the Library and is known as the Bald Sunapee/Camacho property.

Requests for funding at Town Meetings have failed in 2016, 2018 and 2019.

The challenge: How is this dilemma between safety services and the community resolved? The solution best starts by developing a partnership/collaboration among the community residents, the town administration, and the safety services departments. This partnership/collaboration, led by the Selectboard, should be both educational and advocacy regarding the need for new Fire and Police facilities.

With that in mind, the entire community needs a chance to hear, see and understand the needs and deficiencies that affect their safety services departments. Similarly, the safety services departments and the Selectboard need to hear and understand what the community wants. To facilitate this collaboration, discussion and discovery of the issues facing the approval of funding the construction of new Fire and Police facilities, the Selectboard formed a Safety Services Building Committee of town residents.

II: COMMITTEE CHARGE AND MAKEUP

The following committee "Charge" served as framework to guide the committee's efforts:

- The primary purpose of the SSB Committee is to provide the Selectboard with the committee's best assessment of ALL the various issues concerned with constructing a new Fire Department building and whether there are possible solutions the Selectboard needs to consider for EACH issue raised by the committee.
- To report regularly to the Selectboard
- The SSB Committee shall hold a public hearing prior to September 1, 2019 for review and comments by town residents.
- To submit a written report to the Selectboard no later than October 15, 2019.
- The Selectboard shall hold a public hearing prior to November 15, 2019 for comments by residents.

The committee consisted of the following voting and non-voting participants:

- Nick Bibeau – Member
- Pam Bryk – Member
- John Dean – Member
- Bruce Healey – Chair
- Ken Holmes – Member
- Jim Lord – Member
- Ed Thorson – Member
- Lynn Wallace – Member
- Scott Wheeler – Member
- Bob Wilkonski – Member
- Richard Wright - Member
- Dennis Pavlicek – Ex-officio – Town Administrator
- Henry Thomas – Ex-officio – Fire Chief
- Brad Wheeler – Ex-officio – Police Chief
- Tiffany Favreau - Recording Secretary

III: COMMITTEE MEETINGS - DISCUSSIONS

The committee held 8 meetings and 1 Public Meeting covering the following topics:

1. Location - current proposed - Town owned Bald Sunapee/Camacho property
Key considerations:
 - Response Time
 - Breakdown of "site work" costs
2. Other Locations - other town-center property within 1/3 mile of Town Offices and the town owned "Hearst House" lot in South Newbury
3. Disposition of current Safety Services Building
4. Costs - proposed Bald Sunapee/Camacho property "site work"
5. Design
6. Police Department facility
7. Long Range Planning
8. Public Relations
9. Selectboard recommendations.

IV: DETAILS OF COMMITTEE DISCUSSIONS:

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

Sitework

Advantage

- a. Town owns property

Disadvantage

- a. Details for Site Work tasks and costs were not provided to town residents. A summary amount of \$776,000 resulted in misunderstandings. A sensible "breakdown" of the site work tasks and costs would help eliminate this issue

Advantage

- b. Cistern will provide town campus fire protection
- c. Ledge is a supply for necessary site crushed stone
- d. Hill helps design of cistern – gravity-fed – not pumped
- e. Geographic center of town which enables reasonably equal emergency “response time” for all residents based on distance from town center

Disadvantage

- b. Cost to remove Hill & Ledge
- c. Speed of traffic passing Fire Station access apron
- d. Proximity to playground

Wetlands on property

- a. Proposed building will not interfere with existing wetlands

- a. Constrains usable land

Hill Removal

- a. Known cost estimate to remove
- b. Removal of hill increases usable land resulting in land available for Library expansion and Fire Station separation from Playground

- a. Cost
- b. Removal of a portion of hill adjacent to Rt. 103 may be necessary to improve sight-line distance
- c. Future expansion of Fire Station may be impacted by hill and drainage requirements.

Traffic

- a. Significant improvement in sight-line for trucks entering and exiting Fire Station

Playground Location

- a. Already in place in an area not suited for other purposes
- b. Concerns for safety with children and the Fire Station may be resolved with fencing of the playground

- a. Difficult & costly to move
- b. Moving to area behind Town Offices – traffic & parking conflict with other Town Offices functions
- c. Agreement/understanding with Velie family

Relocate Vets Memorial

- a. 7 years in place. “Hallowed Ground”
- b. Placement of many stone engraved pavers memorializing veterans
- c. Extensive site study in 2011 determined location of Veterans Memorial would not affect future placement of Fire Station

- a. Town Meeting vote to relocate memorial
- b. Move where?
- c. Cost to relocate

Advantage

Disadvantage

2. Other Locations

Other Town Center property

a. RESPONSE TIME - a town center location enables reasonably equal "response time" for all town residents based on distance from town center.

a. Cost to purchase
b. Using Assessor's property database, the Land Use Coordinator identified 185 lots within 1/3 mile of town center. However, there were only 5 vacant lots of land within these 185 parcels. One of the 5 lots was worth a site visit. The site visit determined, while the lot would accommodate the proposed FD building, the town-owned proposed Bald Sunapee/Camacho property continues to be the best choice for construction of a new Fire Station given the costs of the site visited for site work, lot purchase, and location of the lot on Ledge Hill of Rt 103

South Newbury - Hearst House Lot

a. Town owns lot

b. 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.

a. Not in geographic center of town.
Response time not equal for all town residents based on distance from South Newbury
b. Concerns posed by icy winter conditions at Rt 103/Ledge Hill area

Sub-stations

a. Duplication of equipment
b. Cost
c. FD member proximity
d. Placement

3. 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 Fire Station requires approximately 3 acres. There are other serious issues like 1) what do you do with Fire Station equipment during teardown and rebuild; 2) adequate parking; 3) and safe Rt. 103 access and return. However, the main limiting factor is land area of the current safety services building site.

Advantage

Renovate for PD

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

Other uses of building or lot

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

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

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

Disadvantage

- a. Building may be very expensive to renovate due to building design and needs of the PD.
- b. Building will need a professional engineering assessment before any decision

- a. Ignores value in a potentially structurally sound town-owned building
- b. Requires a new home for PD - potentially cost's more than renovation

- a. The lot would have to be subdivided and the resulting lot for sale would be about 1/2ac.

- b. The town has precious little town center property
- c. Requires a new building for PD
- d. Covenant in lot deed

The committee recommendations to the Selectboard will recommend the Selectboard provide the public with the following points of information prior to the next Town Meeting:

- Proposed Floor Plan for PD and other Town uses
- Whether the building can be cost-effectively renovation and that estimated cost
- When the renovation amount will be requested
- Life-expectancy of renovated building
- Location of PD during renovation

4. Costs

Bald Sunapee/Camacho property "Site Work"

- a. North Branch provided a breakdown of some of the detailed costs associated with the proposed Fire Station 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:

- 1: Hill/Ledge removal - \$160,000
- 2: Retaining wall - \$43,600
- 3: Drainage - new pipe under 103 - 18" - \$12,000
- 4: Site drainage - update/repair

Other Site Work costs mostly unique to the Bald Sunapee/Camacho site:

- 1: Prep & fill behind retaining walls.
- 2: Demo & disposal of existing building; removal of partial existing UG utilities, curb cut
- 3: Playground fence

Other Site Work tasks listed below are part of the \$776,000 cost needed on any site in Newbury:

1. Drainage Retention
- 2: Paved parking lot & bldg. access apron
- 3: Cistern - (12x69 - 828 sq/ft)
- 4: Septic system
- 5: New domestic water well
- 6: Underground utility trenching E&B for water, electric, cable, phone
- 7: Import & export fill
- 8: Concrete sidewalk & paving/aprons at OH doors
- 9: Fire hydrant
- 10: 18" of compacted gravel under parking lot & driveway with grading & sidewalk prep. w/gravel
- 11: Curb cut at street
- 12: Grading
- 13: Landscaping with plantings, bark mulch, loam & seed
- 14: Excavation & Backfill for foundation
- 15: Under slab gravel & prep
- 16: Site signs & painted parking lot lines

5. Design - Current proposed FD building

The committee discussed the possibility that some aspects of the building design may appear to be a "want" and not a "need". However, the Committee determined some flexibility in building design today may be necessary to ensure the long-term life-expectancy of 50+ years for the proposed Fire Station.

During the committee's final meeting to discuss Selectboard recommendations, Ken Holmes discussed a Fire Station placement on the Bald Sunapee/Camacho property that had not been explored by previous building design committees. Mr. Holmes proposed placement of a new Fire Station without the constraint of leaving land open for a future police station. Mr. Holmes suggested that removing this land-use constraint potentially allows for a building design with drive-through bays and the potential for a lower total cost than currently proposed. The committee voted unanimously to recommend the Selectboard contract a design professional to review this concept.

Combining FD & PD into one new Safety Services building

5/8 - Over the past 9 years there has been at least 3 town-formed committees that have considered the concept of combining Fire and Police into one safety services building. In all reviews it was determined that the fire and police departments need to be able to operate independently from one another for privacy, security, and safety reasons. This is necessary if they are in stand-alone buildings or if they are combined into one structure. If the fire and police departments are to be combined into one facility, it was the Chief's opinion that the only space that could be shared was the Meeting/Training Room. Additionally, there was concern

that the size of a combined fire and police building structure would not fit well architecturally with other town center buildings.

6. Police Dept. Facility

New building or renovate current safety services building specific to PD needs:

Given a town-owned potentially structurally sound building in town center, the Committee believes it makes the most sense for the Selectboard to first determine the estimated costs to renovate the current safety services building for the needs of the Police Department. If the estimated costs to renovate the building seem more than construction of a new building for PD needs, then the Committee would recommend the Selectboard to consider other options.

7. Long Range Planning

Expected number of years new safety services building will meet needs of town

Fire Department - 50+ years

Police Department - TBD

8. Public Relations

Public Relation Efforts - Coordination & oversight with increasing public awareness of the need for new FD building. Suggested activities:

New Flyer & Door-to-door distribution / Social Media – Facebook page & YouTube Video

FD Open House / Use electronic message board / **E-mail** / **Old Home Day**

Articles written - Town newsletter – InterTown – Shopper / **Signs** – design & placement

Transfer Station / **Neighborhood get togethers** / **Rideshare efforts**

Town-wide Spokesperson / **Town Office** handout/display / **Summer town-meeting**

V: PUBLIC MEETING

On June 29, 2019 the Safety Services Building Committee held a Public Meeting to share with town residents the committee's discussions during their 7 meetings and determination of the issues facing construction of a new Fire Station. It was estimated that approximately 100 residents attended the Public Meeting. The committee's presentation is attached to this report as EXHIBIT 1.

The committee also asked those attending the Public Meeting to complete and exit "opinion poll". 80 forms were completed. The results of the opinion poll are attached to this report as EXHIBIT 2.

VI: DETERMINATION OF SELECTBOARD RECOMMENDATIONS:

The Safety Services Building Committee met on July 15, 2019 to discuss Selectboard recommendations. The following committee members participated in this meeting. The Ex-Officio members did not participate during the voting process.

Members Present: Bruce Healey, Chair; Dick Wright; Bob Wilkonski; Jim Lord; John Dean; Ken Holmes; Lynn Wallace; Scott Wheeler, Pam Bryk, Nick Bibeau, Members; Hank Thomas; Brad Wheeler, Dennis Pavlicek, Ex-Officio Members.

Recommendations:

1. Committee recommends that the Bald Sunapee/Camacho property is the best option for placement of a new fire station. **9 votes for, 1 vote against**
2. Committee recommends keeping playground at its current location. **Unanimous**
3. Committee recommends keeping the Vet's Memorial at its current location. **9 votes for, 1 vote against**
4. Committee recommends that the Town retain a Location Consulting Service to analyze fire station placement. **1 vote for, 9 votes against**
5. Committee recommends that the current Safety Services building and site are unsuitable for renovation as a fire station. **Unanimous**
6. Committee recommends the current Safety Services building be renovated for Police Department and other municipal use and will provide community with 1) proposed floorplan for Police Department & other municipal use, 2) estimated cost, 3) when renovation amount will be requested, 4) life-expectancy of renovated building, 5) location of Police Department during renovation. **Unanimous**
7. Committee recommends that the Selectboard contract a design professional to re-evaluate the Bald Sunapee/Camacho property for placement of new fire station building without the constraints of leaving land open for a future police station. Removing this land-use constraint potentially allows for a building design with drive-through bays and the potential for a lower total cost than currently proposed. **Unanimous**
8. Committee recommends, as shown below this recommendation, that the Selectboard present the future estimated tax impact of proposed new debt for the Fire, Police and Library facilities in the same format the SSB Committee used at their Public Meeting. **Unanimous**

Estimated Impact of New Debt

Fire: \$4,000,000 - 20-year Bond for new Fire Station. First payment principal & interest - 2021

Library: \$850,000 – 20-year Bond. First payment principal & interest – 2022. The proposed bond amount is a 50% contribution for the proposed building expansion of the Library.

Police: \$750,000 - 10-year Bond starting 2024 for renovation of current Safety Services building

- Based on an estimated 4% bond rate and a median assessed valued home of \$250,000, the annual RE tax amount impact due to these 3 projects is as follows:

<u>Description</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Amount per M of Property Value	\$0	\$.44	\$.50	\$.48	\$.53	\$.49	\$.44
Annual RE Tax Amount Impact	\$0	\$110	\$125	\$120	\$132	\$122	\$110

as Compared to 2019

9. Committee recommends that the Selectboard organize and administer public relation activities suggested by the Committee. **Unanimous**

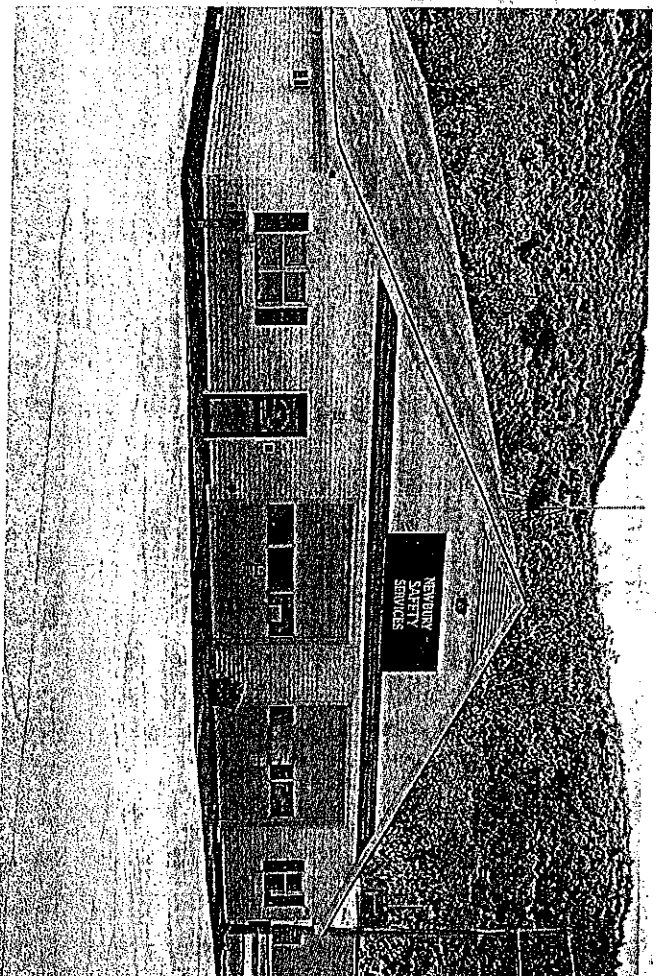
New Flyer & Door-to-door distribution / **Social Media** – Facebook page & YouTube Video
FD Open House / Use electronic **message board** / **E-mail** / **Old Home Day** / **Articles** written
- Town newsletter – InterTown – Shopper / **Signs** – design & placement **Transfer Station** /
Neighborhood get togethers / **Rideshare** efforts / Town-wide **Spokesperson** / **Town Office**
handout/display / **Summer** town-meeting



Safety Services Building Committee

June 29, 2019

Report of meetings concerning issues facing
construction of new Fire Department building





The following residents were chosen by the Selectboard to serve on the committee:

Nick Bibeau

Pam Bryk

John Dean

Bruce Healey, Chair

Ken Holmes

Jim Lord

Ed Thorson

Lynn Wallace

Scott Wheeler

Bob Wilkonski

Richard Wright

Charge for the Newbury Safety Services Building Committee

- The primary purpose of the committee is to provide the Selectboard with the committee's best assessment of ALL the various issues concerned with constructing a new Fire Department building and whether there are possible solutions the Selectboard needs to consider for EACH issue raised by the committee.
- To report regularly to the Selectboard.
- The committee shall hold a public meeting prior to September 1, 2019 for review and comments by residents.
- The committee shall issue a written report to the Selectboard no later than October 15, 2019.
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Ex Officio Members:

Dennis Pavlicek

Henry Thomas

Brad Wheeler

Committee Recording Secretary: Tiffany Favreau

Slide 2

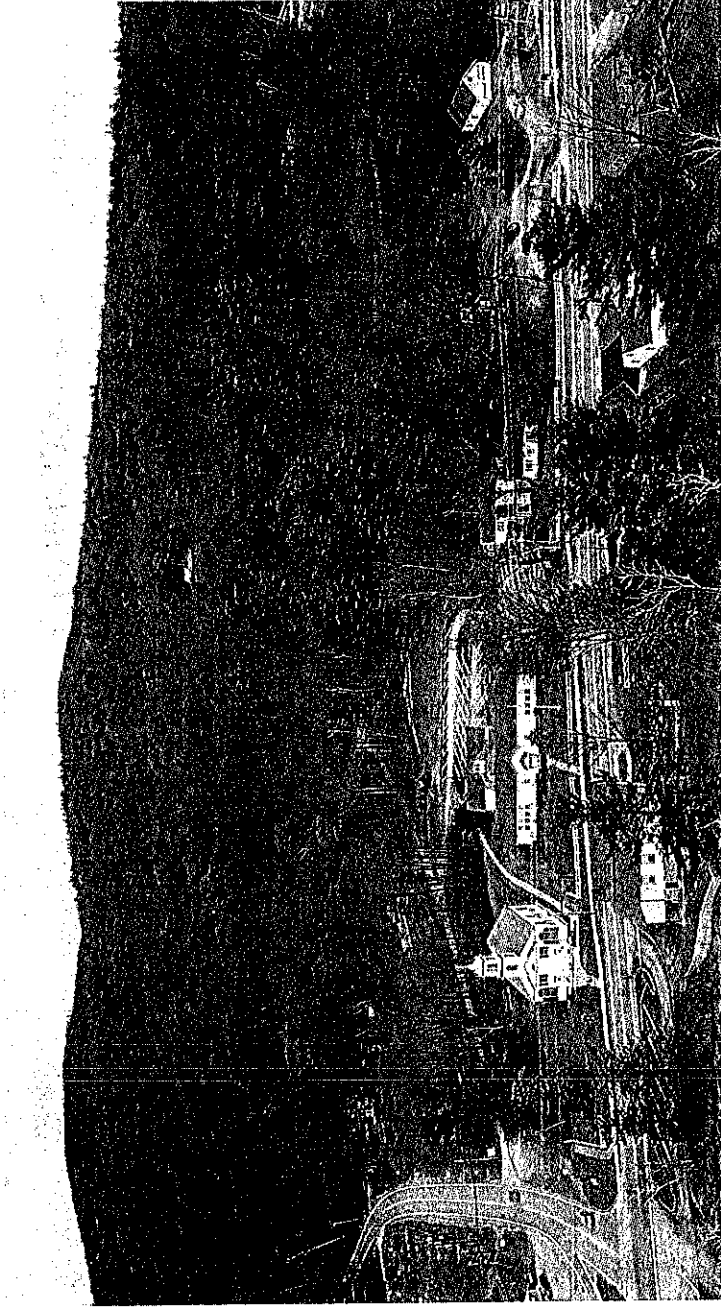


Meetings - Discussions

- 7 meetings held covering:
 - Location - proposed - Town owned Bald Sunapee/Camacho
 - Locations - other
 - Disposition of current Safety Services Building
 - Costs
 - Design
 - Police Department facility
 - Long Range Planning
 - Public Relations



Location - Proposed Town Meeting 3/2018 & 3/2019 Town Owned Bald Sunapee/Camacho Lot



Location Proposed Town Meeting 3/2018 & 3/2019

Advantage

- 1. Town owns property
- 2. Cistern will provide town campus fire protection
- 3. Ledge is a supply for necessary site crushed stone
- 4. Hill helps design of cistern – gravity-fed – not vertically pumped
- 5. Geographic center of town which enables reasonably equal emergency “response time” for all residents, based on distance from town center

Disadvantage

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

Clarification about 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:

- Hill/Ledge removal - \$160,000
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Other Site Work costs mostly unique to the Bald Sunapee/Camacho site:

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2 - Other Site Work tasks listed below are part of the \$776,000 cost needed on any site in Newbury:

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- 11: Curb cut at street
- 12: Grading
- 13: Landscaping with plantings, bark mulch, loam & seed
- 14: Excavation & Backfill for foundation
- 15: Under slab gravel & prep
- 16: Site signs & painted parking lot lines

Bald Sunapee/Camacho Lot Proposed Town Meeting 3/2018 & 3/2019

Advantage

- **Wetlands on property**
- 1. Proposed building does not interfere with existing wetlands
-
- **Hill Removal**
- 1. Known cost estimate to remove
- 2. Removal of hill increases usable land resulting in land available for Library expansion and Fire Station separation from Playground

Disadvantage

- **Wetlands on property**
- 1. Constrains usable land
-
- **Hill Removal**
- 1. Cost
- 2. Removal of a portion of hill adjacent to Rt. 103 may be necessary to improve site-line distance
- 3. Future expansion of Fire Station building may be impacted by hill and drainage system

Bald Sunapee/Camacho Lot Proposed Town Meeting 3/2018 & 3/2019

Advantage

- Traffic
- Playground Location
 - 1. Already in place in an area not suited for other purposes
 - 2. Concerns for safety with children and the Fire Station can be resolved with fencing of the playground

Relocate Vets Memorial

- 1. 7 years in place. "Hallowed Ground"
- 2. Placement of many stone engraved pavers memorializing veterans
- 3. Extensive site study in 2011 determined location of Veterans Memorial would not affect future placement of Fire Station

Disadvantage

- Traffic
 - 1. Mitigation of site-line distance and speeds at that location
- Playground Location
 - 1. Difficult & costly to move
 - 2. Moving to area behind Town Offices – traffic & parking conflict with other Town Offices functions
 - 3. Existing wetlands
 - 4. Agreement/understanding with Velie family

Relocate Vets Memorial

- 1. Town Meeting vote to relocate memorial
- 2. Move where?
- 3 Cost to relocate

Other Town Center Locations

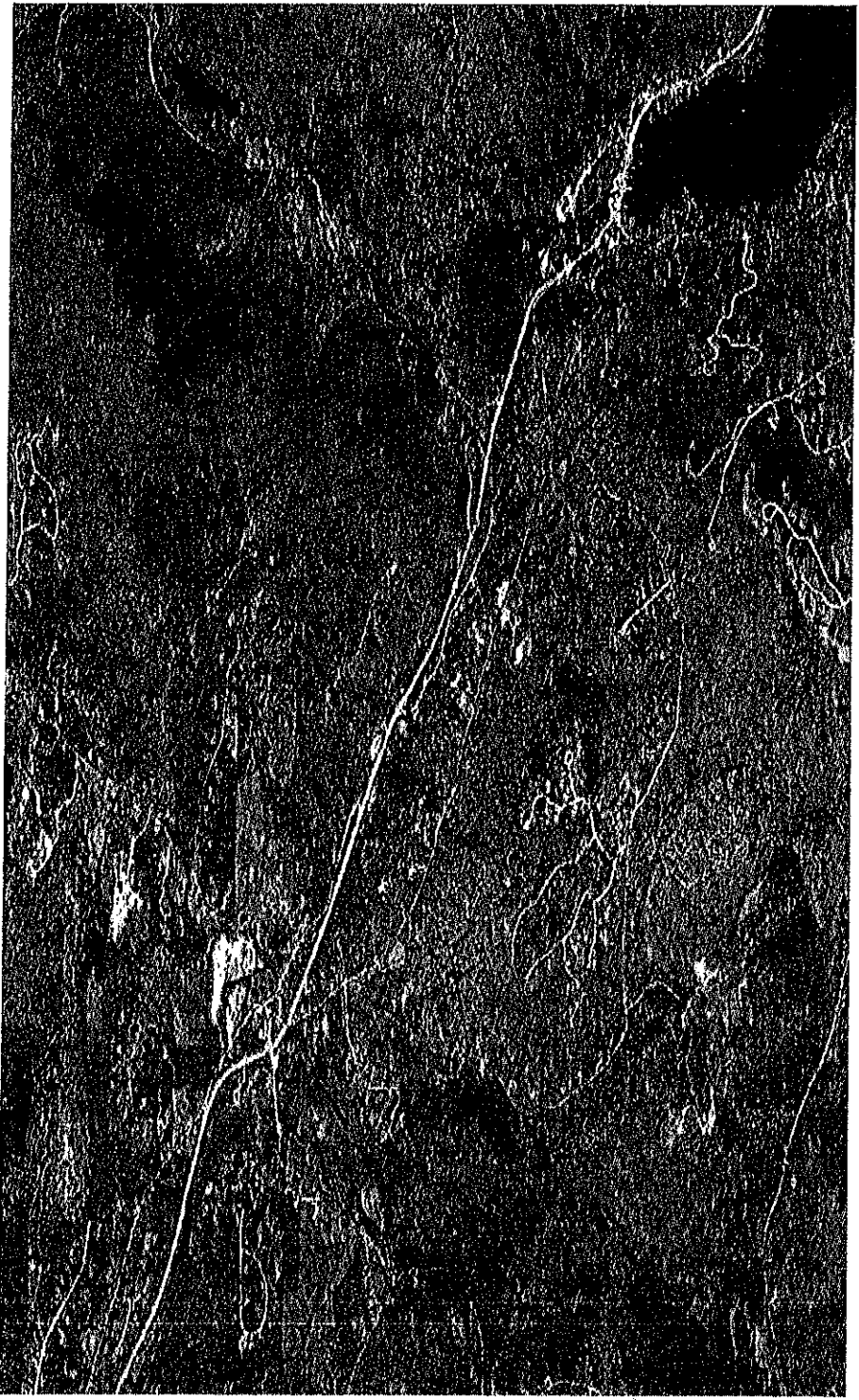
Advantage

1. RESPONSE TIME - a town center location enables reasonably equal emergency "response time" for all residents, based on distance from town center

Disadvantage

1. Cost to purchase another 3ac lot
2. Using the Assessor's property database, the Land Use Coordinator identified 185 lots within 1/3 mile of town center. However, there were only 5 vacant lots of land within these 185 parcels. One of the 5 lots was worth a site visit. The site visit determined, while lot would accommodate the FD building - site work, cost to purchase lot, and location on Ledge Hill of Rt 103 - the town-owned & town center proposed site continues to be an adequate location for construction of a new FD building

South Newbury – Hearst House Lot 2.8 miles from town-center



South Newbury - Hearst House Lot

Advantage

1. Town owns lot
2. 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.

Disadvantage

1. Not in geographic center of town. **Response** **Time** not equal for all town residents based on distance from South Newbury
2. Concerns posed by icy winter condition at Rt 103/Ledge Hill area

Renovate Current Building for Fire Dept.

- 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 3 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. However, the main limiting factor is land area of the current building site.

Renovate Current Building for Police Dept. & Other Town Uses

Advantage

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

Disadvantage

- 1. Building may be very expensive to renovate due to building design and needs of the PD.
- 2. Building will need a professional engineering assessment before any decision.

The Committee Report to the Selectboard will recommend they provide the public with the following points of information prior to the next Town Meeting:

- Proposed Floor Plan for PD and other Town use
- Whether the building can be cost-effectively renovated & that estimated cost.
- When the renovation amount will be requested
- Life-expectancy of renovated building
- Location of PD during renovation

Other Uses of Building or Lot

- **Advantage**

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

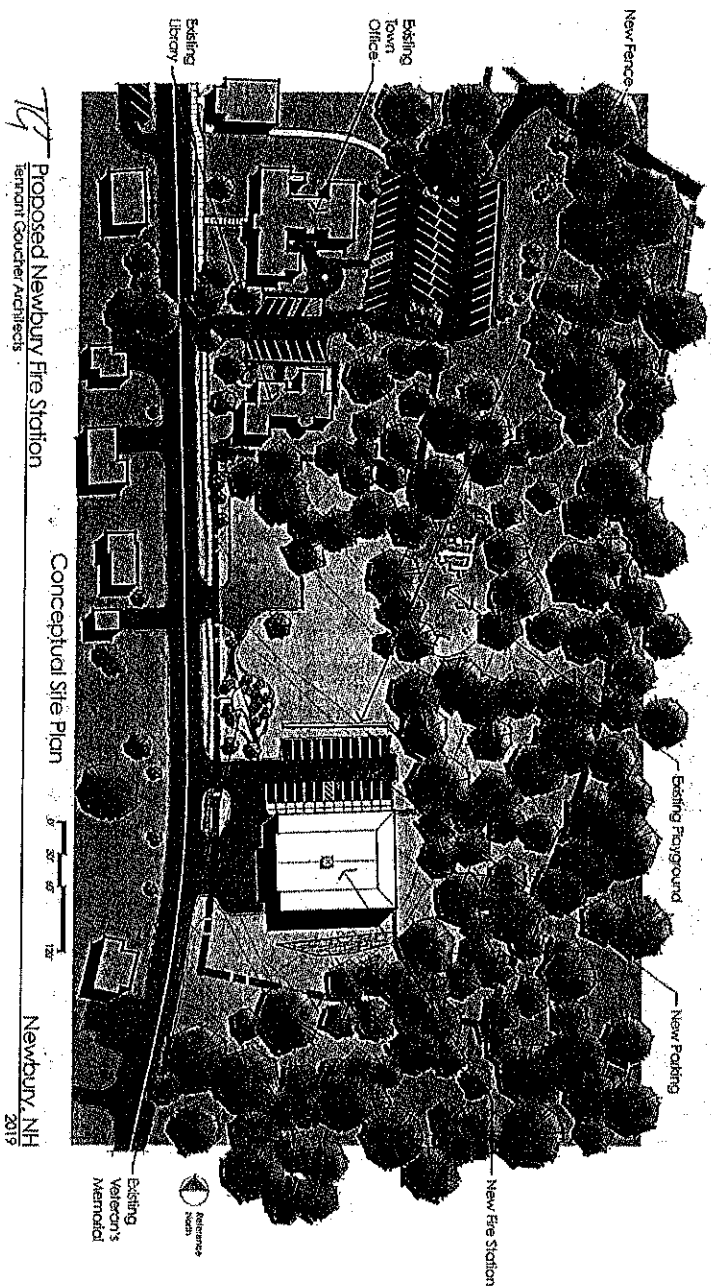
- 2. Sell the lot and use proceeds to defray costs of constructing new Safety Services Buildings

- **Disadvantage**

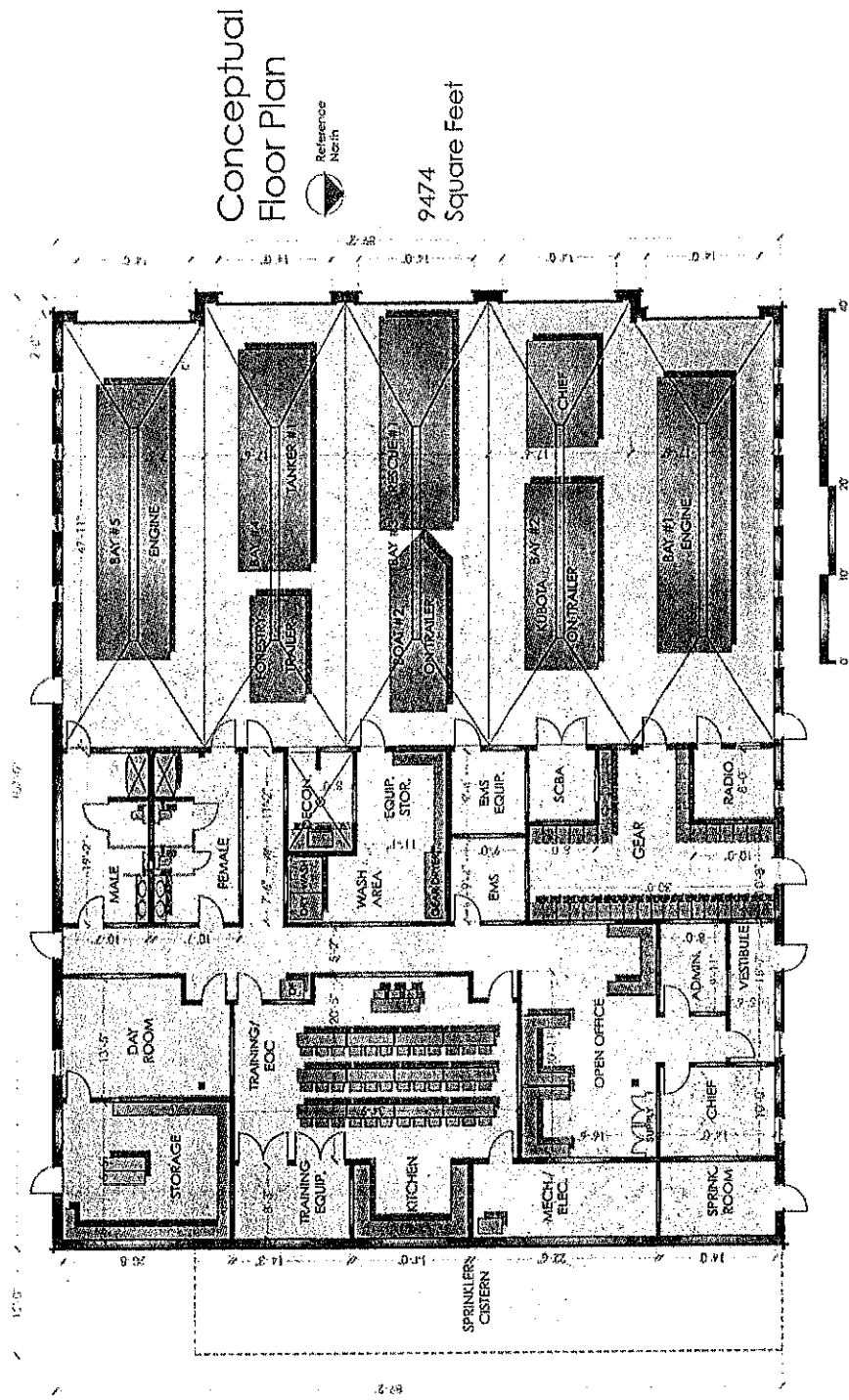
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- 2 Requires new home for PD - Potential cost more than renovation.

- 1 The lot would have to be subdivided and the resulting lot for sale would be about 1/2ac.
- 2 The town has precious little town center property
- 3 Requires new home for PD
- 4 Covenant in deed of lot

Proposed Bald Sunapee/Camacho Site Layout used for Town Meeting 3/2018 & 3/2019



Proposed Fire Station Floor Plan used for Town Meeting 3/2018 & 3/2019



Proposed Newbury Fire Station
Tennant Goucher Architects

Newbury, NH
2019

Design - Combining FD & PD into one new Safety Services Building

- Over the past 9 years there has been at least 3 town-formed committees that have considered the concept of combining Fire and Police into one safety services building. In all reviews it was determined that the fire and police departments need to be able to operate independently from one another for privacy, security, and safety reasons. This is necessary if they are in stand-alone buildings or if they are combined into one structure. If the fire and police departments are to be combined into one facility, it was the Chief's opinion that the only space that could be shared was the Meeting/Training Room. Additionally, there was concern that the size of a combined fire and police building structure would not fit well architecturally with other town center buildings.

Closings - 1

- Current safety services building doesn't meet the needs of the Fire Department in terms of floor space and there isn't adequate space to properly safeguard our emergency volunteers
- The present available building space does not provide healthy conditions for our emergency volunteer who have higher health risks from contamination. We owe it to our volunteers to do better for them
- PD will need updated facility to meet current needs but PD must wait until Fire Station is built & occupied
- Town currently has no bond debt but we have excellent rating
- Our RE taxes are almost the lowest in the state
 - Bradford – 9.22 Sutton – 7.48 Sunapee – 3.49 New London – 4.34 Warner – 9.34 Wilmot – 7.42 Henniker – 9.20 **NEWBURY – 3.81**
- Due to both annual construction inflation costs of 3% or more, and bond rate increase, the longer we delay the more it will cost

Closing-2 Estimated Impact of New Debt

- Newbury's most recent Master Plan specified that the current Fire, Police and Library facilities have meaningful needs and deficiencies. It's currently proposed that the costs for addressing the needs of these facilities be met as follows if approved at Town Meeting:

Fire: \$4,000,000 - 20-year Bond for new Fire Station. First payment principal & interest - 2021

Library: \$850,000 – 20-year Bond. First payment principal & interest – 2022. The proposed bond amount is a 50% contribution for the proposed building expansion of the Library.

Police: \$750,000 - 10-year Bond starting 2024 for renovation of current Safety Services building

- Based on an estimated 4% bond rate and a median assessed valued home of \$250,000, the annual RE tax amount impact due to these 3 projects is as follows:

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Amount per M of Property Value	\$0	\$.44	\$.50	\$.48	\$.53	\$.49	\$.44
Annual RE Tax Amount Impact as Compared to 2019	\$0	\$110	\$125	\$120	\$132	\$122	\$110

Opinion Poll Questions

Public Opinion Poll Results-Public Meeting 6/29/2019

80 Responses

Q1: Do you believe the town needs a new Fire Station

☐ Yes☐ No

Q1: 66 Yes 82%

Comments:

1 If road improvements

1 But renovate existing one

1 Yes-crossed out new and wrote improved

1 Yes but not a 5 bay. Surrounding towns that are larger in land & population have 3 bay fire stations

10 No

4 Undecided

Other Comments:

- Needs to be smaller + re-designed. Too expensive in present form-Build or redo building for Emergency Services + Police Dept.
- How many active fires in last 5 years? Concentrate on medical response needs, not large fire equipment!

Q2: Town Center is best location for a new Fire Station

☐ Agree☐ If you disagree – where _____

Q2: 62 Agree 77%

Comments:

1 But maybe substations would be better

1 But not at site we now have

1 Only if building sized to fit property

2 Right where it is

1 But not near kids' playground

1 Maybe-explore other land (private) opportunities

13 Disagree

Comments:

Where-Ledge Hill; expand the radius + look into Town's people willing to sell; further up 103 or S. Newbury; somewhere where it doesn't cost almost 1 million just for sitework. Its fiscally irresponsible; outreach to land owners; S. Newbury; check the Lawson property/open up to a wider range of landowners; do not need new fire station; across from the dump; before entrance to So. Newbury/blinking light on 103; old town shed-sand pit behind Friendship House;

3 Undecided

1 Not answered w/comment: This says we will get a new F.D.

1 Looks like the X goes through both answers' w/comment: Place a tanker or tanker/pumper truck in South Newbury.

Other Comments:

- Absolutely for Response time
-

Q3 There should be reasonably equal emergency "response time", for all residents, based on distance from the Fire Station.

- () Agree
() Disagree
() No Opinion

Q3: 66 Agree 82%

Comments:

1 Agree w/comment: Ideally yes. But land dictates location

1 Agree if they indeed can get up to major developments! High Point, Blye Hill, Winding Brook + others.

5 Disagree

Comments:

Disagree w/comment: No matter where it is some response time will be different. Warner moved to end of Town response time was not an issue.

5 No Opinion

1 No Opinion w/comment: What does this mean with "reasonably equal emergency response time"

circled

1 No answer w/comment: Not necessarily

1 No answer w/comment: Not possible with "equal emergency response time" circled

1 No answer w/comment: That means several stations!

Other Comments:

- How many live/active fires reported in 2018? 2019? Medical emergency would have a faster time.
-

Q4: Proposed town-center Bald Sunapee/Camacho site for a new Fire Station is:

- () Acceptable
() Unacceptable because of site work costs
() Unacceptable because of Playground () Veterans Memorial
() Unacceptable because: _____

Q4: 48 Acceptable 60%

Comments:

1 Acceptable if they indeed can get up to major developments! High Point, Blye Hill, Winding Brook + others.

32 Unacceptable 40%

Comments:

4 Because of site work costs

- 4 Because of Playground
- 5 Because of Playground & Veterans Memorial
- 2 Because of site work costs & Playground
- 3 Because of sitework costs & Playground & Veterans Memorial
- 1 Because of site work costs & Playground & Failed multiple
- 1 Because of Playground & Veterans Memorial & appearance of our small town, safety
- 1 Because of site work costs & don't need a new fire station
- 1 Because of site work costs & Playground & of similar location issues of current location
- 1 Because of site work costs & Playground & Veterans Memorial & pointing out how much extra it would cost to build in another area-you have to take into consideration how much it would cost to move the Playground & Memorial
- 1 Because of site work costs & Playground & acceptable for police dept.
- 1 Because of site work costs & Playground & Veterans Memorial & check out other available sites
- 1 Because: location
- 1 Because: remodel current one
- 1 Because: money should be spent on improving dirt roads for longevity and stability
- 1 Because: all options have not been vetted
- 1 Because: other considerations unexplored
- 1 Because: no need
- 1 No answer w/comment: as long as we don't need to move the playground

Other Comments:

- It puzzles me that there is so much concern about kids running after fire trucks, yet no one has concerns about all the trucks that go by on 103 every day. Fence the playground.
- I don't mind the playground next to the station.

Q5: The building design proposed at Town Meeting 3/2018 & 3/2019 is:

() Acceptable

() Unacceptable because: _____

Q5: 41 Acceptable 51%

Comments:

- 1 But could be even larger
- 1 But not sure we really need 5 bays-can cost be decreased? Cost is a bit much
- 1 But don't need 5 bays

31 Unacceptable 39%

Comments:

- 1 Do not need a new fire station
- 1 Cost + location
- 1 Too big, too much money. Smaller building/less money
- 1 Too much money!
- 1 This says we will get a new F.D.
- 1 Don't need 5 bays for equipment
- 1 If same pieces of equipment, wish it has less bays + remove space of conference room
- 1 There is significant sq/ft in design want that's not a need
- 1 Too expensive for 300-400 calls a year
- 1 Cost/location

- 1 The design is over the top. We are not a fancy city. Newport, New London stations stack, so do we.
- 1 Too big + too expensive for a small town
- 1 No place for firefighters to sleep
- 1 It is ugly + a behemoth. Let's build one like Warners
- 1 Too costly-could meet needs with smaller design
- 1 Too large design
- 1 Bigger than needed
- 1 Oversized; no need for 5 bays
- 1 Too large. We don't need that large of a building
- 1 Do not need greeting rm still too big
- 1 Too costly to put onto the next generation for 20 years
- 1 This is a want, not a need. Too expensive! No fires, low crime, not needed
- 1 Not necessary
- 1 Could be redesigned to be smaller footprint
- 1 Other considerations unexplored esp. Regional
- 1 As presented talked of cutting costs by eliminating PD, rooms. Then said will need to be added in future
- 1 Cost 3.8 million is too high
- 1 Too big/we're a small town-Fire Dept too big
- 1 A lot of extras for the "volunteer" dept.

8 Undecided

Other Comments:

- Why not expand upwards (as opposed to spreading out)

Q6: Do you support renovation of the current safety services building for a Police Department facility and the remaining building area for general town use?

() Yes

() No because _____

Q6: 67 Yes 84%

Comments:

- 1 Yes provided cost would be significantly less than a new PD facility
- 1 Yes if cost effective
- 1 Yes if reasonably priced which I believe can be accomplished under 1 m
- 1 Yes but much bigger than needed
- 1 Yes keep 2 bays for fire dept-general town use is circled
- 1 Yes possibly, however maybe it should be torn down + a combined Police + Fire bldg. built. It seems if Fire Dept. gets new bldg. Police will want one
- 1 Yes give town residents Best Practical Proposal

13 No

Comments:

- 1 Move playground. Should be a Police/Fire Safety Services Building.
- 1 Small town not needed
- 1 Per committee-not able to meet existing requirements

- 1 Want to see lot for Fire Dept + build a police station where you want to put the fire station
- 1 No because: stupid spot. I've seen near traffic accidents there
- 1 Too large
- 1 Too much money
- 1 I would like to see a park & walking trail in that area
- 1 I think that area should be made into a park/greenspace
- 1 Only if the fire station stays put
- 1 No answer w/comment this says we will get a new F.D.
- 1 No answer w/comment Not "General" use!

5 Undecided

Other Comments:

- Emergency Services in same building
- Parking lot unacceptable
- Depends on cost and need
- Though I believe training facilities should be regional-Sunapee's is 3 miles away
- Need more info on this
- Do not tear it down

Q7: March 2019 Town Meeting - would you please share how you voted for the Bond to construct a new Fire Station. I voted:

- () Yes
- () No
- () Didn't vote at 3/2019 Town Meeting

Q7: 42 Yes 52%

22 No

- 10 Didn't vote at 3/2019 Town Meeting
- 1 Didn't vote w/comment Summer Resident/taxpayer
- 1 Didn't vote w/comment on a vacation-out of town
- 2 Not answered
- 1 Not answered w/comment It was a secret ballot-Please respect that!
- 1 Not answered w/comment none of your business-secret ballot!

Other Comments:

- Several persons in my area voted no (were on fence or were yes, but were turned off & made angry at being "threatened" by constant selectperson's lectures & outbursts-very inappropriate
- I vote at all Town Meetings

Q8: This meeting has helped me get a better understanding of the issues facing the proposed construction of a new Fire Station

- () Yes
- () No because: _____

What other information do you need: _____

Q8: 51 Yes 64%

Comments:

- 1 Yes w/comment more detail in costs, fencing around park, library details
- 1 Yes w/comment somewhat, but we were well-informed before.

16 No

Comments

- 1 I was on the committee
- 1 Heard it all before
- 1 Contradictory statements issues are the same no matter where it's located for response time. The Town agents does not care. They are going to do what they want.
- 1 All Newbury roads are not accessible 365 days/year due to mud season-this should have been the first priority
- 1 No more unpassable muddy roads! Need to hard pack all Newbury roads!
- 1 Same, Same, Same
- 1 If the current proposal does not meet the need for future larger equipment
- 1 Cost 3.8-4.0 million is too much
- 1 Same stuff-long presentation!
- 1 What part of the word no don't the town officials understand. It has been voted down twice. Wake up
- 1 More detail-Nothing new
- 1 You need to use the existing area +consider moving the police dept which is full time. F.D. is a volunteer F.D.
- 1 This presentation has been made for the last two years at town meeting. You are attempting to get a different turn out but approaching the topic the SAME WAY each year. If you keep doing the same thing you will get the same result every time.
- 1 Just re-hashing same info. Not changing a thing

13 Not answered

Other Comments:

- I learned spending more \$ for a different site lost more votes than it gained.
- Restating many of the positives
- Thank you for your time-committee

What other information do you need:

- Thank you to committee's work. What cost differences between Newbury proposed bldg. to Warner's new bldg.-which was less \$
- I suggest a smaller Fire bldg.
- Need to look into defraying the cost + size of the building. Surrounding towns that are larger than Newbury have smaller stations. I believe a 3 bay to 4 bay station will be more than efficient for years + years down the road.
- Unfortunately, most questions had nothing to do with the committee's charter.
- The people who are against it are really not listening
- What's the sense of a Great Bldg. if they can't get down roads? Good Roads Come First!!!

- Estimate of new cost/Increase for fire equipment/cost of personnel/permanent + volunteers-utilities (future increases)
- Why are we spending \$4 mil on FD and \$750,000 on PD? PD is just as important and needs improvements
- This town spends too much money!
- Evaluation by the state for our needs.
- All Costs: New fire station; renovated current bldg. for police; library extension plus timeline for all. My estimate is \$7 M+
- Newbury roads are an embarrassment
- Need to improve roads by spreading hard pack crushed stone not dirt that turns into muddy unpassable roads. This is a safety issue for responders.
- I need to know that Newbury is not going to be sneaky or underhanded to try + push this through. Stop pushing when the people have voted "NO" on 2 occasions
- Costs of All renovations-other costs-library-police building-redesign(estimate of 3 bay)
- Other property considerations cost analysis
- Don't feel there is honest assessment of addit. Costs going forward after built. Sunapee residents complain about their station being endless money pit.
- What is the basis for considering 3 acres needed for station? What potential is there for regional coordination esp w/r/t training/meetings etc. Has any potential for regional services with local substations been considered or explored? What are our exact needs w/r/t volunteers + equipment What is projected + why? Why do our neighbors in Sunapee + Georges Mills warn us "not to do it" as the new facilities create pressure for the "latest + greatest" equipment + services, far exceeding community needs.

