



POTENTIAL LAND PURCHASE FOR NEW FIRE & RESCUE STATION

Q & A

Question 1: Why is a new Fire and Rescue Station needed?

The primary reasons for a new fire station include:

1. We have outgrown the current station. There are currently 7 pieces of apparatus in a 6 bay station. This does not include our Fire Prevention and Education trailer, which is stored outside behind the station. It also does not include the recently refurbished Old Engine 1, which is being kept offsite for winter storage while our Marine unit is off the water for the winter.
2. The current station needs upgrades for code and safety reasons. For the station to meet code it would require the upgrade of fire monitoring systems as well as the addition of a sprinkler system. Due to the amount of time our members spend at the station for calls, training, meetings, etc., outdated alarms are considered a safety concern. Also, the apparatus bays are so cluttered, it creates an unsafe work environment for our members.
3. Storage space is limited. The current space within the station to keep extra gear and equipment, as well as our maintenance equipment, has become too small. As a result, we have had to acquire a storage container, which is being kept behind the station.
4. The village center is becoming more congested. With the two ball fields directly south of the station, the farmer's markets across the road at the town green and the new library, vehicle traffic and pedestrian traffic have increased. This creates an unsafe environment for members responding to the station as well as apparatus leaving the station responding to calls.

The primary reasons for a new rescue station include:

1. Our facility was never meant to be a long-term solution. It was designed and implemented as a 5-8 year facility in 1985. It received upgrades to allow the required overnight, manned coverage in the early 1990s and has received no major upgrades since. It is quite simply 25 years beyond an initially insufficient implementation.
2. The current Rescue quarters require significant upgrades to the insulation, roofing, siding, and electrical system. Pipes freeze every winter, multiple outlets and overhead lighting systems do not work. The ambulance bay leaks from the



- ceiling and the walls. We have perpetual pest problems (wasps, mice, ants, and beetles).
3. The quarters will be insufficient if the call volume in Shelburne increases any further. At this point Shelburne Rescue deploys one ambulance but should consider deploying two in the coming years to provide sufficient coverage to its service area (which has opportunities to expand). This would require room to house a third, off-duty ambulance. This is not feasible with our current quarters.
 4. Storage space has been an ongoing problem. We have insufficient rooms in our bays for maintenance and training equipment. We do not have enough room for living quarters or the associated material.
 5. We have insufficient training space. Shelburne Rescue provides CPR and First Aid classes to the public and private groups in our upstairs training room which is at capacity with any CPR group of ten or more. This means it is usually very crowded, creating a less than ideal training situation.

Combining Fire and Rescue into one building makes sense from a cost savings and functional standpoint. Both agencies work closely together and co-locating provides flexibility for both departments to share personnel and equipment resources.

Question 2: Why is lot 6 of the Rice Lumber subdivision the best site for a new Fire and Rescue Station?

There are several reasons why lot 6 at the Rice Lumber subdivision is the best site for a new Fire/Rescue station. A study done in 2007 searched for the best location for a new station. The primary focus was on the Route 7 corridor in the area between Webster Road to just north of Longmeadow Drive. There were 7 sites selected and the pros and cons of each were listed. The best location suited for the new site was the Rice Lumber property for the following reasons:

1. This site is in a five (5) “road miles” response area to all directions within the town of Shelburne. Being more than five miles from a fire station increases insurance rates as well as response times. It is also centrally located to the mutual aid service area for both Fire and Rescue. Both services have responsibility to not only deliver excellent service to the residents of Shelburne, but also to be good stewards of their responsibilities to the neighboring townships who have aided Shelburne on many occasions.
2. There is a direct access to the Route 7 corridor in both directions at a designated traffic light. At our current location, our access to Shelburne Road dumps us into a very congested area in the village slowing our response.
3. The Rice Lumber property also allows us quick access to Webster Road, which is a primary access to points east of Shelburne Road, as well as to the Bay Road area



north of the underpass. Engine 2 is currently unable to respond to this area from the Harbor Road side because of the height of the underpass.

4. The Rice Lumber property is big enough to allow for a station to house the current Fire and Rescue departments, plentiful parking, and a training pad. The size of the proposed station will also allow for future expansion of both departments should the need arise to add apparatus as the Town of Shelburne grows. At our current site, we only have 17 parking spaces for 32 members. The training pad will allow us to train at our own facility. Currently, we need to go out of town for specific trainings which delays our response.

Question 3: Why is the Town of Shelburne partnering with Healthy Living Market & Café on development of a new Fire and Rescue Station?

1. Healthy Living currently controls Lot 6 of the Rice Lumber subdivision through an Option to Purchase Agreement with the current property owner. Lot 6 is the former home of Rice Lumber and is located on the southwest corner of Shelburne Road and Longmeadow Drive.
2. Lot 6 contains almost double the amount of land that Healthy Living needs for a new Market & Café store. Since the lot is larger than needed, Healthy Living has been looking for a suitable partner to purchase a portion of Lot 6 for their own development and share the cost of constructing and maintaining shared infrastructure such as a shared access drive and possibly a shared stormwater system.
3. The conceptual site plan attached to this information flyer shows a potential subdivision of Lot 6 into two separate lots – one for Healthy Living and one for the future Fire and Rescue Station. Access to both lots from the signalized intersection of Shelburne Road and Longmeadow Drive would be provided by a shared access drive.
4. The ultimate purchase of a subdivided Lot 6 by Healthy Living and the Town of Shelburne is dependent on both parties determining that the property is suitable for their respective needs. More work will need to be done to make this determination including further analysis of site suitability, preparation of site design plans, and issuance of necessary local, state and federal permits and approvals. Healthy Living and the Town will work together in partnership to conduct this work and determine whether the property is suitable for both parties.



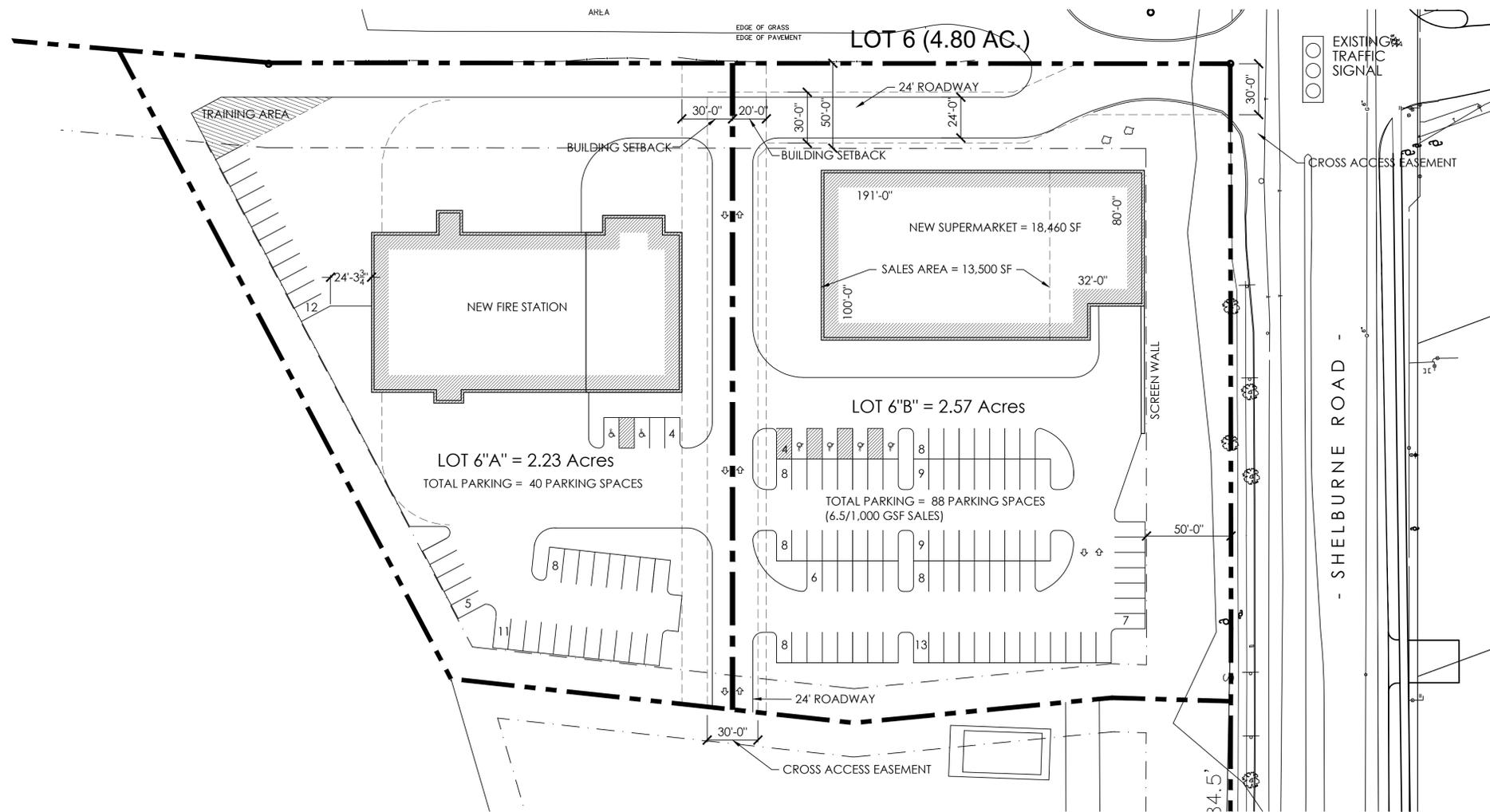
Question 4: How does partnering with Healthy Living save money for the Town of Shelburne?

1. There are costs associated with purchasing and developing land regardless of who owns the property and where it is located. These costs include hiring experts to analyze the suitability of the land for development, preparing site and building plans, obtaining necessary permits and approvals, and constructing necessary infrastructure to serve the development. The Town of Shelburne would be responsible for paying these costs for any property being contemplated for potential purchase and construction of a new Fire and Rescue Station.
2. By partnering with Healthy Living, the Town will save money by being able to share certain costs of development rather than having to pay the full cost on their own. Cost sharing opportunities would include pre-development planning costs such as site analysis, plan preparation, and permitting as well as costs to construct shared infrastructure such as the shared access drive and possibly a shared stormwater system.

Question 5: What exactly will the Town Voters be asked to consider on Town Meeting Day 2019 and what will be the next steps?

On Town Meeting Day 2019, Town Voters will be asked to approve only the first step of what could become a three-step process toward the eventual construction of a new Fire and Rescue Station.

1. Step 1: On Town Meeting Day 2019, Voters will be asked to consider approving spending up to \$50,000 (\$25,000 to come from the Rescue Squad's Ambulance Fund, \$25,000 from taxes) for the Town's share of pre-development planning costs. Pre-development planning costs include analyzing the suitability of Lot 6 for development of a new Fire and Rescue station, preparing site development plans, and obtaining necessary permits and approvals. The Town and Healthy Living will split the pre-development planning costs 50/50 with the Town's share not to exceed \$50,000.
2. Step 2: If the pre-development planning in Step 1 finds the back portion of Lot 6 suitable for a new Fire and Rescue Station, then on Town Meeting Day 2020, the Voters will be asked to consider approving: 1) purchase of the back portion of Lot 6 for \$650,000, 2) payment of 50% of the cost to construct shared infrastructure, and 3) payment of the Town's share of remaining pre-development planning costs in excess of \$50,000, if any.
3. Step 3: If the Town Voters approve the purchase of the back portion of Lot 6 and the other items listed in Step 2, then the next step (Step 3) would be for the Voters to consider a bond for construction of a new Fire and Rescue Station. This would very likely be at least several years out.



PROPOSED SITE PLAN - CONCEPT E
SHELBURNE, VT.

STEWART - NOSKY ARCHITECTS, LTD.
Date: 06 NOVEMBER 2018
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