

Fire Facility Site Selection Committee
Minutes of March 10, 2014

The meeting was called to order at 7:00 p.m. at the Bristol Fire Station. Present was committee members PJ Ryan, Kevin LaRose, Gerry Slager, Elizabeth Herrmann, Diane Cushman, Chris Griggs, Shawn Oxford, and Brett LaRose. Also present was Administrative Assistant Jen Stetson, Mary Arbuckle from NEAT Television, Porter Knight, Naomi Drummond, Randall Freeman, Ron LaRose, Neale Schuman, Kris Perlee, and Eric Carter.

Gerry Slager was acting chair until Shawn Oxford and Brett LaRose returned from the Selectboard meeting. The committee tabled the meeting minutes of February 17, 2014 as they had not had a chance to review the minutes.

Gerry Slager updated the group on the GIS mapping project. He had researched the potential change for homeowners insurance rates and distributed a handout he made to the group. The student who completed the GIS mapping project was in the process of researching the houses on the north side of town that would lose the insurance and the houses on the south side of town that would gain insurance.

The committee began discussing the possible public meeting dates. Gerry Slager hoped that they could be well prepared by each member being responsible for certain questions that could arise so not only one person was answering the questions. Shawn Oxford suggested that the group create a summary plan for what they have done to date so everyone could get on the same page in where they were at. From there they could then create a list of questions and prepare for the public meeting. Shawn Oxford suggested that they wait to schedule the public meeting as they needed to sort through some new information that they had received in reference to the Nelson property and the Selectboard meeting tonight.

The committee discussed the meeting the Recreation Club held and invited members of the Facility Selection Committee to figure out the seriousness of the property being considered. Liz Herrmann noted that the main issues that came up was The Hub Teen Center as well as the Skate Park what the plan was for those parts of the Recreation Club property, along with a potential of a right of way to West Street. The back line would be the fence from Shepard's property to the Legion's property which would run 10 feet through The Hub. Gerry thought that the Shepard property was about the same lot size as what The Hub and Skate park were on. The committee discussed the size of the property that the Recreation Club had discussed at their meeting. Kris Perlee clarified that the size the property the Recreation club was talked about was 1.4 acres, while the riding rink was roughly 1.2 acres.

Shawn Oxford and Brett LaRose had gone to the Selectboard meeting that evening to get some questions answered regarding The Hub Teen Center and the Skate Park that would be part of the Recreation Club property the Town would obtain to also use for a facility. In meeting with the Selectboard it was determined that the committee should consider the Skate Park and The Hub in making the decision but the committee is not tasked with finding a new home if that is what needs to happen to make this site work. Shawn Oxford suggested that with that being known, the committee

needed to reevaluate the site knowing what the recreation club is willing to give to the town, how big of a building can go on this site and what will fit there. Gerry Slager was hoping that a new map could be made to include more of the property than the committee had originally planned. Brett LaRose clarified that the Selectboard had said that in order for this to be a viable site it must include The Hub Teen Center and Skate Park. It was also Brett's understanding that the Skate Park couldn't be moved anywhere else on the site. Kris Perlee identified that this specific piece of property is zoned as Residential Office Commercial. The Skate Park is currently a non-conforming use and could not be moved or enlarged as it is a non-conforming use. Bret LaRose asked the Recreation Club members that were there if the goal of the recreation club would be trying to include The Hub and the Skate Park in the sale or trade of the property. Diane asked if there could be some other proposals in purchasing this property. Ron LaRose spoke on behalf of the Recreation Club and suggested that the skate park move the equipment into the ice skating rink during the summer months and remove it during the winter months. They could put easements in place could potentially work with each other in hopes of making this site work. Porter knight suggested that buying the Shepard property would allow the hub to stay where it is and having the opportunity for the skate park and the fire department together, only using part of the rec club piece but use the shepard property and creating a great partnership. Kris Perlee mentioned that in this zone there is a 30% lot coverage maximum and the driveways and the parking and the hub and the skate park would also need to be included in this.

Eric Carter spoke about the Selectboard having the knowledge that the sale/trade of the rec club property would be contingent on the Town knowing what was going to happen with the hub. The town administrator and the Selectboard have known about this since their October meeting. Shawn suggested that figuring out some more specifics creating concerns and considerations and giving those solutions to the Selectboard to let them decide what to do.

Brett LaRose asked the committee if they agreed that without being able to move the skate park from the site, that the west street site wasn't a viable option without the Shepard property. Kevin LaRose discussed the opportunity this committee has to do something bold, and to plan further ahead and make some suggestions and solutions for the Selectboard to consider. Liz Herrmann thought that with how many buildings that are potentially involved demolishing a building not knowing what is going to be done with other buildings could be a downfall to some taxpayers.

Porter Knight discussed the strength that having the hub as part of that site could be for the Fire Station. There is still the option to buy both pieces of land, and this now creates room for expansion, but if down the road the teen center needs to expand that is something for the Selectboard to figure out later.

Shawn Oxford and Diane Cushman met with Peter Nelson and discussed the conversation that they had with Peter as there were still some unknowns. He was open to just about any idea and willing to look at the West street frontage that the committee has been considering. Brett LaRose wanted to consider that another discussion with Peter Nelson should be had with the Selectboard, Peter Nelson, and a committee member regarding any negotiations with this property. Kevin LaRose's number one concern with this property was the safety. Shawn and Diane discussed the ingress and egress of the property,

using west street and stoney hill. Porter Knight stressed the safety regarding the left turn to get to that property.

Kevin LaRose thought that the group needed to focus on the rec club property knowing the expectation now. Getting more specifics and putting some things to scale and getting visual. Liz Herrmann agreed and would be willing to help in making some better more accurate maps for the committee. The committee discussed the varying building size and what they wanted to do regarding that from here in order to find some solutions. Liz said that she would make a new map and with a movable building for the next meeting that would be March 24, 2014 in hopes of inviting some recreation club members so they could discuss this.