

Summary and status of secondary sites considered

Did not pursue after initial investigation. No acquisition cost data available.

Map Key	Site	Background	Issues
#1	Campnelli Campus	Former Cisco Beaver Brook campus now Campanelli's "The Park" development.	Location considered too remote for fire station.
#5	Land behind new DPW 873 Mass Ave	Picnic Trust municipal land.	Steep grade at back of DPW. Concerns on Mass Ave sight lines for fire apparatus, and sharing steep DPW driveway.
#6	866 Mass Ave	Corner lot at Hughes Land and Mass Ave, across from new DPW.	Heavy ledge.
#8	Land adjoining Town Hall	Would require apparatus approaches from both Mass Ave and Middle Road, acquisition of all or portions of adjoining private residences.	Sharp dropoff from town hall parking lot to adjoining parcel not favorable for through-circulation of apparatus from Mass Ave. Overlapping protection zones of nearby PWS. Concerns expressed by Chief White.
#10	Land abutting old DPW (593 Mass Ave)	Wanted to see if feasible to make use of old DPW combined with adjoining parcel.	Wetlands and buffer zone issues reviewed by Town Planner. Appeared infeasible due to wetlands and limited upland.
#12	Land between Blanchard School and Sargent Library	Municipal Land (Hager)	Stream and wetlands issues; would require sharing Library driveway with emergency apparatus. Sight line issues.
#13	Hager Land	Municipal land behind Library.	Grade too steep; would require sharing Library driveway with emergency apparatus. Sight line issues.
#14	126 Mass Ave	Corner of Mass Ave and Summer Rd	Extensive wetlands.
#N/A	871 Mass Ave	Old Tree Masters site next to new DPW	1.9 acre lot too deep and narrow for apparatus movement. Better use for DPW truck and material storage. See minutes 1/31/2024.

Status and projected acquisition costs primary selected sites, assumed closing in 2025

Assume nominal real estate price inflation:

3%

Site / map#	Background	Initial cost	Date	Est cost 2025	Notes on cost	Status	Other notes
Current site #11	Current site on Mass Ave of Fire station (#502) and Police station (#520).	N/A	N/A	Town owns	Town owns	For SNAG/SB, HKT developed conceptual design for combined public safety building in 2015 to meet space needs for <u>both</u> departments. HKT report noted concerns about wetlands, flood plain and soil conditions. Select Board requested additional funds under Article 36, 2016 ATM to evaluate, reduce costs. Article 36 failed.	Due to failure of Article 36 in 2016, Select Board formed BBC, with first priority to find a site for a fire station only. As of 2024, BBC re-examining feasibility of placing a fire station on the site.
72 Stow Road #9	Brought to BBC attention on 4/30/2019. Concensus to pursue/study.	\$ 850,000	2010	\$ 1,200,000	Town-owned on behalf of Housing Board. BHB must vote to release interest to the property for purposes other than affordable housing.	BBC voted 9-3 on Jan 31, 2024 to recommend for fire station site. Housing Board, Housing Trust, and Select Board have agreed on fair price per 2011 MOU.	Proceeds on "sale" to town go to BAHT. SB, BHB, BAHT have agreed on fair price per 2011 MOU. Town meeting will need to appropriate funds.
700 Mass Ave #7	Remainder of original town center proposed development now occupied by Enclave. Keith Lyons is representing the site and has had several discussions with BBC.	\$ 2,000,000	2023	\$ 2,121,800	Pure guess on cost. Lyons stated property value is \$3M but would discount \$1M. Would make site "foundation-ready".	Site work has been done by Lyons. Several presentations for conceptual site plan by Dillis & Roy. Concerns expressed by BBC on Mass Ave sight lines, room for wells, septic system. Informal talk about a sale with "give-back" but town has not received a definitive offer for sale to town.	Rough site plan has been shown to BBC for five-bay, 2-story 21,000 SF fire station. See Lyons letter 3/2/2023 and plan from Dillis and Roy. Less area than needed. Town Planner memo 1/28/2021 notes several issues with site. Appears to be marginal for fit of a fire station, with no room for additional town facilities. Apparatus sight lines issues raised, unresolved, may require further study.

Status and projected acquisition costs primary selected sites, assumed closing in 2025

Assume nominal real estate price inflation:

3%

Site / map#	Background	Initial cost	Date	Est cost 2025	Notes on cost	Status	Other notes
1300 Mass Ave #3	Commercial property corner of Mass Ave and Burroughs Rd. BBC evaluated in 2019 for feasibility of converting to PS building.	\$2,523,000	2023	\$ 2,676,651	Cost est based on recorded conveyance cost from Bertech to new owner ABI trust August 2023	Ample room for all public safety needs and more, plus parking. Has two PWS on site. No recent contact with town.	Evaluation was conducted by HKT Architects and Pare Structural Engineers. Building is aging, needs renovation. WW system leach field to east on Mass Ave, nearing end of life. Possible wetland crossing to Mass Ave. May have to relocate PWS wells in parking lot.
975 Mass Ave #4	In 2017 BBC contracted Frank Vanzler for professional site construction preparation cost estimate for a one-story 20,000 SF fire station, and possible acquisition under article 3 of Dec 2017 STM. Article passed over.	\$ 100,000	2017	\$ 2,500,000	Noth side abuts town land (Picnic Trust and Steele Farm). Owned by Dee Bus in 2017. Nominal asking price in 2017. Current assessment is \$168,000. Key issue is cost of site prep due to ledge.	Article passed over due to high cost. Defer consideration, pending further study. Continue evaluation of other sites. See STM 17 presentation.	Would require extensive site work due to ledge. Vanzler estimated would add ~ \$2M to purchase price in 2019, estimated at about \$2.4M for 2025. See Vanzler spreadsheet.
1320 Mass Ave #2	Attempted negotiated acquisition	Nominal	2019	Unknown / Negotiable	Acquisition cost would be subject to future negotiations with town.	Site evaluated by Places Assoc for fire and police station. Would require relocation of existing PWS. Appeared feasible, no show-stoppers due to site constraints. No current activity. See Bill Murray (Places) mail 3/18/2019 and minutes of 4/30/2019.	Initially had potential to tie into (relocated) Lincoln Properties' PWS water and WW treatment. Would need to start new negotiation with Lincoln Properties.