Public Hearing Info

What and Where

- October 4, 2016
- Police Station Placement
- Norton Street
- South Berwick

Information

- Options Positive and negative
- Four options
- Overview to Date
- Meeting History

ALL DESIGN OPTIONS WILL MEET DARK SKY LIGHTING AS MENTIONED AT EARLIER SESSIONS

OPTION 1

POSITIVE
-CONNECTED TO FIRE STATION AND TRAINING ROOM
-REUSE OF EXISTING BUILDING
-ALLOWS FIRE STATION EXPANSION
-NO PLAYGROUND IMPACT
-NO PROPERTY LINE IMPACT

NEGATIVE
-LOSS OF COMMUNITY CENTER
-NO BASEMENT
-NO ROOM FOR GROWTH
-MUST WORK WITHIN EXITING BUILDING FOOTPRINT
-STAFF PARKING IMPACT ON PLAYGROUND PARKING
-SALLY PORT BEHIND FIRE STATION

OPTION 2

POSITIVE
-EXPANDABLE W/ BASEMENT
-MONUMENT REMAINS IN PLACE
-NO IMPACT ON COMMUNITY CTR.
-NO PLAYGROUND IMPACT
-HIGHLY VISIBLE

NEGATIVE
-LAYOUT WITH NARROW BUILDING
-A 50' WIDE BUILDING WOULD REQUIRE ADJUSTING PROPERTY LINE
-PUBLIC ENTRY CROSSES FIRE TRUCK LANES
-NO FIRE STATION BAY EXPANSION
-STAFF PARKING IMPACT ON PLAYGROUND PARKING
-OBSCURES COMMUNITY CENTER ENTRANCE
NARROW ACCESS TO BACK OF COMMUNITY CENTER

DESIGN IS BASED UPON 10,000 SF WITH BASEMENT REDUCING FOOTPRINT TO 60%

OPTION 3

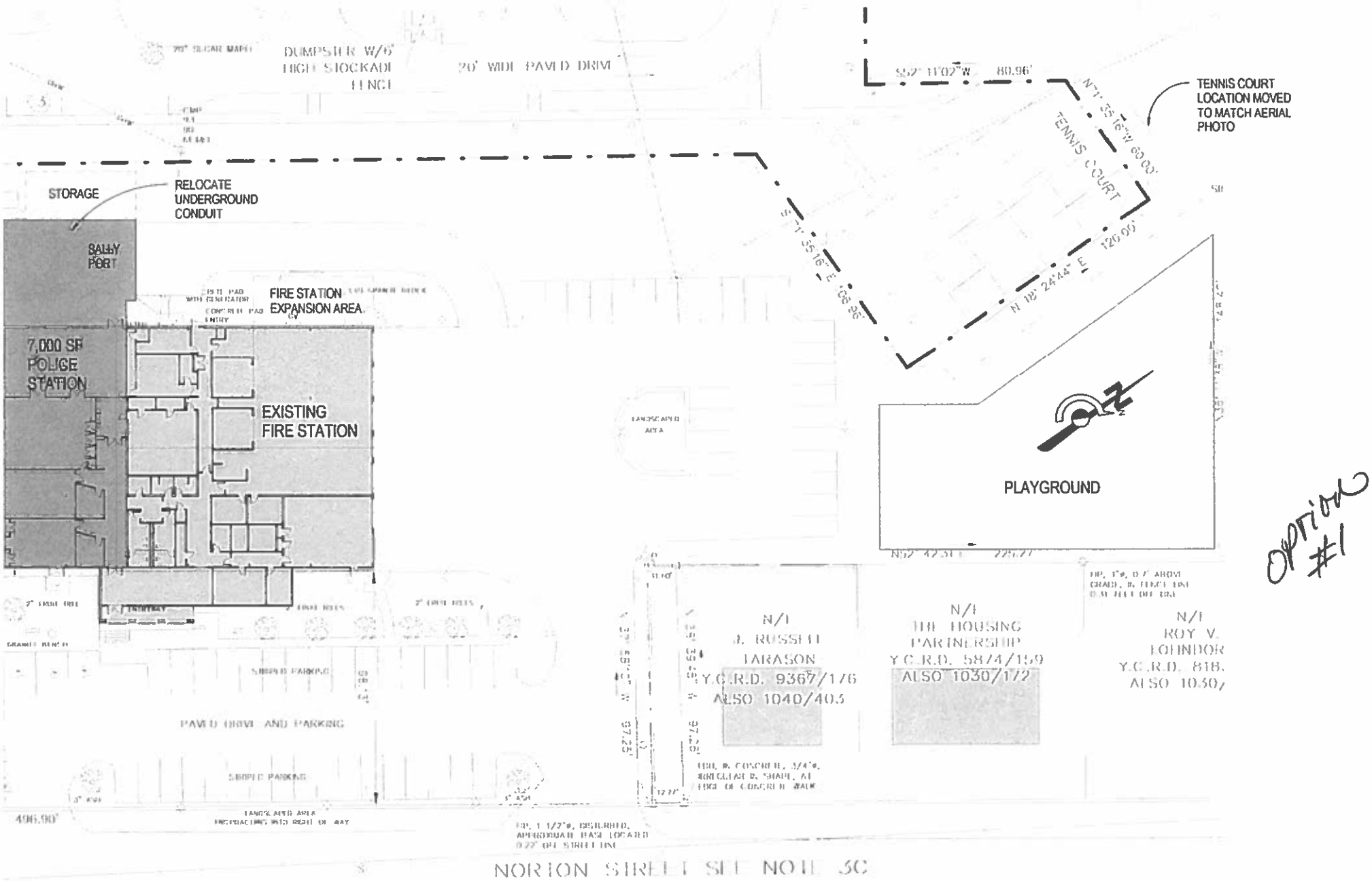
POSITIVE
-CONNECTED TO FIRE STATION AND TRAINING ROOM
-GROWTH W/ BASEMENT
-HIGHLY VISIBLE
-ALLOWS FIRE STATION EXPANSION
-NO PLAYGROUND IMPACT
-DIRECT ACCESS TO NORTON ST.

NEGATIVE
-CAR CIRCULATION
-ROOF SNOW ISSUE
-REDUCED PARKING COMM CTR.
-LIMITED STAFF PARKING AT BLDG.
-REMOTE OUTDOOR STORAGE
-STAFF PARKING IMPACT ON PLAYGROUND PARKING
-OBSCURES COMMUNITY CENTER ENTRANCE

OPTION 4

POSITIVE
-GOOD SEPARATION FROM FS TRAFFIC
-GOOD SOLAR ORIENTATION FOR PHOTOVOLTAICS
-GROWTH W/ BASEMENT
-HIGHLY VISIBLE
-ALLOWS FIRE STATION EXPANSION
-NO PLAYGROUND IMPACT
-NO IMPACT TO COMMUNITY CTR
-EASY ACCESS TO NORTON ST.
-POLICE ADJACENT TO PLAYGROUND IMPROVES SECURITY

NEGATIVE
-PLAYGROUND PARKING RELOCATED TO GOODWIN EXTENSION
-RELOCATE FD MONUMENT



E-USE

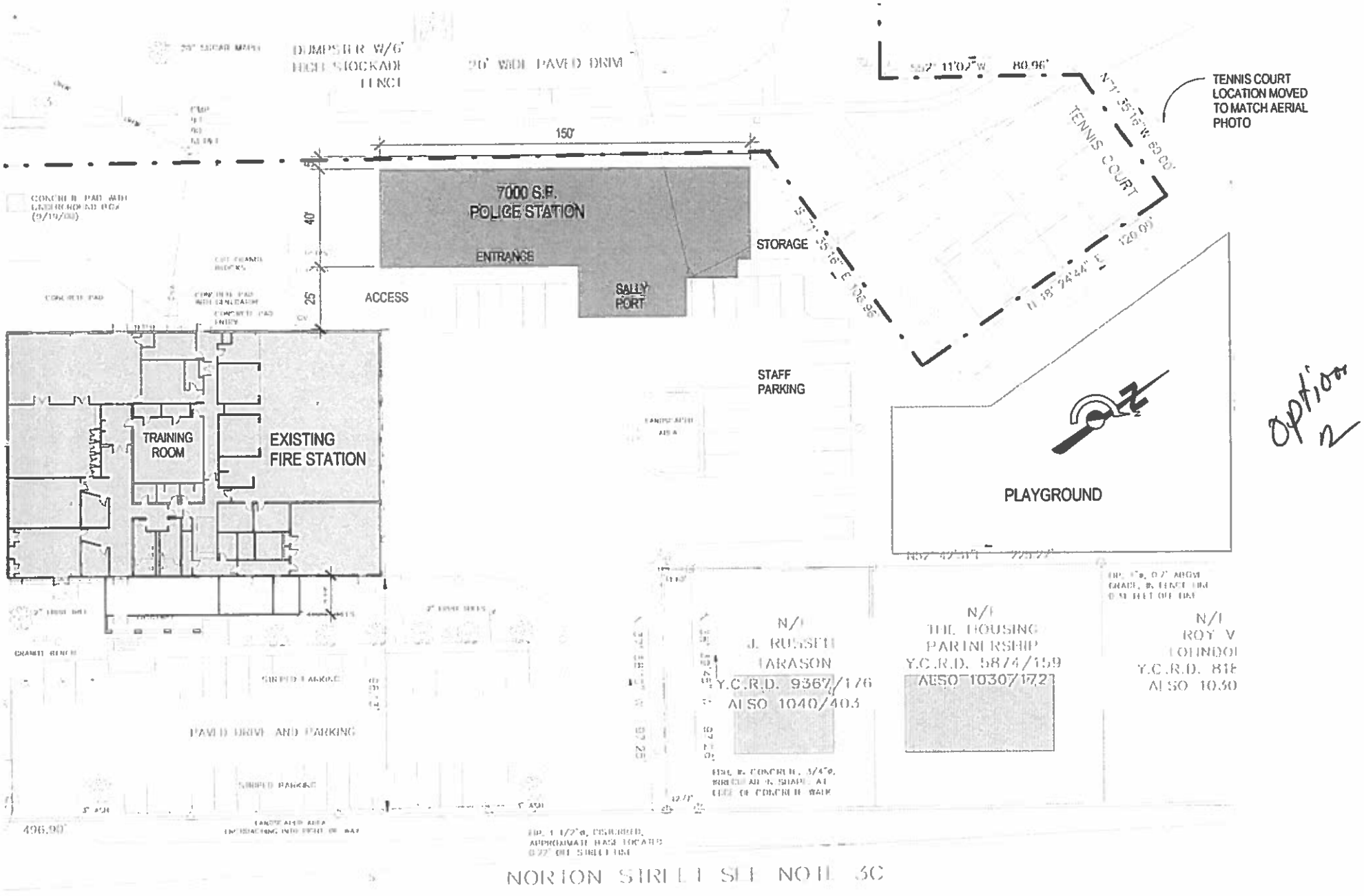
DRAFT - NOT FOR CONSTRUCTION

A 1.1
OPTION 1

SOUTH BERWICK POLICE
CONCEPT LOCATION DEVELOPMENT
SCALE 1" = 40'-0"

LASSEL ARCHITECTS PA

DATE 8/29/2016 3:56:40 PM



option 2

JILDING

DRAFT - NOT FOR CONSTRUCTION

A 1.2
OPTION 2

SOUTH BERWICK POLICE
CONCEPT LOCATION DEVELOPMENT
SCALE 1" = 40'-0"
DATE 8/29/2018 3:58:42 PM

LASSEL ARCHITECTS PA

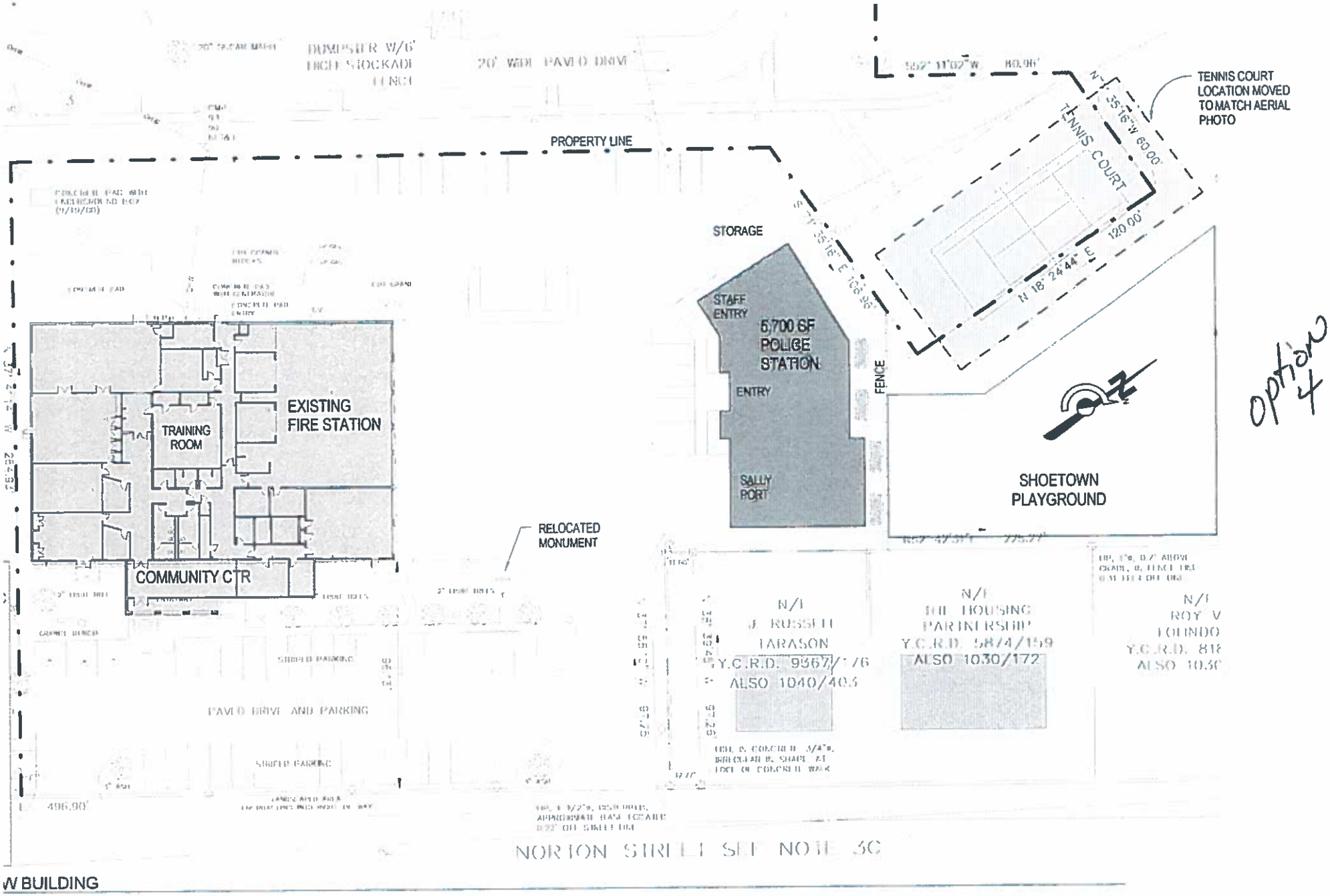
Option 3

DRAFT - NOT FOR CONSTRUCTION

A 1.3
OPTION 3

SOUTH BERWICK POLICE
CONCEPT LOCATION DEVELOPMENT
SCALE 1" = 40'-0"
DATE 8/29/2016 3:56:43 PM

LASSEL ARCHITECTS PA



A 1.4
OPTION 4

SOUTH BERWICK POLICE
CONCEPT LOCATION DEVELOPMENT
SCALE 1" = 40'-0"
DATE 9/6/2016 2:01:03 PM

LASSEL ARCHITECTS PA

DRAFT - NOT FOR CONSTRUCTION

September 15, 2016

Police Station Update

For the last couple of years the Town Council has had a focal point of building a new Police Station to replace the "temporary" quarters that they have been using since the late 1980's. This area in the basement of the Town Hall is not only way too small but subjects the officers and staff to safety issues in the handling of evidence, processing of cases and persons arrested.

The Town Council knew in advance that this would be a process that could take time but set 2019 as a goal to be ready for construction. A number of steps have taken place already including:

1. Conducted a space needs assessment which analyzed the desires and needs of the department as well as looked at the space needs of comparable departments with similar sized departments and populations. Assessment included look forward to accommodate 20 plus year growth potential.
2. Assessed available space to build a police station: Town owned properties were looked at including the following properties
    a. Community Center
    b. Town Hall rebuild
    c. Town Hall Parking Lot
    d. Railroad Avenue
    e. Goodwin Street open space
    f. Power House Hill / Day Property
    g. Willow Drive
3. Analyzed each spot for potential use. Prime analysis issues included:
    a. Community Center is too small an area and would displace the Senior Activities in place there now.
    b. Town Hall rebuild would be costly and includes moving Town Hall functions to a new addition. Logistics of moving both Police and Town Offices difficult during construction process.
    c. A Tier 1 permit from DEP was applied for and denied. In order to build at the Town Hall parking lot, a full blown permit process would have to take place involving both state and federal agencies due to proximity of a stream bed.
    d. The Railroad Avenue Parking Lot was not large enough to accommodate the footprint of needed space
    e. The Goodwin Street Lot brought resistance from the local residents of Goodwin and Spring Streets. The Town Council removed the location from the list after conversations pertaining to the value of the Open Space and Playground areas to the Community

f. The Powder House Hill/Day property area was a tight footprint but would accommodate the Police Station as a site. Additional land purchases might be needed.
g. The Willow Drive area was designated as a recreation area only in the subdivision plan.

4. The Town Council, after review of the potential spots narrowed the choices to two locations being the Community Building / Fire Station Lot on Norton Street and the Powder House / Day Property located on Agamenticus Street. The Norton Street Lot was chosen as the primary spot to continue exploration of placement.
5. The Town Council authorized the Town Manager to work with Lassel Architects to provide possible placement locations at the Norton Street Lot and report out at an upcoming Workshop
6. A Police Station Placement Workshop was held prior to the regular Town Council meeting on September 13, 2016 at 6:00 p.m. Mike Lassel presented four placements of the building footprint.
    a. Concept # 1 would take up all the space presently housing the Community Center and Senior events. The 7,000 square foot space would not allow adequate space for all activities needed and would discontinue other uses of the space now used by the community.
    b. Concept ~~#2~~ 3 would put the entire Police Station in front of the present building. It would include a cellar area to allow for space needs usage. Parking spaces would be lost as would easy access to the Community Center for seniors and the community events
    c. Concept ~~#3~~ 2 places the Police Station at the back of the parking lot in front of the Fire Station. This scenario includes a basement but is longer and narrow which from a logistics standpoint would not be the best choice for operations. It also centers all activity of the Fire and Police Departments to a central location of the parking lot.
    d. Concept #4 places the Police Station at the opposite end of the Fire Department parking lot and adjacent to the Playground and Tennis Court areas. This structure would include a basement area and logistically is the best proposal of all the scenarios. It will not impact parking and will in fact increase parking spots in the lot as new spaces are added.

A PUBLIC HEARING to discuss Concept Options for the placement of the Police Station at the Norton Street property will be held on October 04, 2016 at 6:30 p.m. in the Council Chambers. Residents will be asked to speak in favor of or against moving forward with developing plans for this location.

7. NEXT MOVES AFTER THE PUBLIC HEARING:
    a. The Town Council will decide whether or not to move on to the next stages of building at the Norton Street location at their regularly scheduled meeting on October 11, 2016 or to continue looking at other potential locations.
    b. Should the location be approved the Town Council will then authorize detailed design and construction plans to be produced in order to prepare for estimated costs, a town vote to authorize funding, and to bid out for construction. *

Concept document layouts are available at the Town Office and on line. Hearing from the general public at the Public Hearing is important to the Town Council as they have a desire to move forward on this long needed project. Safety and roads have been the primary concern in past surveys. We have a plan in motion for repairing all Town roads. Let's move forward with your other desire to have a safe work environment for our police force as supported in your annual funding thus far.

Respectfully,

Perry Ellsworth

**Clerk's note
On 08/09/2016 the Council voted "to select the Norton Street site behind the fire station to locate the new police station and to authorize the Manager to work with Lassel Architects to prepare a 'best fit plan' for the site.

Town of South Berwick

180 MAIN STREET
SOUTH BERWICK, MAINE 03908-1535
TEL. 207-384-3300
FAX: 207-384-3303

September 28, 2017

HISTORY OF MEETINGS PERTAINING TO NEW POLICE STATION
South Berwick Agendas Posted and Podcasted

Town Council Meeting April 09, 2013
Building Committee Meeting April 20, 2013
Town Council Meeting December 08, 2015
Town Council Workshop December 15, 2015
Town Council Meeting December 22, 2015
Town Council Workshop February 2, 2016
Town Council Meeting February 09, 2016
Manager Workshop February 17, 2016
Town Council Meeting February 23, 2016
Town Council Meeting March 08, 2016
Town Council Meeting March 23, 2016
Town Council Workshop May 03, 2016
Town Council Meeting May 10, 2016
Town Council Meeting July 12, 2016
Town Council Workshop August 02, 2016
Town Council Meeting August 09, 2016
Town Council Meeting August 23, 2016
Town Council Workshop September 13, 2016
Town Council Meeting September 13, 2016
Town Council meeting September 27, 2016

ALL MEETINGS WERE POSTED ON TOWN BOARDS, TOWN WEBSITE, AND PODCAST LIVE AND AVAILABLE ONLINE. Minutes are available online of Town Council Meetings

Other Town Council meeting dates that the Town Manager's report included the Police Station: January 12, January 16, April 12, April 26, June 28, and July 26,2016. ALL PODCAST AND PART OF TOWN COUNCIL MINUTES ON WEBSITE

Discussed thoroughly at Budget meetings with Town Council and at Public Hearing
2015 – Town Council agreed to ask residents for $20,000 to fund capital costs in preparation of building a new Police Station
2016 – Town Council agreed to ask residents for $70,000 to fund capital costs in preparation of building a new Police Station
Both budgets were passed at the Annual Town Meeting

ALL MEETINGS WERE POSTED ON TOWN BOARDS, TOWN WEBSITE, AND PODCAST LIVE AND AVAILABLE ONLINE