

## SITE KEY PLAN

### **A** EXISTING TOWN HALL LOCATION

OPEN FIELD AVAILABLE FOR CONSTRUCTION  
 POSSIBLE ADDITION TO EXISTING BUILDING  
 NOT GOOD LOCATION FOR EMERGENCY SERVICES  
 TOWN HALL LOCATION CONTINUITY  
 STRUCTURAL ROOF REPAIR NEEDED

### **B** EXISTING FIRE STATION & TOWN LAND

OPEN SPACE AVAILABLE FOR CONSTRUCTION  
 GOOD LOCATION FOR EMERGENCY SERVICES /TOWN HALL  
 DIRECT ACCESS TO RT 116  
 SEWER PUMP STATION LIMITATIONS

### **C** EXISTING AUTO SHOP / SALVAGE YARD

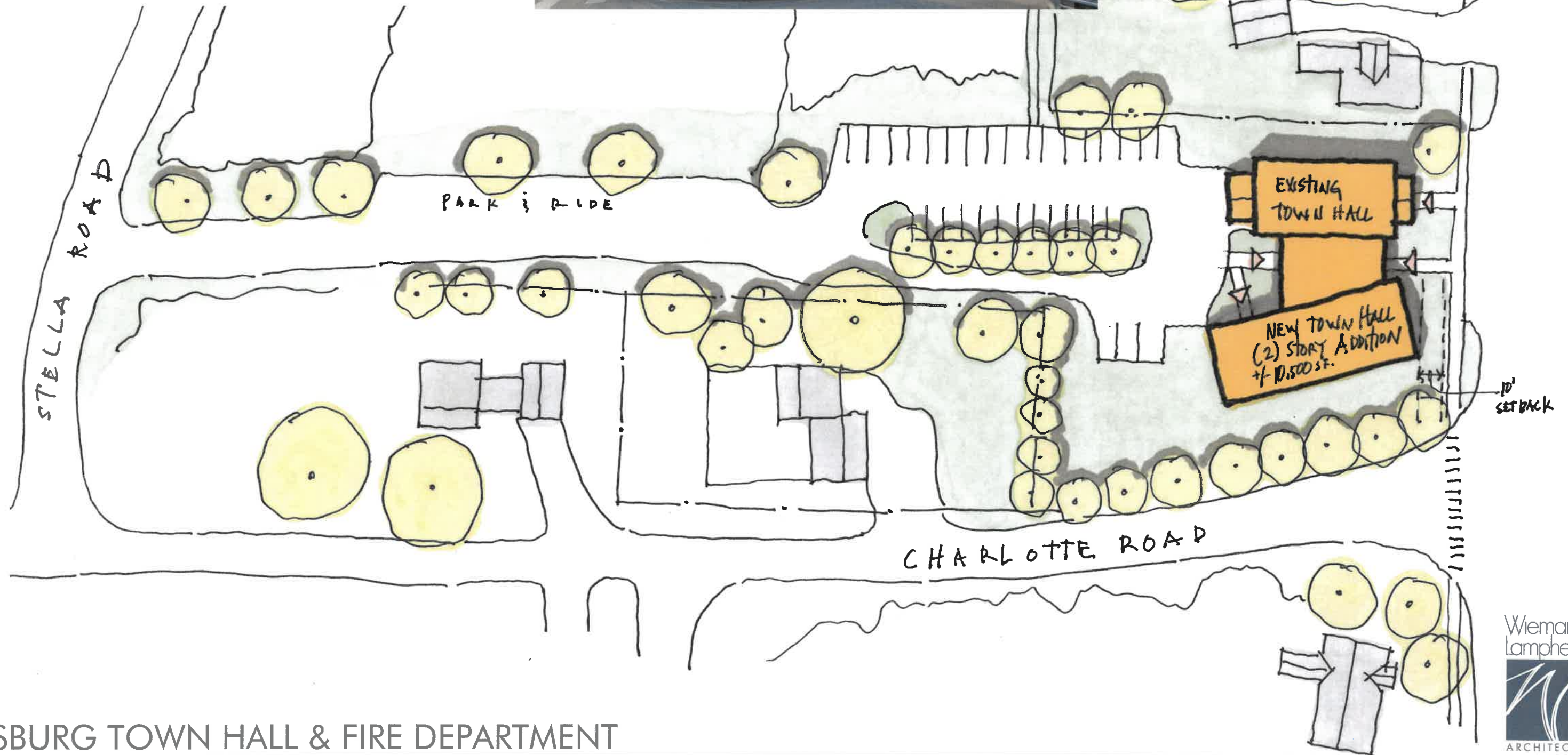
UNKNOWN AVAILABILITY (SITE ACQUISITION POTENTIAL)  
 DIRECT ACCESS TO RT 116 IS FAVORABLE  
 PROXIMITY TO OTHER TOWN FACILITIES  
 (POLICE & POTENTIAL TOWN HALL RELOCATION)  
 MAXIMUM CIVIC IDENTITY POTENTIAL  
 COST ASSOCIATED WITH RELOCATING EXISTING SHOPS

### **D** GREEN FIELD SITE

OPEN FIELD - LAND PURCHASE REQUIRED  
 NOT IDEAL ACCESS FOR EMERGENCY SERVICES  
 NOT IDEAL VISIBILITY FOR TOWN FACILITIES  
 POTENTIAL FOR R.O.W. ACCESS TO RT 116?  
 SOME MINOR WETLANDS  
 20' WIDE SEWER EASEMENT THROUGH SITE

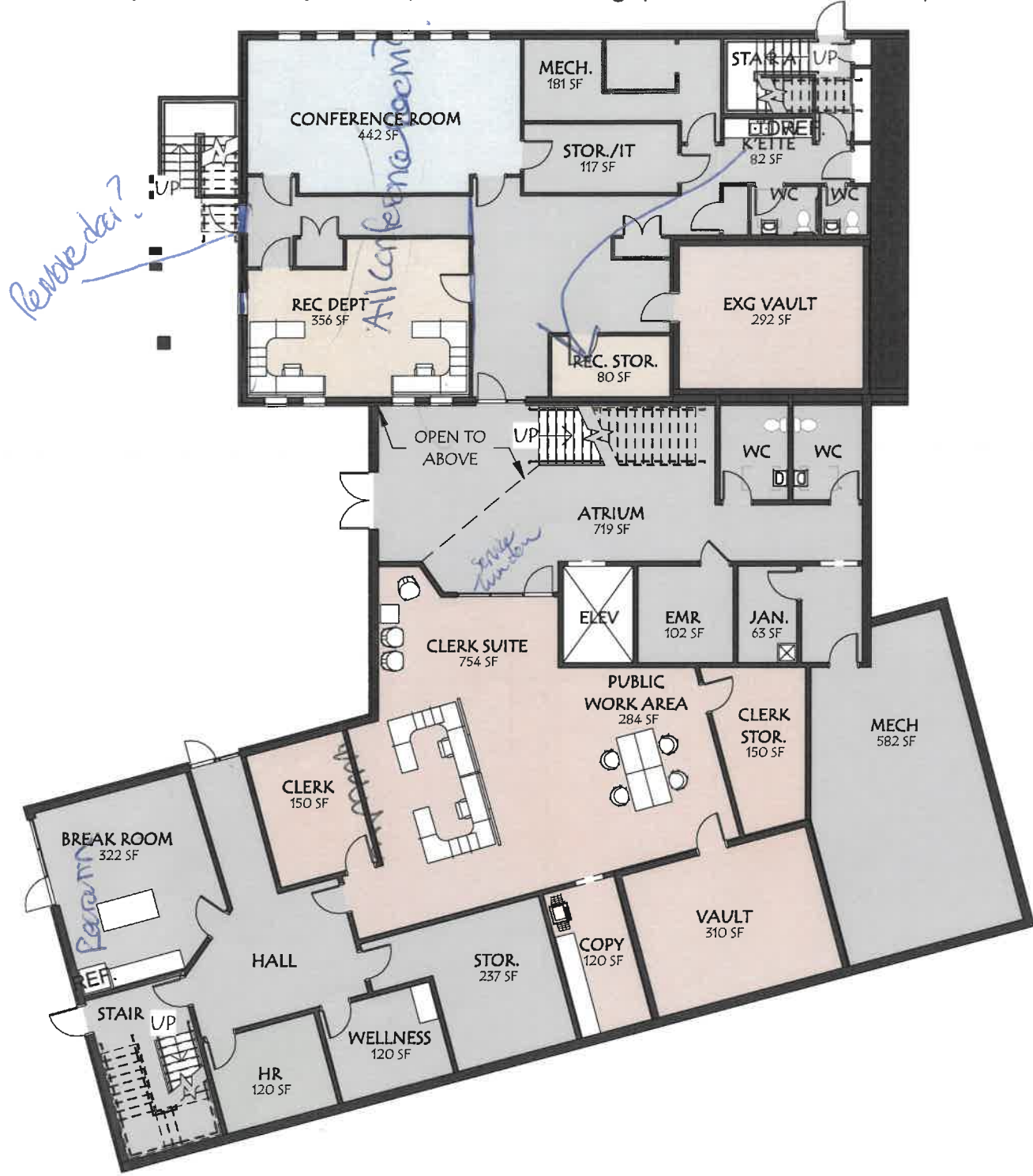
# SITE A

- UTILIZES SITE A (TOWN OWNED BUILDING & LAND)
- MULTI-LEVEL ADDITION POSSIBLE
- REDUCES AMOUNT OF NEW CONSTRUCTION REQUIRED  
(REUSE OF EXIST. BUILDING FOR SOME FUNCTIONS)
- TOWN HALL LOCATION CONTINUITY
- ENGAGES STREET CORNER

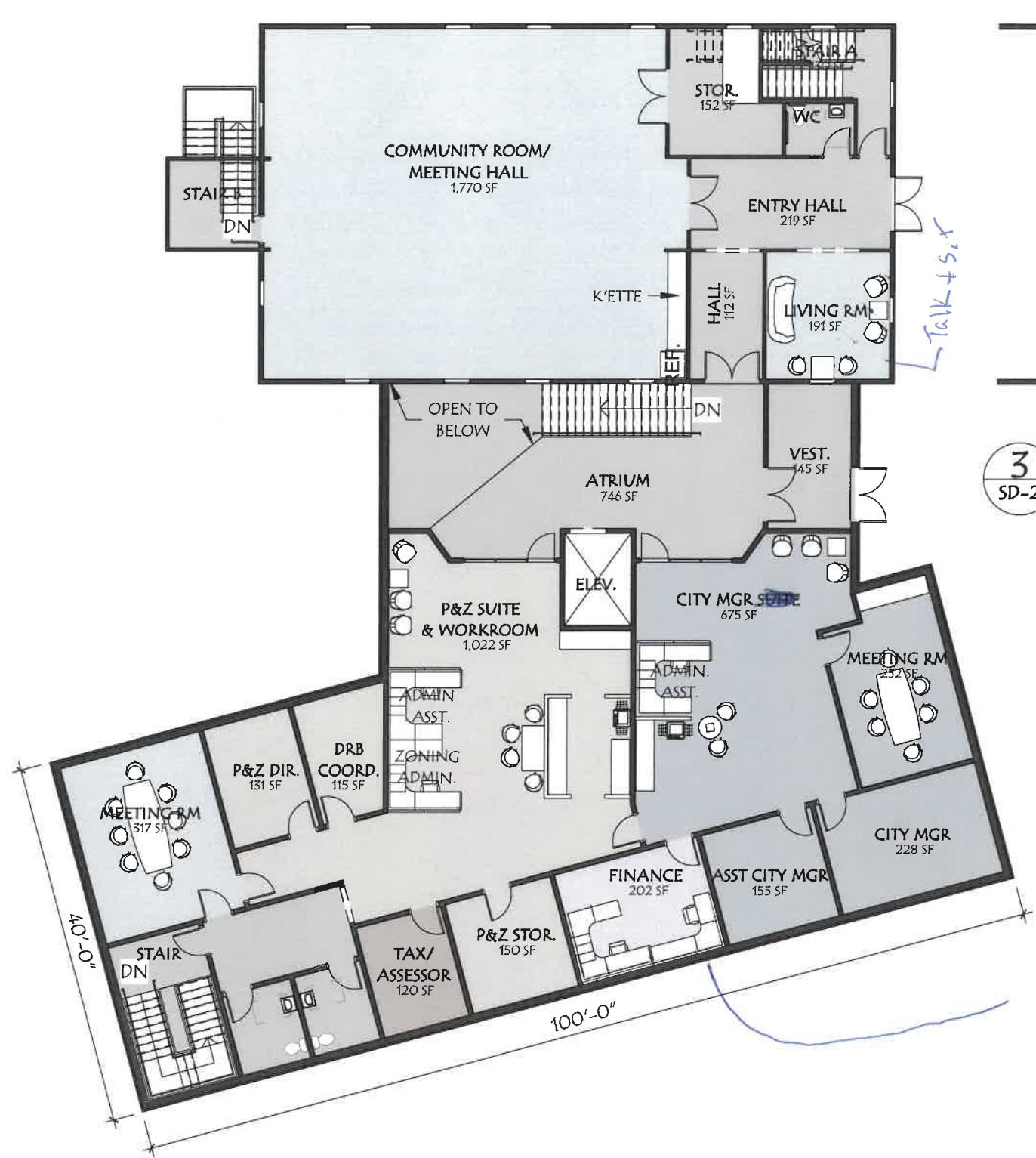


# SITE A - TOWN HALL FLOOR PLANS

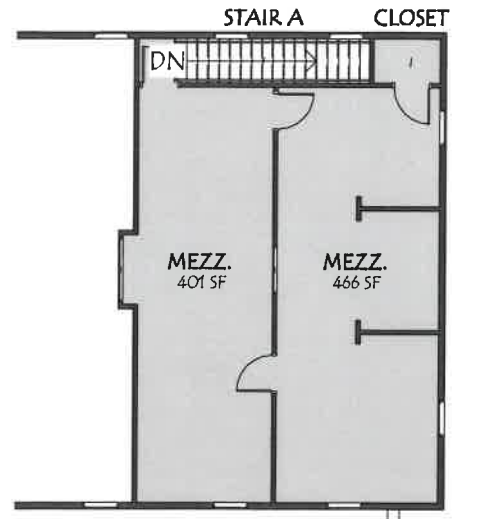
+/- 10,700 sf new, +/- 5,500 sf existing (mezz. not included)



**1 GROUND LEVEL**  
SD-2 1/16" = 1'-0"



**2 LEVEL 1**  
SD-2 1/16" = 1'-0"

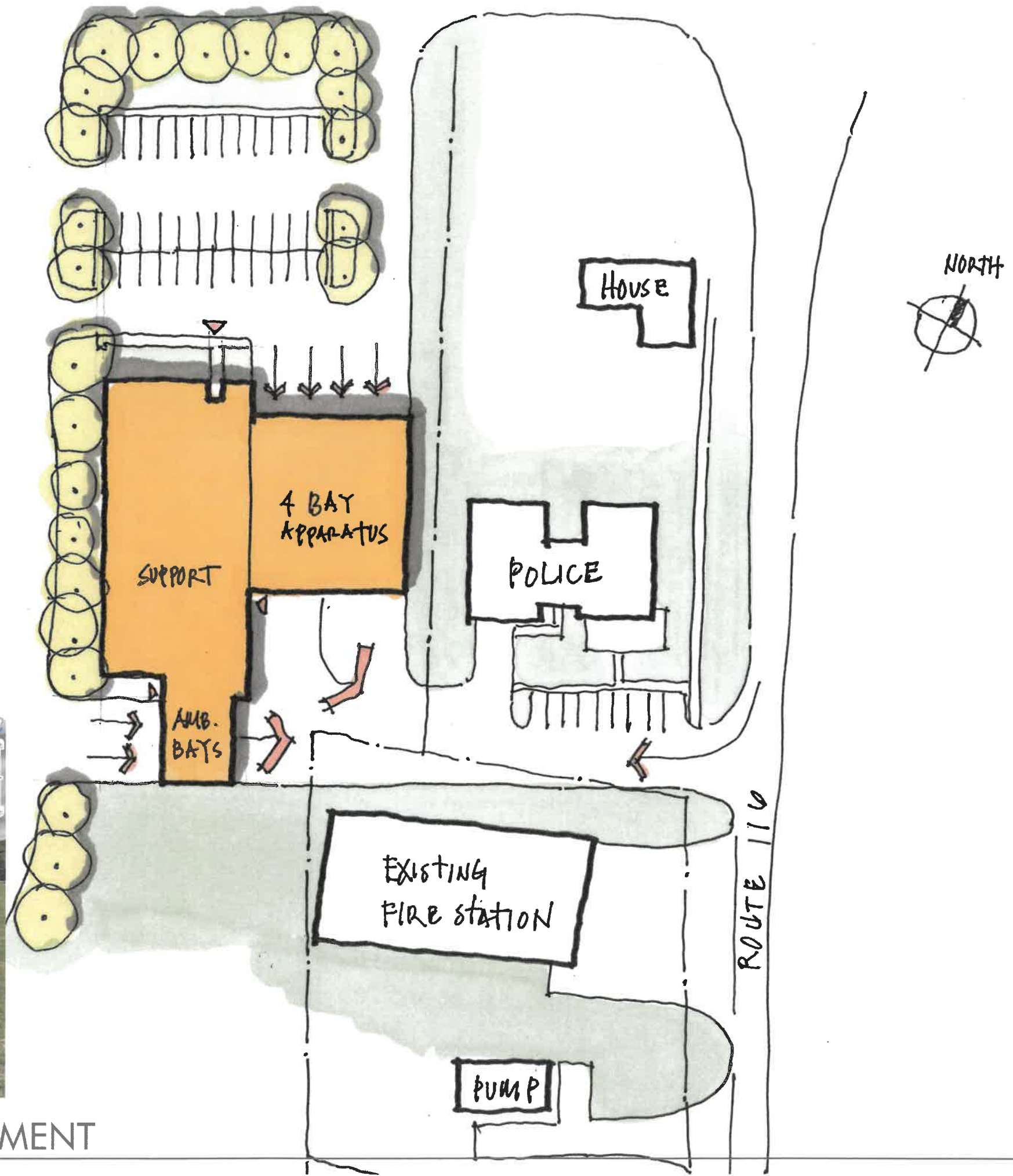


**3 MEZZANINE**  
SD-2 1/16" = 1'-0"

*Why rotate?  
Could it be squared  
up*

# SITE B - OPTION B1

- UTILIZES SITE B (TOWN OWNED LAND)
- FLAT SITE
- LIMITED VISIBILITY FROM ROUTE 116
- LESS THAN IDEAL EMERGENCY SERVICE ACCESS TO ROUTE 116
- FIRE STATION CLOSER TO RESIDENTIAL AREA (POTENTIAL SOUND CONCERN)
- EMERGENCY SERVICES CAMPUS - POLICE, FIRE, EMS
- FUTURE OF EXISTING FIRE STATION?

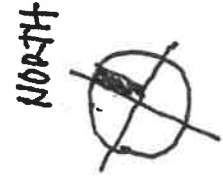


## HINESBURG TOWN HALL & FIRE DEPARTMENT

HINESBURG, VT

# SITE B - OPTION B1 FIRE STATION FLOOR PLAN

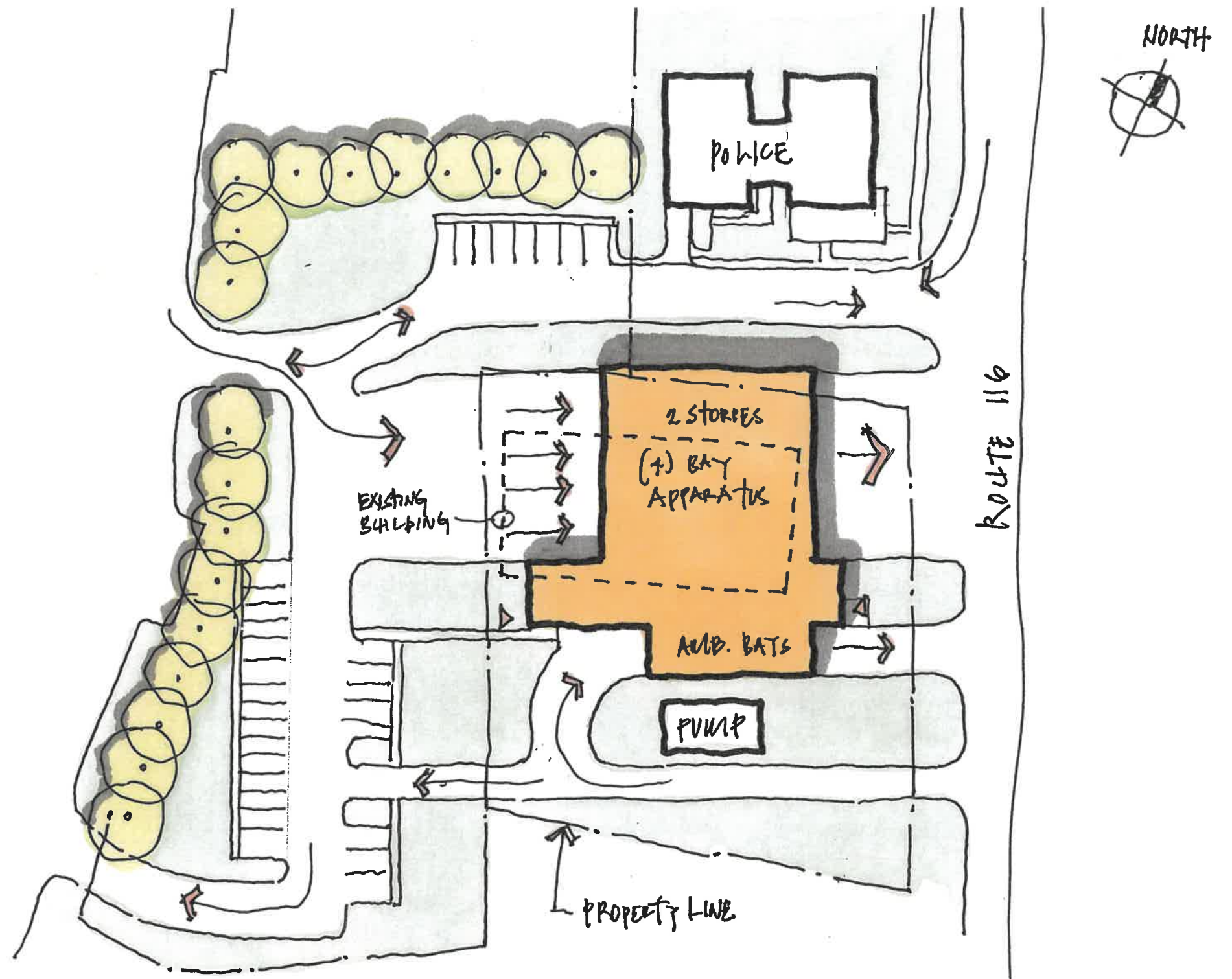
+/- 14,620 sf



1 LEVEL 1  
SD-1 1/16" = 1'-0"

# SITE B - OPTION B2

- UTILIZES SITE B (TOWN OWNED LAND)
- RELATIVELY FLAT SITE
- BEST VISIBILITY/ACCESS TO RT 116 FOR FIRE/EMS
- EMERGENCY SERVICES CAMPUS - POLICE, FIRE, EMS
- POTENTIAL FOR SOME GREEN SPACE REMAINS

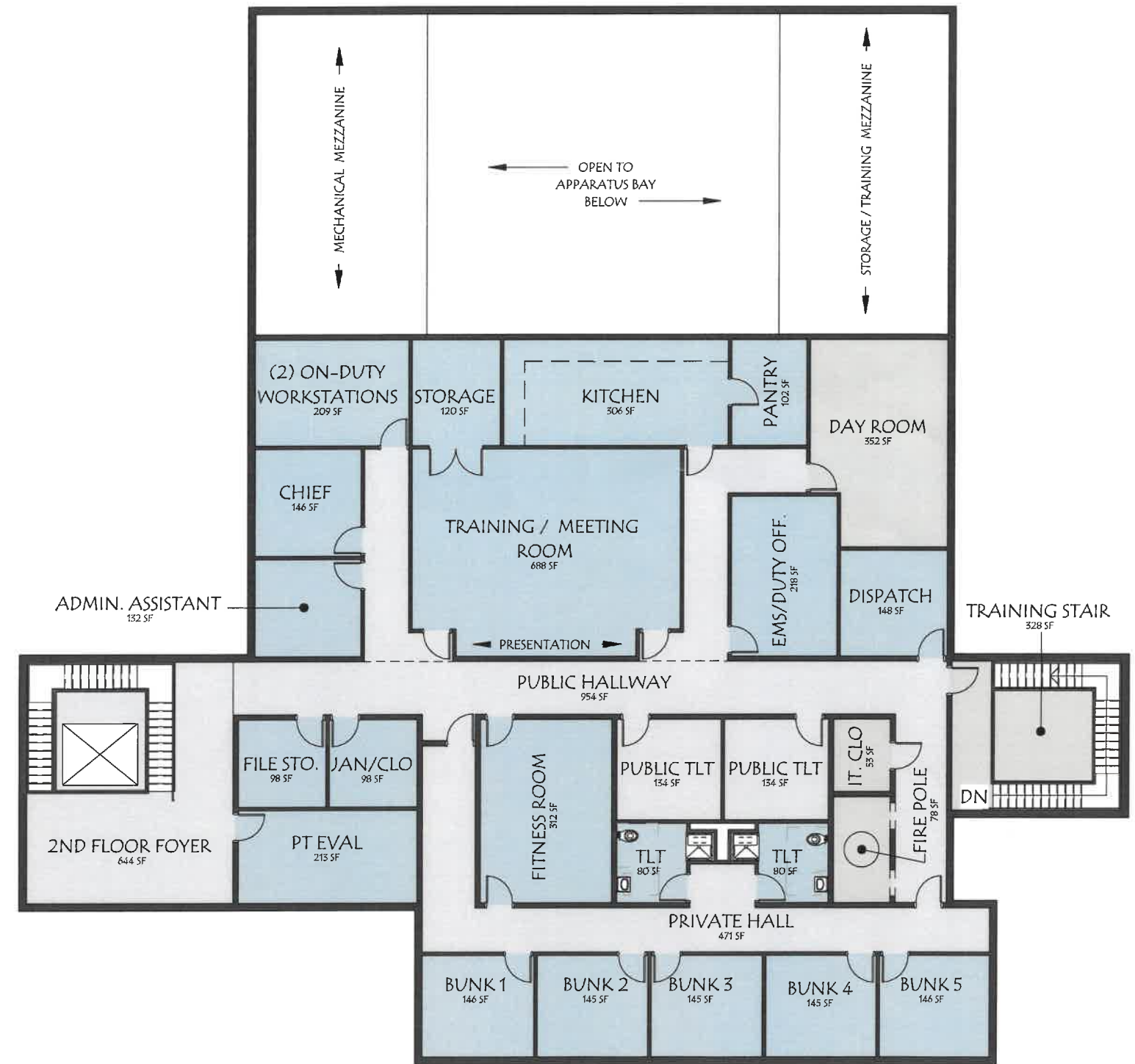
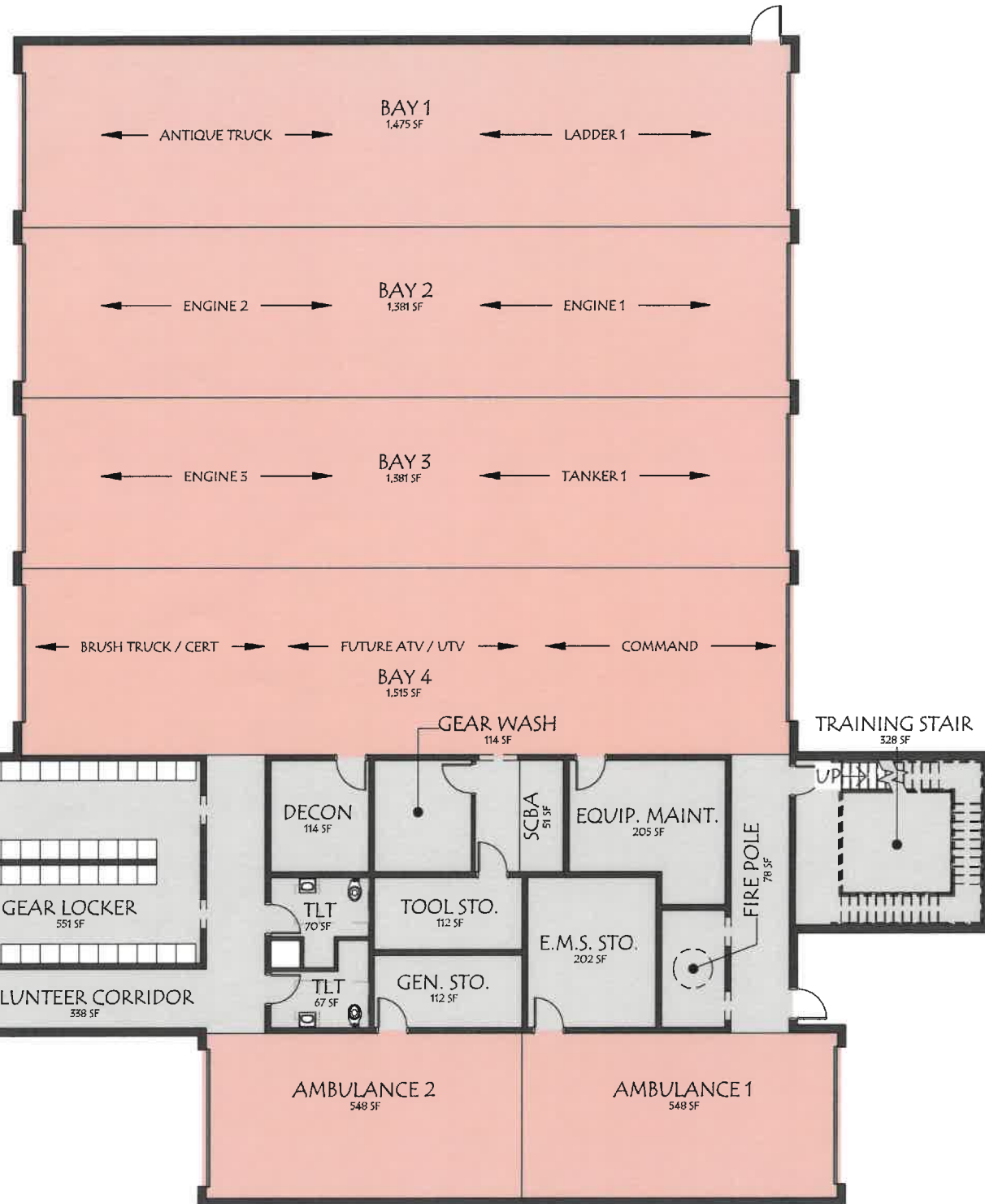
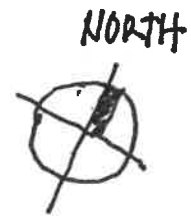


## HINESBURG TOWN HALL & FIRE DEPARTMENT

HINESBURG, VT

# SITE B - OPTION B2 FIRE STATION FLOOR PLANS

+/- 18,150 sf (not including mezzanines)

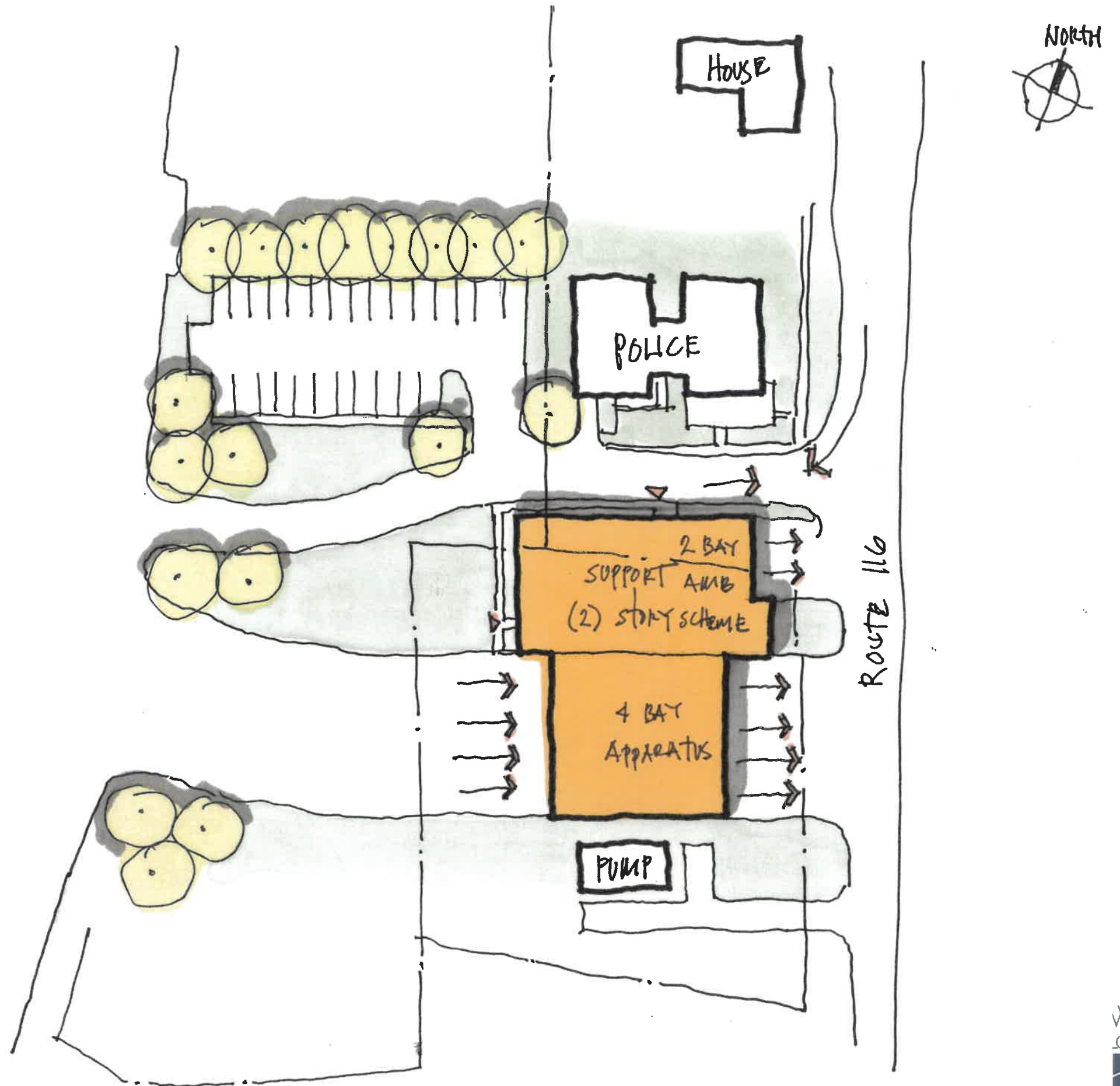


**1** LEVEL 1  
SD-2 1/16" = 1'-0"

**2** LEVEL 2  
SD-2 1/16" = 1'-0"

# SITE B - OPTION B3

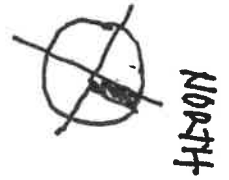
- UTILIZES SITE B (TOWN OWNED LAND)
- RELATIVELY FLAT SITE
- BEST VISIBILITY/ACCESS TO RT 116 FOR FIRE/EMS
- EMERGENCY SERVICES CAMPUS - POLICE, FIRE, EMS
- POTENTIAL FOR SOME GREEN SPACE REMAINS



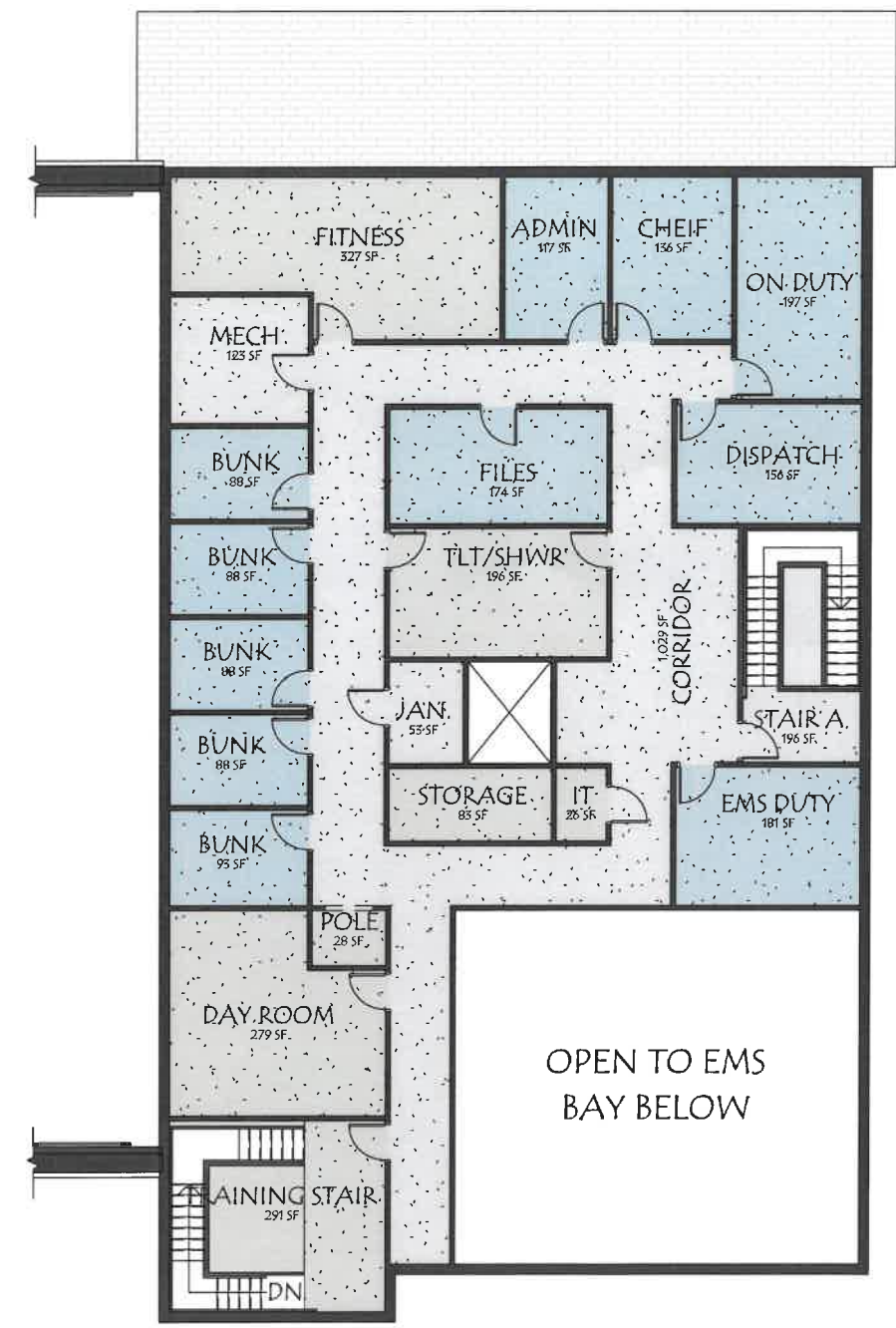


# SITE B - OPTION B3 FIRE STATION FLOOR PLANS

+/- 17,925 sf



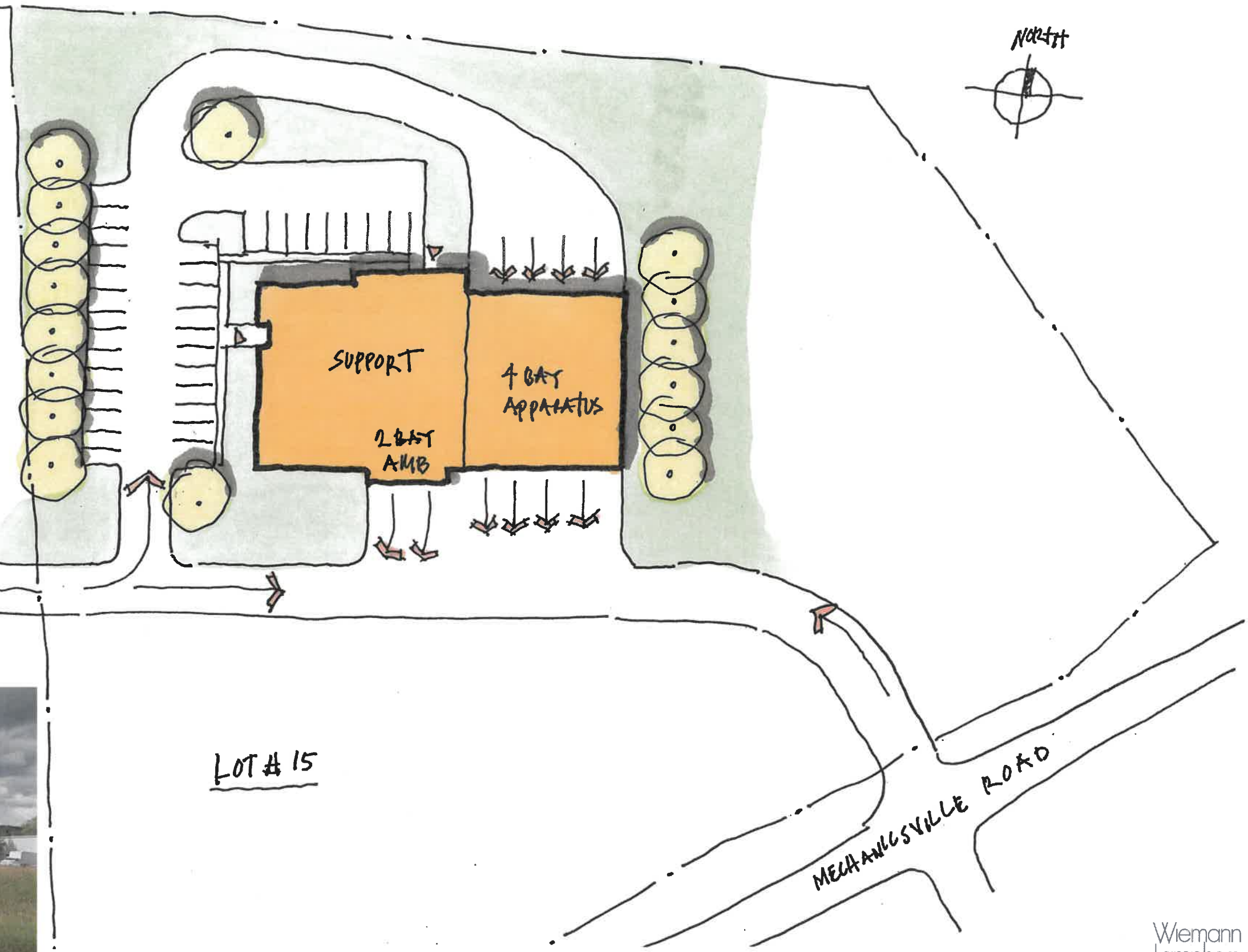
**1 LEVEL 1**  
SD-1 1/16" = 1'-0"



**2 LEVEL 2**  
SD-1 1/16" = 1'-0"

**SITE D - OPTION D1**  
**(one story concept)**  
**Mechanicsville Rd.**

- SITE OPTION D (LAND PURCHASE REQUIRED)
- RELATIVELY FLAT, GREEN FIELD SITE
- SITE IS +/- 8' LOWER THAN ROAD
- LOW CIVIC PRESENCE / IDENTITY
- LESS THAN IDEAL EMERGENCY SERVICE ACCESS TO ROUTE 116
- POTENTIAL STREET OVER EXISTING SEWER EASEMENT



# SITE D - OPTION D1 FIRE STATION FLOOR PLAN (single story option)

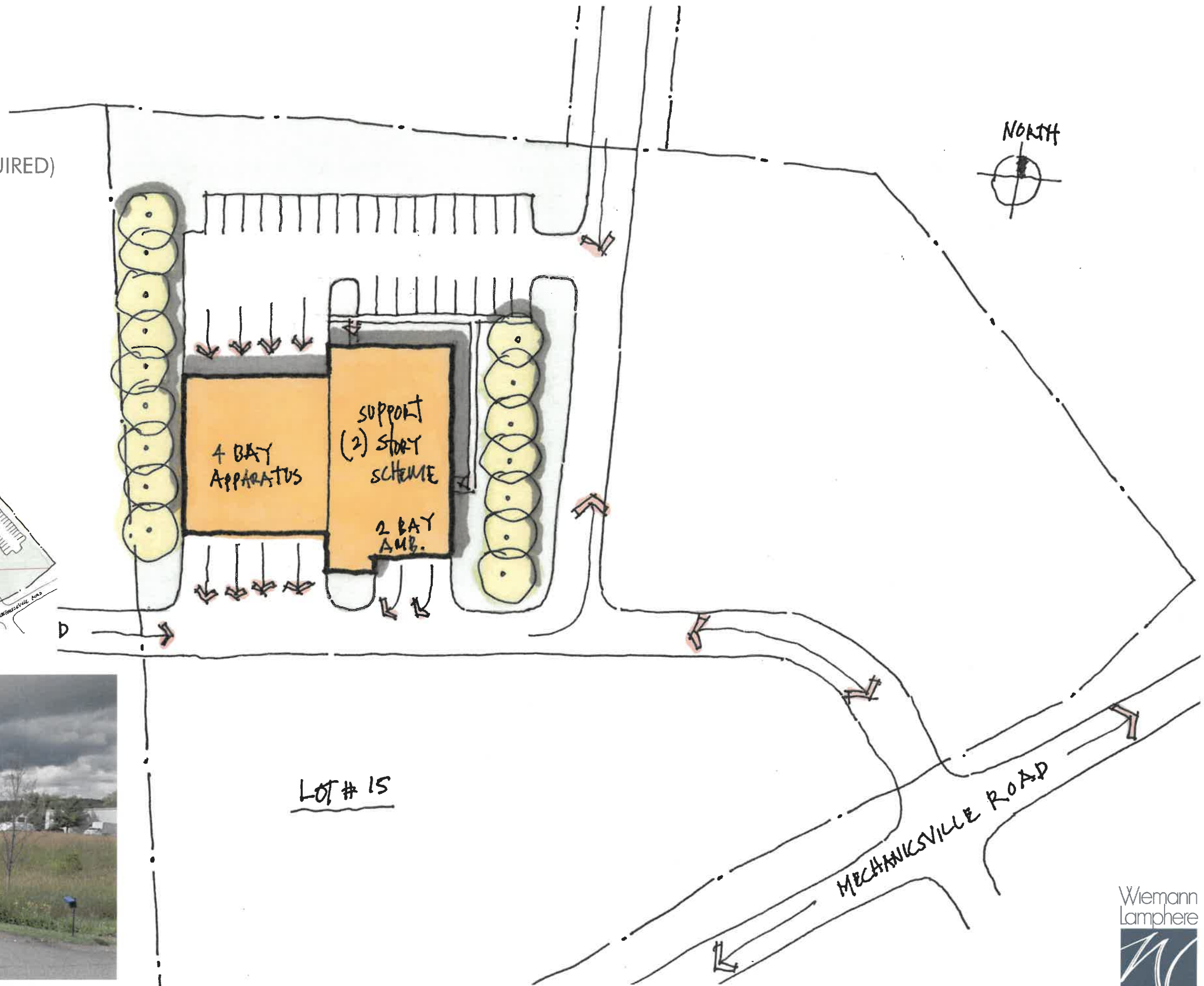
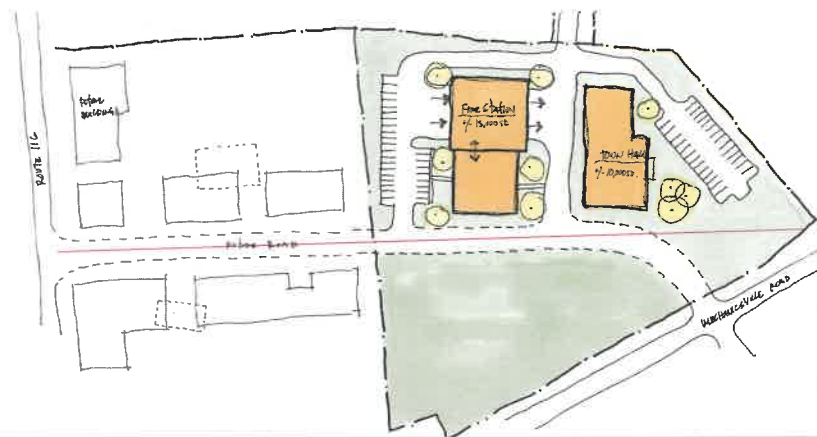
+/- 14,820 sf



1 LEVEL 1  
SD-1 1/16" = 1'-0"

# SITE D - OPTION D2 (two story concept) Commerce Ave.

- SITE OPTION D (LAND PURCHASE REQUIRED)
- RELATIVELY FLAT, GREEN FIELD SITE
- SITE IS +/- 8' LOWER THAN ROAD
- LOW CIVIC PRESENCE / IDENTITY
- LESS THAN IDEAL EMERGENCY SERVICE ACCESS TO ROUTE 116
- POTENTIAL STREET OVER EXISTING SEWER EASEMENT



HINESBURG TOWN HALL & FIRE DEPARTMENT

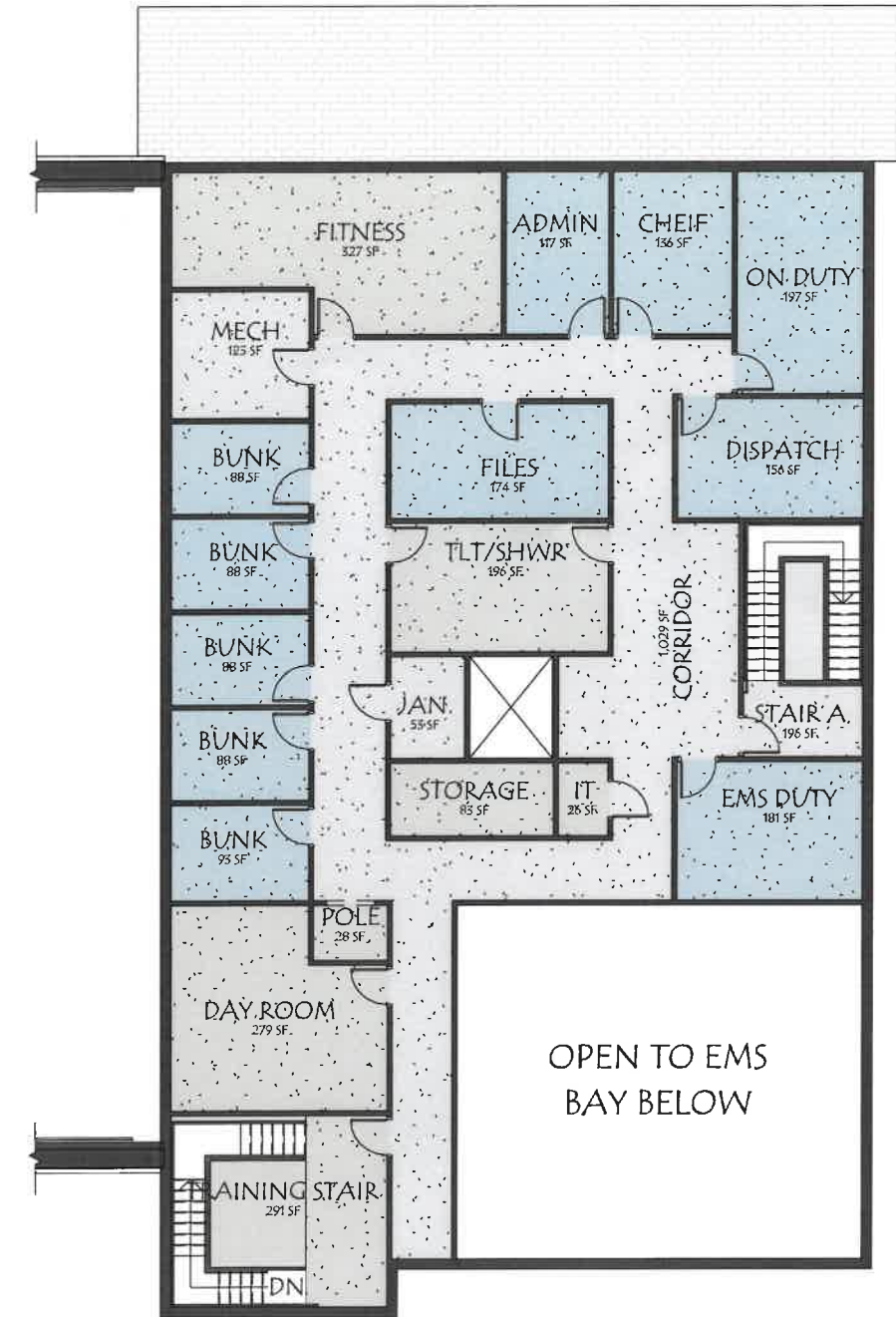
HINESBURG, VT



10/13/2022

# SITE D - OPTION D2 FIRE STATION FLOOR PLAN (two story option)

+/- 17,925 sf

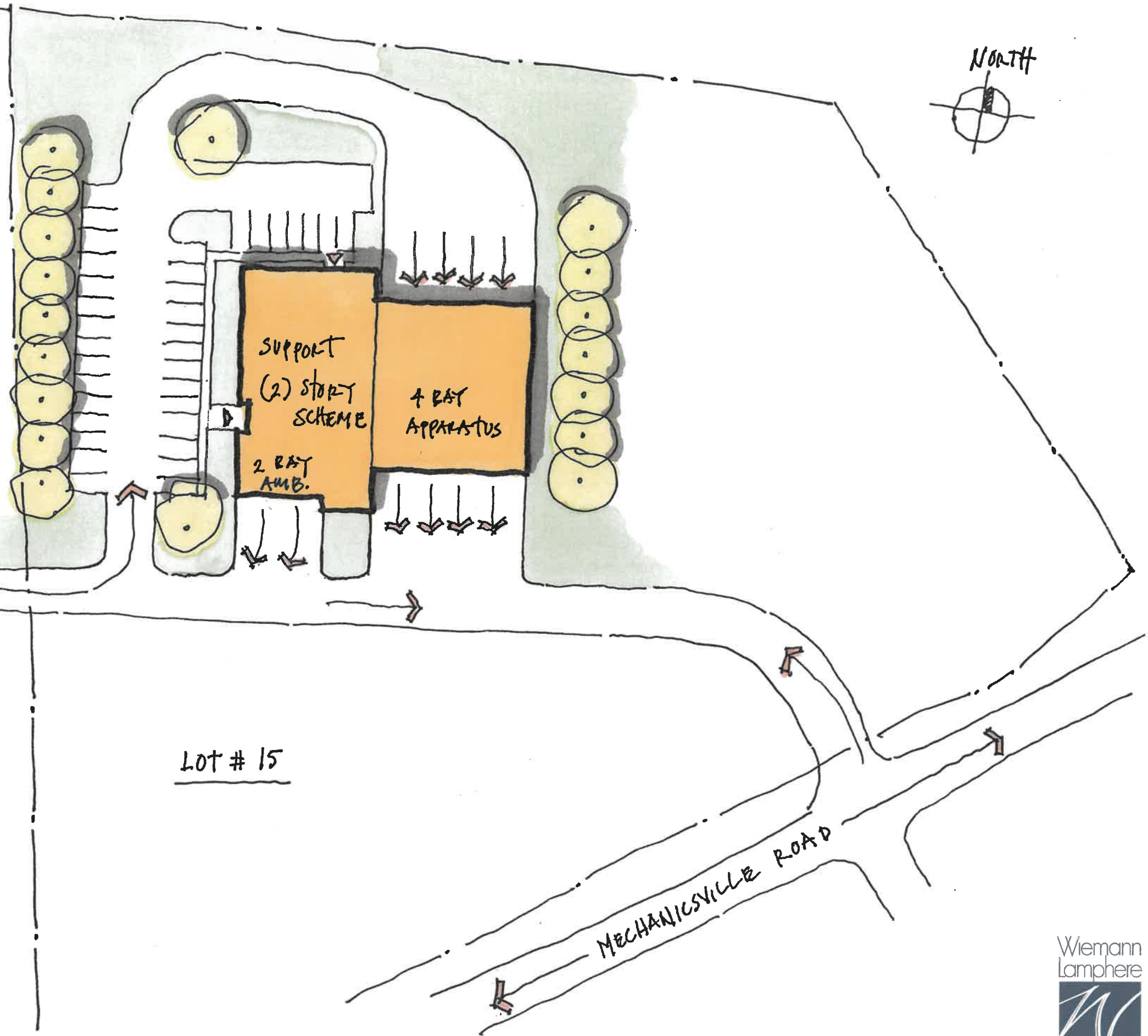


**1 LEVEL 1**  
SD-1 1/16" = 1'-0"

**2 LEVEL 2**  
SD-1 1/16" = 1'-0"

**SITE D - OPTION D3**  
**(two story concept)**  
**Mechanicsville Rd.**

- SITE OPTION D (LAND PURCHASE REQUIRED)
- RELATIVELY FLAT, GREEN FIELD SITE
- SITE IS +/- 8' LOWER THAN ROAD
- LOW CIVIC PRESENCE / IDENTITY
- LESS THAN IDEAL EMERGENCY SERVICE ACCESS TO ROUTE 116
- POTENTIAL STREET OVER EXISTING SEWER EASEMENT

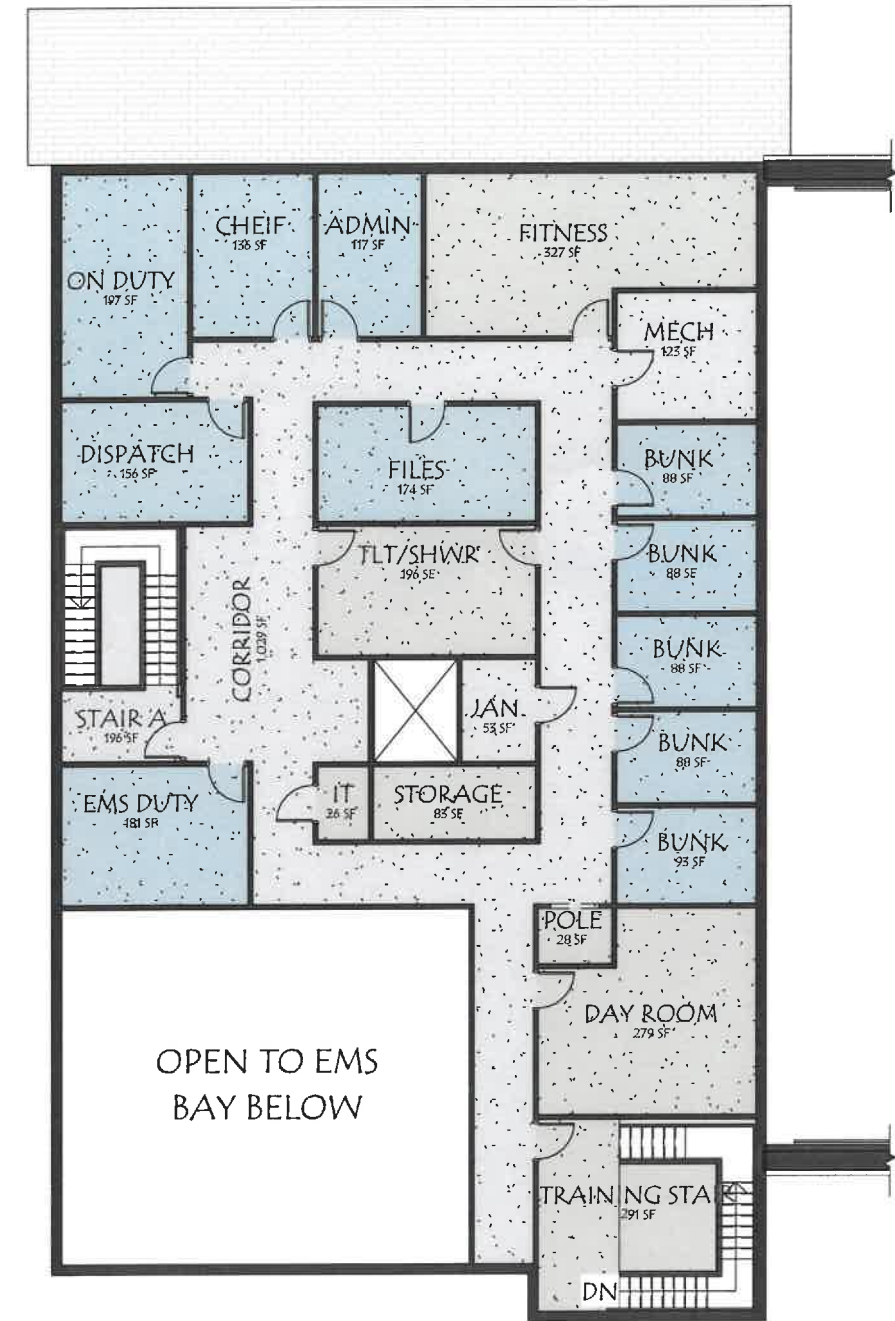


# SITE D - OPTION D3 FIRE STATION FLOOR PLAN (two story option)

+/- 17,925 sf



1 LEVEL 1  
SD-1 1/16" = 1'-0"



2 LEVEL 2  
SD-1 1/16" = 1'-0"

Hinesburg Fire Station					
FUNCTION		EXISTING	PROPOSED	NOTES	
Apparatus Bay	Engine 1	443 SF	650 SF	pull thru apparatus bay ideal, minimum 4	
	Engine 2	443 SF	650 SF		
	Engine 3	443 SF	650 SF		
	Tanker 1	443 SF	650 SF		
	Ladder 1	0 SF	800 SF	future 42' aerial	
	Brush Truck / Pickup	0 SF	500 SF	future	
	EMS Response MED 1	0 SF	0 SF	won't existing w/ Ambulance	
	Ambulance 1	0 SF	500 SF	future	
	Ambulance 2	0 SF	500 SF	future	
	Command Vehicle	0 SF	450 SF	future SUV	
	CERT Trailer	0 SF	450 SF	currently stored outside	
	ATV / UTV	0 SF	300 SF	future	
	Antique Truck	0 SF	500 SF	currently in storage (30')	
	*10 bays total not including antique truck				
Support	Gear Lockers	378 SF	500 SF	40 lockers	
	Dayroom	0 SF	250 SF		
	Hose/Nozzle / Tool Storage	0 SF	100 SF		
	General Storage	117 SF	100 SF		
	EMS Storage	76 SF	200 SF	training supplies	
	Equipment Maintenance	184 SF	180 SF		
	Gear washer/extractor	78 SF	150 SF	gear dryer also	
	Decon Room	0 SF	100 SF	ability for 4 people to decon at same time	
	Toilet / shower room	49 SF	90 SF		
	Toilet / shower room	0 SF	90 SF		
	SCBA Fill Station	45 SF	60 SF		
	Hose Dryer (or tower)	0 SF	100 SF		
	Compressor Room (House & SCBA)	0 SF	100 SF		
	Office / Admin	Dispatch/EOC	0 SF	140 SF	
Chief		164 SF	140 SF		
Admin Assistant		0 SF	120 SF		
EMS/Duty Officer		0 SF	200 SF	2 workstations	
On Duty workstations		94 SF	250 SF		
File Storage		0 SF	100 SF		
Fitness Room		0 SF	300 SF	up to 5 people at a time	
Training / Meeting		594 SF	750 SF	50 person capacity	
Meeting room storage		38 SF	100 SF	table & chair storage	
Restrooms		0 SF	250 SF	near office/training areas	
Commercial Kitchen		80 SF	300 SF	10 person capacity - host meals for 30	
Pantry		0 SF	100 SF	adjacent to kitchen	
IT closet		0 SF	10 SF		
Janitor closet		0 SF	20 SF		
Visitor Entry		49 SF	150 SF		
PT Evaluation Room		0 SF	120 SF	Off Entrance	
EMS Bunk room		93 SF	100 SF	4 large lockers per room, 1 bed	
EMS Bunk room		0 SF	100 SF	4 large lockers per room, 1 bed	
EMS Bunk room		0 SF	100 SF	4 large lockers per room, 1 bed	
EMS Bunk room		0 SF	100 SF	4 large lockers per room, 1 bed	
EMS Bunk room		93 SF	100 SF	4 large lockers per room, 1 bed	
Toilet/Shower facilities	97 SF	150 SF			
Mechanical	mechanical room	40 SF	200 SF		
		<b>4041 SF</b>	<b>12520 SF</b>		
<b>Grossing Factor</b>		<b>1.085</b>	<b>1.25</b>		
		<b>4384</b>	<b>15650</b>		

Hinesburg Town Hall									
GROUP	DEPARTMENT	TITLE	NAME	EXG ROOM		PROP. ROOM		FTE	NOTES
				SIZE		SIZE			
Town Hall	Town Manager	Town Manager	Todd Odit	147 SF		200		1.00	
Town Hall	Town Manager	Assistant Town Manager	Joy Dubin Grossman	191 SF		150		1.00	
Town Hall	Town Manager	Admin. Assistant	Future		SF	100		1.00	Open Office, within entry/common space
Town Hall	Finance	Finance Officer	Future		SF	120		1.00	Common office
Town Hall	Finance	Finance Coordinator	Joan		SF	100		0.50	
Town Hall	HR	Human Resource Director	Future		SF	100		1.00	
Town Hall	Tax/Assessor	Assessor	Lisa Truchon		SF	100		1.00	
Town Hall	Planning	Planning & Zoning Director	Alex Weinhagen	100 SF		120		1.00	
Town Hall	Planning	DRB Coordinator	Mitch Cypes	100		120			
Town Hall	Planning	Zoning Administrator	James Jarvis	100 SF		100		0.50	Open Office, within Work Room
Town Hall	Planning	Admin. Assistant	Danielle Peterson	64 SF		100		0.40	Open Office, within Work Room
Town Hall	Planning	Work Room		400 SF		400			
Town Hall	Planning	Storage		150 SF		150			
Town Hall	Town Clerk	Town Clerk	Missy Ross	135 SF		120		1.00	
Town Hall	Town Clerk	Assistant Clerk/Open Offices	Heather Roberts	295 SF		400		1.00	
Town Hall	Town Clerk	Existing Vault		292 SF					Existing Building
Town Hall	Town Clerk	New Vault				300			
Town Hall	Town Clerk	Public Work Room		260 SF		400			
Town Hall	Recreation	Recreation Coordinator	Jennifer McCuin	138 SF		256		1.00	Existing Building
Town Hall	Recreation	Recreation Staff	Future		SF	100		1.00	Existing Building
Town Hall	Recreation	Recreation Storage			SF	80		1.00	Existing Building
DPW	DPW	Public Works Director	Future	0		0			
DPW	Highway	Road Foreman	Michael Anthony	0		0			
DPW	Highway	Highway Dept.	Dominic Musumeci	0		0			
DPW	Highway	Sidewalk Maintainer	Ryan Gladstone	0		0			
DPW	Water / WW	Superintendent		0		0			
DPW	Water / WW	Assistant Chief Operator	John Alexander	0		0			
DPW	Water / WW	Water Resources Operator	Matt Gray	0		0			
		Town Report Coordinator	Ann Thomas	0		0			
		Town Service Officer	Shannon Wheeler	0		0			
		Animal Control Officer / Fire Wa	Ed Waite	0		0			
		Community Resource Center	Alex Koncewicz	0		0			
		Health Officer	Phillip Stolz	0		0			
Town Hall		Total Staff						13.40	
		Community Room/Meeting Hall		1770					Existing Building
		Furniture Storage		0		152			Existing Building, previous Rec Office
		Kitchen		0		0			Existing Building, pocket kitchenette
		Community Living Room		0		191			Existing Building, prev. Office
		Mezzanine		867					Existing Building
		Large Conf Room (30 people seated)		442		650			Existing Building
		Meeting Room (4-6 people)				200			Addition
		Meeting Room (4-6 people)				200			Addition
		wellness room / mothers room				120			Addition
		break room/kitchen		82		300			Addition
		mechanical / electrical		175		300			Addition
		bathroom facilities		100		400			Addition
		janitor room		15		30			Addition
		storage		150		100			Addition
		IT room				100			Addition

Existing Building	net area	4150
	grossing factor	1.5
	gross area	6225
	actual gross area	6660
Addition	net area	4830
	grossing factor	1.5
	gross area	7245

# HINESBURG TOWN HALL & FIRE DEPARTMENT