

ADAPTIVE RE-USE OF CENTRAL FIRE STATION



MARCH 26, 2026 – Lee MHS Cafeteria

RE-USE COMMITTEE

- Chamber of Commerce
 - Youth Commission
 - Fire Company
 - [Historical Commission & Society](#)
 - [VFW](#)
 - Select Board
 - [Food Pantry](#)
 - Public

 - *Town Administrator*
 - *Architect*
 - *Engineer*
 - *Landscape Architect*
- Alex Hedding
 - Annie Lee
 - Ed North, Bill DeFreest
 - Bill Mathews
 - Glenn Posey, Ray Almori
 - Bob Jones
 - Sue Gore
 - Hayden Kuhn, Ginny Vania,
Kathy DeVarenes, Mike Kline
 - Chris Brittain*
 - Kerry Bartini – Berkshire Design*
 - Matt Puntin – SK Design*
 - Justin Winters - Wintergreen Design*

OPTIONS ?



**ADAPTIVE
REUSE**



WHY RE-USE AND PRESERVATION



- VFW and Food Pantry Displaced from Airolodi Building
- Need for a Community Center
- Preserve Historical Building (1911) and local history
- Selling removes much local control of the property
- Connection between North and South Main Street



EXISTING CONDITIONS



CHANGES TO EXISTING CONDITIONS



CENTRAL FIRE STATION



EXAMPLES OF GROUPS THAT COULD USE THIS FACILITY

- Youth Commission
- Historical Commission
- Historical Society
- Fire Company
- Cultural Council
- Local Civic Organizations
- Opportunities for outside organizations to rent event space
- Opportunities for Performances/Events
- Rental of event space/commercial kitchen

PROPOSED FLOOR PLANS – CENTRAL FIRE – **KERRY BARTINI**



CENTRAL FIRE STATION

- FIRST FLOOR
 - Large Open Event Space
 - Display Space (walls)
 - Restrooms
 - 2 Stairs/Elevator
 - Storage – tables/chairs
 - ADA complainant

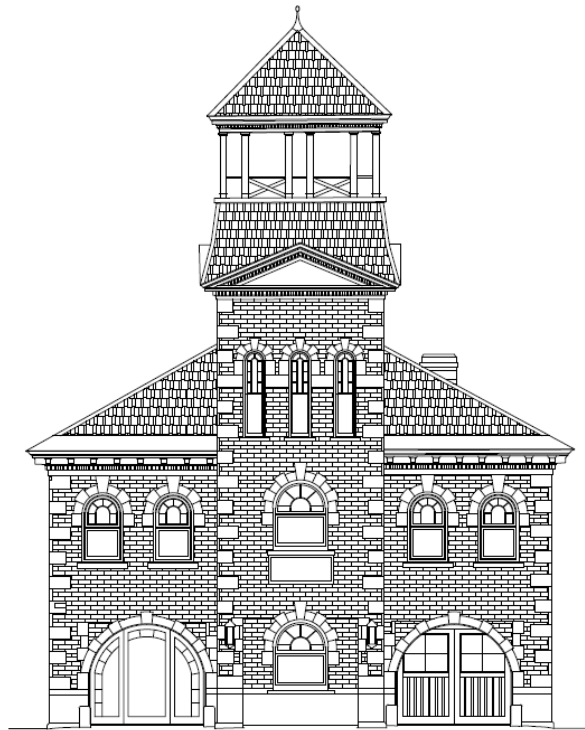
FIRST FLOOR



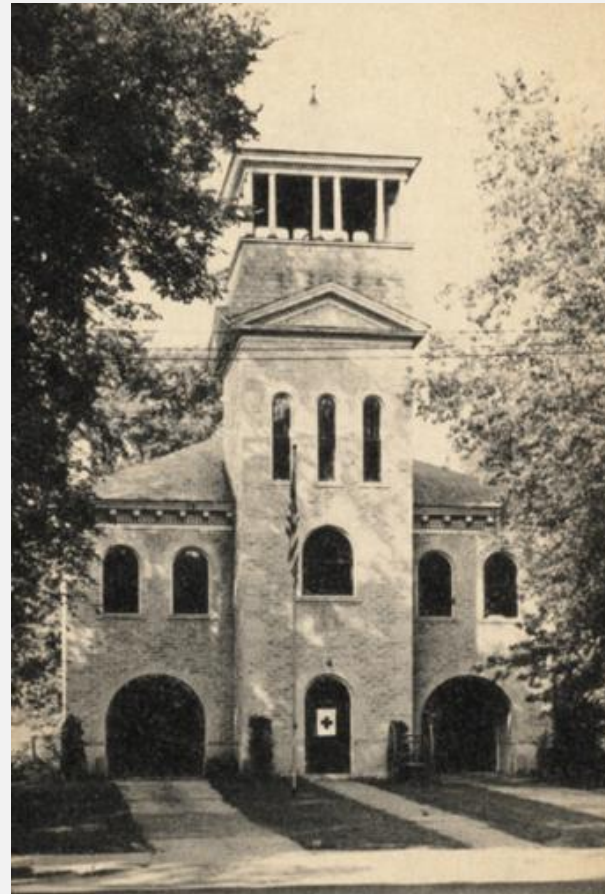
CENTRAL FIRE STATON

- Second Floor
 - Commercial Kitchen
 - Rest Room
 - 2 smaller meeting rooms (one attached to kitchen, one youth themed room)
 - Storage and Office Space for Community Groups/Boards
 - 2 Stairs/Elevator
 - ADA Compliant
 - **Continue to use space for Public Safety Radio Tranmission**

PROPOSED EXTERIOR – CENTRAL FIRE STATION



① Proposed Front Elevation
SCALE: 1/4" = 1'-0"



CHANGES TO EXISTING EMS



EXISTING EMS BUILDING

- Building was evaluated by engineers
- Front half was not worth saving
- Back half (garage section) was deemed structurally sound

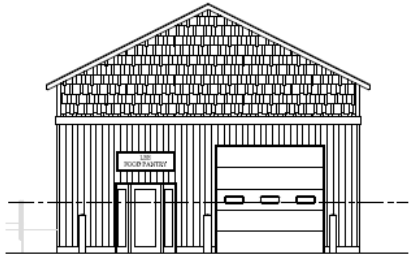


EMS BUILDING

- Front Half (facing Main St) VFW
- Back Half (facing Railroad St) Food Pantry
- The front portion of the existing building will be demolished.



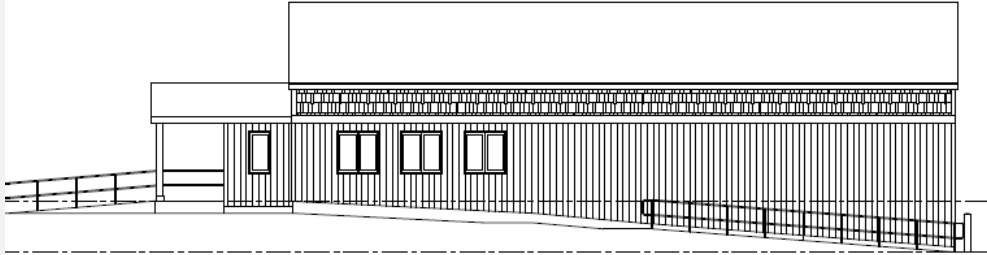
EXTERIOR – REMAINING EMS



② Proposed Rear Elevation
SCALE: 3/16" = 1'-0"



③ Proposed Front Elevation
SCALE: 3/16" = 1'-0"



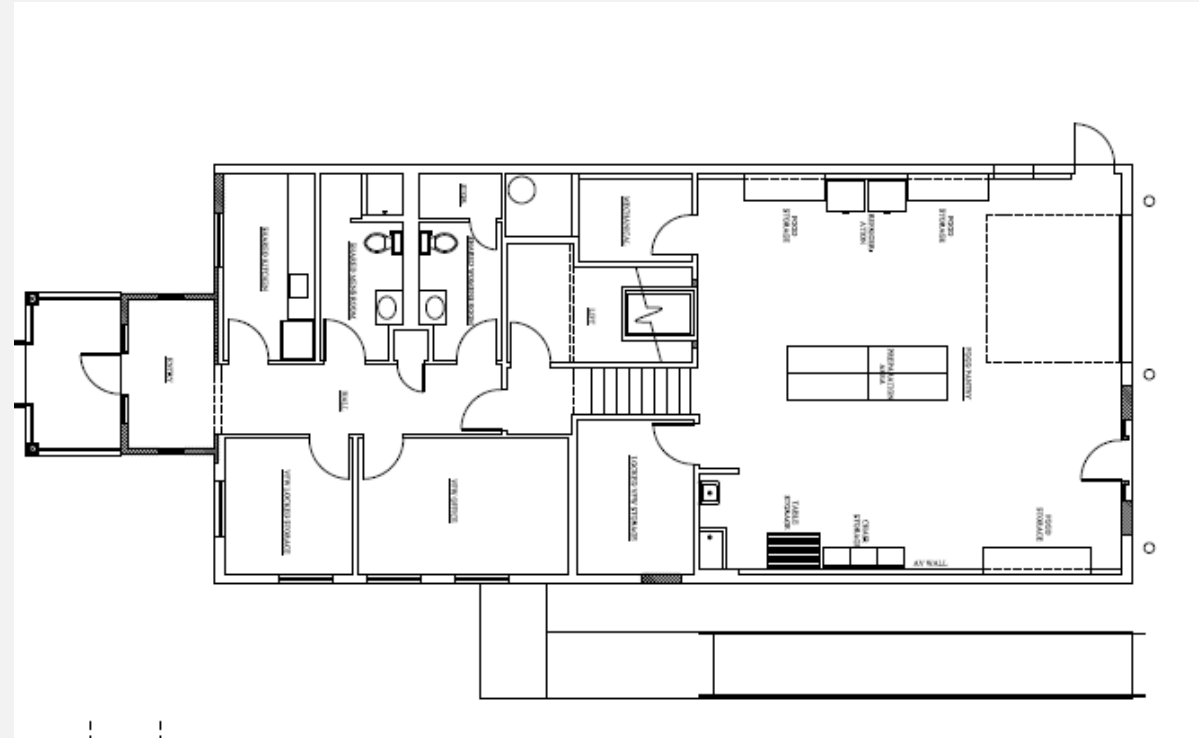
④ Proposed Side Elevation
SCALE: 3/16" = 1'-0"

GROUPS USING THIS BUILDING

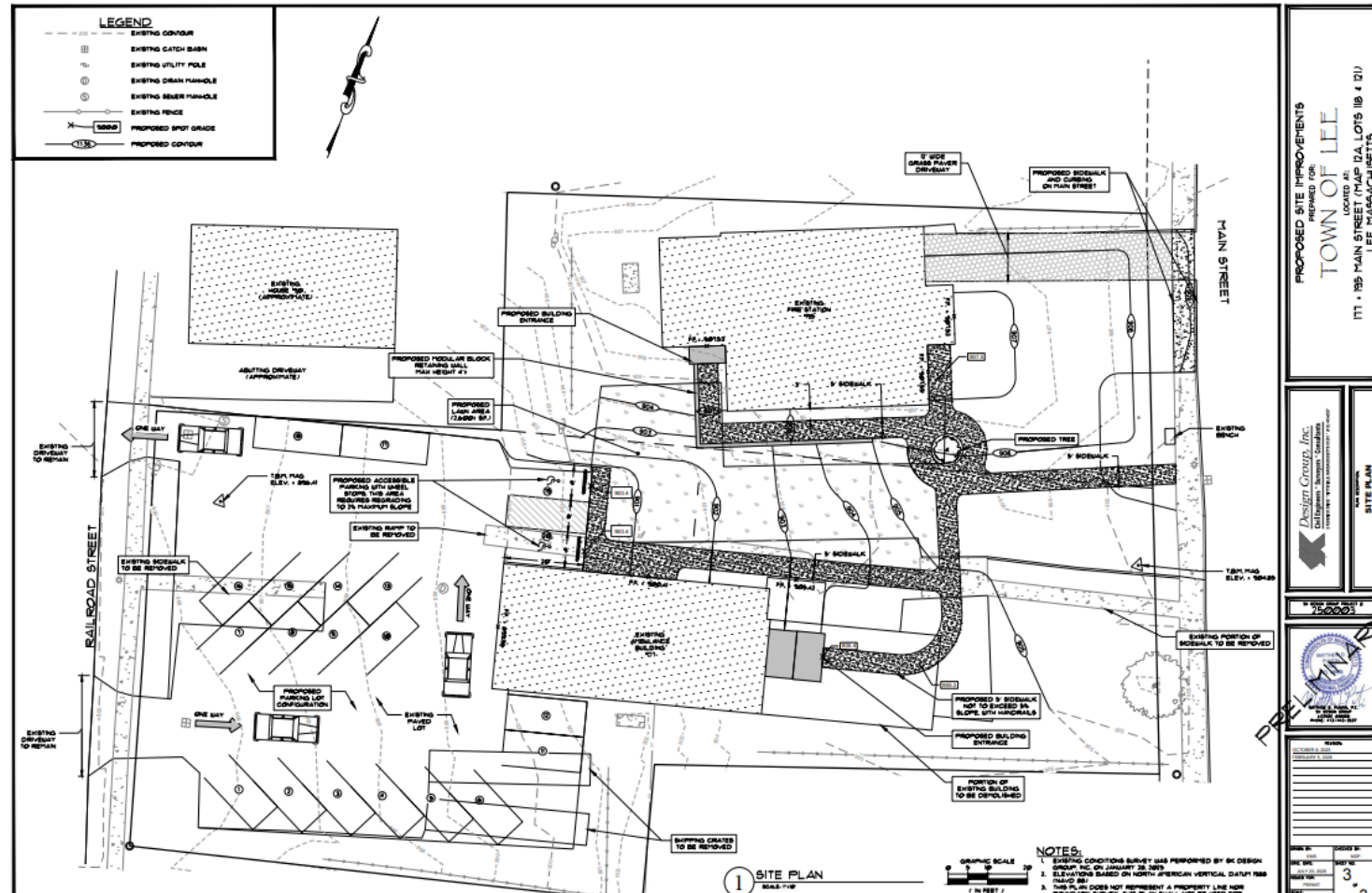
- LEE VFW
- Food Pantry



PROPOSED PARTIAL RE-PURPOSE – EMS GARAGE – **KERRY BARTINI**



SITE PLANS – MATT PUNTIN



SITE PLANS

- 18 Regular Parking Spots (not including street parking)
- 2 Handicap Spots
- ADA walkways/access
- Landscaped Greenspace
- Potential Outdoor Space for Events
- Grass “pavers” for access to overhead doors (right side of building)

RENDERING



OUTDOOR SPACE - JUSTIN WINTERS

- Landscaping/Hardscapes
- Outdoor Event Space
- Gardens
- Children's Area

MOOD BOARD



STAGE / PAVILION



CHILDREN'S GARDEN



STROLLING NATIVE GARDENS



POCKET PLAY AREA



COMMUNITY GARDEN



HILLSIDE SLIDE



FLEXIBLE LAWN

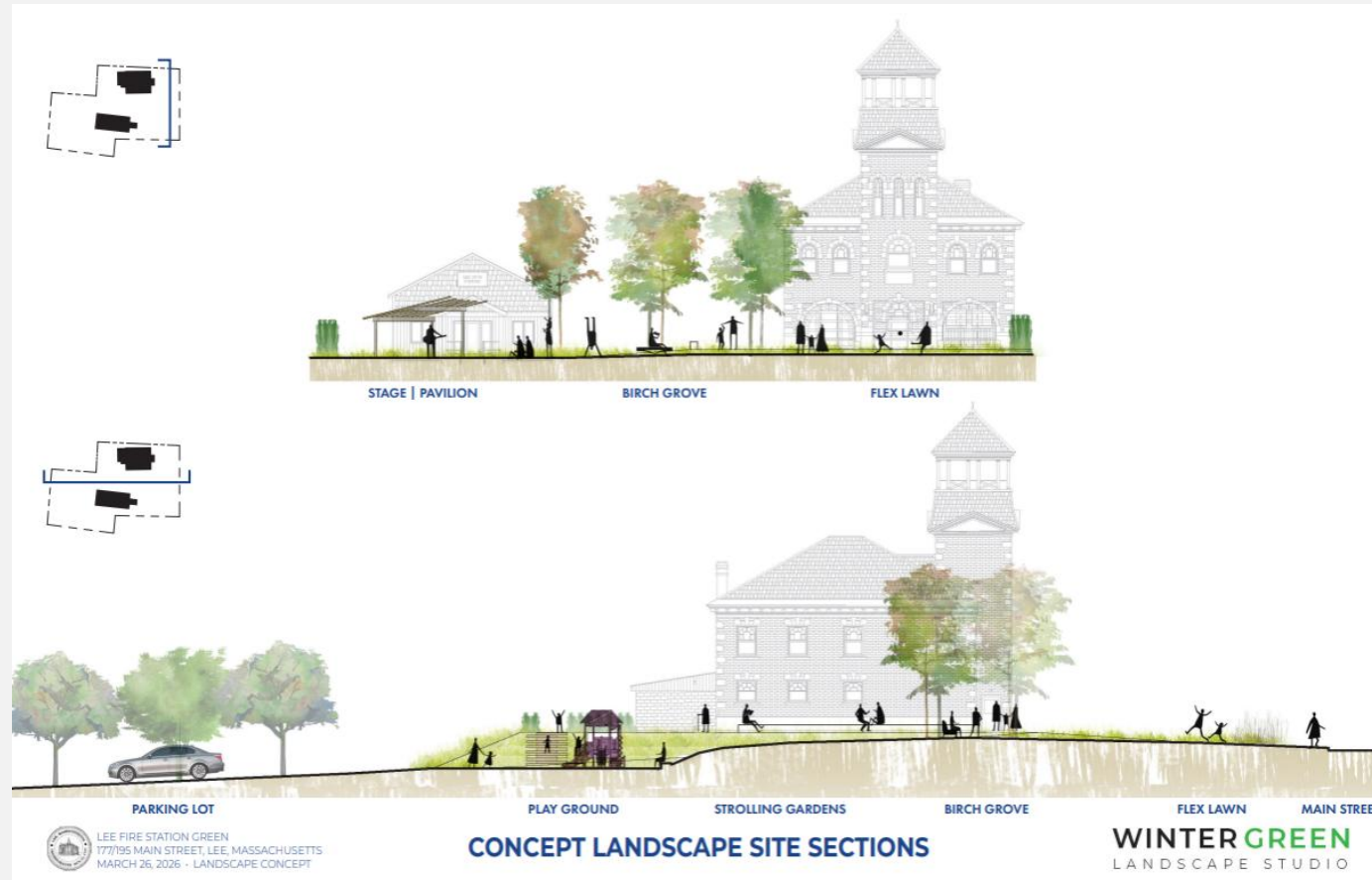


ACCESSIBLE CIRCULATION

LANDSCAPE/PARK – DESIGN



RENDERING



OUTDOOR SPATIAL ANALYSIS



MANAGEMENT

- Town Facilities Maintenance Position Expanded (Proposed)
- Stipend Position “Community Center Coordinator” (Proposed)



BUILDING FUNDING SCENARIO - I

- TOTAL COST = 2.5 Million
- Grants -500,000
- Free Cash -500,000
- Borrowing 1.5 Million (15 year bond)



ESTIMATED TAX IMPACT ON AVERAGE SINGLE FAMILY = \$43 per year

BUILDING FUNDING SCENARIO -2

- TOTAL COST = 2.5 Million
- Free Cash -500,000
- Borrowing 2 Million



ESTIMATED TAX IMPACT ON AVERAGE SINGLE FAMILY = \$55 per year

ADDITIONAL COST – PARK/LANDSCAPE

- \$800,000 (over 15 years)
- Additional \$21 per year for average single-family home
- With Grants Total (building and park) = \$64 per year
- Without Grants (building and park) = \$76 per year



FUNDING COMPARISON

- \$76 = LESS THAN One Venti Maraschino Cherry Latte per month at Starbucks



TIMELINE

- Town Meeting Funding Approval \$2,500,000– May 14, 2026
- Construction Design & Bidding Summer 2026 – Summer 2027
- Based on Grant Success possible May 2027 Appropriation for balance of park/landscape work (\$800,000 less any grants).
- Construction Begins September 2027 (pending completion of New Fire Department)

