



WALPOLE

FACILITIES PLAN

Fall Annual Town Meeting

Comprehensive & Cost Effective Plan

- History – Failed municipal over-rides in 2006 & 2010
 - Master Plan Implementation Committee
 - 2011 Published Summary Report on Municipal Needs & Resources
 - **Recommended Professional Comprehensive Independent Study**
 - Municipal Facilities Master Planning Study
 - Plan for all town buildings – started June 2012, DRAFT available January 2013
 - Many Public Meetings
 - **June 2013 Finalized**
 - BOS Criteria
 - Build facilities without the need to purchase additional land
 - Economic benefit of combined facilities or equivalent
 - Wanted to use “saved” reserves & debt capacity
 - Green / Sustainable Building approach
 - Solve this problem soon – delaying only increases construction costs
 - Project timing to minimize impact on taxpayers
 - Keep Fire Station downtown for best response time
 - + Superfund site & Mill Building demolition
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Historical Time Line of Walpole Buildings

- 1881 Town Hall
 - Re-use as Police Station
 - 1885 Old Stone School
 - Site of New Walpole Library
 - 1900 Turner Lodge & Food Pantry
 - 1914 Plimpton School
 - 1923+ South & East Fire Stations
 - 1931 Blackburn Hall
 - 1932 WHS & Boyden School
 - 1936 East Library
 - 1952 New Stone School
 - Re-use as Town Hall / COA
 - 1954 Police & Call Fire Station
 - Adjusted Use: Fire Station Only
 - 1955 Fisher School
 - 1961 Bird MS
 - 1964 OPR School
 - 1966 Johnson MS
 - 1966/1968 DPW
 - 1979 ELM School
 - Acquired in 1997
 - 2012 Walpole Library
 - 2014 ??
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50 / 50 Project

- Town Meeting / BOS / Town Boards authorized most of the buildings in town 50-75 years ago
 - 50 year problem – not building new buildings
 - 50 year solution – for current and future generations
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Facility Plan History

- Many prior plans
 - 9/13/11 MPIC – Published Summary report on Municipal Needs & Resources
 - Recommended a Professional, Independent Study
 - The Town listened, BOS, TM approved study
 - 6/21/13 – Municipal Facilities Master Planning Study Finalized

<u>First Phase</u>	<u>Second Phase</u>
Council on Aging	Fire Station
DPW / Temp Fire Station	Renovate Current COA space
Police Station	Fire Station
-

What Specific Services will Improve & what benefits will each Person in Walpole Realize?

Emergency Response/Public Safety :

- Emergency response times continue to be at risk as Walpole's population grows.
- New facility will serve as an Emergency Operations Center during emergency situations
- Police Station will have Private Meeting Facilities for victims and their families to meet with police personnel. Currently there are no such rooms in the existing Police Station.
- Certification for each facility.

Improvements to Environmental Health & Safety on South Street:

- New Police and COA on South Street provides for the cleanup & reuse of Superfund Site. Once completed the site will be safer and greatly reduce any possible health risk to the surrounding areas.

Senior Center

- The Current COA does not have the space to adequately support programs for those who have supported the growth of the town throughout the years. A new center will provide better meeting facilities for all that use it not just the senior population but also their friends, families and other Walpole residents. It is expected that this building will contain a cafeteria, multiple meeting spaces, offices and possibly an adult day care facility.
- It is the Town's desire to incorporate some walking trails into the layout of this facility.

Sustainable Buildings / Green Concepts

- Sustainable ‘green’ buildings make economic sense & conserve resources
 - Most green building features are simple, thoughtful choices that do not add to the cost
 - Typical 2% up-front added cost can result in life-cycle savings approaching 20% [reduced maintenance & operating costs]
 - High Efficiency Heating and Air Conditioning Systems
 - Energy Efficient window and insulation systems for all buildings
 - Simple choices could include:
 - Use of linoleum instead of vinyl flooring
 - Improved indoor air quality through non-smoking policies
 - Water conservation with low-flow plumbing fixtures
 - More aggressive choices may include – solar or geothermal
 - Once a Project Manager and Architect is chosen the Town will work toward the goal of following a LEED approach and possible certification
 - The Walpole Library is a LEED certified green building
-

Police Department Existing Conditions



1881 Town Hall



Today

Police Station

Current Police Station:

1. **Lacks Security** for Walpole Residents, Employees, and Prisoners
 2. **Lacks operational space and technology infrastructure** to support town growth
 3. **Creates limitations and barriers** to officers doing their job
 4. **Creates liability** because of failed safety inspections.
 5. **Creates sub-standard working conditions** for officers that respond to over 21,000 incidents per year
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Police Station

- Current facility is **UNSECURED!** allowing for complete access while dispatch handles emergency calls. Yet door needs to remain open for ventilation.
- No adequate space for private conversation with families.

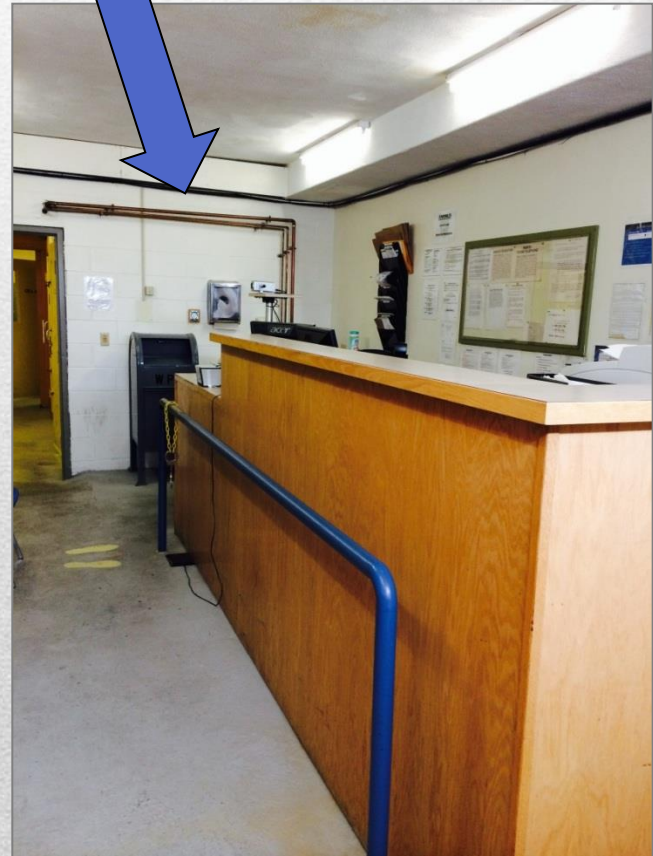
-Unsecured Elevator



Police Station

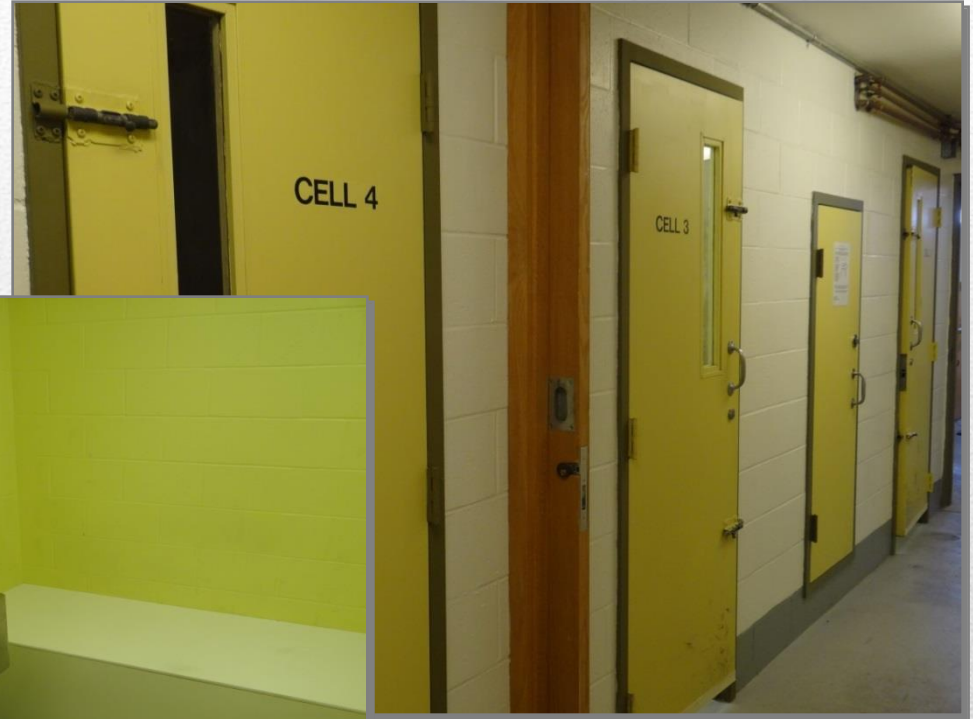
- Current facility **DOES NOT** provide a secure sally port and booking area for bringing in prisoners putting booking officer at risk and ultimately Walpole residents if a hostile prisoner flees the facility. **YES, THIS HAS HAPPENED!**

-No Glass to Protect
Booking Officer



Police Station

- Current facility **DOES NOT** pass state inspection. This costs the town more \$ in insurance and puts employees and prisoners at risk. Puts the Town at risk.



-Outdated cell blocks, costly to maintain, NEVER passed state inspection.

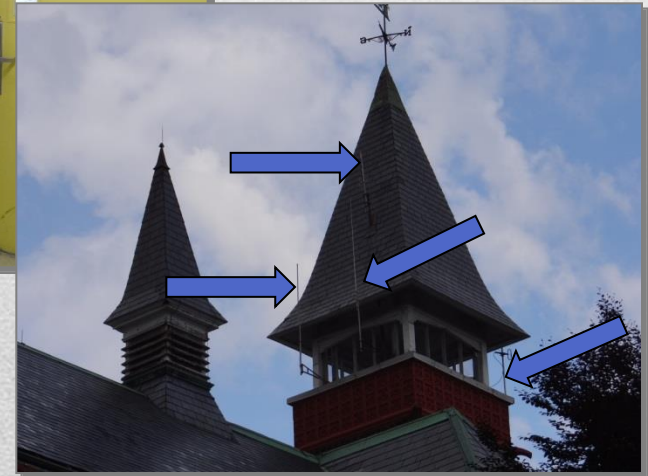
Police Station

- Current facility **DOES NOT** have adequate space to support modern technology requirements for today's standards.

-Technology equipment literally bursting from the ceiling



9-1-1 equipment stored in hallway



-Radio equipment bolted to steeple

Police Station

- Current facility **DOES NOT** provide a healthy, desirable or expandable working environment for current employees and growing town needs.

-7 Sergeants share 1 office.



-Sergeants Locker Room; 4 lockers for 7 Sergeants



Police Station

-Offices used
as closets



Hallways
overflowing
due to lack of
storage; no
room for files



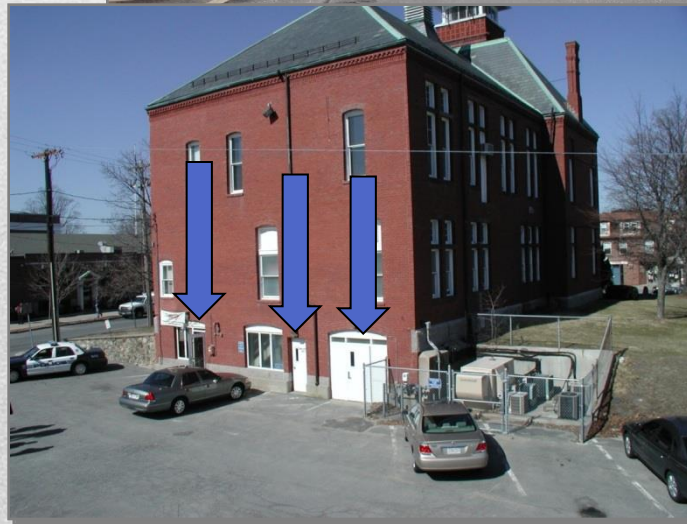
Bikes stored in
hallway

Hallway used
as a copy room



Police Station

- Current facility location **DOES NOT** provide safe access for employees. Free flow design creates significant vehicle and pedestrian traffic creating safety concerns for all.



-Cars parked too close to building can trap officers inside!

Police Station

- Current facility **DOES NOT** allow us to provide the type of service...>



<...that a new facility would.

***Unprofessional, unappealing entrance.**

Police Station

- Current facility **DOES NOT** allow us to provide the type of service...>



<...that a new facility would.

***Useless Lobby with no privacy, no bathrooms .**

Police Station

-Comparison of New Police Facilities-

Town	Square Footage <i>[Police/Combined/Total]</i>	Sworn Officers	Square Ft/ Officer	Total Cost	Year Completed
Wrentham	19,000/38,000	19	1,000	\$7.3 million	2003
Norwood	22,000/7,000/52,000	59	490	\$13.7 million	2003
North Attleboro	32,000	50	640	\$ 7.2 million	2004
Hopkington	20,000	20	1,000	\$ 5.0 million	2004
Canton	22,000	45	488	\$ 6.4 million	2004
Foxboro	16,500/34,500	26	634	\$ 15.3 million	2007
Bellingham	13,000	28	464	\$ 7.2 million	2015
Millis	11,000	16	687	\$ 7.1 million	2016
Norfolk	12,000	18	660	\$ 9.9 million	2016
Sharon	20,100/42,000	31	648	\$ 24.6 million	2016
Medfield	10,000/1,500/39,000	18	555	\$ 19 million	2016
Walpole	11,000	40	275	\$870,000	1984

Council on Aging/Senior Center Existing Conditions



1983 Moved to cafeteria of old Stone
Street School constructed in 1952
(Now the Town Hall)

Walpole Population Over 60
2010 - 4,960
2020 - 6,438

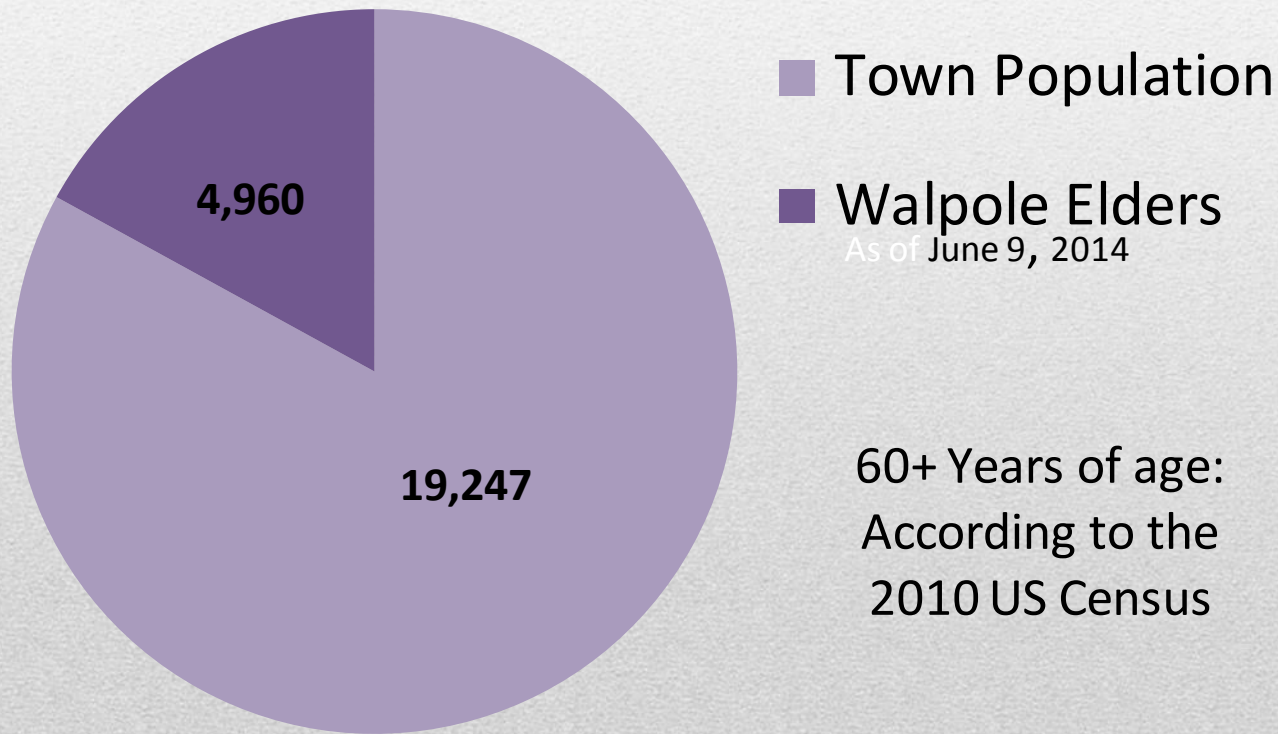
Council on Aging

Current COA:

1. Space constraints DO NOT support Walpole's growing senior population. Only one room limits senior activity.
2. 84 is the average age of residents using the current Senior Center. Current facility is limiting the ability to attract and serve more residents at the 60+ age range.
3. Does NOT provide the ability to utilize space for other community needs such Youth Groups, Sport Teams, Town Boards & Committees,



Walpole's Seniors (60 years+) make up 20% of Walpole's Population and Growing...



Council on Aging

15-20% of the senior residents are migrating to neighboring centers such as **Medfield, Norwood, Sharon and Foxboro**

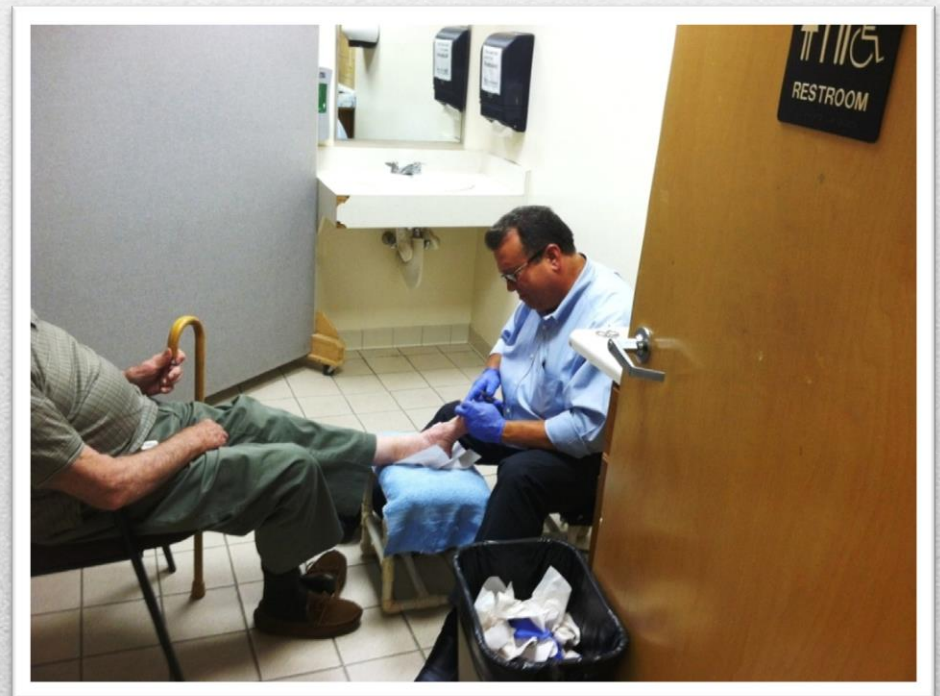


ONE Room is used for both
crafts and exercise classes

Council on Aging

The facility offers only **ONE BATHROOM** for both seniors and staff; which is also used for the monthly Podiatrist visits.

Virtually
No Privacy



Council on Aging

- When a town builds a new Center the usage of the center goes up an average on 250% in the first 18 months. At times is has gone up 500% in six months.
- There are **NO** Centers in Massachusetts that have decreased in numbers served.

*Source MA Office of Elder Affairs

Recent Senior Centers that been Upgraded

Town	Zip Code	County	Year Center was built	Senior Count 2010
WALPOLE	02081	Norfolk	1983 Moved into school	4960
Medfield, MA	02052	NORFOLK	2007	2010
Sharon, MA	02067	NORFOLK	2008 rehab/expansion	3401
Franklin, MA	02038	NORFOLK	2008	4399
E. Bridgewater, MA	02333	PLYMOUTH	2012	2651
Rockland, MA	02370	PLYMOUTH	2014	3408
Mashpee, MA	02649	BARNSTABLE	2007	4374

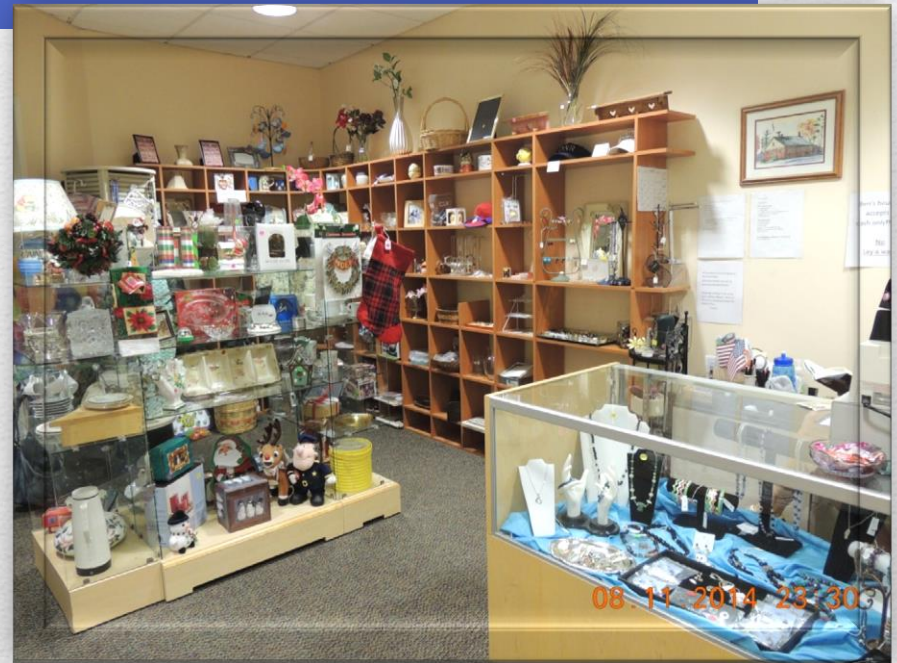
Separate Exercise Room



Cafeteria that is always open for people to come to and relax

At other Centers they have a dedicated space for a Medical Office...





Council on Aging

FACILITIES make a difference.....

1. Increase the number of programs and services offered
 - Supportive day care; not currently available
 - Ability to serve Alzheimer and Dementia patients
 2. Increase the number of seniors we serve
 - Average age being served is 84; 14 year gap exists
 3. Support facilities and technology initiatives to engage the larger community
 - Dedicated medical examine room
 - Dedicated health fitness area
 - Dedicated cafeteria to provide breakfast, lunch and dinner
 - Separate rooms to host multiple events at a time
-

South Street

Why was the South Street location selected?

The proposed South Street location allows the Town to address multiple problems:

- Cleanup of Superfund Site on both the West and East side of South Street resolves a 30+ year town eye sore and health/safety issue.
 - Provides adequate room for redevelopment for both the Police and Senior Center plus the necessary required parking spots.
 - Police station relocation allows for expansion of the Fire Station, allowing WFD to maintain a central location & rapid response time.
-

South Street

EPA has committed cleaning up site to appropriate standards that are protective of HUMAN HEALTH and the ENVIRONMENT in coordination with the Town & the Responsible Parties (RPs).

The RPs are conducting the actual cleanup under the supervision of EPA with the understanding that the Town will be reusing the site for municipal uses.

All decisions in relation to site clean up have been made to ensure that there will be no health risk for people that work or visit the site.

Proposed Site Location

South Street-East & West Sides



Current
Blackburn & Union
Privileges Superfund Site

The Town successfully negotiated
a covenant not to sue

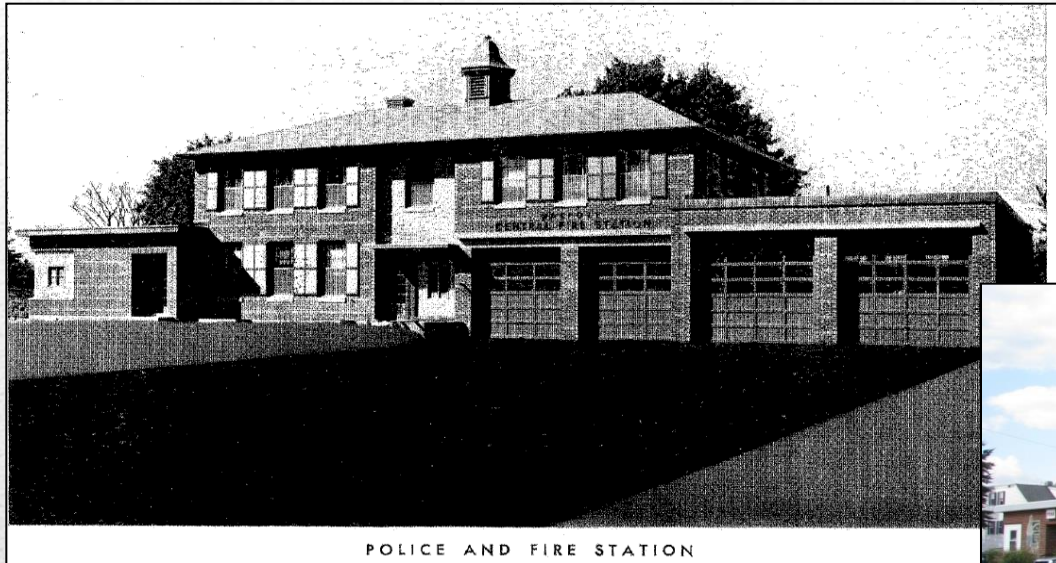
[Fuss & O'Neill ppt.](#)

Proposed South Street
Facilities Plan
New Police and
Senior/Community Center



Walpole Fire Station

Built in 1954 as a Police Station and a Call Fire Department



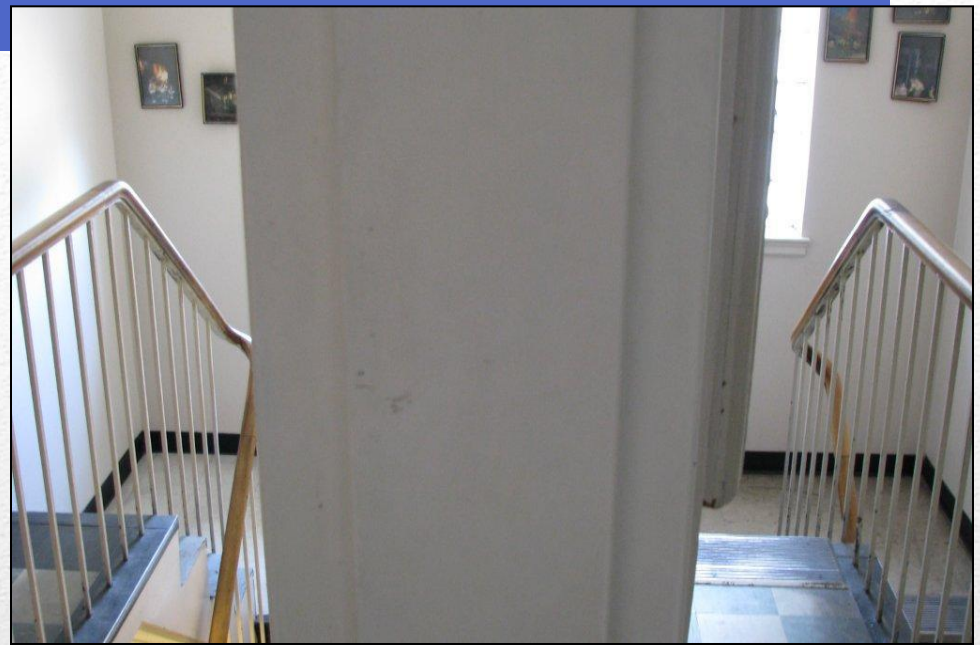
1954: population 9,109 191 emergency calls
1974: population 18,468 921 emergency calls
1994: population 21,002 2,660 calls for service
2014: population 24,272 5,500 calls for service

53 call, 1 FTE
34 call, 12 FTE
24 call, 22 FTE
3 call, 34 FTE

Current Fire Station

1. Space constraints **impedes efficiency** firefighters when they are rushing to an emergency.
 2. **Does NOT** support today's modern facility requirements, thus costing the town more money in custom equipment.
 3. **Lacks operational space and technology infrastructure** to support town growth.
 4. Provides **sub-standard living and working conditions** for firefighters that we call on over 500 times per month!
-

1983: Police moved to
current building,
Old Town Hall.



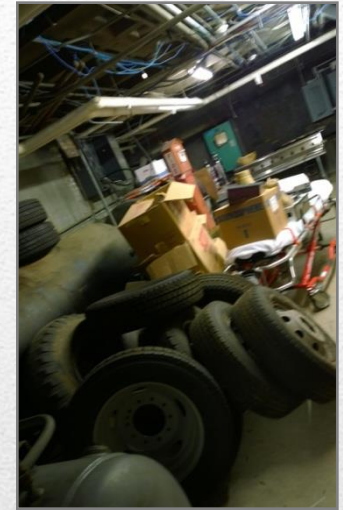
Small office utilized by 8 Coordinators

1. EMS
 2. QA/QI
 3. Motor Mechanic
 4. SCBA
 5. IT/Computer
 6. SAFE
 7. Health & Wellness
 8. Training
-

Fire Department

Current facility **DOES NOT** have adequate space:

- to support modern technology requirements
- Impedes Day to Day Operations
- Files & Technology are stored in basement that is prone to flooding.
- Exposed wiring hanging from the ceiling

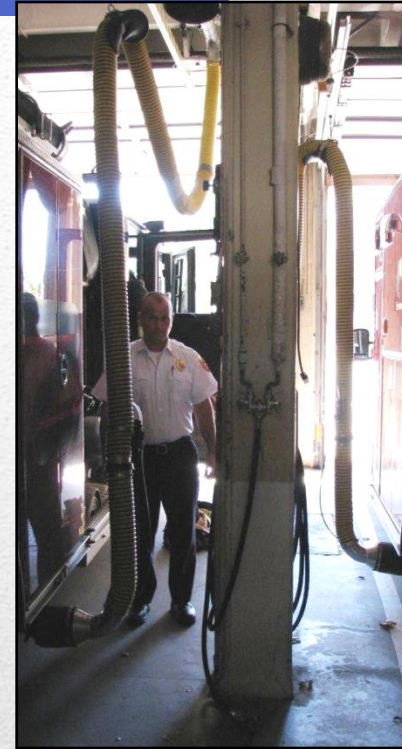




Due to space limitation in the Apparatus Bay the new Engine needed to be customized in order to fit into the station. This was an additional cost that had to be factored in to the purchase when the truck was bid out.

Fire Department

Vehicle exhaust system blocks walking path



PPE racks leave little room for
donning gear quickly, slowing
firefighters



Fire Department

Firefighters live where they work.

No Privacy

Poor Living Conditions

Not enough Space



Small dorm rooms with 2 beds , and 1 large dorm room with 5 beds.

1 captains dorm.

During a major storm there could be as many as 16 firefighters trying to live and work within current facility.





All apparatus will not fit into the building.



1997: Tent added to rear of building for additional equipment.

Thousands of Dollars worth of Equipment Being stored outside

Combined Stations

Other towns have Fire and Police together; why not Walpole?

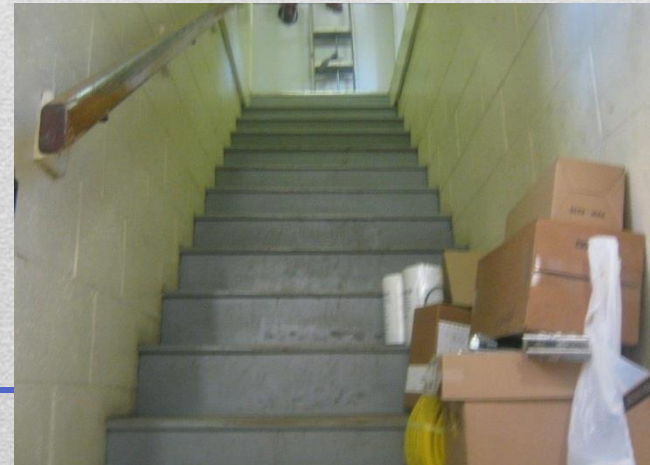
- A previous study determined a combined police/fire facility would negatively impact the downtown businesses and reduce municipal parking by approximately 100 spaces, as well as impede rear access to downtown businesses and residential apartment units.
 - While Firefighters are on-site awaiting their next call, Police officers are on the road (with exception of shift change), so in essence there is no functional benefit to police and fire being together.
 - Facilities plan allows for the establishment of an EOC (Emergency Operations Center) to allow all key public safety personnel to meet regarding major weather or public safety events, etc...
-

DPW Facility



Constructed 1966
Second Garage Added in 1999

Current DPW Vehicle Maintenance Facility



Temporary Fire Station/DPW Proposed Improvements

- Construct Multi Bay Garage (temporary WFD station, then vehicle maintenance facility)
- Repair/replacement of front building roof Environmental/Drainage Improvements
- Renovation of former VM area



Temporary Station and Permanent Vehicle Maintenance Facility to be laid out on existing DPW Property



Project Timeline

- 2014 Legal (CNTS), Outreach, Funding
- 2015 Phase 1 Design (PD, SC, DPW)
- 2016-2018 Phase 1 Construction
- 2016-2017 Phase 2 Design/Legal (FD)
- 2018 Phase 1 Occupancy
- 2018-2020 Phase 2 Construction (FD & TH)
- 2020 Phase 2 Occupancy

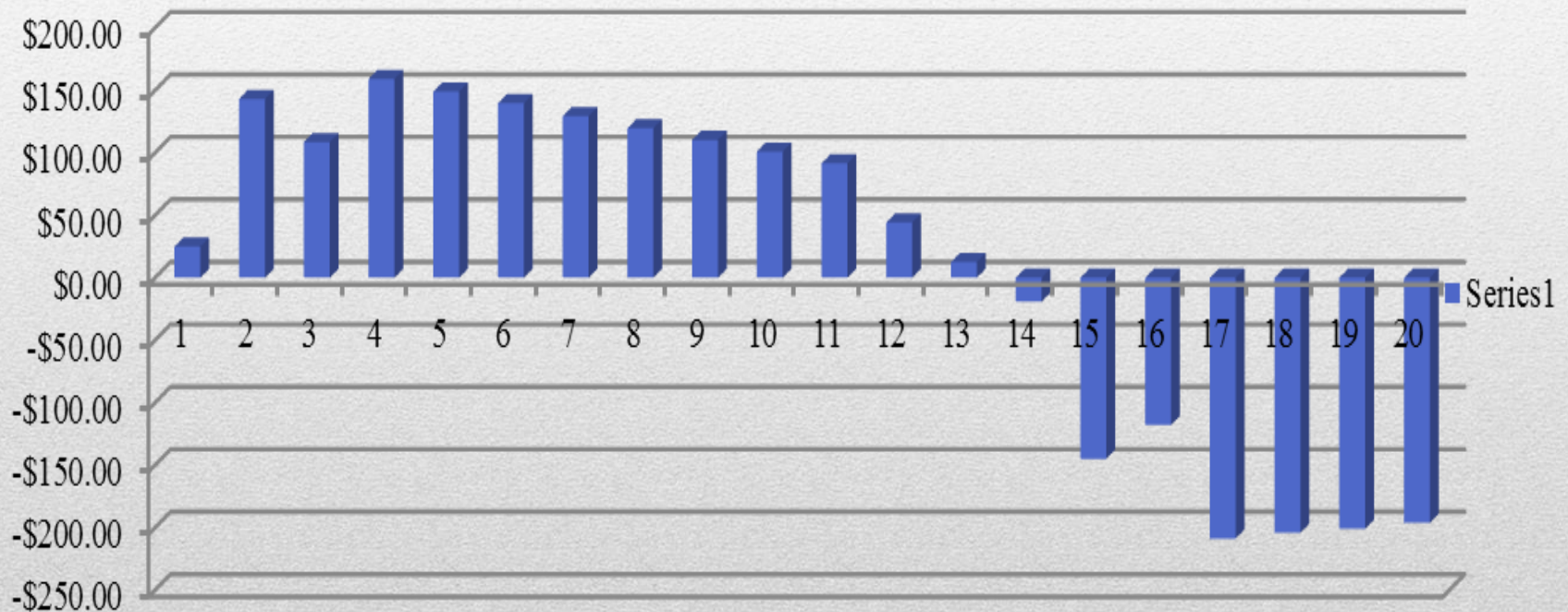
Project Complete

Funding Scenario

**\$159.20 Increase in Biggest year for Residential
That equals about \$3 per week**

- **Debt Exclusion Of \$21,158,000**
 - **Average Home Value = \$406,431**
 - **Borrow For 20 Years**
 - **Projected 5% Bond Interest Rate**
 - **Use Of “One-Time” Funds & Existing Debt Capacity**
 - **Commercial increase for largest year estimated at \$421.47**
-

20 year Average Cost Per Household



*Please note that at this time the average amounts after year 14 drop to a negative balance because other projects such as the High School, Boyden School, Elm School and the Library fall off the Excluded debt Schedule

Funding Scenario Impacts

		FY'2014	FY'2015	FY'2016	FY'2017	FY'2018	FY'2019	FY'2020
PROJECT								
Excluded Debt								
Adams Farm		\$ 447,450	\$ 429,150	\$ 412,000				
Boyden School//OR								
Old Post Road School//OR								
High School Project OR 11/3/98		\$ 468,196	\$ 457,053	\$ 442,400	\$ 430,400	\$ 418,000	\$ 405,200	\$ 392,400
High School Design OR 2/3/96		\$ 14,533	\$ 14,188	\$ 13,825	\$ 13,450	\$ 13,063	\$ 12,663	\$ 12,263
High School Supplemental OR 11/3/98		\$ 36,331	\$ 35,469	\$ 34,563	\$ 33,625	\$ 32,656	\$ 31,656	\$ 30,656
Boyden School 11/1/05//OR		\$ 191,381	\$ 185,131	\$ 178,881	\$ 173,256	\$ 168,256	\$ 163,256	\$ 158,178
Elm Street School 11/1/05//OR		\$ 160,556	\$ 155,306	\$ 150,056	\$ 145,331	\$ 141,131	\$ 136,931	\$ 132,666
High School Project OR 11/3/98								
Elementary School 6/3/00 11/7/02 issues.								
Library Construction 6/1/2010		482,050	472,750	463,450	454,150	444,850	435,550	426,250
Total Excluded Debt		\$ 1,800,497	\$ 1,749,046	\$ 1,695,175	\$ 1,250,213	\$ 1,217,956	\$ 1,185,256	\$ 1,152,413
Residential Share (82.1575%)	Item 1	\$ 1,479,244	\$ 1,436,973	\$ 1,392,713	\$ 1,027,143	\$ 1,000,642	\$ 973,777	\$ 946,793
PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION		\$0.476	\$0.463	\$0.448	\$0.331	\$0.322	\$0.313	\$0.305
PROPOSED Excluded Projected								
Facility Project Plan - Total \$21.158 Million			283,098	1,437,660	1,561,327	2,063,740	2,001,750	1,948,250
Residential Share (82.1575%)			\$ 232,586	\$ 1,181,146	\$ 1,282,747	\$ 1,695,517	\$ 1,644,588	\$ 1,600,633
Total PROPOSED Residential Excluded Projected		\$ -	\$ 232,586	\$ 1,181,146	\$ 1,282,747	\$ 1,695,517	\$ 1,644,588	\$ 1,600,633
PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION Item 2		\$0.000	\$0.075	\$0.380	\$0.413	\$0.546	\$0.529	\$0.515
Total Residential Excluded Debt and Projected	Item 1 + Item 2	\$ 1,479,244	\$ 1,669,559	\$ 2,573,859	\$ 2,309,891	\$ 2,696,160	\$ 2,618,365	\$ 2,547,427
PROJECTED COST PER 1,000 OF RESIDENTIAL VALUATION		\$0.476	\$0.537	\$0.828	\$0.743	\$0.868	\$0.843	\$0.820
Taxpayer Cost - Average Home Value of \$406,431		\$193.51	\$218.41	\$336.71	\$302.18	\$352.71	\$342.53	\$333.25
Annual Difference From Current Payments			\$24.90	\$143.20	\$108.66	\$159.20	\$149.02	\$139.74
Change From Year To Year			\$24.90	\$118.30	(\$34.53)	\$50.53	(\$10.18)	(\$9.28)

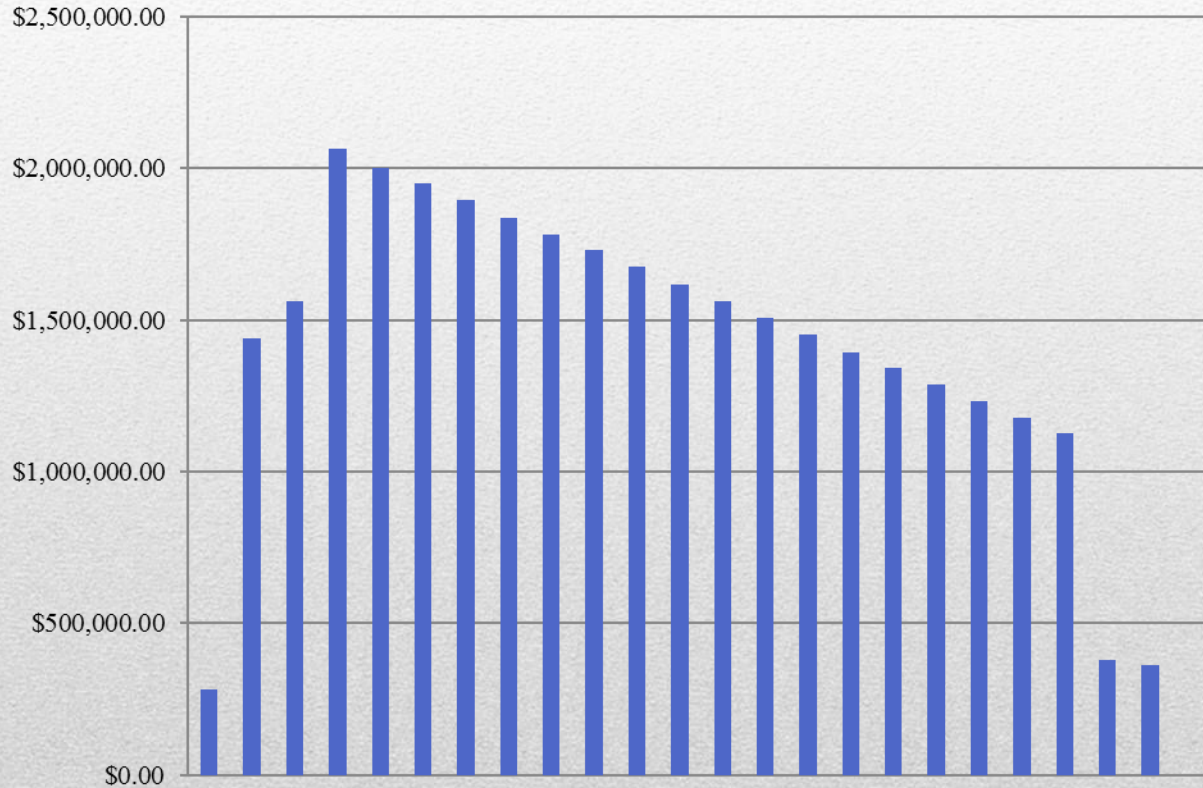
Town Residential Assessed Valuation
Assessed Valuation/1,000

3106818129
3106818.129

*For Commercial Properties the Finance Department estimates that the largest year will cost \$421.47 for the average commercial property valued at \$806,000

For Illustration Purposes.....Many Factors Used In Calculations

Projected Yearly Borrowing Amounts



Proposed Project Funding Plan

	MAGUIRE ESTIMATES	BOS OPTION 04/29/14	Article 15	Article 16	Article 17	Funding FC
West Side Parking Lot Costs	\$150,000	\$150,000	\$150,000			FC
East Side Site Work/Demolition	\$1,648,000	\$1,648,000		\$1,648,000		FC
Walpole Police Station	\$9,645,000	\$9,500,000			\$9,500,000	Various
Walpole Fire Station/OTH Merger	\$10,220,000	\$9,900,000			\$9,900,000	Various
DPW Renovations & VM Garage	\$4,980,000	\$3,950,000			\$3,950,000	Various
Senior Center	\$5,900,000	\$5,900,000			\$5,900,000	Various
Town Hall Renovations	\$750,000	\$500,000			\$500,000	Various
Owner's Project Manager	\$300,000	\$300,000			\$300,000	Various
TOTAL PROJECT COSTS	\$33,593,000	\$31,848,000	\$150,000	\$1,648,000	\$30,050,000	
FUNDING OPTIONS:						Art 17
Facility Debt Reserve FY'2013	\$445,000	\$445,000	\$98,000		\$347,000	Item 1
Debt Stability Reserve FY'2014	\$100,000	\$100,000	\$52,000	\$48,000		
Prison Mitigation FY'2013	\$800,000	\$800,000		\$800,000		
Prison Mitigation FY'2014	\$800,000	\$800,000		\$800,000		
Facility Debt Reserve FY'2014	\$495,000	\$495,000			\$495,000	Item 1
Library Surplus	\$950,000	\$950,000			\$950,000	Item 2
Sale Of Old Library	\$200,000	\$200,000			\$200,000	Item 3
Water Retained Earnings	\$250,000	\$250,000			\$250,000	Item 4
Sewer Retained Earnings	\$250,000	\$250,000			\$250,000	Item 5
Facility Debt Reserve FY'2015	\$200,000	\$200,000			\$200,000	Item 6
Debt Budget Capacity	\$5,000,000	\$5,000,000		*	\$5,000,000	Item 7
Potential CDBG Senior Ctr. Grant	\$700,000	\$700,000			\$700,000	
Potential Combined Facilities Sav	\$2,000,000	\$500,000			\$500,000	
TOTAL FUNDING OPTIONS	\$12,190,000	\$10,690,000	\$150,000	\$1,648,000	\$8,892,000	
TOTAL DEBT EXCLUSION	\$21,403,000	\$21,158,000	\$0	\$0	\$21,158,000	Item 8

*Art. 17 requests authorization for \$5.6 mill to be borrowed outside of the non excluded debt if the bottom "potential" items do not come to fruition

Article 17 Proposed Motion that Identifies the funding sources

It is moved that the Town appropriates \$29,450,000 to pay costs of architectural design and constructing, originally equipping and furnishing a new Police Station, Senior Center, Fire Station, and Public Works building, and the renovation of, equipping of and improvements to the Town Hall, Public Works Garage, and current Police Station (as part of the new Fire Station), along with any and all work associated with and appurtenant thereto, including the cost of a project manager and other related costs; that to meet this appropriation,

- Item 1: the sum of \$842,000 shall be transferred from Free Cash,*
 - Item 2: the sum of \$950,000 shall be transferred from the New Library Project,*
 - Item 3: the sum of \$200,000 shall be transferred from the sale of the Old Library,*
 - Item 4: the sum of \$250,000 shall be transferred from Water Retained Earnings,*
 - Item 5: the sum of \$250,000 shall be transferred from Sewer Retained Earnings,*
 - Item 6: the sum of \$200,000 shall be transferred from the Fiscal Year 2015 Debt Budget,*

 - Item 7: the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow a sum not to exceed \$5,600,000 pursuant to MGL Chapter 44 Sections 7(3) and 7(3A), or any other enabling authority and to issue bonds or notes of the Town therefor, and*

 - Item 8: the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow a sum not to exceed \$21,158,000 pursuant to MGL Chapter 44 Sections 7(3) and 7(3A), or any other enabling authority and to issue bonds or notes of the Town therefor; and further that the entire appropriation shall be expressly conditioned upon the Town voting no later than authorized by the provisions of G.L. c.59, Section 21C, to exempt from the provisions of Proposition 2½, so-called, the amounts required to pay for any bonds issued pursuant to the \$21,158,000 portion of the appropriation to be met by borrowing under Item 8 above; and further that the Town shall be authorized to apply for and expend funds received from state or federal grants associated with the projects.*
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Community

Quality of life – What it means to live in Walpole. . . .



Recent Presentations/Discussions

- 4/29 - BOS voted on funding sources
 - 5/5 - *Presentation to Spring TM*
 - 7/7 Presented to Dept. Heads
 - 7/22 BOS presented to Superfund neighbors
 - 8/5 BOS meeting at Fire Station
 - 8/12 BOS meeting with EDC/MPIC
 - 8/26 BOS meet at COA on plan
 - 9/2 BOS meeting at DPW
 - 9/6 Open House at Fire / Police
 - 9/16 BOS presented to Public at BOS Meeting
 - 9/18 BOS met with Fin Com
 - 9/24 BOS met with School Committee
 - 9/25 COA Meeting Q&A
 - 9/30 BOS presented to Public at BOS Meeting
 - 10/1 met with Fire Group
 - 10/1 met with 2 Police Groups
 - 10/2 met with Fire Group
 - 10/7 met with Fire Group
 - 10/7 met with Chamber of Commerce
 - 10/15 met with Fire Group
 - 10/14 BOS presented to Public, W&S, Capital, PBC
 - Police Station 10/21 7-8pm
 - Next at BOS 10/28 6-7pm
-

Q: RE Tax Assistance Programs

MA Department of Revenue

1. Senior Circuit Breaker – Real Estate Tax Credit

1. <http://www.massresources.org/circuit-breaker-tax-credit.html>

Walpole

1. Senior Property Tax Work-Off Program

2. Veteran Property Tax Work-Off Program

3. LIHEAP Fuel Assistance

4. Board of Assessors Office

1. Widows CL.17D
 2. Disabled Veterans CL.22, 22A, 22E, 22C
 3. Blind CL. 37
 4. Elderly 41C
 5. Hardship !*
 6. Tax Deferral 41A
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Comprehensive & Cost Effective Plan

- History – Failed municipal over-rides in 2006 & 2010
 - Master Plan Implementation Committee
 - 2011 Published Summary Report on Municipal Needs & Resources
 - **Recommended Professional Comprehensive Independent Study**
 - Municipal Facilities Master Planning Study
 - Plan for all town buildings – started June 2012, DRAFT available January 2013
 - Many Public Meetings
 - **June 2013 Finalized**
 - BOS Criteria
 - Build facilities without the need to purchase additional land
 - Economic benefit of combined facilities or equivalent
 - Wanted to use “saved” reserves & debt capacity
 - Green / Sustainable Building approach
 - Solve this problem soon – delaying only increases construction costs
 - Project timing to minimize impact on taxpayers
 - Keep Fire Station downtown for best response time
 - + Superfund site & Mill Building demolition
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