

FIRE STATION BUILDING MINUTES

May 4, 2026
Virtual Meeting

MEMBERS PRESENT: Ms. Abby Hurlbut, Chief Don Stats, Lt. Jon Burt, Mr. Todd Woekel, Mr. Don Kelliher, Mr. Mike Gilleberto, Mr. Joe Parisi and Mr. David Rudloff.

OTHERS PRESENT: Mr. Bryan Fors (Vertex), Ms. Rebecca Hopkins (Tecton), Mr. Brian Mikolaycik (Vertex)

Meeting called to order at 4:33 P.M.

MINUTES

- A motion was made by Chief Stats and seconded by Mr. Woekel to accept the minutes of 2/10/26. **ROLL CALL VOTE: UNANIMOUS.**
- A motion was made by Chief Stats and seconded by Mr. Rudloff to accept the minutes of 3/17/26. **ROLL CALL VOTE: UNANIMOUS.**
- A motion was made by Chief Stats and seconded by Mr. Rudloff to accept the minutes of 4/7/26. **ROLL CALL VOTE: UNANIMOUS.**
- A motion was made by Chief Stats and seconded by Mr. Rudloff to accept the minutes of 4/27/26. **ROLL CALL VOTE: UNANIMOUS.**

Ms. Hurlbut stated that there were four draft warrant articles in discussion for June Town Meeting.

- An article to take the entire property of 97 Main Street
- An article to utilize a portion of 97 Main Street
- An article to pursue 84/86 Main Street
- An article to pursue 73/75 Main Street

The committee had been sent the Tecton report evaluating the properties that have been test fit. The report had been shared with the Select Board as well. The committee to discuss further and prioritize the recommendations.

Chief Stats was asked for his top choice. His answer was 84/86 Main Street. He continued that the Fire Department can make any of the parcels work. Based on the MRI report and response time analysis, a location directly on Main St is most favorable. In reference to 97 Main St, the portion of the parcel tested is not ideal.

Mr. Rudloff felt 84/86 Main Street is the better of the options. He prefers this site, utilizing more of 84 Main as had been tested most recently. He feels the portion of 97 Main that has been discussed is limiting. He ranked 84/86 first, 97 Main next. 73/75 Main Street would need more evaluation.

Mr. Woekel is in favor of the article that proposes the utilizing the entirety of 97 Main for Town needs including the Fire Station. Mr. Woekel stated that he was looking strategically at the long term needs for the Town. Multiple Town Buildings are aging and in need of repair. Costs are escalating. He feels that the entire of 97 Main Street could be used as a site for Town Hall, Senior Center and Fire Station. Repurposing the current Job Lot space could help lessen some construction costs. He is in favor of the Town purchasing 97 Main Street in its entirety.

The conversation was redirected to focus on the Fire Station needs and for the committee to give their feedback only on 73/75 Main Street, 84/86 Main Street and the portion of 97 Main that has been test fit.

Mr. Kelliher has concerns about 84/86 Main Street given that the owner of 84 has not been responsive. If 84 were taken by eminent domain, there could be a long legal process and Mr. Kelliher felt the need for a Fire Station was more immediate. Mr. Kelliher was in favor of continuing to deal with the buyer of 97 Main Street for a portion of the parcel. He recommended that site be a substation as it would make the entry/egress easier. He feels this plan is something that could be solved sooner than eminent domain of 84 Main.

Mr. Parisi felt a presence on Main St would be preferred. That can be done with both 84/86 Main as well as at 73/75 Main. He feels that 84/86 Main could be done, but 73/75 Main would need more investigation. The portion of 97 Main discussed would be a little tight but could be done and may be the path of least resistance. 84 Main Street leaves some answers unknown.

Lt. Burt was in favor of the 84/86 Main Street parcel for the Fire Station, but was also in favor of the plan to take the entirety of 97 Main.

Mr. Rudloff commented on the process of eminent domain and that for any of the properties discussed, it would be a long road with risks involved.

A question was asked if there had been any updates from the buyer of 97 Main St. There has been nothing new from him at the time of the meeting. The Town is still awaiting additional information.

Mr. Gilleberto clarified for the committee that when seeking authorization on any of the properties at Town Meeting that an appropriation would need to be included and funding would need to be determined. A 2/3 vote at Town Meeting is needed for acquiring land.

There was a good amount of discussion on whether to combine properties in the warrant articles. For example listing 84/86 Main or 73/75 Main as one article. The committee also discussed that it would need to be made clear at Town Meeting that if one parcel was voted to acquire than the other articles/parcels would be passed over. The Town would not be voting to acquire multiple sites.

Ms. Hurlbut noted that a Headquarters verses a Substation needs to be discussed further. Both HQ and sub would work on 84/86 Main St but only a substation would work on the portion 97 Main St. Chief Stats stated that the lot size would determine HQ vs substation. He emphasized the need for a west side station.

The committee discussed the warrant articles for each parcel. The group consensus was to support the previous recommendation to include articles for 84/86 Main and for 73/75 Main. The committee did note that in previous recommendations to the Select Board did add the warrant articles, but did not prioritize.

- A motion was made by Chief Stats and seconded by Mr. Kelliher to continue the recommendation from the Fire Station Bldg Committee to include 3 articles on the Town Meeting warrant for Fire Station space appropriation.

Kelliher - aye

Stats- aye

Burt - aye

Rudloff - aye

Hurlbut - no

Gilleberto - no

Parisi - no

MOTION PASSED 4-3

- A motion was made by Chief Stats and seconded by Mr. Rudloff to put warrant articles in order of ranking to reflect: 84/86 Main St then 73/75 Main St then the portion of 97 Main.
 Kelliher - no Stats- aye Burt - aye Rudloff - aye
 Hurlbut - no Gilleberto - no Parisi – no
MOTION FAILED 3-4

- A motion was made by Chief Stats and seconded by Mr. Rudloff to rank the properties as followed: (1) 84/86 Main St, (2) 73/75 Main St, (3) portion of 97 Main Street.
 Kelliher - aye Stats- aye Burt - aye Rudloff - aye
 Hurlbut - aye Gilleberto - no Parisi – aye
MOTION PASSED 6-1

ADJOURN

- A motion was made by Chief Stats, seconded by Mr. Parisi, to adjourn at 6:13 P.M.
VOTE: UNANIMOUS.

Approved _____ Date _____