

SCULLY / ARCHITECTS

17 Elm Street, Keene, New Hampshire 03431 www.scully-architects.com (t) 603-357-4544 (f) 603-357-4545

1 - EXECUTIVE SUMMARY SITES REVIEWED AND RECOMMENDED

A) SITES REVIEWED

Daniel V. Scully, Principal Architect, LEED AP
Katie Cassidy Sutherland, Associate Architect, LEED AP
David Drasba, Architect, LEED AP
Andrew Weglinski, LEED AP/BPI Building Analyst
Bill Fleming, Architect

EXECUTIVE SUMMARY

This evaluation of the current Swanzey Municipal facilities for their current and future adequacy for the next 20-30 years was conducted by the Scully/Architects team of Katie Sutherland and Dan Scully, in combination with

- Brickstone Land Use Consultants LLC, Jim Phippard and Dave Bergeron Site Planning.
- Robert Mitchell Associates, fire station consultants
- Kim Craven of Public Safety Strategies Group LLC, police station consultants
- Thayer Fellows, Structural Engineer, for existing building assessments.
- WV Engineering Associates, PA, consulting MEP engineers for existing building assessments.
- Jeff and Steve Ingram of Ingram Construction Company as cost estimators.

This is clearly a master plan project to be implemented on several phases, over an extended period of time.

Working with the Swanzey Capital Improvements Program Committee, this study was begun in February of 2014 and completed in October 2014.

Simultaneously

- The Directors and staff from every Municipal Department were interviewed to determine the adequacy of current facilities, and to determine future needs, if any. Municipal facilities assessed were:
 - The Town Hall
 - The Fire Department
 - The Police Department
 - The Department of Public Works
 - The Recycling Center
- Every Town owned property was reviewed for its suitability to accommodate future construction of municipal facilities.
- In the end, 21 sites, including Carlton Road were investigated and tested with building layouts and parking to understand if they could support the new facilities
- Demographic Studies and mapping were obtained from the Southwest Region Planning Commission, including
 - Population Density
 - Location of Fire Calls
 - Location of EMS Calls

Each existing municipal building was assessed for its Current & Future Functionality. Working with each department, a Program was established for each department, through the use of:

- conducted surveys,
- compiled Draft program,
- reviewed Draft Programs with each department,
- reduced size where possible,
- finalized

These studies were essentially confirmation of the observations of both the Police and Fire Departments- there is in Swanzey a geographic dichotomy with several 'hot' corridors, those along Routes 10 and 12. In terms of emergency services, these two corridors are significantly distant from each other. It was also noted that the significant increase in Senior Housing along Route 10 has contributed significantly to an increase in Medical Emergency calls along that corridor.

The FIRE STATION - Fire Chief Norm Skantze

The current issues with the existing Swanzey Center location under the Town Hall are as follows:

- It is not well situated for 4 minute response times to the largest call areas in Swanzey
- There is no 2 hour fire separation from Town Hall
- There is no sprinkler system
- There is no truck ventilation system
- Generally, there is inadequate Life Safety compliance, including in sufficient exiting.
- There are no floor drains
- Staff cannot wash Hazardous Gear, which requires a municipal sewer system.

Based upon the above inadequacies of the existing Fire Station location, and the demographics along Routes 10 and 12, and the effort to achieve a response time of a 4 Minute Goal from the start of a fire, it was recommended to maintain three stations, creating a new central station in the north central area, while maintaining the West Station to serve the West Center. The volunteer based East Station could be maintained for now as well.

A big decision the Town will eventually have to make is when and if the Town will eventually provide full time fire, and or ambulance service.

If East and West Station are maintained as sub stations, it was decided that none of the remaining Town owned properties adequately covered the existing Central and growth areas along Route 12. It was recommended that for best coverage the new Safford Drive serve as the location of a new central main fire station.

This Safford Drive site will provide:

- Improved response times to the high volume call areas
- City Water & Sewer, as required to wash the after-fire hazardous Turn Out Gear on site.
- Being in a TIFF district, some funding for the construction will be provided by other adjacent new construction
- Apparently the owner of the recommended site will donate the site to the Town.

Fire Station Program

Robert Mitchell met with Chief Skantze to develop a program of space requirements, and then further discussed the program several times. The existing Central Station is approximately 4,000 SF. The space needs assessment Program calls for a 17,374 SF Central station. This includes some equipment staying in both the East & West Stations.

Several big questions remain for the Town to decide on the nature of the future Fire Department that the Town needs:

- Does the Department establish a core Full Time staffed department, to which Volunteers continue to provide back up?
- Does such a Full Time Department provide Day/Night Bunk rooms? It has already been decided to maintain the existing Student intern housing.
- Does the Town provide an Ambulance service to meet the needs of the increasing Medical Emergency calls?

The proposed conceptual plan for a new central fire station can be accommodated adequately on the Safford Drive site.

The MILL CONCEPT

In November 2012, Plan NH conducted a Charrette study of the West Village and the Homestead Woolen Mills. The study has several excellent recommendations for the Town of Swanzey, noting that the West Village constitutes roughly 60-65% of the Town's population. As it exists, it is essentially the ideal modern definition of a physical community, with a good infrastructure and sidewalks - except that it has lost the economic engine that generated its vitality.

The combination of the demographic data, population intensity of adjacent development and the opportunity to use a portion of the existing mill complex allows Swanzey to establish a true Town center with mutually supportive Town Hall and Police Station facilities at the Mill site. Based upon preliminary budget estimates, there are also financial merits to such consolidation in the Mill as it is essentially \$1.5 million less to put the two facilities into the Mill than to build two new stand alone structures. Perhaps the Town would consider establishing a TIFF District to encourage other adaptive reuse and reconstruction in the remaining portions of the Mill by private developers.

The recommended conceptual site plan takes its cue from Plan NH Charrette to re-open South Winchester St by removing portion of the existing building.

With the impetus resulting in the Town's investment and social activity, a revitalized community center will follow. The options of the rest of the mill complex are numerous, be it commercial development- (a MASSMOCA), or river front condos- or a mixed use combination of these functions. The Town would provide the spark to stimulate such growth in the community of Swanzey, for the benefit of all.

The TOWN HALL

In addition to functional limitations, the current Town Hall building has several code and structural issues that need to be addressed, including:

- Thayer Fellows structural evaluation essentially repeats the previous study by Dubois&King. The Roof currently in Not a Safe Condition- there is an inadequate design and bracing.
- Roof can only support ½ current design criteria for snow loading.
- The building shows extensive deferred maintenance in the trim, clapboards, with the window sills also in need of rot repairs.
- Provision of ADA access to the front of the building is difficult on the existing site.
- Parking is very limited

- There is significant overcrowding in the offices, public meeting rooms. There are numerous other deficiencies reflected in the future programmatic needs.

Program

The current Town Office utilizes **3,750 SF** in the existing building. Both the main floor and lower floor (the fire station) combined total **7,220 SF**. The current space needs assessment actually adds up to **11,500 SF**.

If the Town Hall were to remain in the existing building, it would effectively need to triple the current space. It would need to take over the basement and that would include a fire stair and elevator. Once an addition was made to the existing building, the parking would be limited on the existing site.

As the conceptual Town Hall plan shows, the 11,500 SF requirements would be well accommodated in a portion of the recommended Mill complex location.

Swanzy Police Station

We worked together with The Public Safety Strategies Group (PSSG) to come up with our building assessment and recommended building program for the Police Department. They are specialists in police and emergency services planning and provide comprehensive services to police departments and municipalities nationwide.

Issues:

- 1) The main issue on the interior is the overcrowding of space, 3,000 SF existing, versus 9,500 SF projected interior spaces. When the building was conceived in 2000, there were 7 police officers and 3 administrative positions. Today there are 12 police officers, 2 administrative positions and the Emergency Operations Position. For the number of residents, the police chief has suggested they should have 15 officers at present to meet national ratios, and he expects staffing to continue to grow with future development in town.
 - a. The current training room is too small and partially filled with storage.
 - b. No interview rooms
 - c. No proper holding rooms for women or juveniles.
 - d. No work-out facility, which is now standard in police departments due to fitness standards required for officers.
 - e. Insufficient storage. Outside storage susceptible to damage.
 - f. Sally port is also used as storage which is not safe for officers.
 - g. No separate male and female locker rooms. Officers have to cross the patrol room with detainees to get to the shower from the locker room.
 - h. The Armory is at capacity and accessed from the public training room, which is not safe or appropriate. The server is also in the armory, as well as ½ of an oil tank, that did not entirely fit in the adjacent mechanical room.
 - i. Exterior building utilities are unprotected, which is not safe.
- 2) Other problems with the building include:

- a. Inadequate insulation, little to no insulation in most exterior walls, which is in large part a contributing factor to a serious mold problem.
 - b. There is recurring mold in the entry area, the sally port and the storage closet off of the locker room.
 - c. The roofing is in poor condition and needs to be replaced.
 - d. The building does not meet current accessibility requirements.
- 3) Current site is too small for expanded building scheme:
- a. Our team considered an addition to the building, impoundment area and parking that would meet the projected program, and learned that the site is really too small, in large part due to the topography. The site is relatively flat for about 180 feet, and then becomes a forested slope at 15% grade rising to the rear of the property. It would become prohibitively expensive to carve out flat area, creating tall retaining walls, to make this work.
 - b. The site is not currently laid out for optimum security. There is no perimeter security, and no separation of police and public parking. Inadequate site lighting for public areas and secure areas.
 - c. Abutting properties to the north, east and west are all single family residences. Shift changes and nighttime operations will disturb neighbors.
 - d. Inadequate on-site snow storage.
 - e. Sewer line freezes in winter.
 - f. Inadequate impoundment area.
 - g. Inadequate number of parking spaces for employees, police vehicles and public.
 - h. No van accessible handicap parking.

Program

Public Safety Strategies Group worked directly with Chief DeAngelis to come up with a building program to meet current and future needs. This is based on their interviews with the department, projected number of employees and officers, and their specialized experience in police department building. The total area of this program is 11,500 SF (including some covered parking). The program also recommends what rooms should be adjacent to others for efficient and safe operations. The existing area of the building is 4,100 SF, but this does not include the 2 additional storage sheds that were added to the site.

Building / Site Layout:

Public Entry with Administrative Office, Bathrooms and Training Facility all adjacent to the lobby. There is a separate entrance for patrol, closer to designated interview rooms. There is a larger double sally port to the back, which is adjacent to the holding areas. Police parking and public

parking are separated. Impound would be located at the Public Works / Recycling facility on Pine Street. We have talked to Tom DeAngelis about the building and site layout and he supports the scheme and the location, noting that the majority of their calls are also in West Swanzey. He also likes the one-stop shopping, and proximity to Town Hall for the convenience of the town residents.

Swanzey Department of Public Works

We worked together with Lee Dunham, the Director of Public Works, and also Francis Faulkner, who was the Grounds & Facilities Supervisor, to make an assessment of the facilities and a recommended building program that will meet current as well as projected future needs.

- 1) At the DPW, the main issue is also the overcrowding of space.
 - a. Primary Garage and Office Building is too small. 4,900 SF versus 13,500 SF Programming Study.
 - i. There are currently only 7 covered garage bays, with vehicles parked right up to each other, and no space in between. 20 covered garage spaces are needed, many of those with dedicated bays to store the plows.
 - b. Insufficient office space, break room space with kitchenette, mechanical room space, toilet facilities and storage. Those functions are all essentially shared in one room carved out of the garage. These spaces should be thermally separated and fire separated from the garage for safety which they are not. Currently run off from the truck tires drains into the office and break rooms.
 - c. The salt shed is structurally in poor condition and also too small to meet current needs.
 - d. The salt dispenser storage is not ideally located, too small and unsafe.
- 2) Building is poorly insulated, and could operate more efficiently if insulation were improved, especially at office areas.
- 3) There is no ADA accessibility at building or site, in terms of parking.
- 4) The building is not sprinklered, which it should be for life safety.

Program and Layout:

- 1) We found that the most efficient and inexpensive of various sites considered is to maintain the existing 6-acre site on Pine Street in West Swanzey with modifications to the existing structures and layouts.
- 2) More garage bays, and larger garage bays for larger vehicles stored there.
- 3) South facing garage bays with a back side to store plows.
- 4) Improved Office / Administration wing, that is adjacent to garage, but properly separated from garage.
- 5) Separate male and female bathrooms and lockers.
- 6) Grounds and Facility Office Space, Office Storage Space and Capacity for some additional office space, potentially for a water department, which was discussed at one point.

- 7) Improved site layout, with salt storage next to sand storage, which is convenient as these are often mixed.
- 8) Improved location of salt dispensers, easier location to pull in and out from.
- 9) Looking at the site plan with the relocated recycling center, leaves the existing recycling center building available for current and future DPW storage needs, road signs, construction signs, etc., much of which is currently housed at Whitcomb hall and needing to be relocated.
- 10) Looking at the site plan with recycling center, these buildings are located near to each other such that their sprinkler, septic and utility systems can be shared and located between the buildings.

Swansey Recycling Center

We worked together with Bob Osterhout, the Director of the Recycling Center, to make an assessment of the current facilities and a recommended building program that will meet current as well as projected future needs.

Issues:

- 1) The Recycling Center is located on the north side of Pine Street directly across the road from the Department of Public Works on a 7 acre site. The site of the recycling center is a former land fill for the Town and most of the facilities are located on the top of the old land fill. Any new construction involving foundations or footing work on top of what is about ten foot height of landfill would be prohibitively expensive. There are requirements that the fill would have to be removed, and proper compacted substrate brought in to adequately support foundations and slabs.
- 2) There are two large outdoor compactors for trash and vertical bailers in the main building for recycling. Several dumpster are located on site for different types of materials such as scrap metal, wood and construction waste. The recycling center handles approximately 2000 tons of materials per year and recycles 50% of that total which is an impressive recycling rate. Nationally the recycling rate is approximately 34% so it is clear that recycling is important to the residents of Swansey.
- 3) Main structure shows sign of age and is in fair condition. Accessory recycling buildings are wood framed sheds that are in poor condition. Our consulting structural engineer advised that it would be prudent and less expensive to replace these structures instead of trying to repair them.
- 4) Three phase power in use but current service is inadequate to run existing equipment. Compactors have to be alternated and cannot be run at the same time.
- 5) Inadequate site lighting for public areas, which is a safety issue. Site is not secure. Some theft is an ongoing issue.
- 6) Building is poorly insulated, and could operate more efficiently if insulation were improved, especially at office areas.
- 7) There is no ADA accessibility at building or site, in terms of interior access or site parking.
- 8) The building is not sprinklered, which should be considered for life safety.

- 9) Current storage of recycled materials is inadequate and inefficient causing employees to handle materials several times to load bailers, move to storage and move again to ship.
- 10) Storage trailers for materials to be picked up and taken away are falling apart. Materials ideally should be stored on a solid substrate and loaded only one time into a trailer that is transporting the material from the site.

Program and Layout:

- 1) Consolidate sorting operations and storage into one building, streamlining the process. Storage area is adjacent to a loading dock, and baled recycles can be taken away from one storage location.
- 2) Covered pull in parking next to the sorting windows. More convenient for town residents. More cars can pull up and unload at one time.
- 3) Covered Tipping Wall Recommendation for dumpsters. Dumpsters can be loaded by residents on one side, and pulled away from the other side.
- 4) Improved Office / Administration wing that is adjacent to sorting operations, but properly separated from it thermally, for more efficient heating of the facility.
- 5) Separate male and female bathrooms.
- 6) Consideration of a future wood chipper near the wood dumpster, as burn piles are becoming regulated and prohibited by the EPA. Wood chips could become a heat source for both the Recycling Center and DPW.

Recommended Building Construction Costs

Attached, Ingram Construction Corporation has prepared a Recommended Building Construction Costs for each project, dated 9/18/2014.



Town of Swanzey
Municipal Facilities Review

Review of Town Owned Property

As part of the review of municipally owned facilities, we looked at all town owned properties to determine if there are other properties owned by the town suitable for future use or expansion of municipal facilities. The town currently owns 79 parcels in Swanzey. Our preliminary review looked at location, size, topography, wetlands and floodplain to determine if additional study is warranted on the property.

The majority of town owned land was determined to be unsuitable for municipal use. The majority of the properties were either too remote, too small or contained significant wetland and floodplain. There were however, three properties that should be considered for continued review. Those properties are listed below:

Map 57 Lot 115, 120 Pine Street – Close to existing public works facility and recycling center. Could be used for future expansion of town facilities.

Map 71 lot 17, 0 Cobble Hill Road – Lot is 14 acres however it is mostly wetlands. May contain 2+ acres of uplands. Good access via Cobble Hill Road to Route 10 which is a growth corridor in the town. Possible location for future West Swanzey Fire Station or Police Station.

Map 34 Lot 20, Carpenter Home. This is a 235 acre parcel which includes the Carpenter Home, Potash Bowl and Mount Caesar. This property should be reviewed to determine if there is space for a central fire station, new town hall building or police station.

Please see the attached list for the complete breakdown of town owned land.



Brickstone Land Use Concept Plans prepared for CIP Committee to date:

Town Hall Concepts:

- Existing condition plan
- Two story expansion on existing site.
- One story new building on existing site
- Carlton Road site
- Hanrahan property
- Wilcox/Grange site.
- Mill site

Fire Station Concepts:

- West station existing condition plan
- East station existing condition plan
- Carlton Road site
- Wilcox/Grange site
- Safford Drive site

Police Station Concepts:

- Existing condition plan.
- Carton Road site
- Expansion on existing site.
- Mill site

Recycling Center Concepts:

- Existing condition plan
- Expansion on existing site;
- Site adjacent to DPW

Department of Public Works Concepts:

- Existing condition plan
- Expansion on existing site
- Review of Keene Tree site.

| PROPERTY OWNER | ST. STREET NO. | MAP | BLOCK | LOT | ACRES | PRELIMINARY REVIEW STATUS | CONTINUE TO REVIEW |
|------------------------|------------------------------|-----------|-----------|-----|---------------|-----------------------------------|--------------------|
| TOWN OF SWANZEY | 0 MONADNOCK HWY | 1 | 1 | | 55.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 OLD RICHMOND RD | 11 | 7 | | 4.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 FOX RUN RD | 15 | 28 | | 2.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 MONADNOCK HWY | 16 | 13 | | 16.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 MARCY HILL RD | 16 | 19 | | 3.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 WILSON POND RD | 18 | 118 | | 0.20 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 LAKE ST | 18 | 141 | | 0.02 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 NORTH PINE ST | 18 | 223 | | 0.12 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 SWANZEY FACTORY RD | 18 | 279 | | 0.70 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 OLD HOMESTEAD HWY | 19 | 6 | | 2.00 | Public Beach | NO |
| TOWN OF SWANZEY | 0 WILSON POND RD | 19 | 25 | | 0.05 | Not Large Enough | NO |
| TOWN OF SWANZEY | 44 WILSON POND RD | 19 | 43 | | 0.32 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 PASTURE RD | 19 | 75 | | 3.00 | No Access | NO |
| TOWN OF SWANZEY | 0 MARCY HILL RD | 20 | 37 | | 3.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 MARCY HILL RD | 20 | 43 | | 3.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 SUGAR HILL RD | 20 | 113 | | 6.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 SUGAR HILL RD | 20 | 124 | | 2.00 | Park | NO |
| TOWN OF SWANZEY | 0 SOUTH RD | 24 | 2 | 1 | 2.00 | Ball Field | NO |
| TOWN OF SWANZEY | 0 SOUTH RD | 24 | 2 | | 5.00 | Ball Field | NO |
| TOWN OF SWANZEY | 120 SOUTH RD | 24 | 4 | | 3.00 | Ball Field | NO |
| TOWN OF SWANZEY | 204 SOUTH RD | 24 | 10 | | 0.44 | East Station | YES |
| TOWN OF SWANZEY | 0 SOUTH RD | 24 | 47 | | 1.00 | Poor Access | NO |
| TOWN OF SWANZEY | 160 GOODELL AVE | 25 | 13 | 5 | 2.70 | Remote Site | NO |
| TOWN OF SWANZEY | 0 OLD HOMESTEAD HWY | 32 | 2 | | 41.75 | Wet No Access | NO |
| TOWN OF SWANZEY | 0 OLD HOMESTEAD HWY | 32 | 32 | | 53.20 | Future Cemetery | YES |
| TOWN OF SWANZEY | 0 SAWMILL DR | 33 | 13 | | 0.42 | Not Large Enough | NO |
| TOWN OF SWANZEY | 823 OLD HOMESTEAD HWY | 33 | 30 | | 16.00 | Cemetery | NO |
| TOWN OF SWANZEY | 620 OLD HOMESTEAD HWY | 34 | 1 | | 0.57 | Town Hall/Center Fire Sta. | YES |
| TOWN OF SWANZEY | 625 OLD HOMESTEAD HWY | 34 | 19 | | 1.00 | Grange Building | Yes |
| TOWN OF SWANZEY | 1 SIMENEAU LN | 34 | 20 | | 235.00 | Potash Bowl/Carpenter Home | YES |
| TOWN OF SWANZEY | 0 WHITCOMB RD | 34 | 35 | | 2.00 | Wet No Access | NO |
| TOWN OF SWANZEY | 623 OLD HOMESTEAD HWY | 34 | 42 | | 7.00 | Cemetery | NO |
| TOWN OF SWANZEY | 0 CAUSEWAY RD | 35 | 8 | | 33.00 | Conservation Land | NO |
| TOWN OF SWANZEY | 0 SAWYERS CROSSING RD | 35 | 18 | 10 | 0.44 | Not Large Enough | NO |
| TOWN OF SWANZEY | 35 BUSINESS CENTER DR | 36 | 5 | 200 | 0.00 | Pump Station | NO |
| TOWN OF SWANZEY | 0 MATTHEWS RD | 38 | 22 | | 8.00 | Floodplain/Wetland | NO |
| TOWN OF SWANZEY | 0 MATTHEWS RD | 38 | 23 | | 8.00 | Floodplain/Wetland | NO |
| TOWN OF SWANZEY | 0 MATTHEWS RD | 39 | 4 | | 143.00 | Remote Site/poor access | NO |
| TOWN OF SWANZEY | 0 SAWYERS CROSSING RD | 40 | 19 | | 2.00 | Boat Landing | NO |
| TOWN OF SWANZEY | 34 EATON RD | 41 | 8 | | 2.40 | Police Station | YES |

| PROPERTY OWNER | ST. STREET NO. | MAP | BLOCK | LOT | ACRES | PRELIMINARY REVIEW STATUS | CONTINUE TO REVIEW |
|-----------------|------------------------|-----|-------|-----|-------|---------------------------|--------------------|
| TOWN OF SWANZEY | 0 PARTRIDGEBERRY LN | 41 | 31 | | 5.00 | Park | NO |
| TOWN OF SWANZEY | 60 EAST SHORE RD | 45 | 15 | | 7.00 | Public Beach | NO |
| TOWN OF SWANZEY | 0 EATON RD | 49 | 5 | | 2.00 | Poor Site config. | NO |
| TOWN OF SWANZEY | 0 SAWYERS CROSSING RD | 56 | 4 | | 10.00 | Wet /Covered Bridge | NO |
| TOWN OF SWANZEY | 53 MAIN ST | 57 | 50 | | 0.70 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 SPRING ST | 57 | 73 | 2 | 0.10 | Not Large Enough | NO |
| TOWN OF SWANZEY | 17 MAIN ST | 57 | 85 | | 0.61 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 MAIN ST | 57 | 86 | | 0.09 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 MAIN ST | 57 | 89 | | 0.07 | Not Large Enough | NO |
| TOWN OF SWANZEY | 9 MAIN ST | 57 | 91 | | 0.10 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 MAIN ST | 57 | 92 | | 0.07 | Not Large Enough | NO |
| TOWN OF SWANZEY | 2 PINE ST | 57 | 101 | | 4.00 | Cemetery | NO |
| TOWN OF SWANZEY | 0 PINE ST | 57 | 103 | | 3.63 | Cemetery | NO |
| TOWN OF SWANZEY | 0 PINE ST | 57 | 107 | | 2.00 | Cemetery | NO |
| TOWN OF SWANZEY | 0 PINE ST | 57 | 108 | | 3.00 | Cemetery | NO |
| TOWN OF SWANZEY | 98 PINE ST | 57 | 111 | | 3.00 | Public Works | YES |
| TOWN OF SWANZEY | 0 PINE ST | 57 | 112 | | 3.18 | Public Works | YES |
| TOWN OF SWANZEY | 120 PINE ST | 57 | 115 | | 1.00 | Close to Exist PW & Recy | Yes |
| TOWN OF SWANZEY | 147 PINE ST | 57 | 119 | | 1.00 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 PINE ST | 57 | 124 | | 13.00 | Recycling Center | YES |
| TOWN OF SWANZEY | 97 PINE ST | 57 | 125 | | 7.00 | Wetland/Floodplain | NO |
| TOWN OF SWANZEY | 0 SOUTH GROVE ST | 58 | 70 | | 0.06 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 WEST SHORE RD | 61 | 53 | | 2.00 | Remote Site | NO |
| TOWN OF SWANZEY | 0 RABBIT HOLLOW RD | 64 | 3 | 3 | 9.40 | Remote Site | NO |
| TOWN OF SWANZEY | 0 RABBIT HOLLOW RD | 64 | 3 | 6 | 10.70 | Remote Site | NO |
| TOWN OF SWANZEY | 0 RABBIT HOLLOW RD | 66 | 4 | | 0.90 | Not Large Enough | NO |
| TOWN OF SWANZEY | 387 HOMESTEAD AVE | 70 | 44 | | 3.00 | Cemetery | NO |
| TOWN OF SWANZEY | 0 COBBLE HILL RD | 71 | 17 | | 14.00 | Mostly wet/may have 2 ac. | YES |
| TOWN OF SWANZEY | 0 HOMESTEAD AVE | 72 | 23 | | 1.00 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 MAIN ST | 72 | 29 | 2 | 0.10 | Not Large Enough | NO |
| TOWN OF SWANZEY | 34 MAIN ST | 72 | 30 | | 0.37 | West Fire Station | YES |
| TOWN OF SWANZEY | 56 DENMAN THOMPSON HWY | 72 | 40 | 1 | 7.00 | Sewer Treatment Plant | NO |
| TOWN OF SWANZEY | 79 SOUTH WINCHESTER ST | 72 | 63 | | 0.51 | Not Large Enough | NO |
| TOWN OF SWANZEY | 732 WEST SWANZEY RD | 72 | 84 | | 9.00 | School | NO |
| TOWN OF SWANZEY | 720 WEST SWANZEY RD | 72 | 86 | | 0.87 | Not Large Enough | NO |
| TOWN OF SWANZEY | 0 WEST SWANZEY RD | 72 | 87 | | 0.34 | Not Large Enough | NO |
| TOWN OF SWANZEY | 3 FORDS RD | 73 | 6 | | 3.00 | Remote Site | NO |
| TOWN OF SWANZEY | 159 COBBLE HILL RD | 82 | 8 | | 1.00 | Not Large Enough | NO |
| TOWN OF SWANZEY | 19 DEPOT RD EXT | 89 | 12 | | 1.00 | Not Large Enough | NO |



MBLU: 57/115/111
Location: 120 PINE ST
Owner Name: SWANZEY, TOWN OF
Account Number:

Parcel Value

| Item | Assessed Value |
|--------------------|----------------|
| Buildings | 96,000 |
| Xtra Bldg Features | 500 |
| Outbuildings | 100 |
| Land | 45,900 |
| Total: | 142,500 |

Owner of Record

SWANZEY, TOWN OF

Ownership History

| Owner Name | Book/Page | Sale Date | Sale Price |
|------------------------|-----------|-----------|------------|
| SWANZEY, TOWN OF | 2834/ 86 | 8/16/2013 | 3,750 |
| HALL, BARRY D & CINDYL | 1139/ 666 | 6/24/1986 | 51,000 |
| | 0/0 | 1/1/1986 | 46,030 |

Land Line Valuation

| Size | Zone | Assessed Value |
|---------|------|----------------|
| 1.18 AC | B | 45,900 |

Construction Detail

| | | |
|--------------------------------------|----------------------------------|----------------------------------|
| Building # 1 | | |
| STYLE Raised Ranch | Stories: 1 Story | Occupancy 1 |
| Exterior Wall 1 Clapboard | Roof Structure: Gable/Hip | Roof Cover Asph/F GlS/Cmp |
| Interior Wall 1 Drywall/Sheet | Interior Flr 1 Carpet | Heat Fuel Oil |
| Heat Type: Hot Air-no Duc | AC Type: None | Total Bedrooms: 03 |
| Total Bthrms: 2 | Total Half Baths: 0 | Well Yes |
| Septic Yes | Paving No | |

Building Valuation

| | | |
|---------------------------------------|-------------------------|--------------------------|
| Living Area: 1,194 square feet | Year Built: 1978 | Depreciation: 27% |
| Building Value: 96,000 | | |

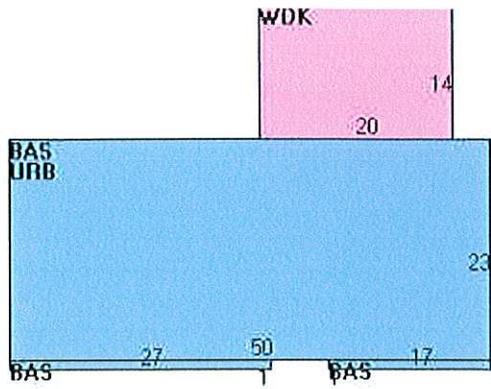
Extra Features

| Code | Description | Units |
|------|-------------|---------|
| FLU2 | Flue Brick | 1 UNITS |

Outbuildings

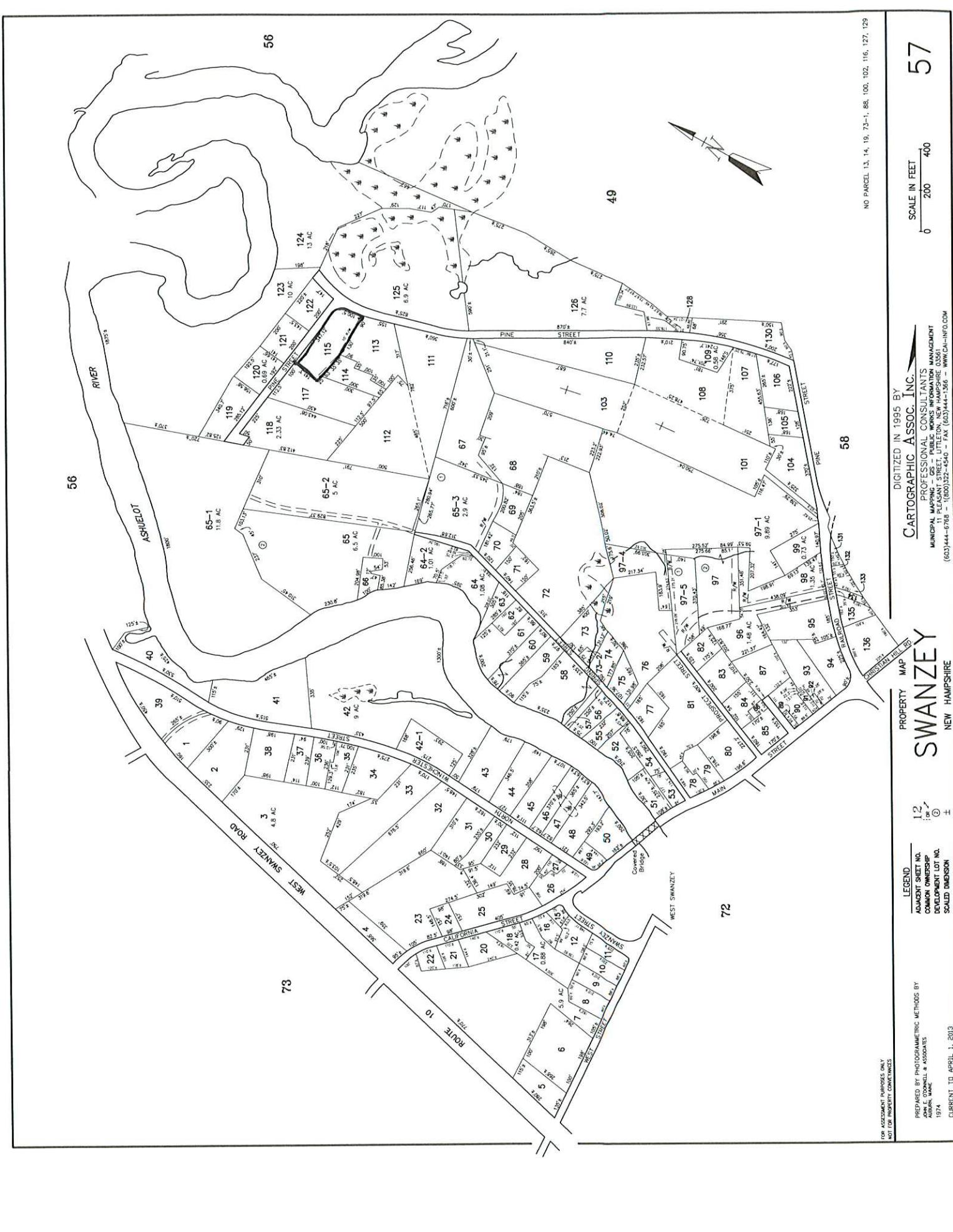
| Code | Description | Units |
|------|-------------|----------|
| SHD1 | Shed | 42 S.F. |
| PAT1 | Patio | 180 S.F. |

Building Sketch



Subarea Summary

| Code | Description | Gross Area | Living Area |
|------|--------------------|------------|-------------|
| BAS | First Floor | 1194 | 1194 |
| URB | Unfin. Raised Bsmt | 1150 | 0 |
| WDK | Wood Deck | 280 | 0 |



NO PARCEL 13, 14, 19, 73-1, 86, 100, 102, 116, 127, 129

SCALE IN FEET
0 200 400

57

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(603)444-5766 - (800)322-4540 - FAX: (603)444-1366 - WWW.CAI-INFO.COM

PROPERTY MAP
SWANZY
NEW HAMPSHIRE

LEGEND
1:2
ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

PREPARED BY PHOTODIAGRAMMETRIC METHODS BY
ADAMS, HILL & ASSOCIATES
ADAMS, HILL & ASSOCIATES
1974
CURRENT TO APRIL 1, 2013

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVICTIONS



MBLU : 71/17/111
Location: COBBLE HILL RD
Owner Name: SWANZEY, TOWN OF
Account Number:

Parcel Value

| Item | Assessed Value |
|--------------------|----------------|
| Buildings | 0 |
| Xtra Bldg Features | 0 |
| Outbuildings | 1,300 |
| Land | 19,933 |
| Total: | 21,233 |

Owner of Record

SWANZEY, TOWN OF

Ownership History

| Owner Name | Book/Page | Sale Date | Sale Price |
|------------------|-----------|-----------|------------|
| SWANZEY, TOWN OF | 2746/ 274 | 4/25/2012 | 0 |
| BECKWITH, MARY E | 1414/ 540 | 7/10/1992 | 0 |

Land Line Valuation

| Size | Zone | Assessed Value |
|----------|------|----------------|
| 14.00 AC | B | 19,933 |

Construction Detail

Building # 1

STYLE Vacant Land

Building Valuation

Living Area: 0 square feet

Year Built:

Depreciation: 100%

Building Value: 0

Extra Features

| Code | Description | Units |
|------|----------------------------|-------|
| | No Extra Building Features | |

Outbuildings

| Code | Description | Units |
|------|-------------|----------|
| SHD1 | Shed | 552 S.F. |

Building Sketch

Vacant Land, No Sketch

MBLU: 34/ 20/ / / /

Location: 1 SIMENEAU LN

Owner Name: SWANZEY, TOWN OF

Account Number:

Parcel Value

| Item | Assessed Value |
|--------------------|----------------|
| Buildings | 264,700 |
| Xtra Bldg Features | 3,500 |
| Outbuildings | 20,500 |
| Land | 536,500 |
| Total: | 825,200 |

Owner of Record

SWANZEY, TOWN OF

Ownership History

| Owner Name | Book/Page | Sale Date | Sale Price |
|------------------|-----------|-----------|------------|
| SWANZEY, TOWN OF | | | 0 |

Land Line Valuation

| Size | Zone | Assessed Value |
|-----------|------|----------------|
| 235.00 AC | R | 536,500 |

Construction Detail

| | | |
|---------------------------------------|---------------------------------|---------------------------------------|
| Building # 1 | | |
| STYLE Assisted Living | Stories: 1.5 | Occupancy 16 |
| Exterior Wall 1 Aluminum Sidng | Roof Structure Gable/Hip | Roof Cover Asph/F Gls/Cmp |
| Interior Wall 1 Drywall/Sheet | Interior Floor 1 Carpet | Interior Floor 2 Vinyl/Asphalt |
| Heating Fuel Oil | Heating Type Hot Water | Heat/AC None |
| Frame Type Wood Frame | Baths/Plumbing Average | Ceiling/Wall Ceil & Walls |
| Wall Height 8 | | |

Building Valuation

Living Area: 6,690 square feet **Year Built:** 1900 **Depreciation:** 35%

Building Value: 264,700

Extra Features

| Code | Description | Units |
|------|-------------|-----------|
| SPR1 | Sprinkler | 6690 S.F. |

Outbuildings

| Code | Description | Units |
|------|--------------|------------|
| SHD1 | Shed | 198 S.F. |
| SHD1 | Shed | 96 S.F. |
| SHD2 | Shed Good | 1632 S.F. |
| SHD1 | Shed | 28 S.F. |
| SHD1 | Shed | 324 S.F. |
| SHD1 | Shed | 220 S.F. |
| PAV1 | Paving Asph. | 6000 S.F. |
| SGN1 | Sign 1 Side | 8 S.F.&HGT |



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NOT FOR PROPERTY CONVEYANCES

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ASHBURN, MAINE
1974
CURRENT TO APRIL 1, 2013

LEGEND
ADJACENT SHEET NO. 12
COMMON OWNERSHIP
DEVELOPMENT LOT NO. ①
SCALED DIMENSION ±

PROPERTY MAP
SWANZEY
NEW HAMPSHIRE

DIGITIZED IN 1995 BY
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DURHAM, NH 03824
(603)444-6768 - (800)322-5540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

SCALE IN FEET
0 200 400 71



MBLU : 34/20111
Location: 1 SIMENEAU LN
Owner Name: SWANZEY, TOWN OF
Account Number:

Parcel Value

| Item | Assessed Value |
|--------------------|----------------|
| Buildings | 264,700 |
| Xtra Bldg Features | 3,500 |
| Outbuildings | 20,500 |
| Land | 536,500 |
| Total: | 825,200 |

Owner of Record

SWANZEY, TOWN OF

Ownership History

| Owner Name | Book/Page | Sale Date | Sale Price |
|------------------|-----------|-----------|------------|
| SWANZEY, TOWN OF | | | 0 |

Land Line Valuation

| Size | Zone | Assessed Value |
|-----------|------|----------------|
| 235.00 AC | R | 536,500 |

Construction Detail

| | | |
|---------------------------------------|---------------------------------|---------------------------------------|
| Building # 1 | | |
| STYLE Assisted Living | Stories: 1.5 | Occupancy 16 |
| Exterior Wall 1 Aluminum Sidng | Roof Structure Gable/Hip | Roof Cover Asph/F Gls/Cmp |
| Interior Wall 1 Drywall/Sheet | Interior Floor 1 Carpet | Interior Floor 2 Vinyl/Asphalt |
| Heating Fuel Oil | Heating Type Hot Water | Heat/AC None |
| Frame Type Wood Frame | Baths/Plumbing Average | Ceiling/Wall Ceil & Walls |
| Wall Height 8 | | |

Building Valuation

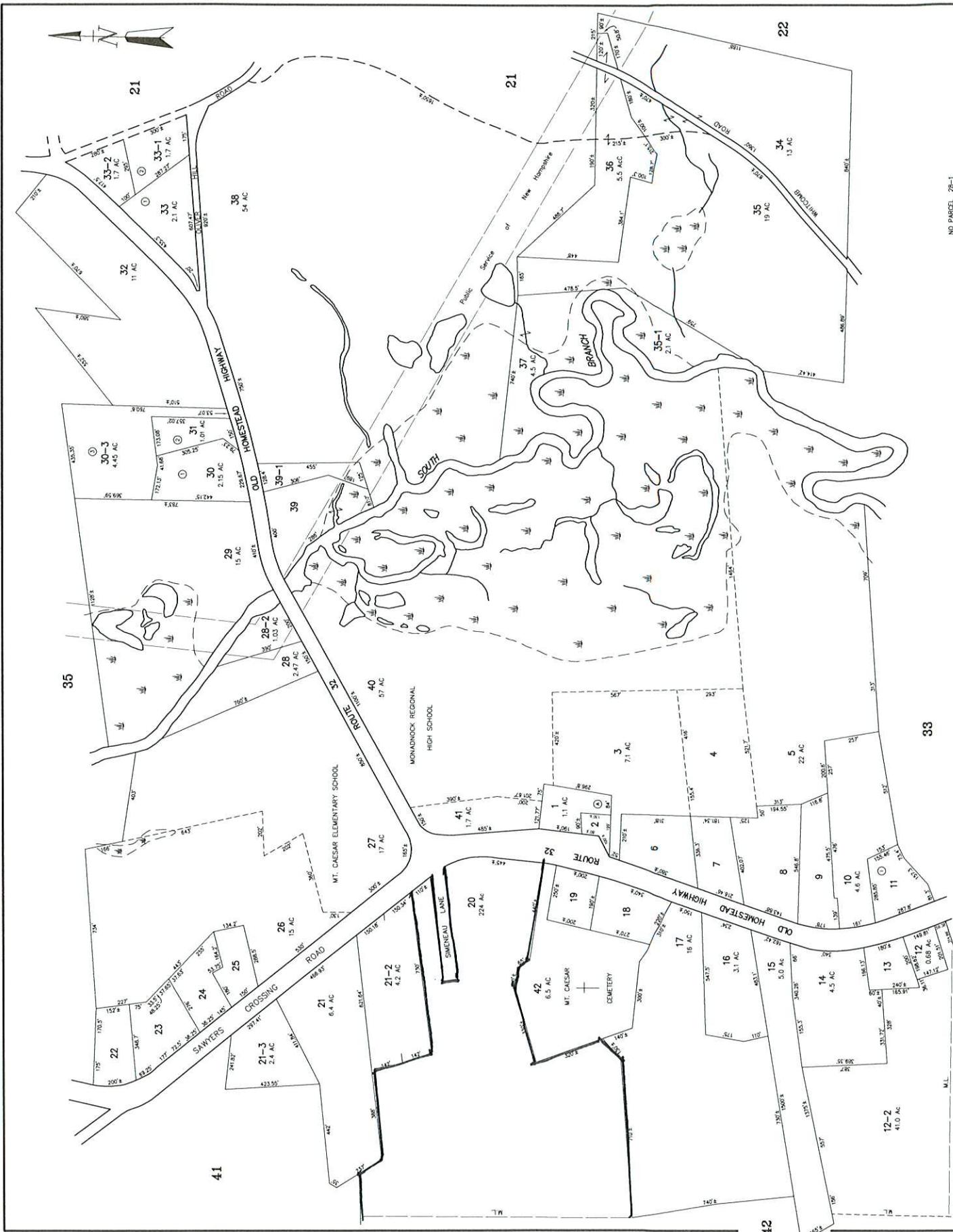
Living Area: 6,690 square feet **Year Built:** 1900 **Depreciation:** 35%
Building Value: 264,700

Extra Features

| Code | Description | Units |
|------|-------------|-----------|
| SPR1 | Sprinkler | 6690 S.F. |

Outbuildings

| Code | Description | Units |
|------|--------------|------------|
| SHD1 | Shed | 198 S.F. |
| SHD1 | Shed | 96 S.F. |
| SHD2 | Shed Good | 1632 S.F. |
| SHD1 | Shed | 28 S.F. |
| SHD1 | Shed | 324 S.F. |
| SHD1 | Shed | 220 S.F. |
| PAV1 | Paving Asph. | 6000 S.F. |
| SGN1 | Sign 1 Side | 8 S.F.&HGT |



NO PARCEL 28-1

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 (603)444-6768 - FAX (603)444-7386 - WWW.CAI-NH.COM

PROPERTY MAP
SWANZEY
 NEW HAMPSHIRE

LEGEND
 ADJACENT SHEET NO. 12
 COMMON BOUNDARY 1-2
 DEVELOPMENT LOT NO. 1
 SCALED DIMENSION ±

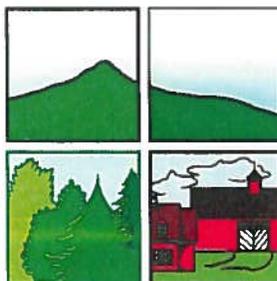
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 JOHN L. DONNELL & ASSOCIATES
 BOSTON, MASS.
 1974
 CURRENT TO APRIL 1, 2013

SCULLY / ARCHITECTS

17 Elm Street, Keene, New Hampshire 03431 www.scully-architects.com (t) 603-357-4544 (f) 603-357-4545

1 - EXECUTIVE SUMMARY SITES REVIEWED AND RECOMMENDED B) DEMOGRAPHIC STUDIES

Swanzey Fire Station Project



Prepared by:
Southwest Region Planning Commission
37 Ashuelot Street
Keene, NH 03431
(603) 357-0557

Figure 1 - West Station Drive Time to All Calls (Count).....3

Figure 2 - West Station Drive Time to All Calls (Percent).....3

Figure 3 - Center Station Drive Time to All Calls (Count).....4

Figure 4 - Center Station Drive Time to All Calls (Percent)4

Figure 5 - East Station Drive Time to All Calls (Count)5

Figure 6 - East Station Drive Time to All Calls (Percent)5

Figure 7 - Off Safford Drive Station Drive Time to All Calls (Count).....6

Figure 8 - Off Safford Drive Station Drive Time to All Calls (Percent).....6

Figure 9 - All Stations Drive Time to All Calls (Count).....7

Figure 10 - All Stations Drive Time to All Calls (Percent)7

Table 1 – Approximate Distance and Drive Time for Facility Staff Members..... 8

Figure 1 - West Station Drive Time to All Calls (Count)

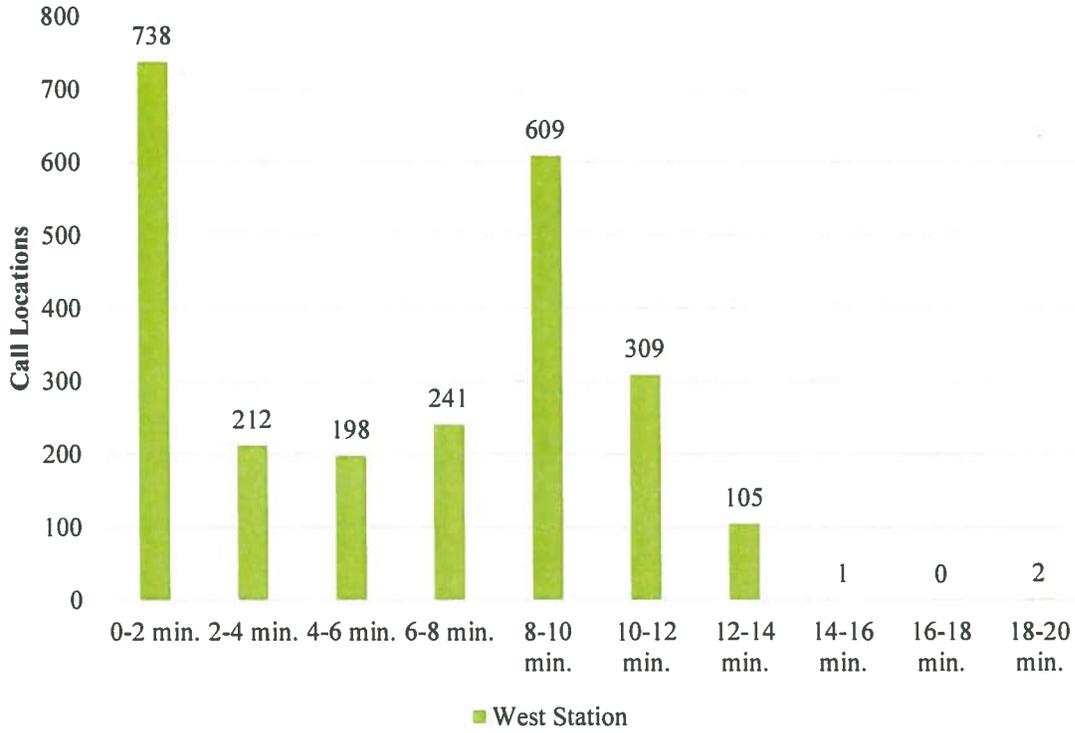


Figure 2 - West Station Drive Time to All Calls (Percent)

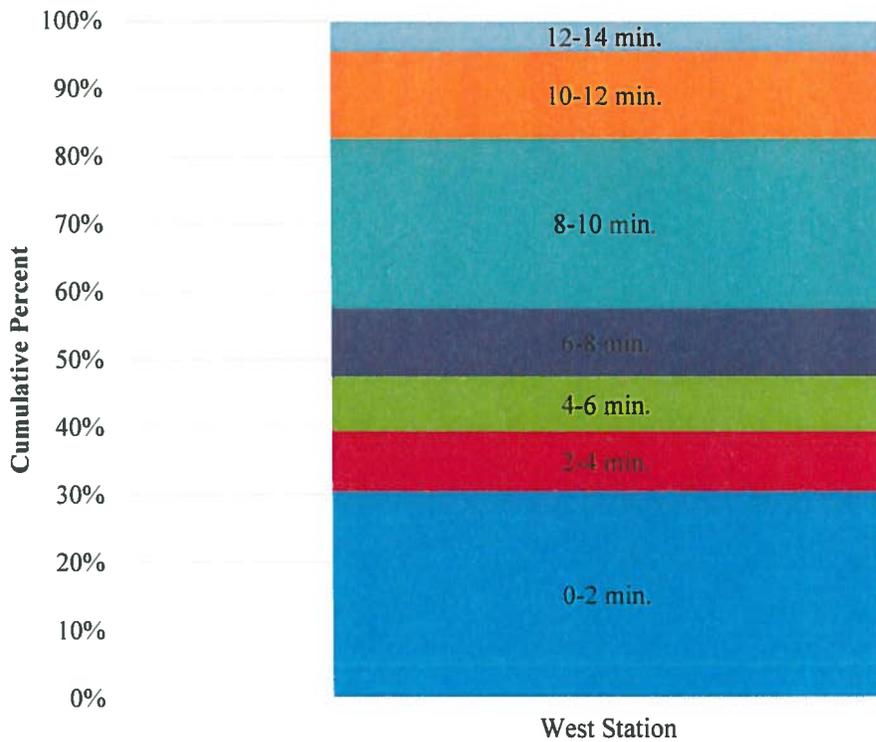


Figure 3 - Center Station Drive Time to All Calls (Count)

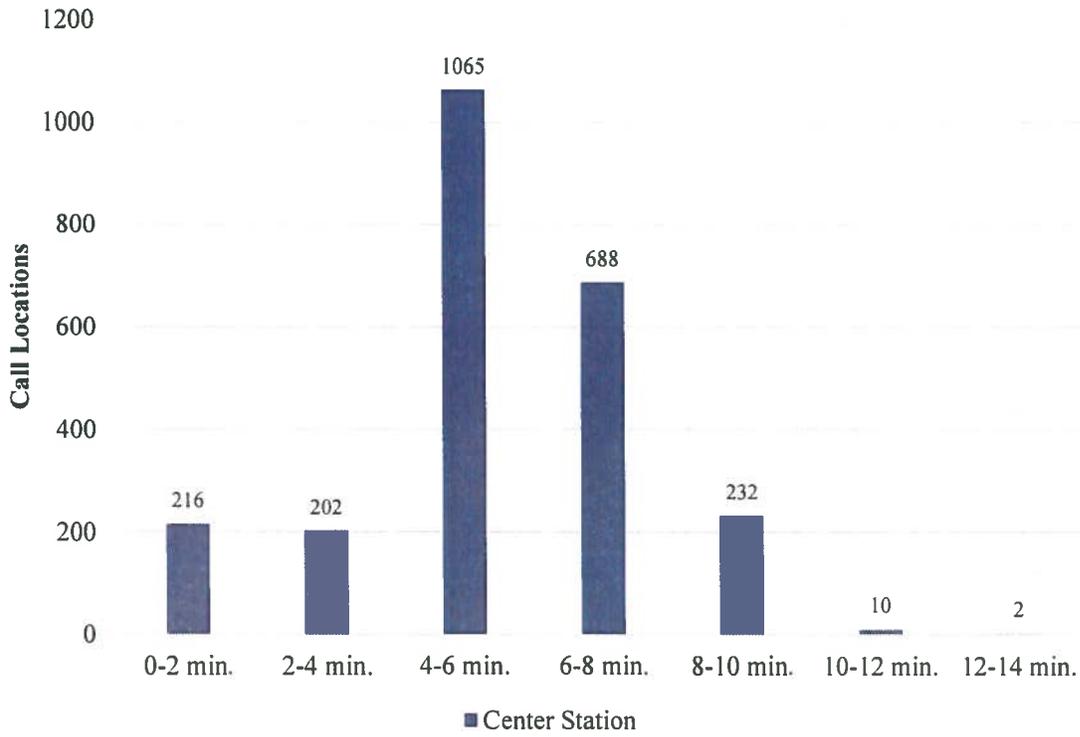


Figure 4 - Center Station Drive Time to All Calls (Percent)

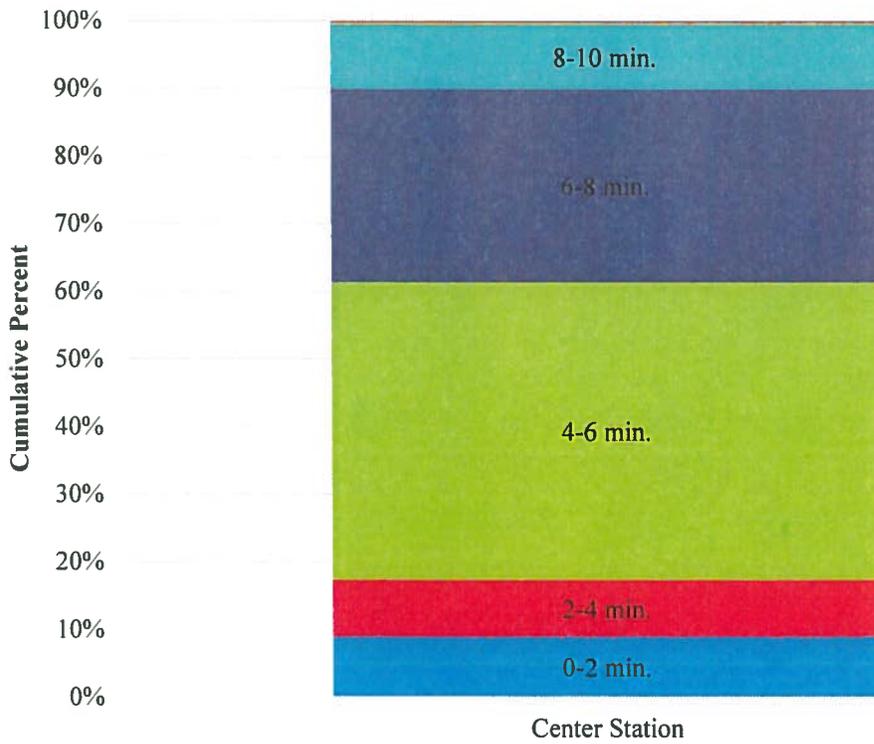


Figure 5 - East Station Drive Time to All Calls (Count)

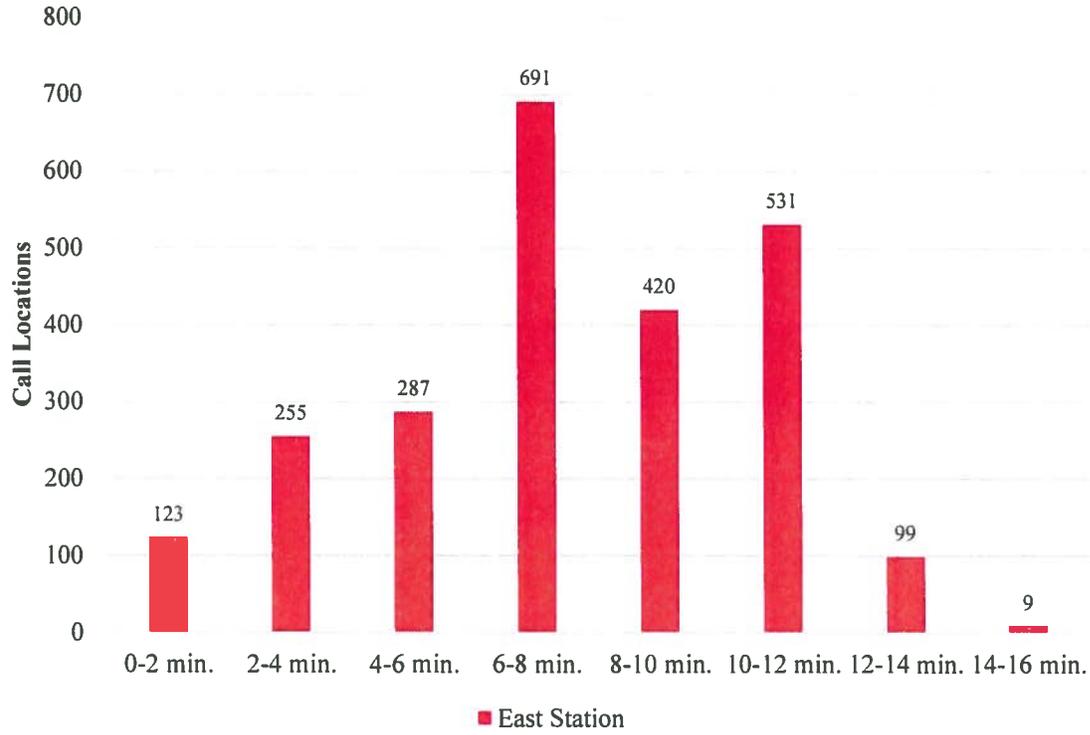


Figure 6 - East Station Drive Time to All Calls (Percent)

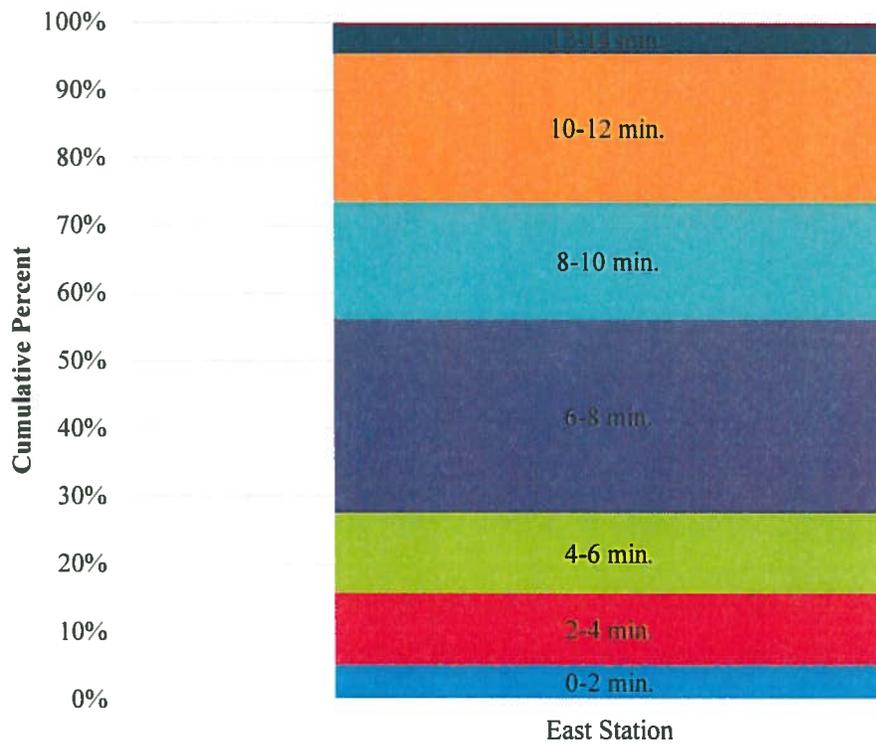


Figure 7 - Off Safford Drive Station Drive Time to All Calls (Count)

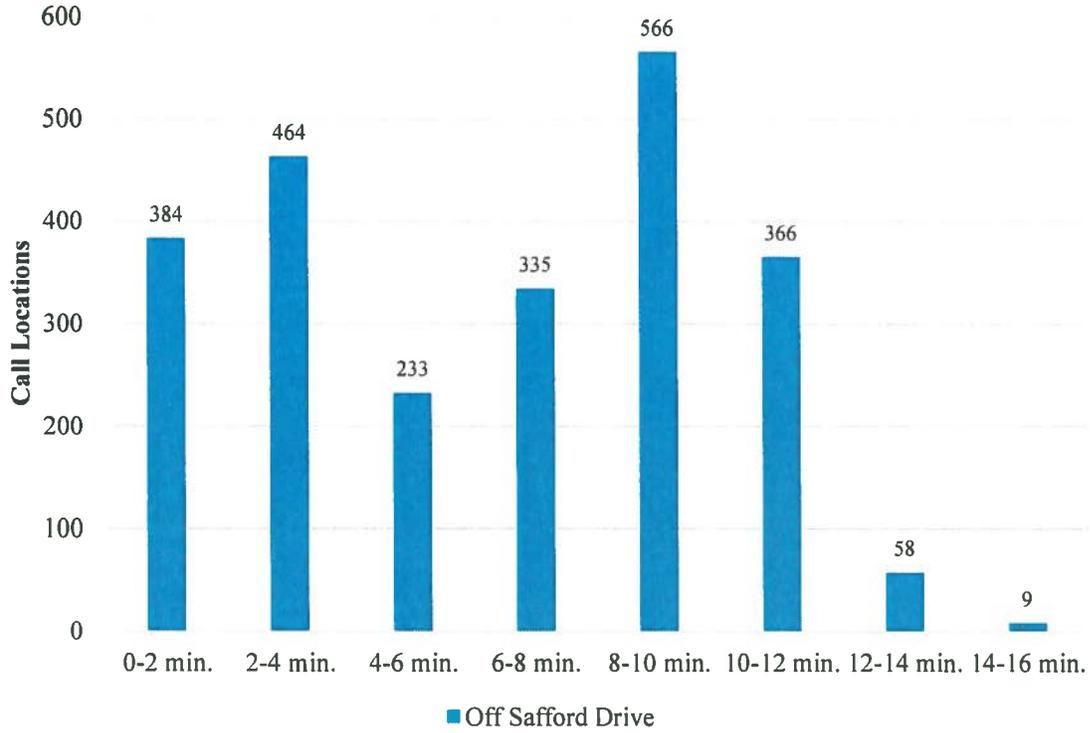


Figure 8 - Off Safford Drive Station Drive Time to All Calls (Percent)

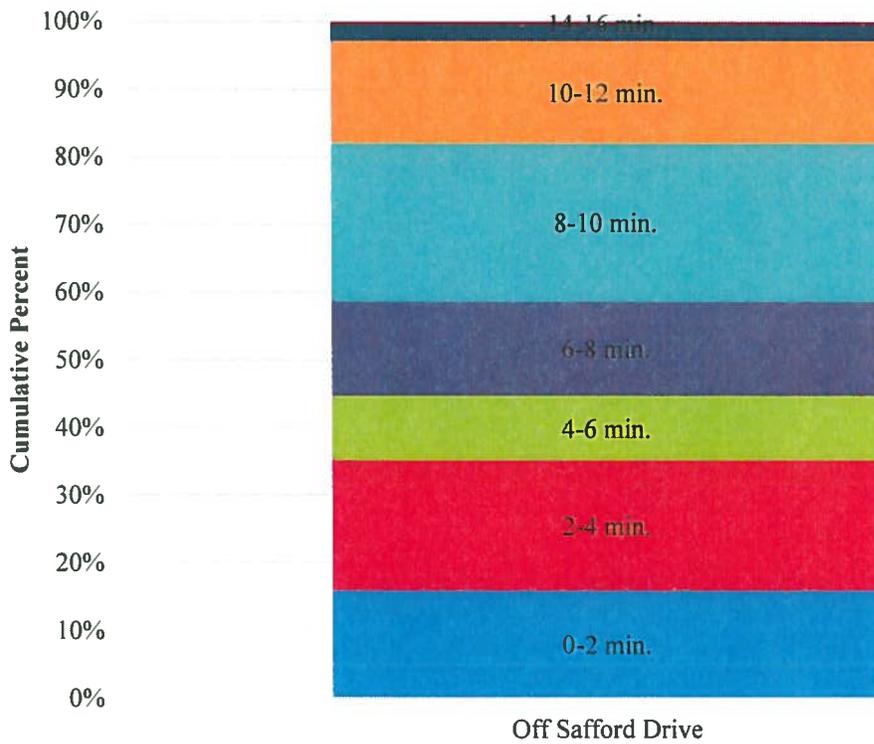


Figure 9 - All Stations Drive Time to All Calls (Count)

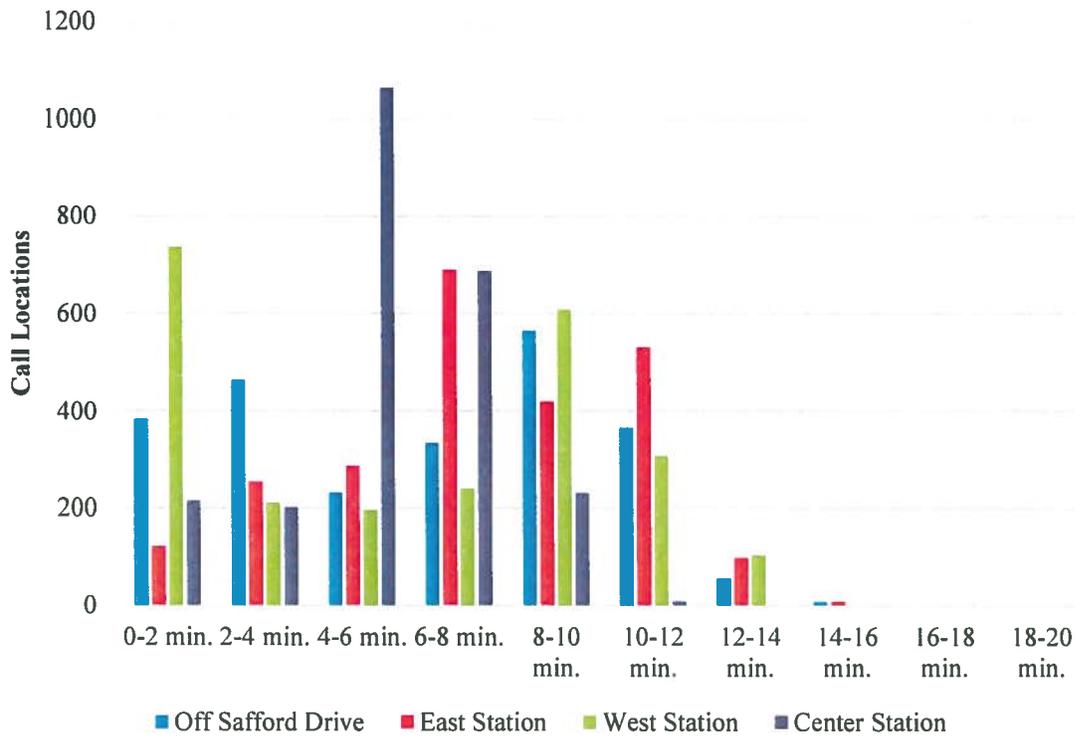


Figure 10 - All Stations Drive Time to All Calls (Percent)

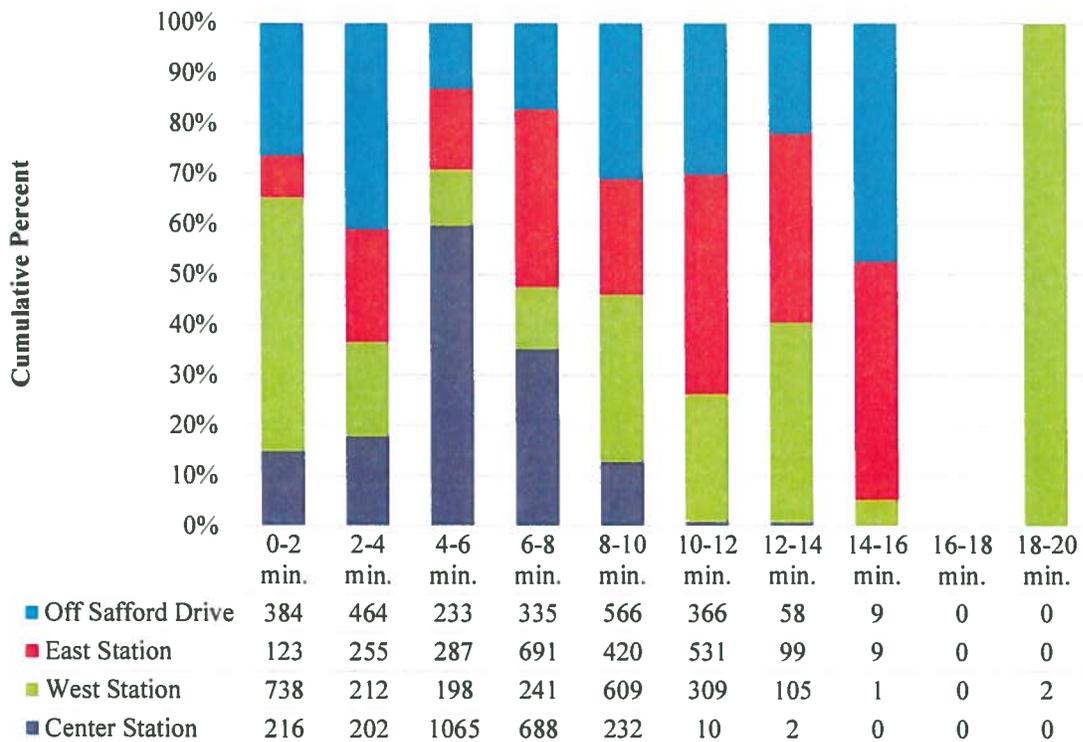


Table 1 – Approximate Distance and Drive Time for Facility Staff Members

| Staff | Rank | Station | Address | Distance (mi.) | Time (mm:ss) |
|--------|------|---------|---|----------------|--------------|
| CHAM01 | EMT | East | 11 TROY HILL RD., SWANZEY, NH 03446 | 1.59 | 02:49 |
| FISH01 | FF | East | 98 SOUTH RD., SWANZEY, NH, 03446 | 0.53 | 00:43 |
| FONT01 | FF | East | 47 FLATROOF MILL RD., SWANZEY, NH 03446 | 0.61 | 00:56 |
| HALE01 | FF | East | 145 SOUTH RD., SWANZEY, NH, 03446 | 0.27 | 00:22 |
| MATT01 | LTE | East | 149 GOODELL AVE., SWANZEY, NH, 03446 | 1.86 | 02:54 |
| MATT02 | FFI | East | 149 GOODELL AVE, SWANZEY, NH, 03446 | 1.86 | 02:54 |
| MCKE01 | FF | East | 6 CRESCENT ST., KEENE, NH, 03431 | 7.96 | 11:37 |
| PAGE01 | CPE | East | 16 LAKE SHORE DR., SWANZEY, NH 03446 | 4.98 | 06:36 |
| WOOD01 | EMI | East | 102 OLD RICHMOND RD., SWANZEY, NH 03446 | 0.73 | 01:16 |
| AMAT01 | FF | Center | 21 RUST WAY, SWANZEY, NH, 03446 | 3.23 | 04:50 |
| BEAL01 | LT | Center | 85 OLIVER HILL RD., SWANZEY, NH 03446 | 1.20 | 01:44 |
| BELL02 | FF | Center | 40 SAWYERS CROSSING RD., SWANZEY, NH 03446 | 0.34 | 00:25 |
| BELLO2 | LT | Center | 84 SAWYERS CROSSING RD., SWANZEY, NH 03446 | 0.55 | 00:40 |
| BELL04 | FF | Center | 40 SAWYERS CROSSING RD., SWANZEY, NH 03446 | 0.34 | 00:25 |
| DUNH01 | FF | Center | 119 SAWYERS CROSSING RD., SWANZEY, NH 03446 | 0.70 | 00:51 |
| GOOD01 | FF | Center | 135 PINE ST., SWANZEY, NH, 03446 | 3.19 | 05:30 |
| HERR01 | FF | Center | 225 OLD HOMESTEAD HWY., SWANZEY, NH 03446 | 2.19 | 02:59 |
| KARA01 | FFI | Center | 27 PARK ST., SWANZEY, NH, 03446 | 2.88 | 03:58 |
| LABE01 | FF | Center | 23 POND RD., SWANZEY, NH, 03446 | 5.28 | 08:36 |
| LACH01 | | Center | 400 COBBLE HILL RD., SWANZEY, NH 03346 | 5.90 | 10:24 |
| LEWA01 | FF | Center | 144 EATON RD., SWANZEY, NH, 03446 | 1.17 | 01:50 |
| MASO01 | LTE | Center | 37 SAWYERS CROSSING RD., SWANZEY, NH 03446 | 0.35 | 00:26 |
| MASO02 | | Center | 37 SAWYERS CROSSING RD., SWANZEY, NH 03446 | 0.35 | 00:26 |
| NAEC01 | FFE | Center | 112 OLD HOMESTEAD HWY., SWANZEY, NH 03446 | 2.71 | 03:43 |
| ONEI01 | FFE | Center | 21 PARTRIDGEBERRY LN., SWANZEY, NH, 03446 | 1.76 | 02:54 |
| POUL04 | FF | Center | 663 OLD HOMESTEAD HWY., SWANZEY, NH 03446 | 0.15 | 00:11 |
| SKAN02 | PR | Center | 52 CHRISTIAN HILL RD., SWANZEY, NH 03446 | 2.85 | 04:53 |
| TRAC01 | FFE | Center | 34 MAIN ST., SWANZEY, NH, 03446 | 3.02 | 05:11 |
| WHIP01 | FF | Center | 101 S. WINCHESTER ST., SWANZEY, NH 03446 | 3.41 | 05:54 |
| DAVI01 | LTE | West | WEST SWANZEY RD., SWANZEY, NH 03446 | 2.36 | 02:37 |
| FRAS01 | FF | West | COOMBS BRIDGE RD, WINCHESTER, NH, 03470 | 2.98 | 03:12 |
| JACK01 | FF | West | 85 POND VIEW RD., SWANZEY, NH 03446 | 0.65 | 01:10 |
| LACL01 | FFE | West | 30 CALIFORNIA ST., SWANZEY, NH, 03446 | 0.21 | 00:23 |
| MACK01 | FF | West | 22 FOREST AVE., SWANZEY, NH, 03446 | 0.58 | 00:50 |
| MULC01 | LTE | West | 742 WEST SWANZEY RD., SWANZEY, NH 03446 | 0.47 | 00:45 |
| PHIL01 | CPE | West | RIDGEWOOD AVE, KEENE, NH, 03431 | 5.30 | 07:56 |
| READ01 | FFP | West | HILLSIDE AVE., SWANZEY, NH, 03446 | 0.55 | 00:59 |
| SANC01 | DC | West | 366 COBBLE HILL RD., SWANZEY, NH 03446 | 2.28 | 03:50 |
| SKAN01 | FC | West | 52 CHRISTIAN HILL RD., SWANZEY, NH 03446 | 0.38 | 00:42 |

| Staff | Rank | Station | Address | Distance (mi.) | Time (mm:ss) |
|---------------|-------------|----------------|--|---------------------------|-------------------------|
| SYMO04 | FF | West | 1026 WEST SWANZEY RD., SWANZEY, NH 03446 | 1.86 | 02:07 |
| SYMO02 | FF | West | 22 MAIN ST., SWANZEY, NH, 03446 | 0.13 | 00:14 |
| TATR01 | LTE | West | 9 KENDALL LANE, SWANZEY, NH, 03446 | 2.18 | 03:56 |
| WEST01 | FFE | West | 102 EATON RD., SWANZEY, NH, 03446 | 2.14 | 03:53 |

Town of Swanzey, NH Population Density

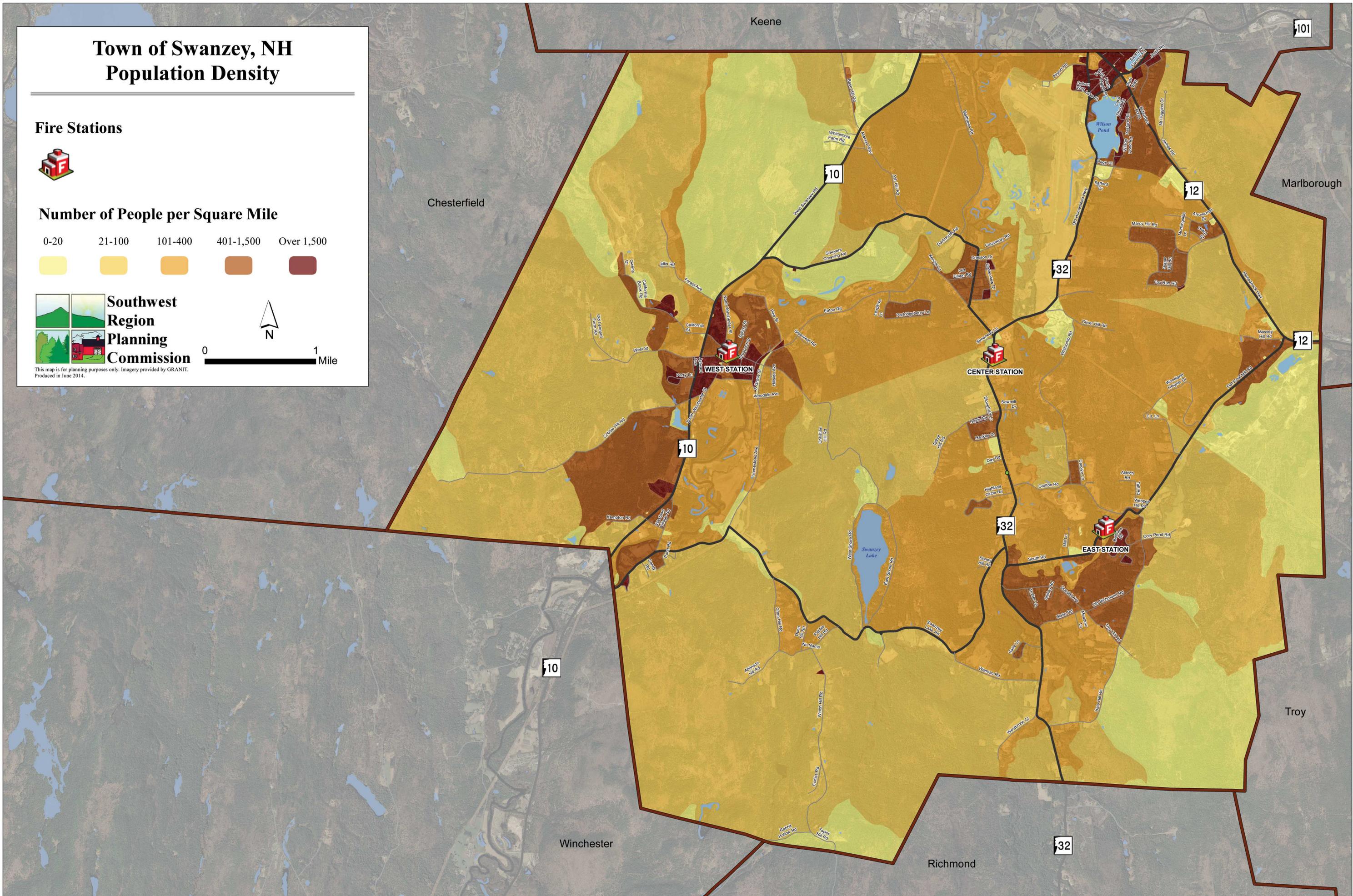
Fire Stations



Number of People per Square Mile



This map is for planning purposes only. Imagery provided by GRANIT. Produced in June 2014.



Town of Swanzy, NH Historical Locations of Fire Calls

Fire Stations



Locations by Number of Calls

1-2 3-5 6-10 11-30 30-68



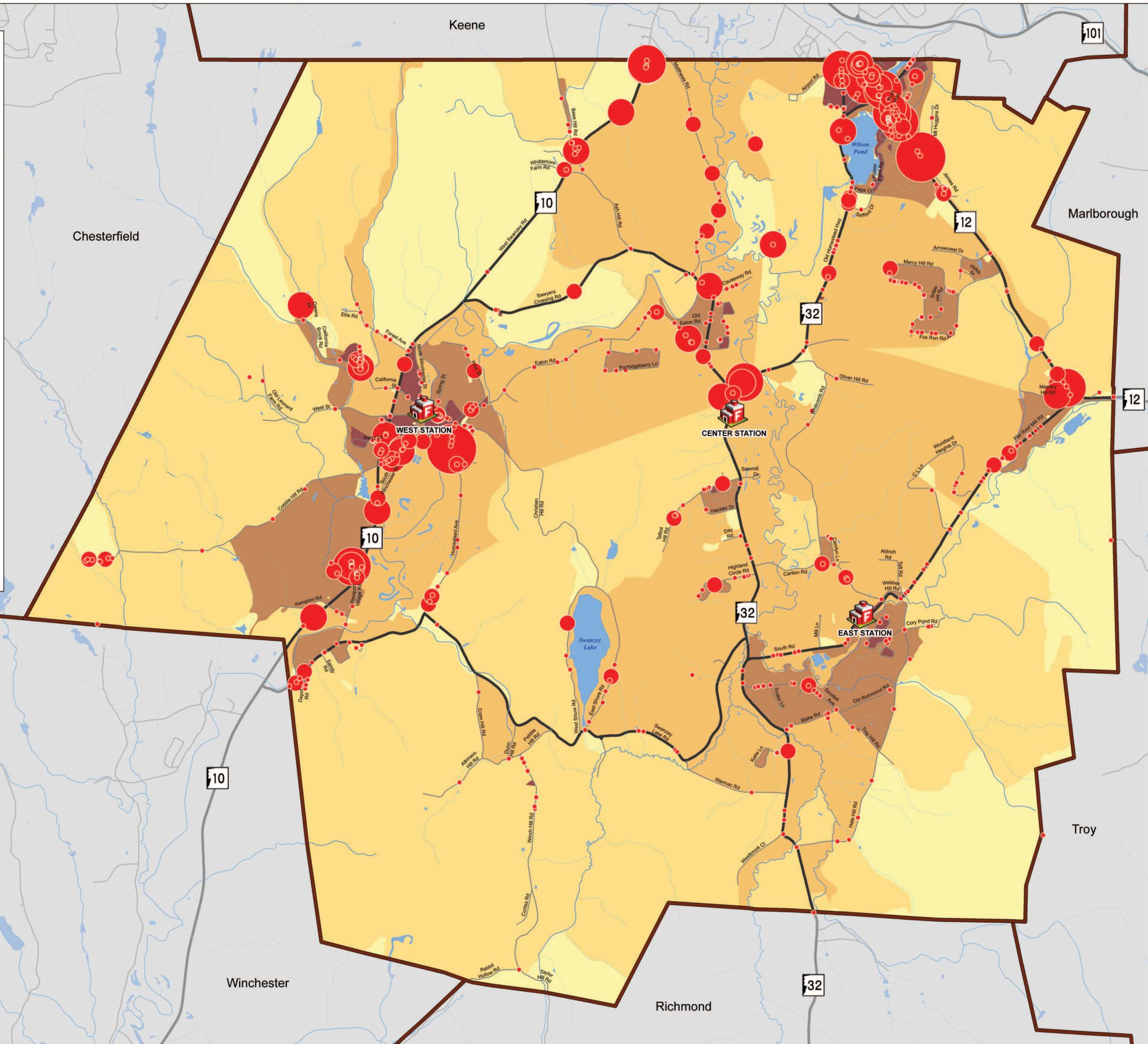
Number of People per Square Mile

0-20 21-100 101-400 401-1,500 Over 1,500



**Southwest
Region
Planning
Commission**

This map is for planning purposes only. Produced in June 2014.



Town of Swanze, NH

Historical Locations of EMS Calls

Fire Stations



Locations by Number of Calls

1-2 3-5 6-10 11-20 21-29



Number of People per Square Mile

0-20 21-100 101-400 401-1,500 Over 1,500



This map is for planning purposes only. Produced in June 2014.

