

Site ID / Address	Physical Description	Planning, Zoning	Gross/Net Acreage	Utilities	Response Time, (Impacts)	Development Constraints	Geography, Topography	Procurement Costs	Summary, recommendation
Example Parcel	Relatively Level  Previously undeveloped  Multiple vehicle access routes	No Restrictions  PB Approval required  Clean title/deed	2.5+ Acres  24,220 est. GSF of construction	All Utilities exist in the adjacent public way	3-4 minutes with no railroads or bridges	No neighbors,  No previous Hazmat  No existing building	No Ledge  No wetlands  No endangered species  No burial ground	Municipally-Owned	
47 Lucky Clapp Road	Significant grade change across site w/ flat area around existing structure.	Currently Private Residence, Zone RA	~25 Acres	Water by private well	Access to Lucky Clapp Road only. Sharp bend in roadway at intersection w/ Main St. identified by JHA as difficult for apparatus maneuvers	Existing 2-Story Single-Family Residence, wood construction w/ basement; est. 2900sf., circa 2004	Site border w/ Main St. is topographically inaccessible along entire length, but area around ex. Bldg. could be suitably graded.	Purchase of Lot(s) Required*	Indicated by JHA 2012 study as "viable for a public safety facility". Less proximate to center of Town than most other sites being considered. Concern regarding demolition and removal of existing structures; there appear to be enough gradable areas to accomplish the desired program. Sight lines good for egress onto Lucky Clapp Road, less than desirable onto Main St. Grading and alignment at Lucky Clapp / Main St. intersection is a significant concern. Water and Sewer would need to be developed. Minimal impact anticipated to existing neighborhood.
				Sewer: Septic System	Main St. is a main north-south vehicular artery w/ unrestricted sight lines and street lights	HazMat unlikely due to age of existing structures.	Majority of site located in FEMA Flood Zone C	Est. Cost: \$262,900	
				Overhead Elect. on poles (3-phase) w/ transformers	Sight lines unrestricted for ~300' at Lucky Clapp Road.		Heavy clay subsoil compromises natural drainage.		
				Current heating fuel is oil.	Poor visibility to the south at Main St. intersection.		Main St. frontage contains Roaring Brook and its flood zones / wetland setbacks		
93 Main Street (Existing Fire Station Site)	Gentle slope across School St. frontage; grade meets elevation of existing building upper level at Main St., lower level at School St.	Zoned RAF (Residential / Agricultural / Forested)	1.42 Acres (smaller than ideal site recommended by JHA study)	Municipal Water	Main St. is a main north-south vehicular artery w/ unrestricted sight lines and street lights	91 Main St. multifamily residential parcel to the east and south.	Entire site located in FEMA Flood Zone C	Municipally Owned	Municipally-owned land in a desirable location for a public safety facility; highest ranked site from JHA 2012 report, but would require purchase of 91 Main St. lot to be viable.
		Existing Permitted Use		Municipal Sewer	Unrestricted sight lines at School St. to north and south.	Existing Salt Shed	Possible unsuitable fill at additional lot that would be needed to fit building program.		
				3-phase electric w/ pole mounted transformers		Existing 2-Story Fire Station circa 1952, est. 4,500 GSF			
				Current heating fuel is oil.		Free-standing Metal Garage circa 1970, ext. 1,800 sf.			
						Radio Communications tower existing adjacent to site.			

91 Main St.	Located in central business district immediately adjacent to existing Fire Station	Currently Private Residence, Zone RA	~6.0 Acres	Municipal Water	Main St. is a main north-south vehicular artery w/ unrestricted sight lines and street lights	Existing 4-story, 12-unit multi-family residence, circa 1765; est. 10,000 sf.	Small portion of site is flood zone from tributary stream on east side of East St.	Privately-held. Purchase of Lot(s) Required*	Would need to be purchased in order to make a 91-93 Main Street site viable. Highest anticipated acquisition cost.
	Buildings are concentrated on portion of site adjacent to Main St. - remainder of site undeveloped.			Municipal Sewer		Freestanding wooden garage, est. 800 sf.	Most of the site is in FEMA Flood Zone C	Est. Cost: \$476,700	
				Municipal Storm Drainage		Possible HazMat, unsuitable fill.	Potential Mass. Historic Commission approval needed to demolish 1765 Structure(?)		
				Existing Gas service					
				Existing 3-phase electric via overhead wires and pole-mount transformers					
Calder - Sandri Parcels (East St.)	3.3 Acre undeveloped parcel in a residential neighborhood, one block east of Main St.	Zone RA	Calder Property: 3.3 Acres	Municipal Water	Access to East St. w/ unrestricted sight lines - one block off of Main St.	Vacant Lot, mostly cleared	All of the site is in FEMA Flood Zone C	Calder: Privately-held. Purchase of Lot(s) Required, and is not available for sale*	Indicated by JHA 2012 study as "less than desirable for development of a public safety facility". Proximate location to center of Town, but significant difficulties anticipated for exiting cruisers and/or apparatus as East St. is not wide enough to be a primary apparatus exit. Location in a residential neighborhood would create a large impact in the neighborhood.
	Sandri parcel has access via an access road between two residential properties.		Sandri Property: 2.42 Acres	Municipal Sewer	Sandri parcel has access via an access road between two residential properties.	Sandri lot: also vacant	Calder parcel has flood zone from a tributary stream directly across East St.	Est. Cost, Calder: \$61,200	
			Combined: 5.72 Acres	Municipal Storm Drainage		Location in a residential neighborhood undesirable.	Wetlands present	Sandri: Privately-held. Purchase of Lot(s) Required*	
				Existing 3-phase electric via overhead wires and pole-mount transformers				Est. Cost, Sandri: \$5,600	
Sunoco - Sandri Parcels (Main St.)	Relatively flat parcel along Main St. bordered by residential lots on all sides.	Zone RA	Sunoco Parcel: 0.31	Municipal Water	Access to Main St. w/ unrestricted sight lines.	Existing former gas station	All of the site is in FEMA Flood Zone C	Sunoco: Privately-held. Purchase of lot(s) required.	Privately-owned lots, but highly desirable location for a Public Safety facility. Second highest ranked by JHA 2012 study. Potential issues with underground contamination unknown; purchase price unknown but may negatively impact project cost.
	Sandri parcel has access via an access road between two residential properties.		Sandri Property: 2.42 Acres	Private Septic	Sandri: Access to East St. via access road between two residential parcels	Sandri lot: vacant	Wetlands present	Est. cost, Sunoco: \$147,100	
			Combined: 2.73 Acres	Existing 3-phase electric via overhead wires and pole-mount transformers		No known HazMat.		Sandri: Privately-held. Purchase of Lot(s) Required*	
								Est. Cost, Sandri: \$5,600	

<p>Mill Brook Parcel, Dickinson St.</p>	<p>Gentle slope est. 7-8% away from road, toward Riverfront Area.</p>	<p>No known restrictions; Zone RA</p>	<p>~27 Acres</p>	<p>Water main in street</p>	<p>Main St. is a main north-south vehicular artery w/ unrestricted sight lines and street lights</p>	<p>No previous HazMat</p>	<p>No shallow bedrock; Geotechnical data indicate soil strata are favorable to support building program</p>	<p>Municipally-Owned, per Town agreement to purchase on 5/2/2022</p>	<p>Indicated on JHA 2012 study as being "very viable for a public safety facility". Few concerns about site access, with good egress noted onto Dickinson St. and Excellent onto Main St. Good location within Town of Northfield. Electrical service would need to be extended into the site. Minimal impact to the existing neighborhood. Cost of the site may impact the project budget.</p>
	<p>Wooded site; previously undeveloped.</p>			<p>Overhead Elect. On poles w/ transformers</p>		<p>No Existing Buildings</p>	<p>Wetland Buffer from adjacent riverfront area</p>	<p>*Possible advantageous synergy with other Town open-space goals</p>	
	<p>Potential for multiple vehicle access routes</p>			<p>Sewer in Main St.</p>		<p>Adjacent to Dickinson Library</p>			
<p>Mount Hermon School Property (Near 220 Main St.)</p>	<p>Substantial slope to property</p>	<p>No known restrictions.</p>			<p>Potential facility at this location would be at the far north end of Town</p>			<p>NMH Not interested in selling the property</p>	<p>Property is not currently available for development.</p>
					<p>Added Response Time to most of the Town</p>				
<p>Upper Main St. Commercial Property (280 Main St.) (Former Pioneer Video Store)</p>	<p>Property slopes off substantially in rear</p>	<p>No known restrictions.</p>	<p>Too small - adjoining property would need to be purchased.</p>		<p>Potential facility at this location would be at the far north end of Town.</p>	<p>Existing Office Buildings</p>		<p>Adjoining property would need to be purchased.</p>	<p>Existing Office buildings are not suitable for Emergency Services space needs program; cost prohibitive to purchase with inclusion of existing structures</p>
					<p>Residential neighborhood; undesirable location for a station.</p>			<p>Cost-prohibitive to purchase potentially more office/ administration space than is needed.</p>	
<p>24 Main St. - Morgan Garage</p>	<p>Small footprint, tapers at rear of property.</p>	<p>No known restrictions.</p>			<p>Residential neighborhood; undesirable location for a station.</p>	<p>Potential prior HazMat from previous use as a gas station.</p>			<p>Too small to accommodate program. Quickly ruled out.</p>
<p>East St. Property</p>		<p>No known restrictions.</p>	<p>Exact site size unknown but certainly large enough to accommodate program (perhaps 15+ acres)</p>	<p>Municipal Water</p>	<p>East St. too narrow to accommodate apparatus response.</p>	<p>Would require demolition and removal of at least two existing buildings</p>	<p>Wetland border at rear of property.</p>	<p>Property tied up in estate / probate proceedings and is not readily available.</p>	<p>Property is not currently available for development.</p>
				<p>No Sewer Connection Would require 3-phase power upgrade, to be run from Maple St.</p>					
<p>Maple St. Property</p>		<p>No known restrictions.</p>	<p>Exact site size unknown but certainly large enough to accommodate program (perhaps 15+ acres)</p>	<p>No Sewer Connection</p>		<p>Multiple existing structures, would need to remove 3-4 buildings (2 large, 2 small); cost to remove may not be advantageous.</p>		<p>Property tied up in estate / probate proceedings and is not readily available.</p>	<p>Property is not currently available for development.</p>

Rte. 63 - Millers Falls Rd. (Currently Farm Land)		No known restrictions.		No Water Connection No Sewer Connection Existing 3-phase power	Considered too remote from Town Center for optimal response time.				No existing utility connections; location considered too remote from Town Center for optimal response time, and was ultimately ruled out for this reason.
Saint Mary's		No known restrictions.		No Sewer Connection Would require 3-phase power upgrade.	Warwick Rd. and Maple St. access needed to St. Mary's St. Awkward vehicle maneuvering onto adjacent street.	Part of Northfield Water Co. aquifer buffer.		Municipally Owned	As part of the Northfield Water Co. aquifer buffer, development at this location was determined to be strongly undesirable.
49 Caldwell Rd. - Highway Department & Transfer Station Property		No known restrictions.		No Water Connection No Sewer Connection	Considered by some to be too remote from Town Center for optimal response time to apparatus. Locates emergency services across the river from businesses and campus			Municipally Owned	This location is the subject of differing opinions regarding whether or not it is too remote, and whether its location across the river should be a disqualifying attribute. It is agreed that the location is not ideal, even if the site itself would support the Emergency
546 Northfield Rd. (Merge With Bernardston)		Would require Bernardston buy-in / collaboration Located outside of the Town of Northfield			Would affect ISO rating, which would cause a rise in the cost of fire insurance for all businesses, residences, and the college campus. Too remote - demonstrable negative impact on response times (+8-10 minutes for bridge crossing)			Would require move to a Fire District format - Town would lose control of own Fire Department	Could be suitable option if willing to consider District approach to emergency services; politically undesirable at present.
<b>Unacceptable</b> <b>Acceptable</b> <b>Advantageous</b> <b>Most Advantageous</b>	*NOTES: EMS Chief Fortier and Fire Chief Dunnell advised that an exhaustive inventory of municipally-owned parcels was taken, and all available options were considered. A large number of Town-owned parcels not on the above list were evaluated and quickly ruled out for being either too small, or having some other attribute that was quickly determined to make that parcel infeasible for development. Additionally, a proposal was put forth soliciting privately-held properties that might be suitable for an Emergency Services Building project, which did not yield any available properties that were clearly advantageous. It is important to note that this search has been going on for approximately 20 years at present time, and that extensive research has been done (and will continue to be done) to determine the most viable site.								