

Town of Chebeague Island

Building and Facilities Committee Meeting Minutes

September 23, 2025 7PM

ZOOM Town Account: ID: 326 962 753 Passcode: 175989

The meeting was called to order at 7:00 PM

Attendance:

Ralph Monroe, Dave Brunner, Beth Putnum, Eliza-Jane Adams Vika Wood,

Absent: Chris Loder,

Public Comments - None

Old Business:

Option "C" idea

Dave presented the current draft dated Sept 21, 2025 of the Concept "C" EMS satellite buildings across North Road. The material was discussed and the following edits were suggested*:

On the Concept Description:

- Remodeling of the existing Fire Barn in the near term would be limited to providing additional exhaust ventilation, and gear storage would not be addressed at this time.
- Added "Con" was that the existing Fire Barn would still not meet modern Essential Facility Standards.

On the Site Plan:

- Provisions for volunteers arriving on site should allow for approaches from the east and west along North Road, leading around to the sides and/or back of the building for direct entry into the rear end of the apparatus bays. This would avoid any conflicts with emergency vehicles leaving the station. Staff parking could be at each end of the building alignment, or it could be stretched out along the back of the buildings.
- The Municipal Staff building should be on the south side of the EMS building for better natural light exposure and the future apparatus bay expansion would be off the east side of the EMS building. This is a mirror image of what the presented drawing shows.

The drawings are general concepts at this point and would be further developed in more detail with an architectural consultant who would work with the committee to verify functional arrangements, confirm building technologies, and provide more detailed cost estimates.

* Site Plan and Building Plans with these revisions are attached to these notes.

The Critical Path Timeline is a preliminary view and may be varied with regard to the order of some tasks and time allotted for each. For instance, a vote on a municipal bond could occur other than at Town Meeting in June, and the process of securing additional funding is dependent on monies available and timelines for application deadlines and review. As the project proceeds, the milestones would be verified and better defined.

Next Steps:

Vika will talk with Carol about getting a Facilities Committee presentation on the Oct 1 Select Board agenda.

The agenda package to the SB will include a summary of the FC's tasks and accomplishments to date in order to give the new SB members background on the entire Public Safety study process.

Dave and Ralph will give a short presentation of the FC's work to date, a summary of Fire & Rescue critical needs, and explain the idea of Option C. **The goal will be to assess SB support on proceeding with further study of this alternative approach, including appropriating funds to continue the preliminary architectural design and cost estimating work.**

Option C will be presented as a cost-effective interim (phased) solution to address the most immediately critical Public Safety needs of the Town. The full station build-out as recommended by Port City Architects will remain as the completed (future phased) build out which will address all the Town's needs.

Dave will contact absent committee members in order to verify majority support of the next step actions to move forward.

Notes from 4/9/25 call with Curtis at Port City Architects:

They are currently working on a number of public safety facilities across the State of Maine.

Fryeburg – Complete building project for Town Office, Police, and Fire. Initial cost was \$16M. Feds offered \$5M. Subsequent bond vote (mistakenly?) requested \$16, not \$11M. Vote failed, and Collins' office pulled the federal funding the next day. Project was redesigned/reduced to \$12.5, and Nov 2024 bond requesting 8.5M in local \$\$ passed with 52% (1,045 in favor to 962 against).

https://www.conwaydailysun.com/news/local/municipal-complex-passes-in-fryeburg/article_0bbd3eec-9c74-11ef-ac91-3f4e1552bd6c.html

North Berwick -local bond passed for \$6M with 65%. 2018.

<https://www.fosters.com/story/news/politics/elections/local/2018/11/07/berwick-voters-ok-6m-for-new-fire-station/9126132007/>

Thomaston

This is closest to the most recent Chebeague proposal and serves as a good example to follow.

New 15,000SF Fire and EMS station. \$7M estimated project cost.

Feb 4, 2025

Voters in Thomaston have approved a warrant to borrow \$3.5 million to help fund a new fire and EMS station.

The Penbay Pilot reports voter approval was required in order for the town to apply for the \$3.5 million grant.

The town says the new station will help with faster response times with 24-hour coverage, improved safety and compliance with OSHA regulations, and would enhance emergency services with better training facilities.

The final vote was 224 to 101 in favor. 69%.

<https://www.penbaypilot.com/article/thomaston-voters-approve-borrowing-35-million-help-fund-new-fireems-station/254689>

Thomaston voters approve borrowing \$3.5 million to help fund new fire/EMS station

Tue, 02/04/2025 - 9:35pm



An architectural rendering of the proposed 15,100-square-foot Thomaston Fire and EMS station. At the June 2023 Town Meeting, voters had endorsed reserving 1.7 acres of the Thomaston Green on which a new fire and EMS station could be built. Port City Architecture submitted the proposed design to the town with a \$7 million construction cost.

APPENDIX "B"



Fire Station Schematic Floor Plan Possible Layout



[The new fire/EMS building planned for Thomaston](#)

Wednesday, January 22, 2025

[Public invited to learn more about new Thomaston Fire Station and upcoming vote at Jan. 8 workshop](#)

Friday, January 3, 2025

[Thomaston Select Board and Budget Committee vote to recommend new fire and EMS station referendum](#)

Wednesday, December 11, 2024

[Thomaston gears up for Feb. 4 Special Town Meeting and secret ballot vote: New fire/EMS Station, ordinances, cemetery sale](#)

Monday, December 2, 2024

[Thomaston works to refine proposal for Fire and EMS station](#)

Tuesday, July 9, 2024

THOMASTON — With a vote of 224 to 101, Thomaston voters approved a warrant article at the polls that gives the town permission to borrow \$3.5 million to help finance construction of a new fire/EMS station.

The pursuit of a bond, however, is contingent on receiving \$3.5 million in Congressional directed matching funds.

The vote also gives the town permission to accept state and federal funds for the project.

Thomaston citizens went to the polls Feb. 4, from 8 a.m. to 8 p.m. to cast their ballots on the one article.

Voter approval of the bond was required in order for Thomaston to apply for the \$3.5 million federal grant. The grant cycle opens in March and may represent the last chance to secure such funding, according to Thomaston Town Manager Kara George.

Thomaston has produced a [chart that outlines potential tax implications](#) on property owners if the bond is approved.

The numbers are based on a 20-year bond with a 4.10 percent interest rate. An example: For a homeowner with an assessed property value of \$400,000, the project would increase annual property taxes by approximately \$220, or approximately \$4.23 per week.

Thomaston needs a new fire and EMS station for four main reasons, the town said:

- **Outdated Facilities:** The current station, built in 1956, no longer meets the needs of modern emergency services.
- **Inadequate Sleeping Quarters:** EMS staff are working 24-hour shifts but lack proper sleeping facilities, violating OSHA standards.
- **OSHA Compliance:** New federal safety standards under review will require dedicated decontamination areas, sprinkler systems, and emission controls, among other updates.

- Space Limitations: Larger fire apparatus barely fit in the current bays, and the apron is too small for safe maneuvering.

The town has also outlined benefits of a new station:

- Faster response times with 24-hour coverage.
- Improved safety and compliance with OSHA regulations.
- Attracts and retains qualified first responders.
- Enhances emergency services with better training facilities, proper sleeping quarters, and larger bays.

July 2024 article on design development: <https://www.penbaypilot.com/article/thomaston-works-refine-proposal-fire-and-ems-station/188698?source=rs>

Pownell – Design in the works for doing a complete pre-engineered building solution. Not ideal with regard to maintenance, energy efficiency, aesthetics; but a definite cost savings..... \$550/SF vs. \$390/SF

Harpswell – no fed funding requested

Suggested process to implement:

Do complete drawing package. Make initial contact with Collins' office for their feedback on a rough range of funds that might be made available for the project. Evaluations are based on individual Town's needs, not a strict percentage split. Smaller towns should get preferential review due to their ability to generate funds; hence percentage split may be heavier toward the fed grant side. I.e. Falmouth would not likely get serious consideration vs. giving \$ to towns with greater financial challenges.