

**AVON VOLUNTEER FIRE DEPARTMENT FIRE STATION EXPANSION,
RENOVATION, AND BUILDING COMMITTEE
VIRTUAL VIA GOTOMEETING
MEETING MINUTES
April 10, 2024 7:00pm**

I. CALL TO ORDER

The meeting was called to order at 7:02pm by Chairperson James Speich virtually via GoToMeeting. Members present: James Speich, Gina Kline, Brian McDermott, Mark Massaro, James DiPace. Members absent: Brian Marizzi, Raz Alexe. Staff Member Present: Grace Tiezzi, Assistant Town Manager, Bruce Appell, Fire Marshal/EMD and Volunteer Fire Chief

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Speich.

III. MINUTES OF PRECEDING MEETING

On a motion by Mr. McDermott and seconded by Ms. Kline, the minutes of the March 13, 2024 Meeting were unanimously approved.

IV. COMMUNICATION FROM AUDIENCE – NONE

V. UPDATE FROM PROJECT ARCHITECT

Mr. McElravy provided a project update and adjusted timeline. Mr. McElravy asked the Committee for direction for the next steps to begin a concept layout for Company No.1 test fit and block plans to show rough space layouts for Company No.3 as a one story vs. two story with bays facing West Avon Road. Mr. McElravy stated he would also like to refine the concept layout for Company No.4.

The presentation is included and made part of these minutes.

The Committee discussed reaching out to Company No.3 and Company No.4 neighbors.

Ms. Tiezzi stated she would find some dates in early June that would work.

The committee discussed the project information provided.

VI. UPDATE ON FIRE HOUSE VISITS

Mr. Appell stated the last visit was postponed and he would get some visits on the books.

VII. ADJOURNMENT

Mr. McDermott motioned to adjourn the meeting at 9:20pm, Mr. Massaro seconded, and the motion was unanimously approved.

Respectfully submitted:
Mark Massaro, Vice-Chairman and Secretary

Attest: Nicole Chambers, Clerk

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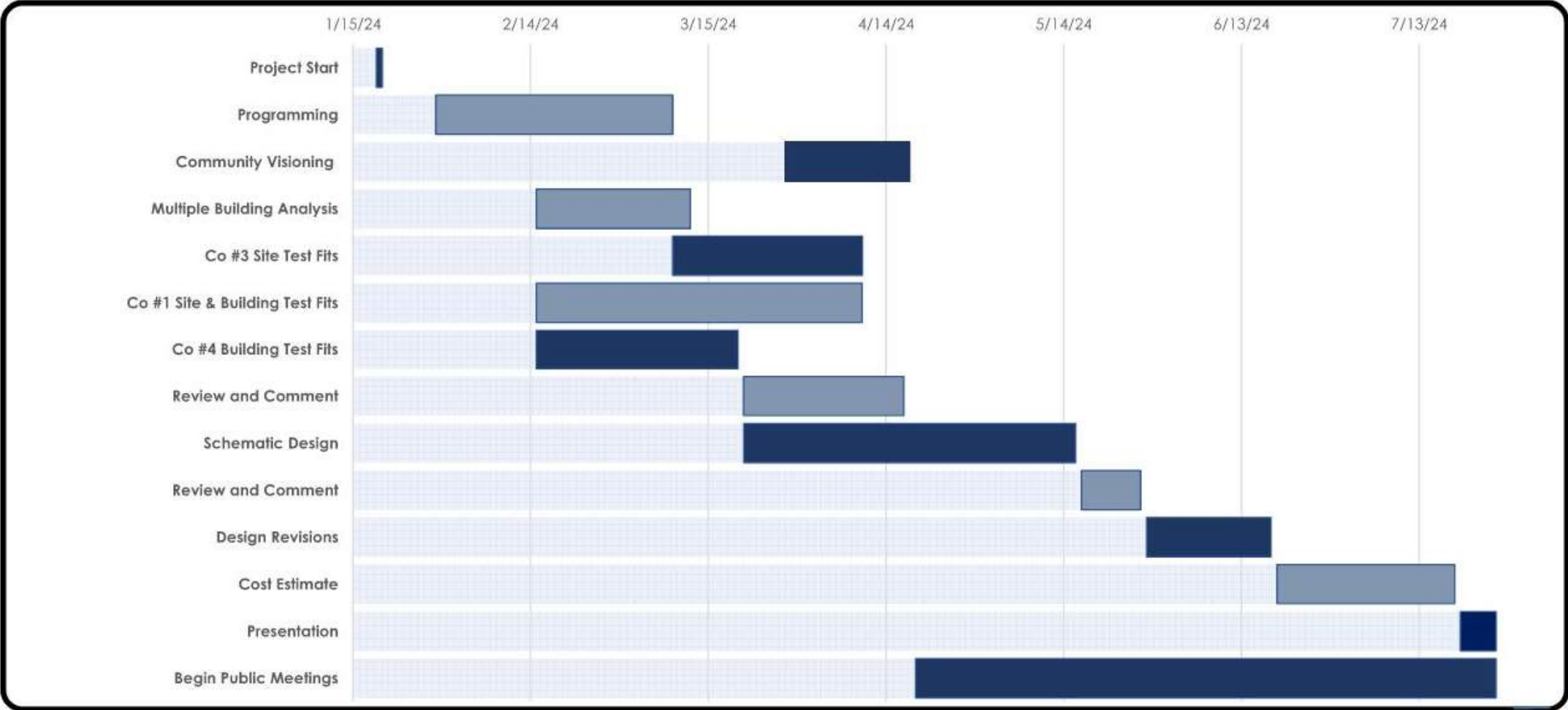
AVON FIRE

Review of additional Site Test Fits

April 10, 2024

Project Timeline

Task Name	Start Date	End Date	Duration
Project Start	1/19/2024	1/19/2024	1
Programming	1/29/2024	3/9/2024	40
Community Visioning	3/28/2024	4/18/2024	21
Multiple Building Analysis	2/15/2024	3/12/2024	26
Co #3 Site Test Fits	3/9/2024	4/10/2024	32
Co #1 Site & Building Test Fits	2/15/2024	4/10/2024	55
Co #4 Building Test Fits	2/15/2024	3/20/2024	34
Review and Comment	3/21/2024	4/17/2024	27
Schematic Design	3/21/2024	5/16/2024	56
Review and Comment	5/17/2024	5/27/2024	10
Design Revisions	5/28/2024	6/18/2024	21
Cost Estimate	6/19/2024	7/19/2024	30
Presentation	7/20/2024	7/26/2024	6
Begin Public Meetings	4/19/2024	7/26/2024	98



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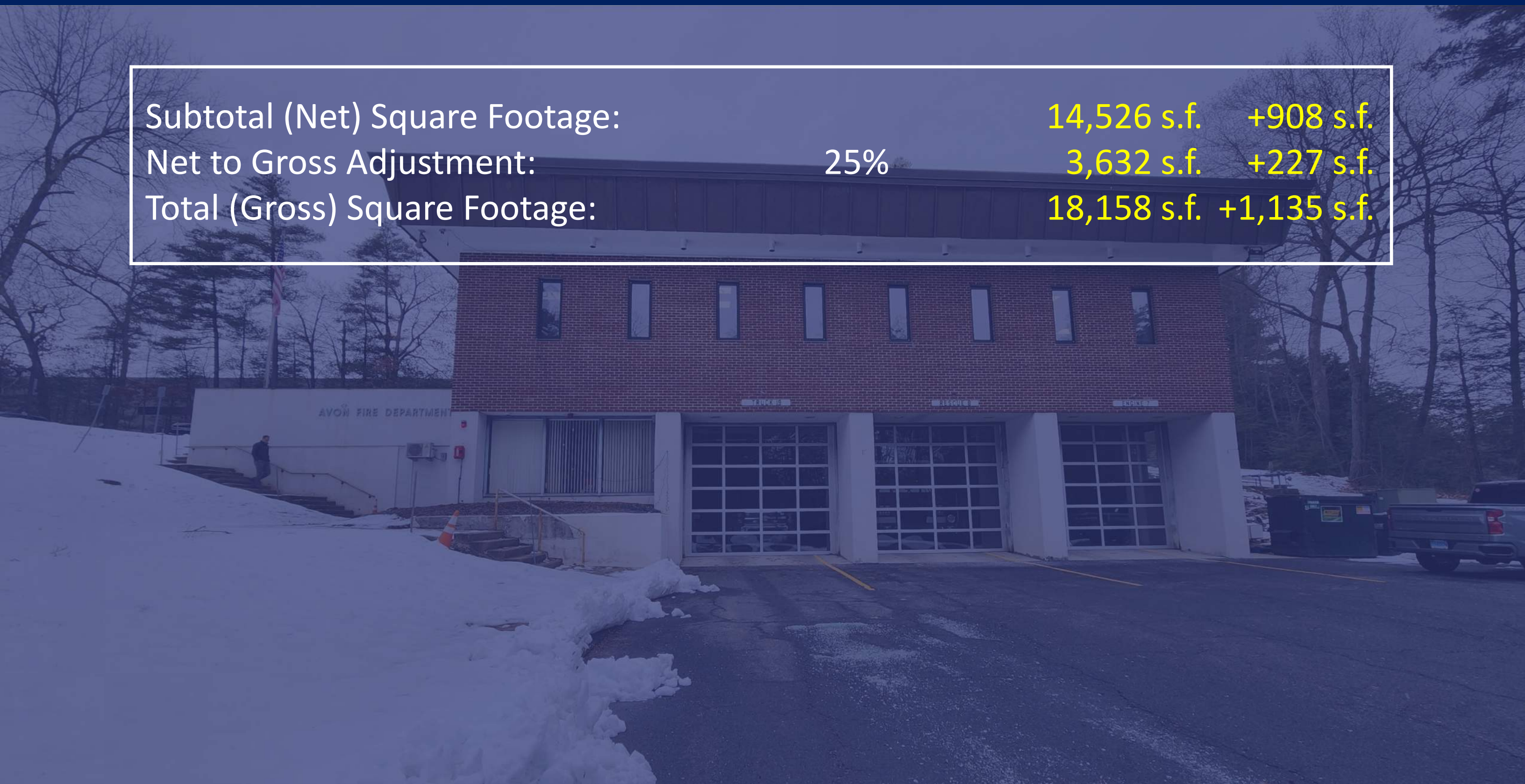
AVON FIRE

Company No. 1 Site Test Fits

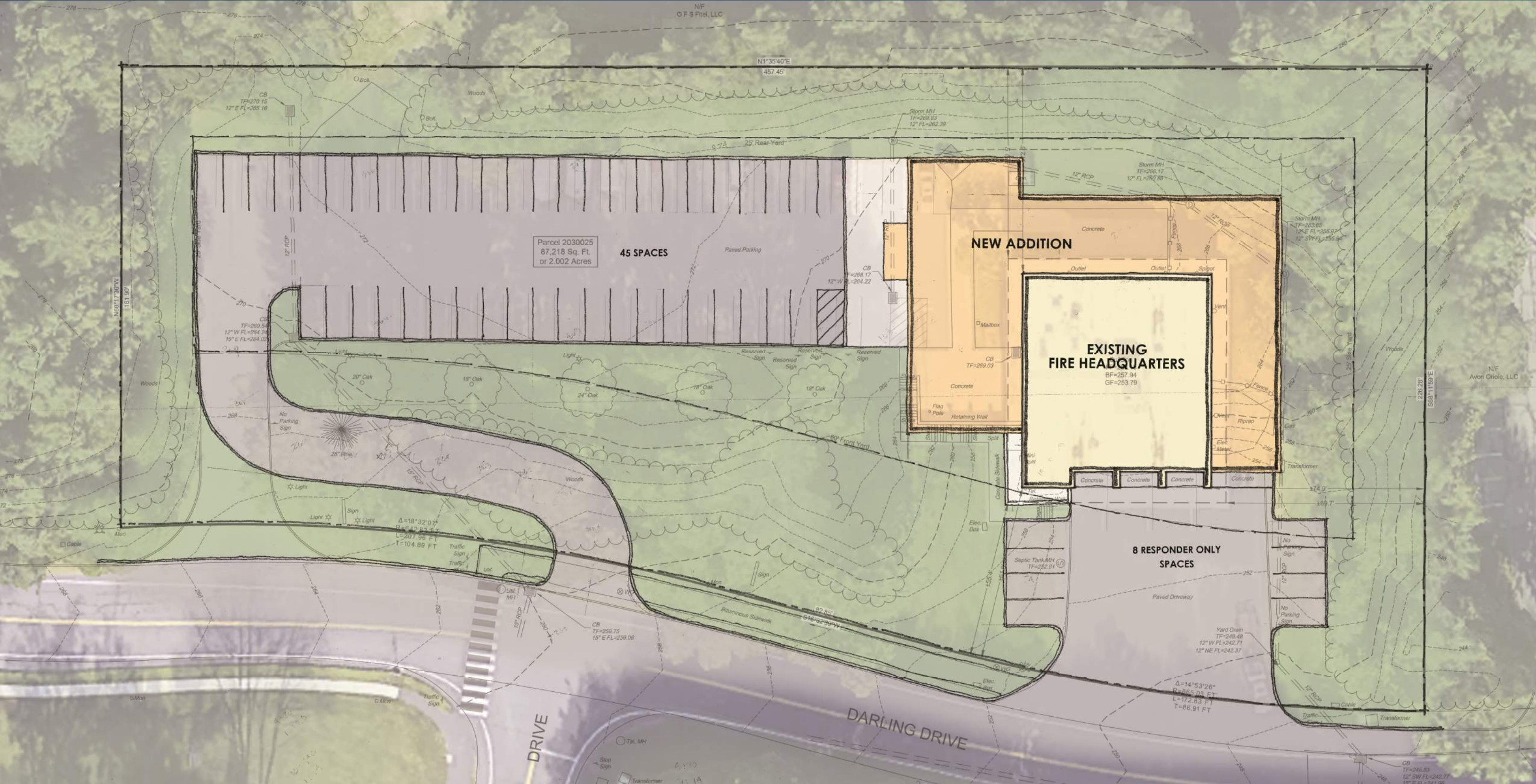
April 10, 2024

Company No. 1 Space Use

Subtotal (Net) Square Footage:		14,526 s.f.	+908 s.f.
Net to Gross Adjustment:	25%	3,632 s.f.	+227 s.f.
Total (Gross) Square Footage:		18,158 s.f.	+1,135 s.f.



Company No. 1 Site Test Fit A – two story + one story bay



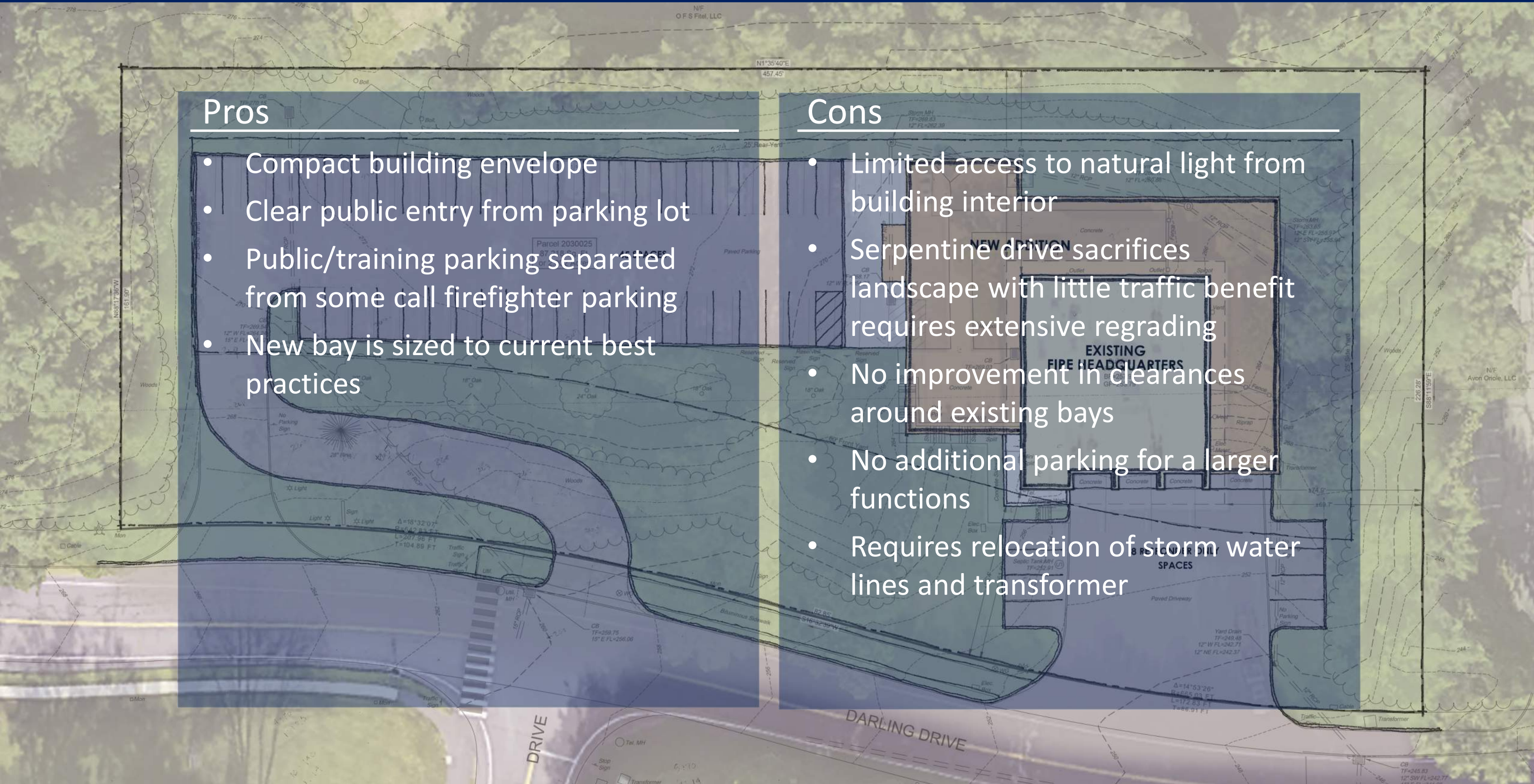
Company No. 1 Site Test Fit A – two story wrap

Pros

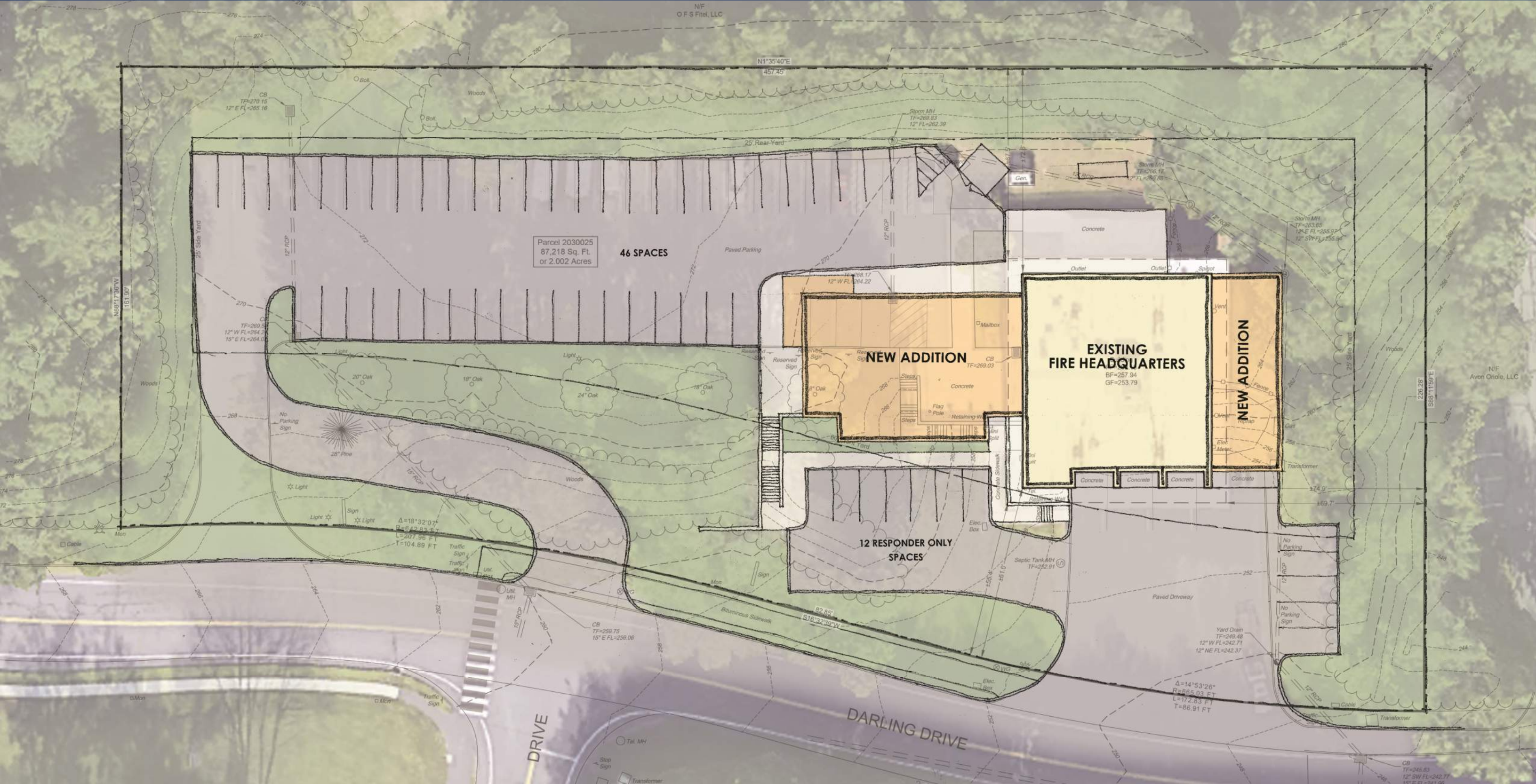
- Compact building envelope
- Clear public entry from parking lot
- Public/training parking separated from some call firefighter parking
- New bay is sized to current best practices

Cons

- Limited access to natural light from building interior
- Serpentine drive sacrifices landscape with little traffic benefit requires extensive regrading
- No improvement in clearances around existing bays
- No additional parking for a larger functions
- Requires relocation of storm water lines and transformer



Company No. 1 Site Test Fit B - two story + one story bay



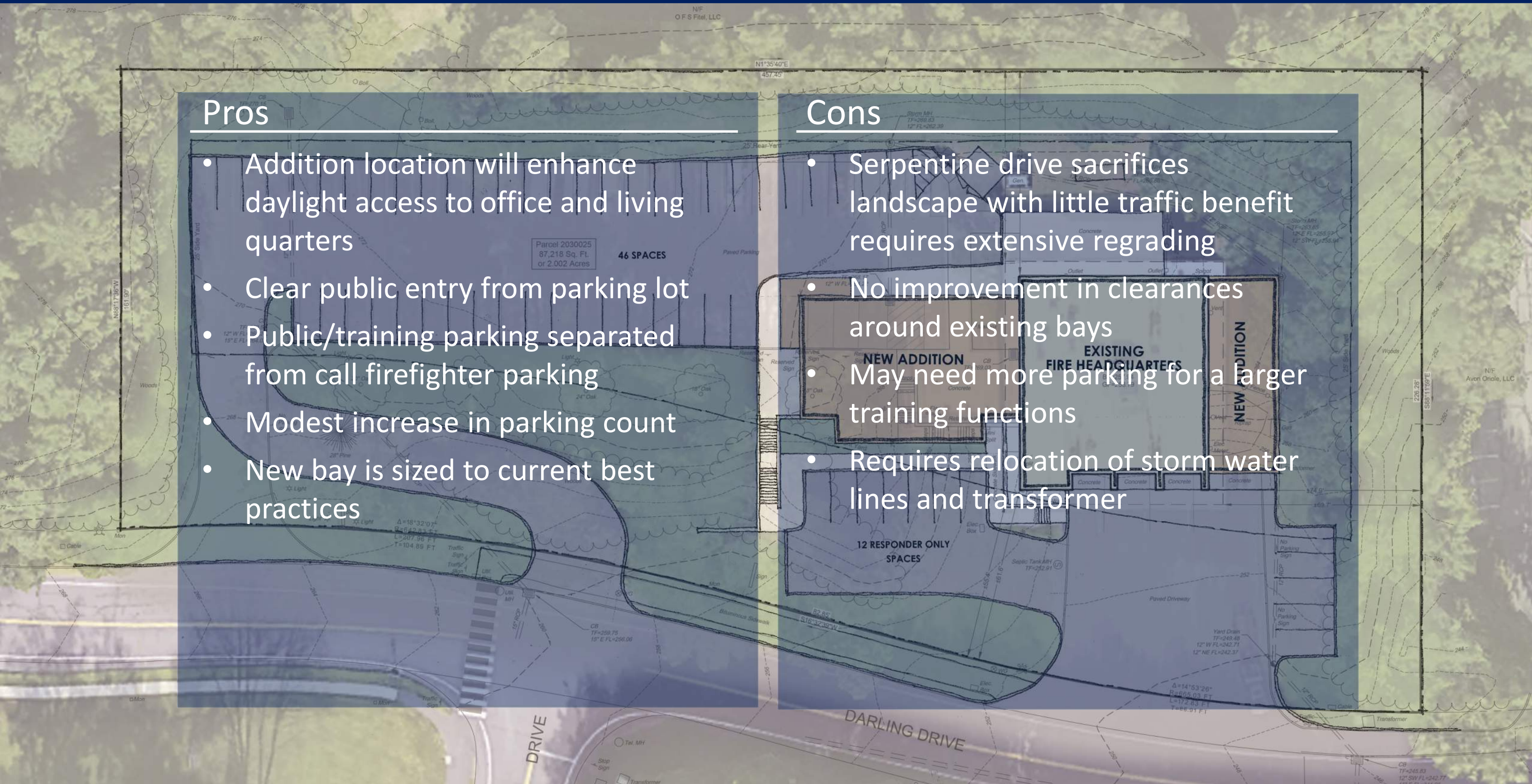
Company No. 1 Site Test Fit B - two story + one story bay

Pros

- Addition location will enhance daylight access to office and living quarters
- Clear public entry from parking lot
- Public/training parking separated from call firefighter parking
- Modest increase in parking count
- New bay is sized to current best practices

Cons

- Serpentine drive sacrifices landscape with little traffic benefit requires extensive regrading
- No improvement in clearances around existing bays
- May need more parking for a larger training functions
- Requires relocation of storm water lines and transformer



Company No. 1 Site Test Fit C – new apparatus bays at mid-level



Company No. 1 Site Test Fit C – new apparatus bays at mid-level

Pros

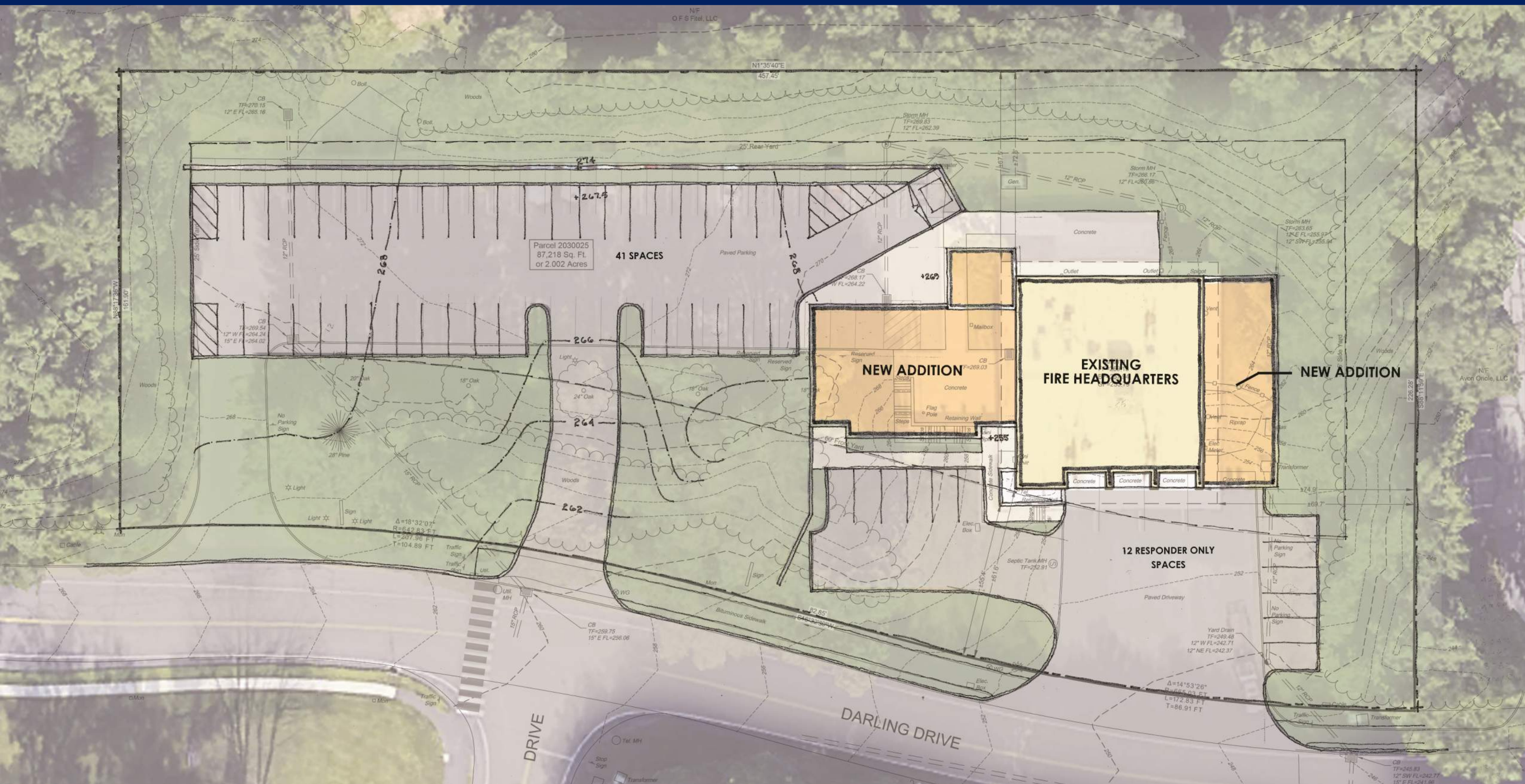
- All new apparatus bays sized to best practices
- Public/training parking separated from call firefighter parking
- Best aligns with overall goal to improve apparatus bay concerns

Cons

- Front yard setback pushes bays back into existing parking area
- No ideal public entry point
- Little added parking
- Requires elimination of landscaped areas and significant new retaining walls
- Parking lots are dead ends



Company No. 1 Site Test Fit D – two story + one story apparatus bay



Company No. 1 Site Test Fit D – two story + one story apparatus bay

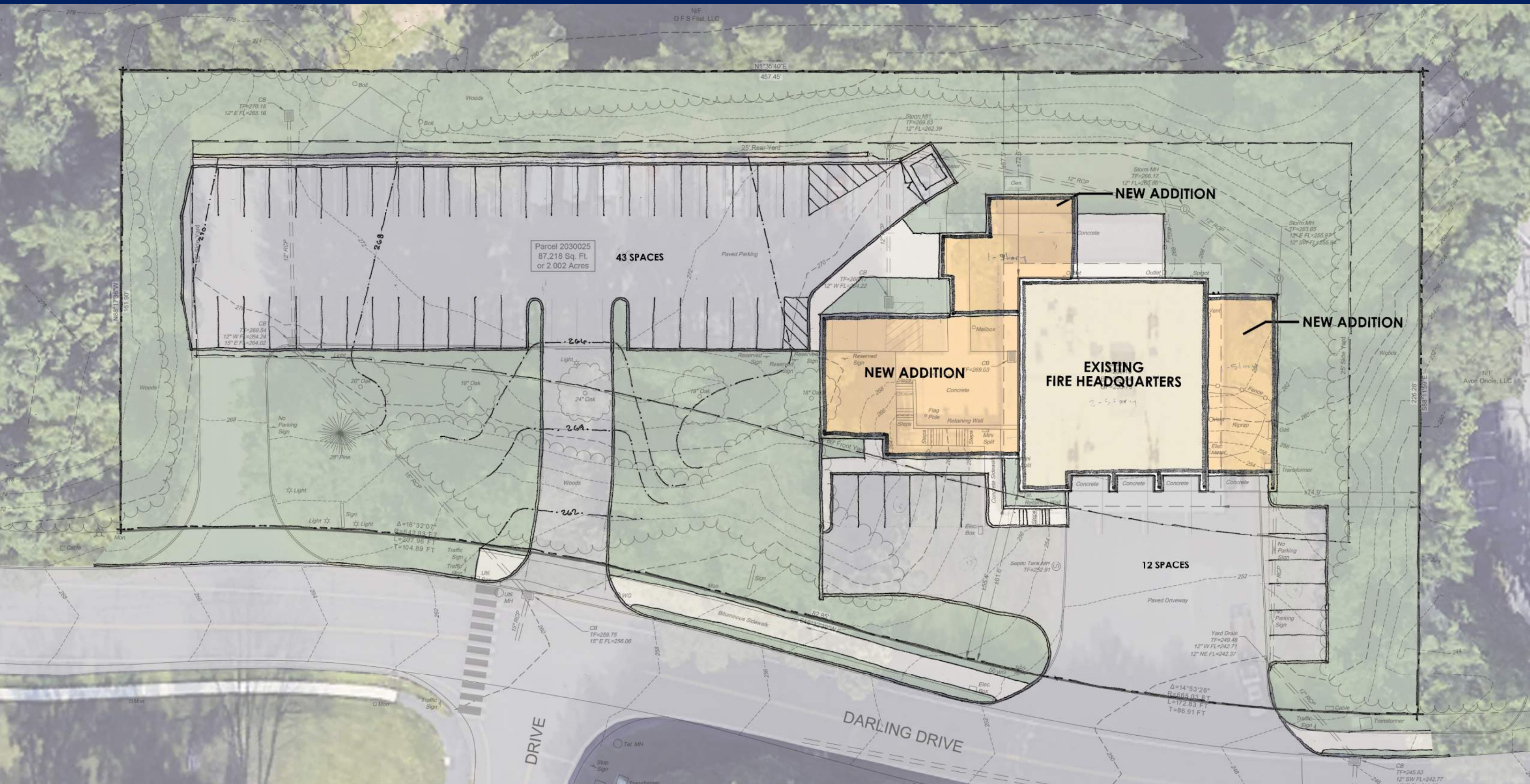
Pros

- Addition location will enhance daylight access to office and living quarters
- Public/training parking separated from call firefighter parking
- New bay is sized to current best practices

Cons

- Extensive regrading required to align drive; cost is not likely worth the modest improvement in sight lines
- May need more parking for a larger training functions
- Dumpster enclosure near front entrance
- No improvement in clearances around existing bays
- Requires relocation of storm water lines and transformer
- Parking lots are dead ends to either side

Company No. 1 Site Test Fit E - one story at mid level +one story apparatus bay



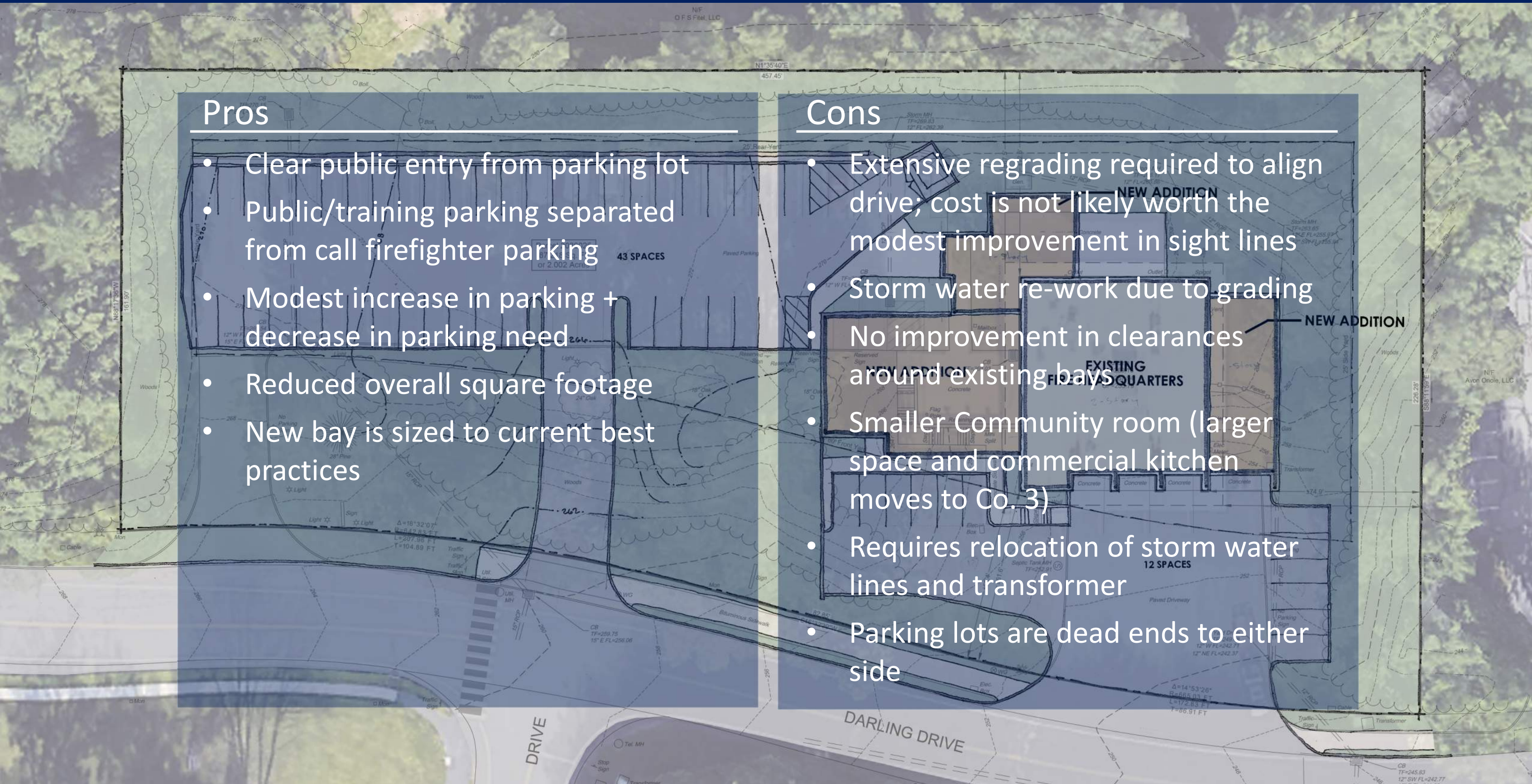
Company No. 1 Site Test Fit E - one story at mid level +one story apparatus bay

Pros

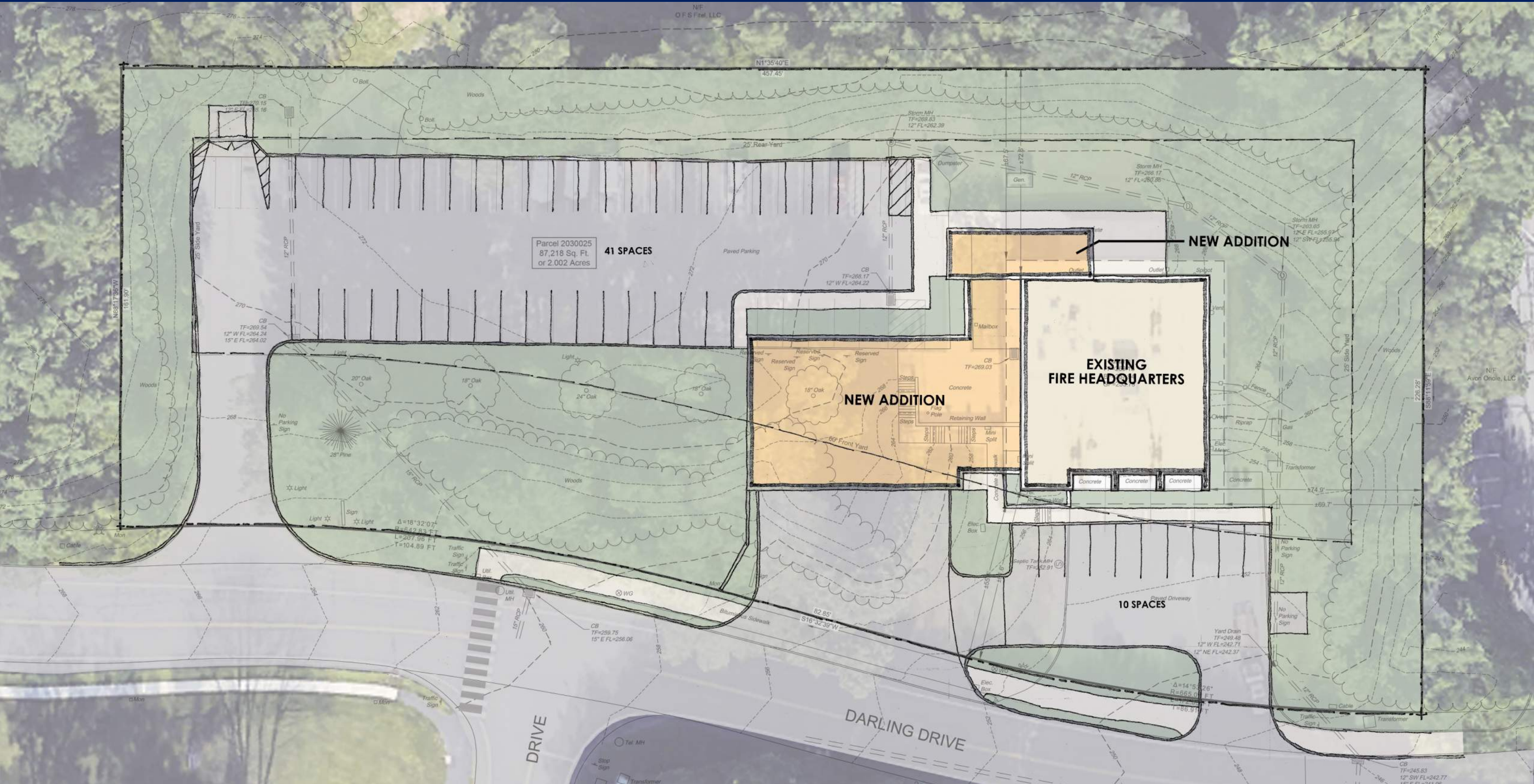
- Clear public entry from parking lot
- Public/training parking separated from call firefighter parking
- Modest increase in parking + decrease in parking need
- Reduced overall square footage
- New bay is sized to current best practices

Cons

- Extensive regrading required to align drive; cost is not likely worth the modest improvement in sight lines
- Storm water re-work due to grading
- No improvement in clearances around existing bays
- Smaller Community room (larger space and commercial kitchen moves to Co. 3)
- Requires relocation of storm water lines and transformer
- Parking lots are dead ends to either side

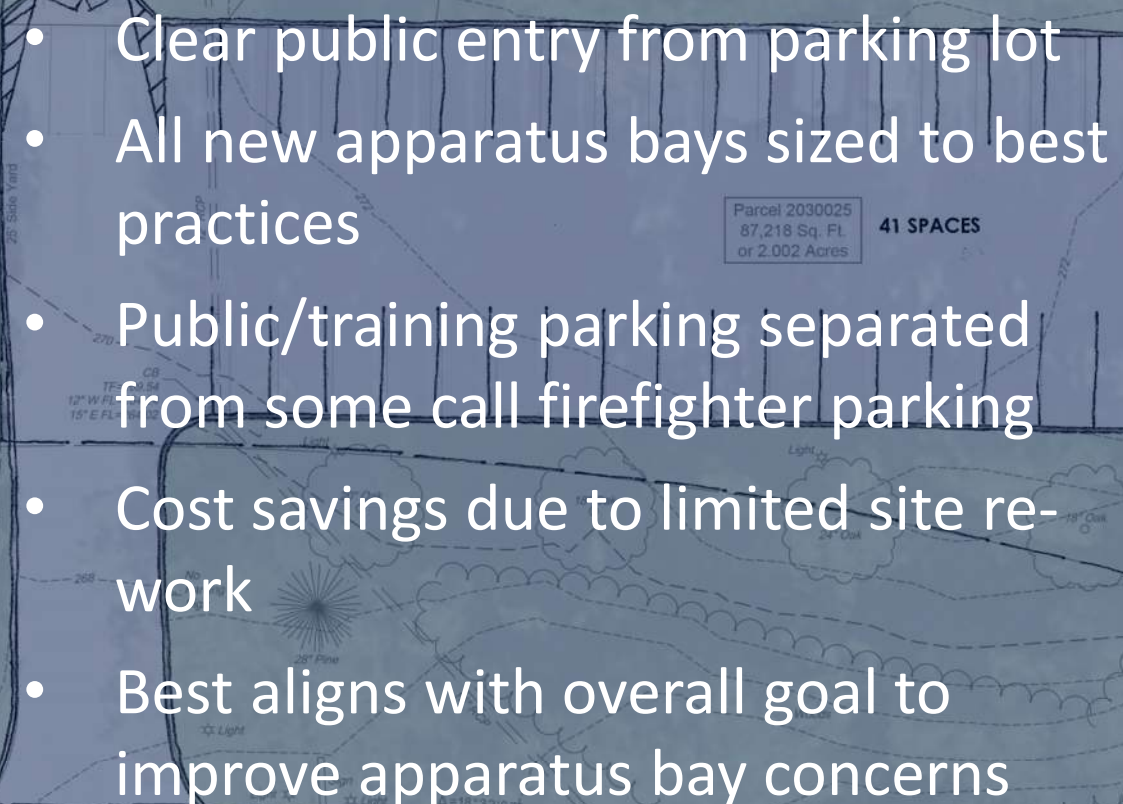


Company No. 1 Site Test Fit F – new apparatus bays + small two-story addition



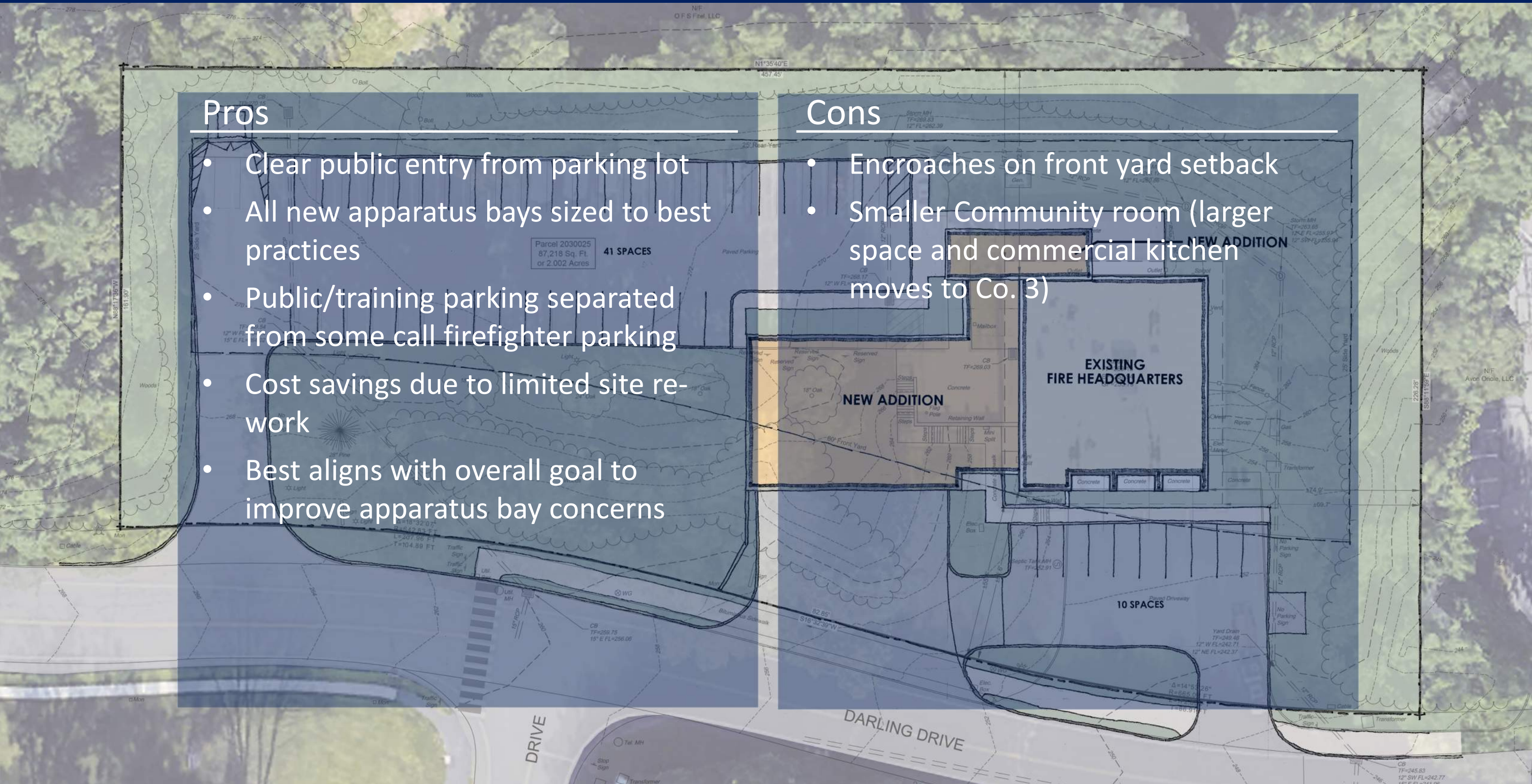
Company No. 1 Site Test Fit F – new apparatus bays + small two-story addition

Pros

- 
- Clear public entry from parking lot
 - All new apparatus bays sized to best practices
 - Public/training parking separated from some call firefighter parking
 - Cost savings due to limited site re-work
 - Best aligns with overall goal to improve apparatus bay concerns

Cons

- Encroaches on front yard setback
- Smaller Community room (larger space and commercial kitchen moves to Co. 3)



The background image shows a fire station with a light-colored, gabled roof and brick accents. Three fire trucks are parked in front of the station. The first truck on the left is a red and white engine with "WEST END" on the front. The second truck is a red and white tanker. The third truck is a red and white ladder truck. Above the trucks, signs on the station wall read "ENGINE 14", "TANKER 5", and "LADDER 12".

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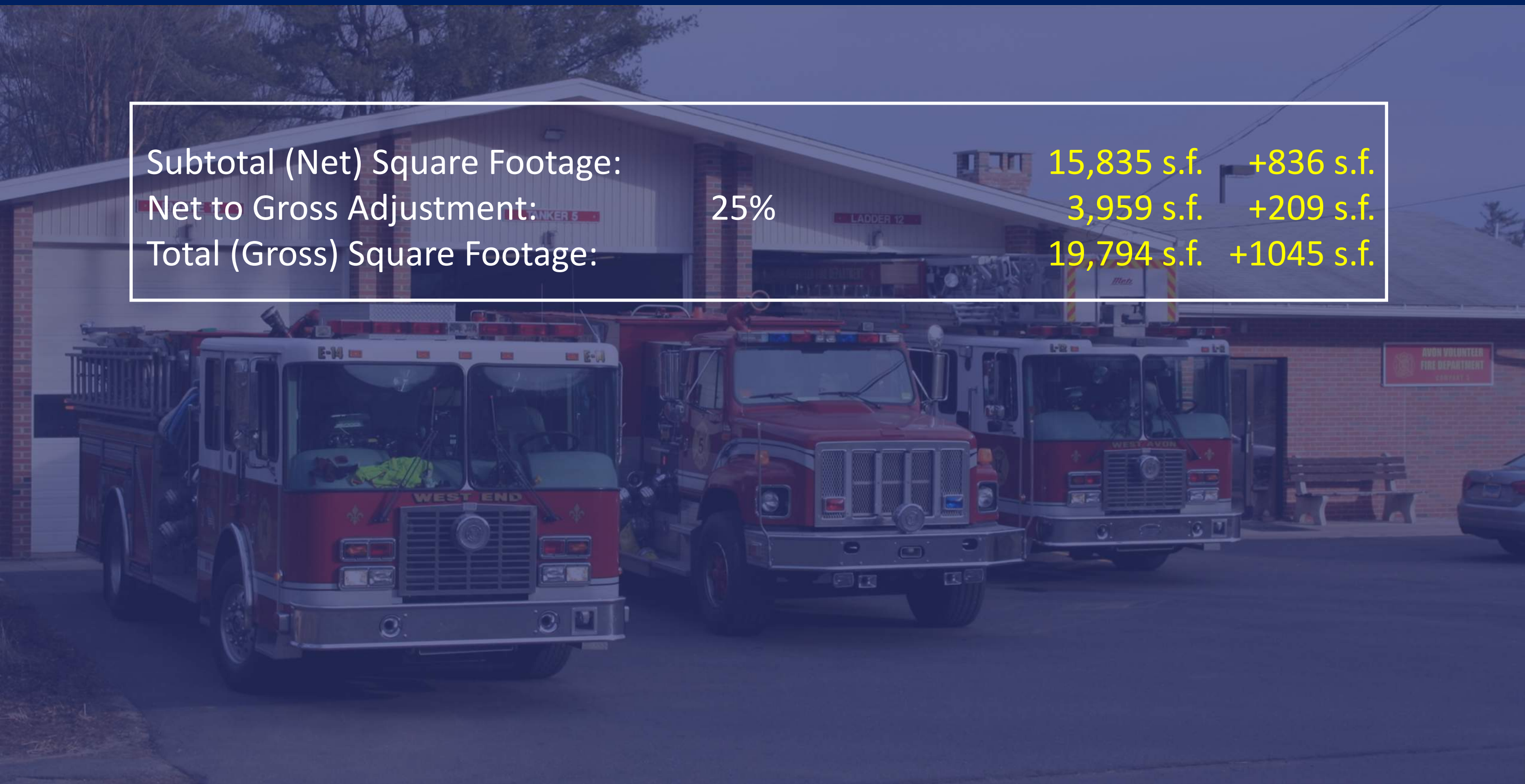
AVON FIRE

Company No. 3 Site Test Fits

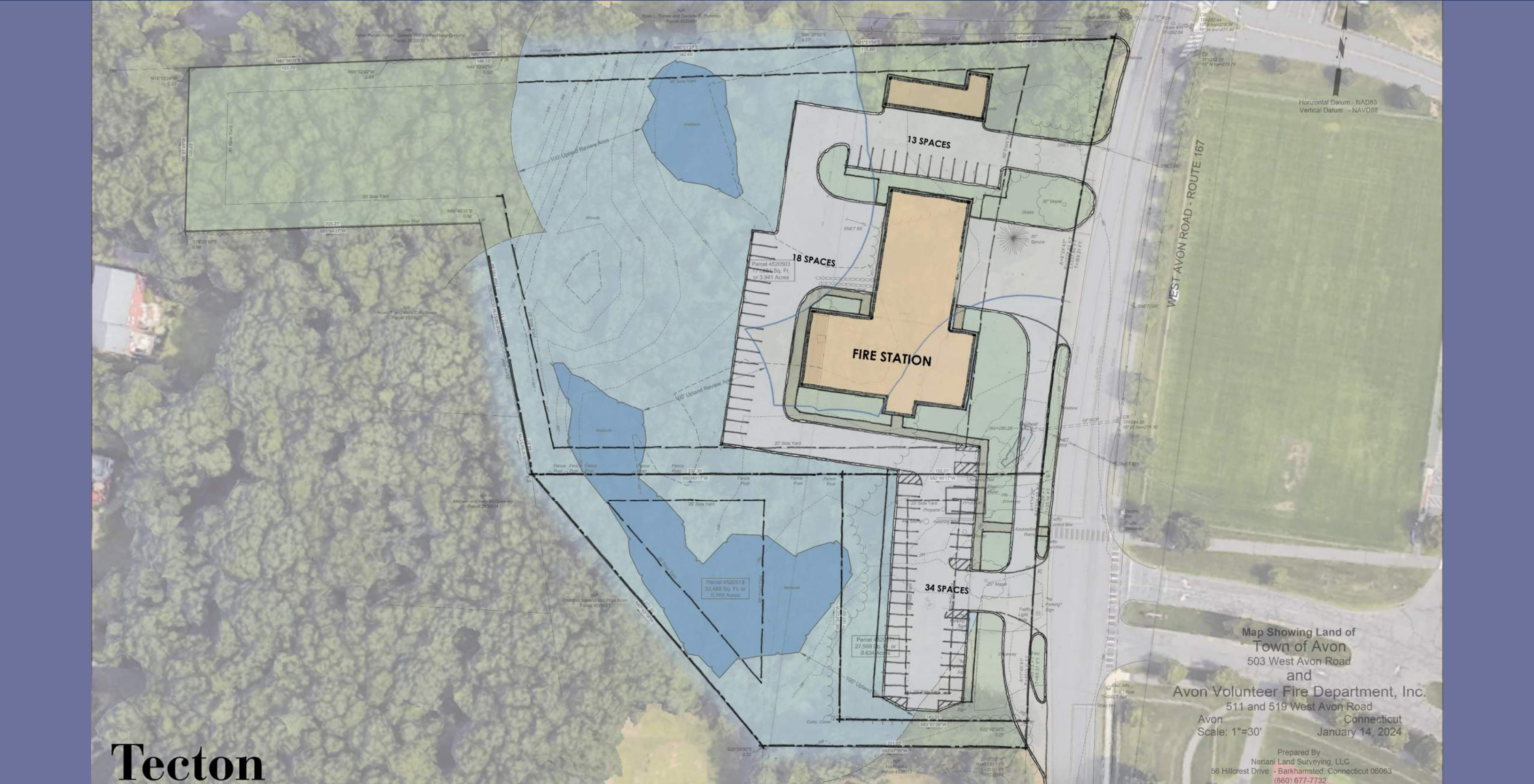
April 10, 2024

Company No. 3 Space Use

Subtotal (Net) Square Footage:		15,835 s.f.	+836 s.f.
Net to Gross Adjustment:	25%	3,959 s.f.	+209 s.f.
Total (Gross) Square Footage:		19,794 s.f.	+1045 s.f.



Company No. 3 Site Test Fit A – one story



Company No. 3 Site Test Fit A – one story

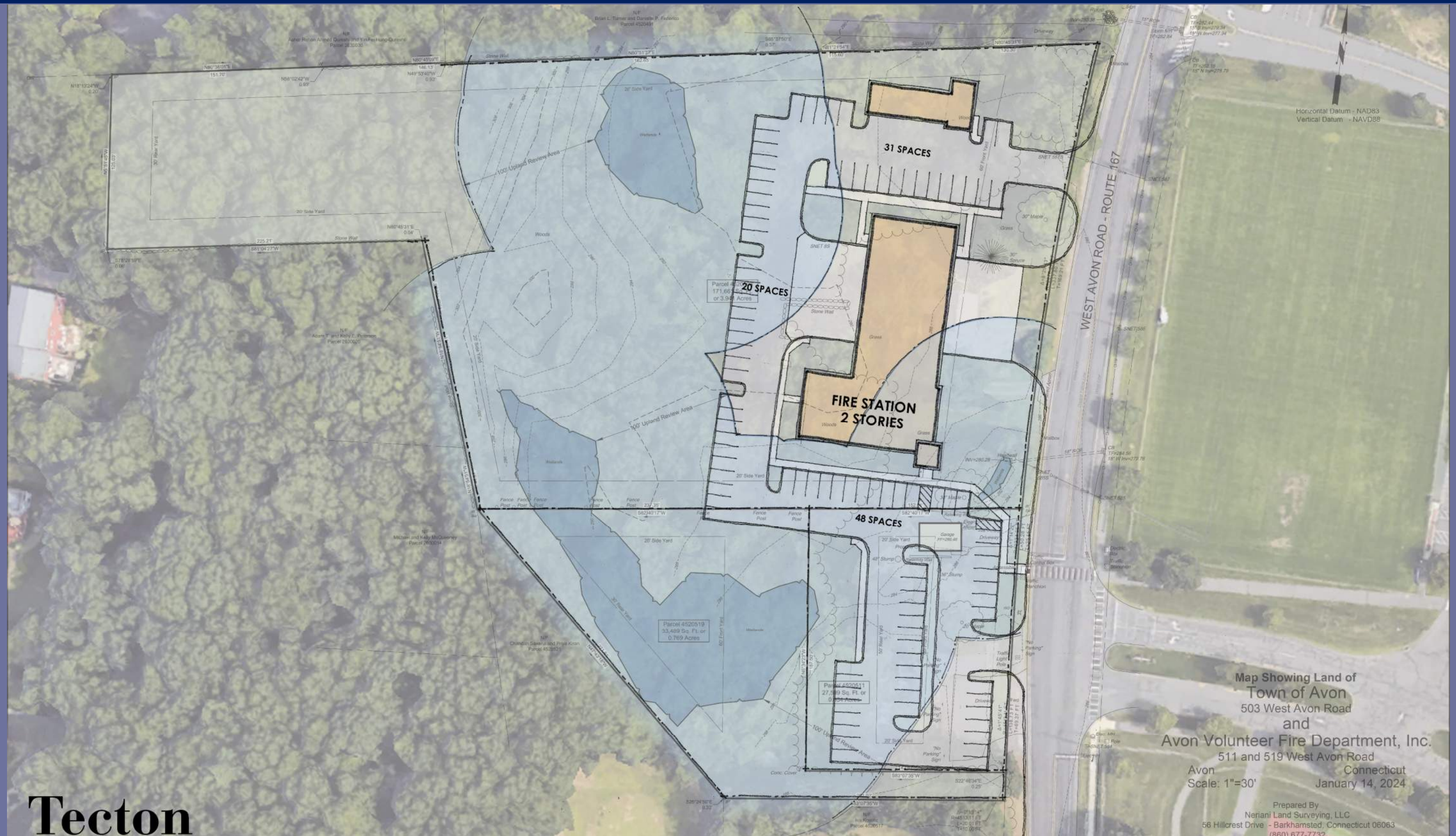
Pros

- Clear public entry
- Direct egress from apron to roadway for first line equipment
- One story does not need stairs or elevator
- Public/training parking separated from call firefighter parking – opportunity for additional parking
- Apparatus bay is outside of wetland buffer, entire building may be
- Respects residential buffer with vegetation and outbuilding

Cons

- Emergency response route will confuse the public
- Large apron opens into school traffic
- May need more parking for a larger training function
- Larger footprint pushes more work into buffer zone – decreases green space
- Three curb cuts, response out of two
- Emergency route crosses pedestrian and visitor paths
- Recommend Opticom system

Company No. 3 Site Test Fit B – two story + larger training



Company No. 3 Site Test Fit B – two story + larger training

Pros

- Clear public entry
- Direct egress from apron to roadway for first line equipment
- Public/training parking separated from call firefighter parking
- Apparatus bay is likely outside of wetland buffer, entire building may be.
- Nearly 100 parking spaces
- Smaller footprint reduces impact to buffer zone – increases green space
- Outbuilding serves as buffer to neighbor

Cons

- Large apron opens into school traffic
- Recommend Opticom system
- Three curb cuts, response out of two
- Requires elevator and two stairs

Company No. 3 Site Test Fit C



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Company No. 3 Site Test Fit C

Pros

- Clear public entry
- Two curb cuts vs. three
- Smaller emergency route curb cuts – one route may use intersection
- Public/training parking separated from call firefighter parking
- Over 100 parking spaces

Cons

- Use of curb cut to intersection crosses public vehicle path
- Apparatus bay encroaches on wetland buffer
- Development encroaches deeper into site
- Building orientation and resulting traffic configuration reduces green space
- Outbuilding does not serve as buffer to neighbor



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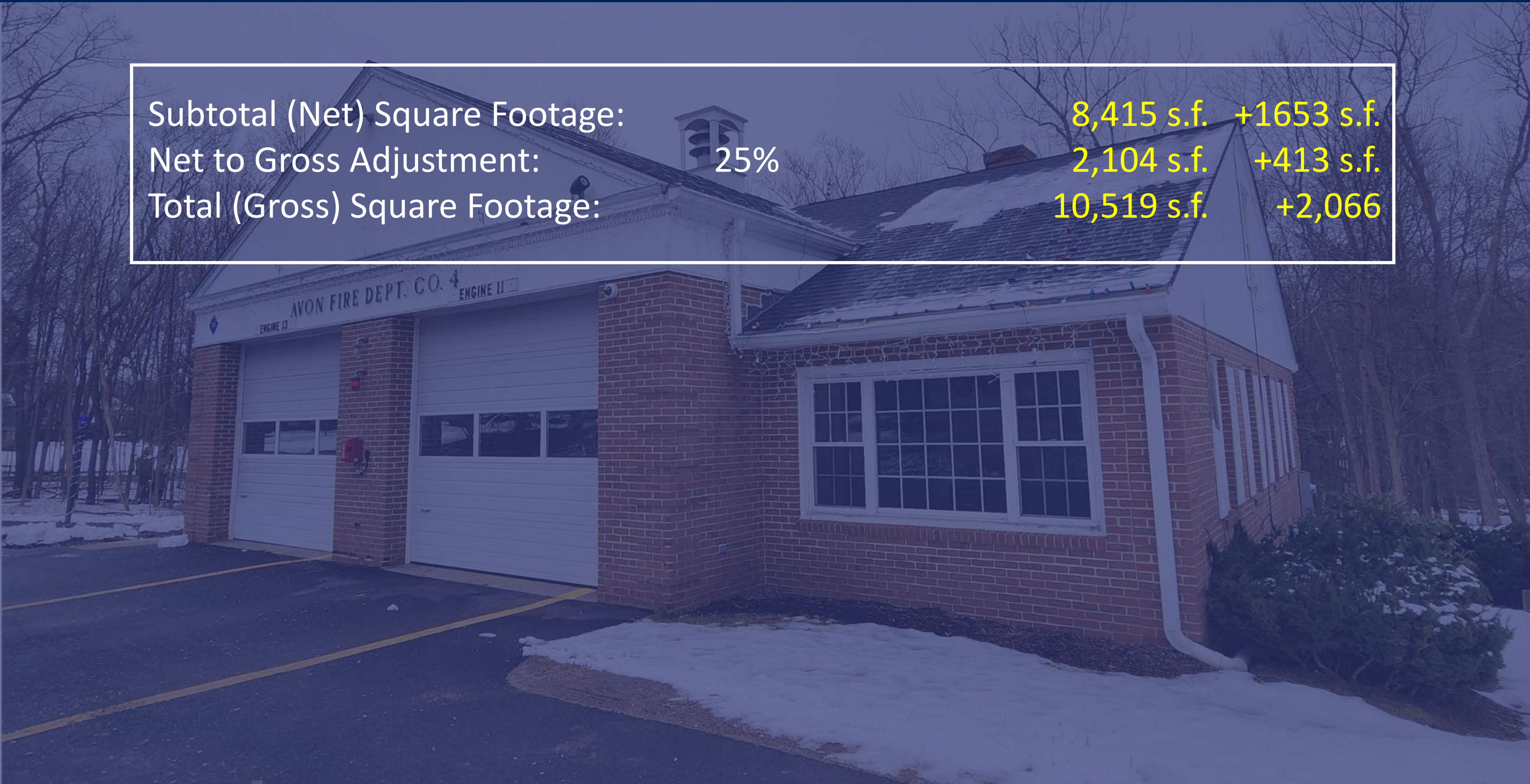
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Company No. 4 Site Test Fits

April 10, 2024

Company No. 4 Space Use

Subtotal (Net) Square Footage:		8,415 s.f.	+1653 s.f.
Net to Gross Adjustment:	25%	2,104 s.f.	+413 s.f.
Total (Gross) Square Footage:		10,519 s.f.	+2,066



EDWARDS ROAD

HUCKLEBERRY HILL ROAD

7 SPACES

EXISTING STATION

ADDITION

9 SPACES

Parcel 2810365
52,212 Sq. Ft.
or 1.199 Acres

10' Upland Review 100'

N/F Avon Land Trust

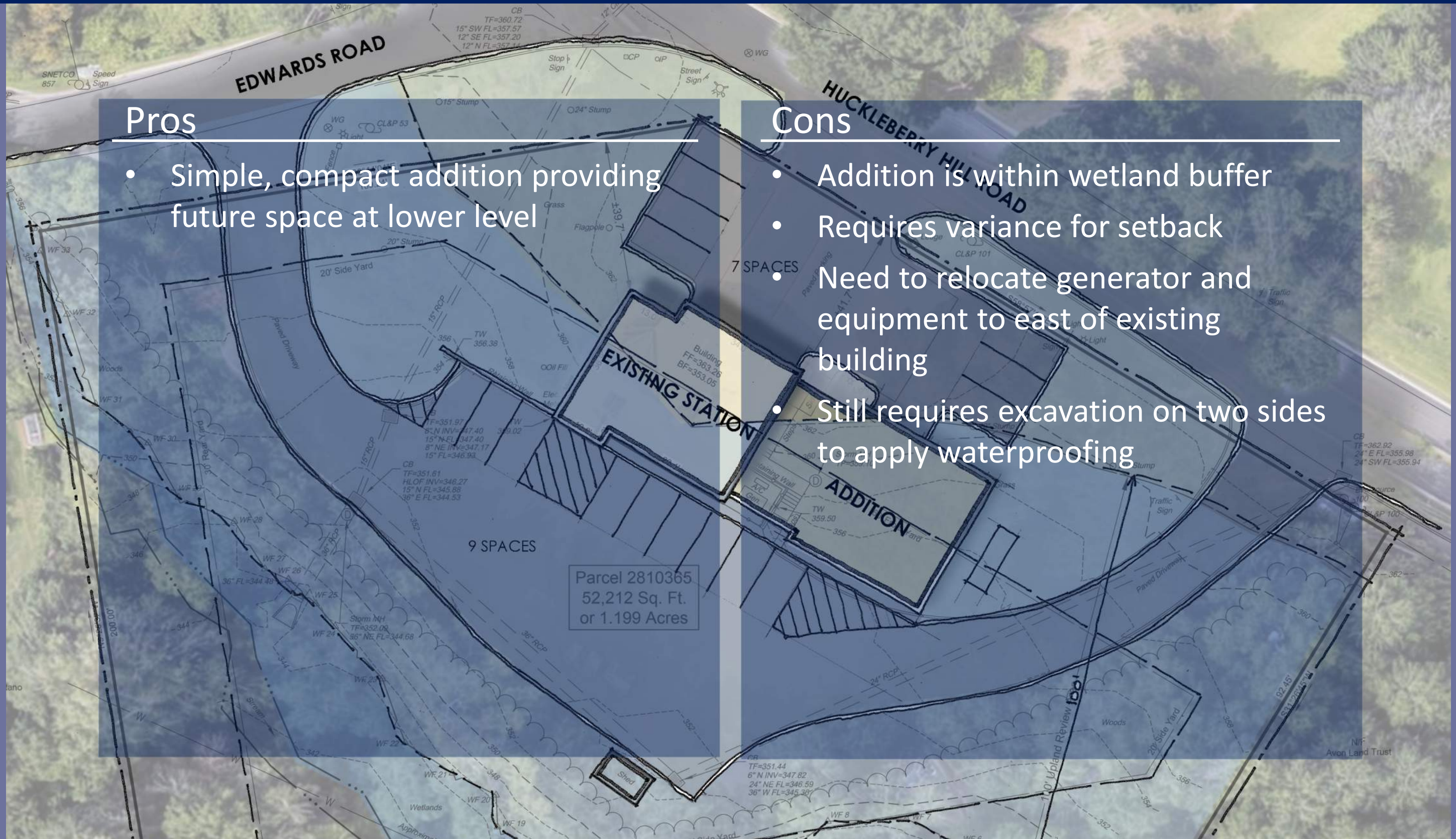
Company No. 4 Site Test Fit A – one two-story addition

Pros

- Simple, compact addition providing future space at lower level

Cons

- Addition is within wetland buffer
- Requires variance for setback
- Need to relocate generator and equipment to east of existing building
- Still requires excavation on two sides to apply waterproofing



Company No. 4 Site Test Fit B – two two-story additions



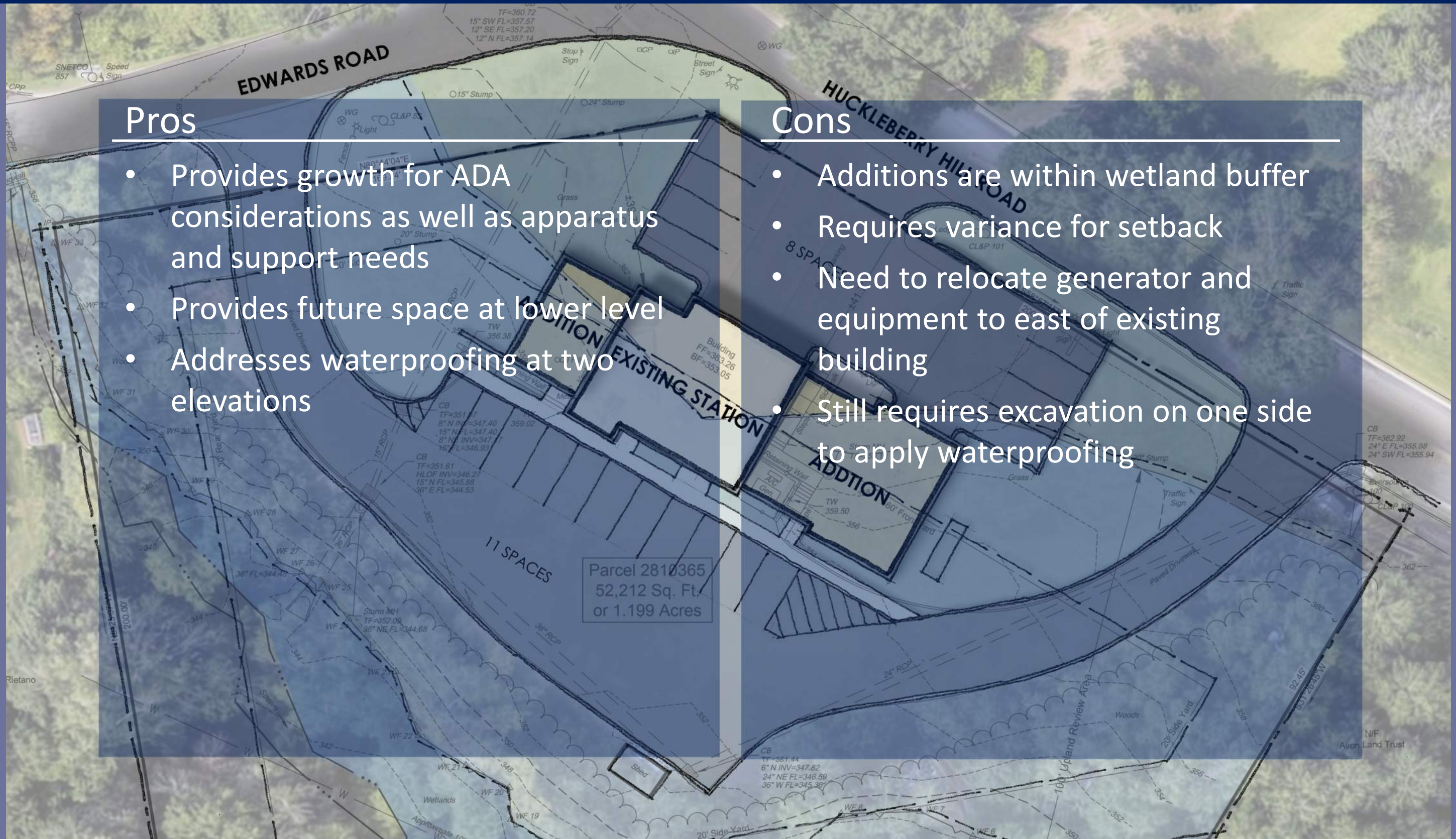
Company No. 4 Site Test Fit B – two two-story additions

Pros

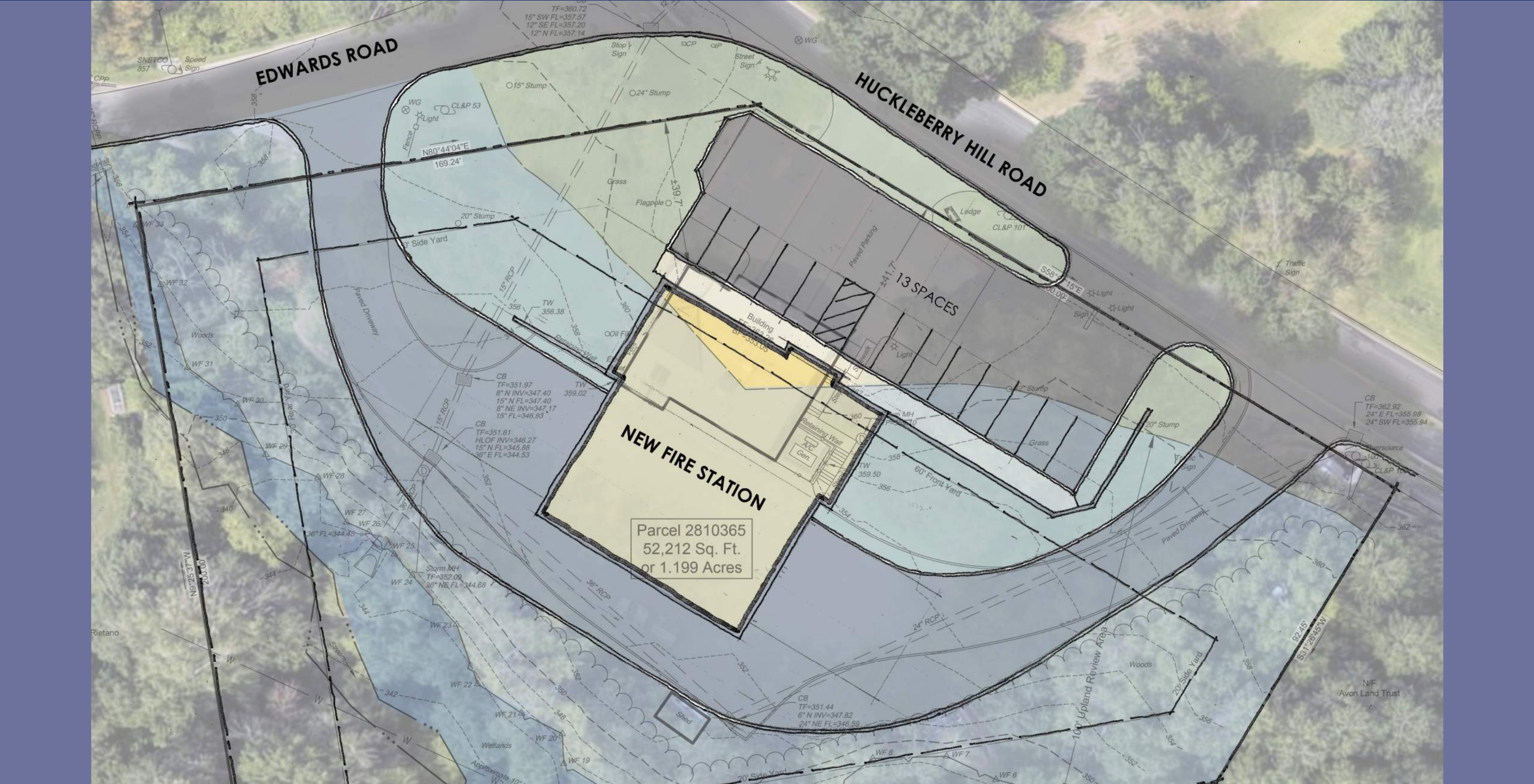
- Provides growth for ADA considerations as well as apparatus and support needs
- Provides future space at lower level
- Addresses waterproofing at two elevations

Cons

- Additions are within wetland buffer
- Requires variance for setback
- Need to relocate generator and equipment to east of existing building
- Still requires excavation on one side to apply waterproofing



Company No. 4 Site Test Fit C – all new construction



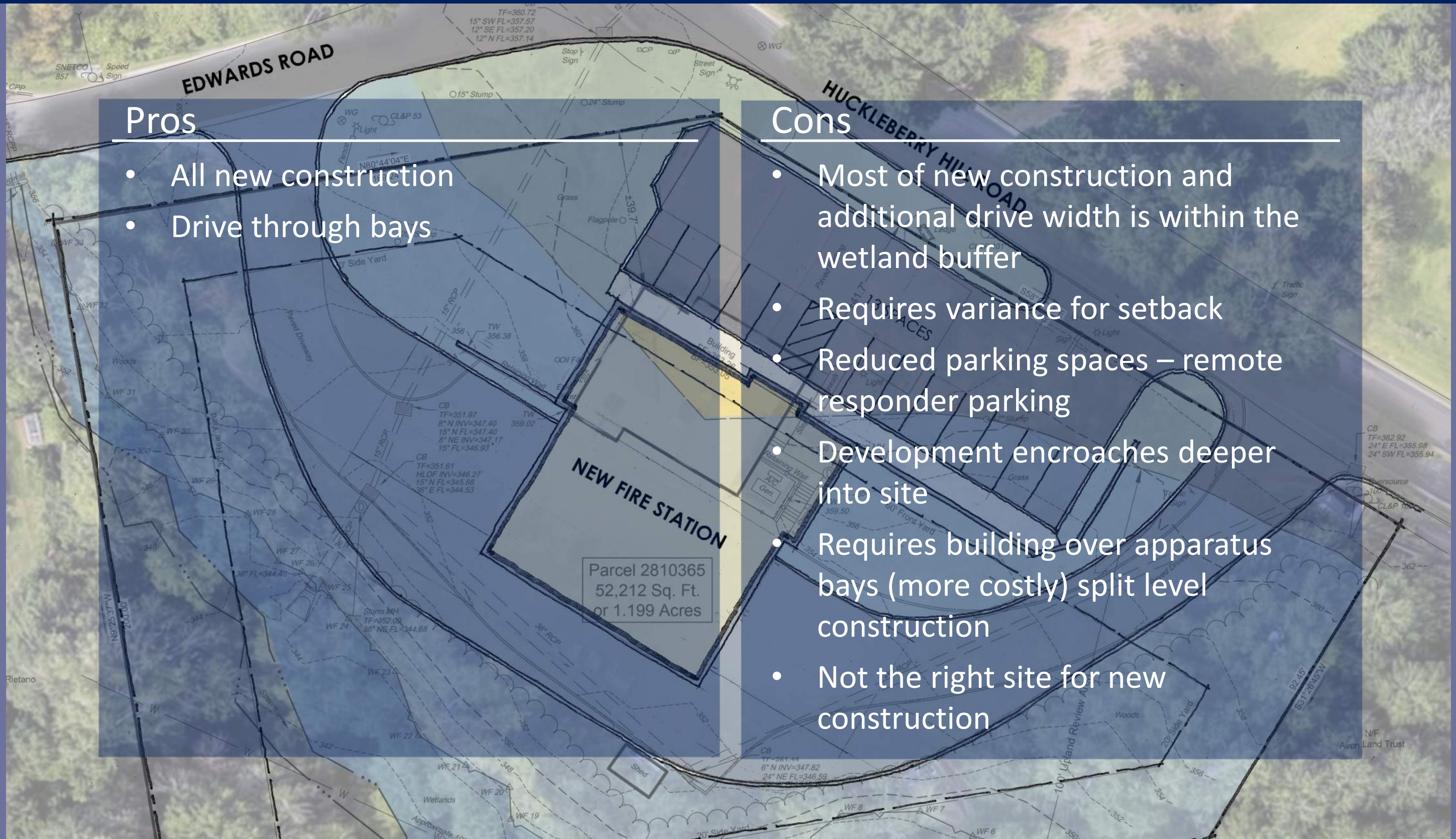
Company No. 4 Site Test Fit C – all new construction

Pros

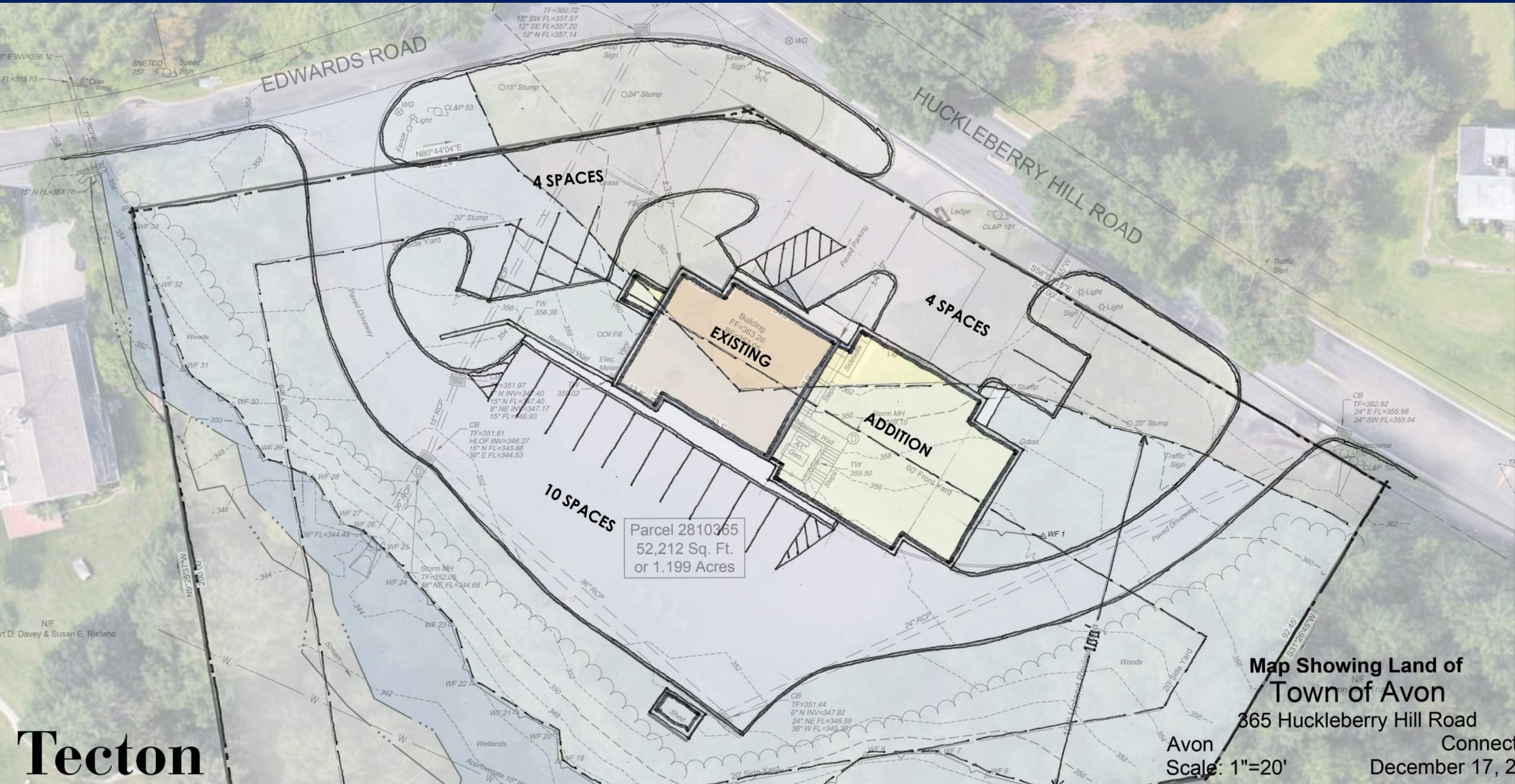
- All new construction
- Drive through bays

Cons

- Most of new construction and additional drive width is within the wetland buffer
- Requires variance for setback
- Reduced parking spaces – remote responder parking
- Development encroaches deeper into site
- Requires building over apparatus bays (more costly) split level construction
- Not the right site for new construction



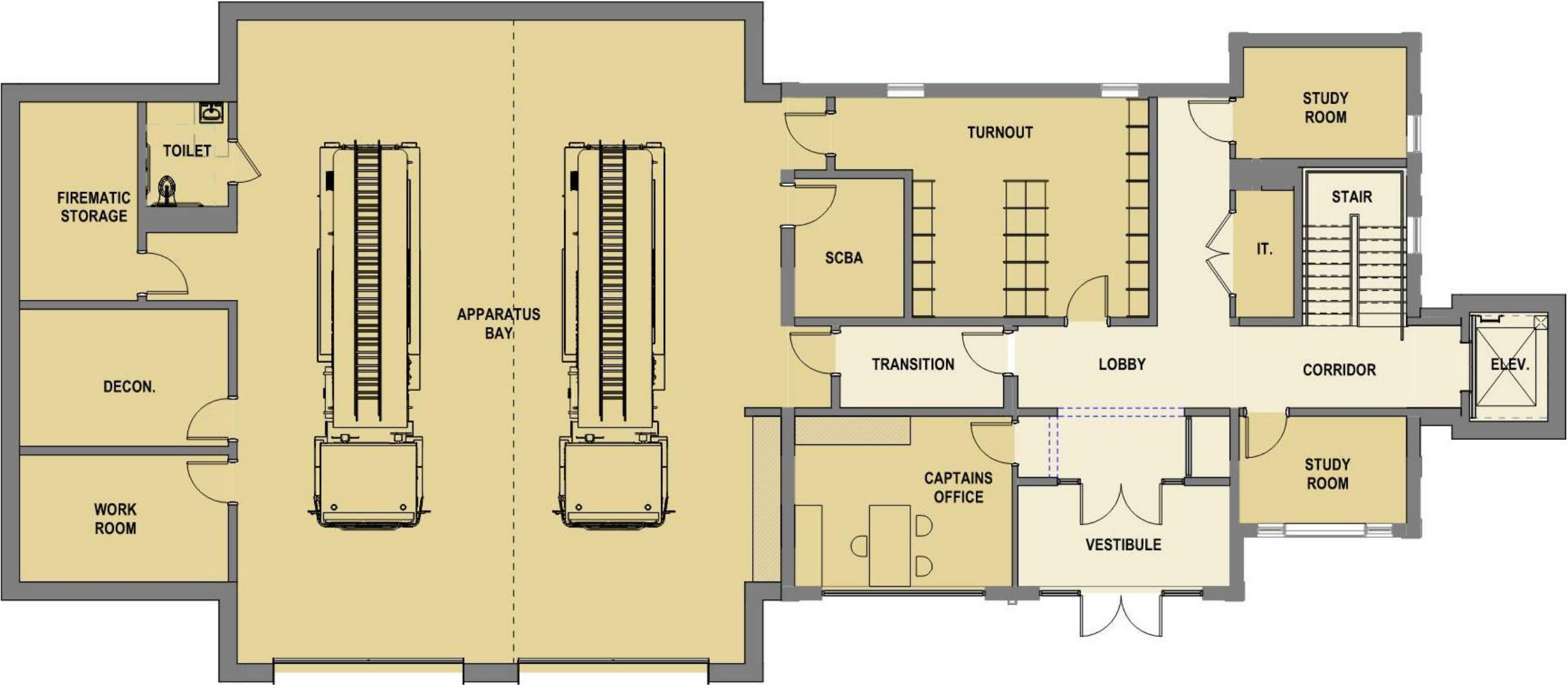
Company No. 4 Conceptual Site Plan



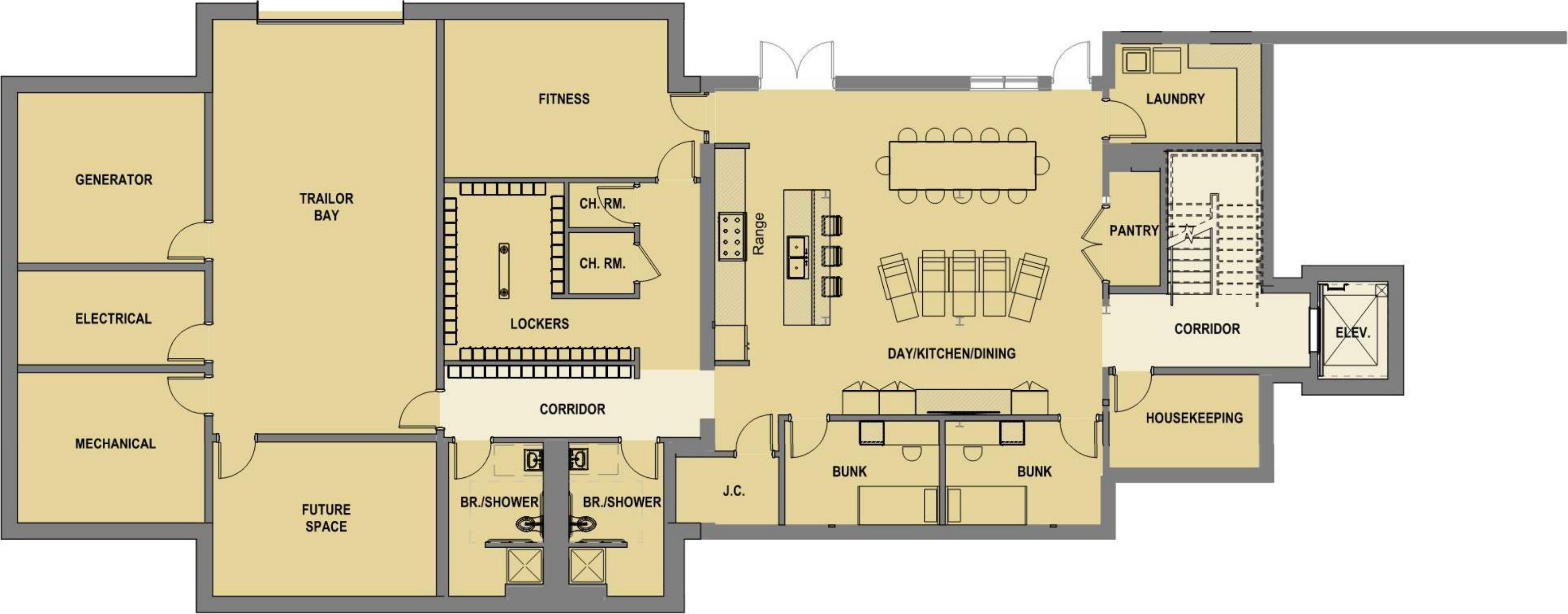
Map Showing Land of
Town of Avon
365 Huckleberry Hill Road
Avon, Connecticut
Scale: 1"=20'
December 17, 2020

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Company No. 4 Conceptual Upper Floor Plan



Company No. 4 Conceptual Upper Floor Plan



Company No. 4 Conceptual Massing



Company No. 4 Conceptual Massing



The background features a close-up of a hand holding a pen, with various social justice and community development terms overlaid in a light blue, semi-transparent font. The terms include: CRIME CAUSATION / CRIME RATE / LACK, ROOT CAUSES / INEQUALITY, ABUSE / LOW, AWARENESS / SUSTAINABLE, EDUCATION, INPUT / ACCOUNTABILITY, PROACTIVE ENGAGEMENT, and TRUST / OPPORTUNITIES.

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THANK YOU!

Q & A