

**Residents of Newfane  
are encouraged to attend an  
informational Public Hearing**

1:00 pm  
Saturday, Oct. 29

NewBrook Fire Station

**Purpose:**

*Presentation of the  
Town Office Building  
recommendation*

(Article 1, Nov., 8, 2016)

by the  
Town Office Building Committee

## Article 1, a Bond for a new Town office building. This is what we're voting on:

After additional review of costs and careful consideration, the Town Office Building Committee strongly recommends construction of a new office building over extensive renovations which include a new vault and a new addition.

The present Town office was built as a school in 1930. By 1986 the school had outgrown the building and had to move, which is when the Town office moved in.

30 years later we are in a similar situation, having outgrown an aging building. There are numerous and serious deficiencies – insufficient room, age & condition, lack of privacy, code and ADA compliance, and a document vault that is too small, and lacks climate control which is exposing legal documents to mold.

The option of making renovations to the existing building would require work to all mechanical systems: heating, electric, plumbing and ventilating – as well as structural: roof, siding, partitions, floors, insulation, sheetrock and painting. A new addition and a new larger vault are required as well. The building would also need to become ADA compliant.

Even with extensive renovations the present building would remain a near 90-year-old structure sitting over a shallow dirt cellar less than 300 ft from Smith Brook.

With a new building Newfane would gain an efficient, up-to-date Town office that will meet our needs decades into the future with predictable annual maintenance.

The Town Office Building Committee believes this is the most financially responsible longterm decision for Newfane taxpayers.

### Town Bond Revote Warning:

<http://newfanevt.com/town-bond-revote-warning/>

### Town Office Building Committee:

Karen Astley  
Gary Delius, Selectboard member  
Carol Hatcher, Selectboard member  
Doris Knechtel, Committee Chair  
Mel Martin  
Meghan Monro  
Frank Suponski

## A unique opportunity for Newfane. This is *not* part of Article 1:

The Town has a unique opportunity regarding the re-location of a new Town office building – one which would allow the office to remain in the village center.

The Town has approached our neighbor to the north about selling their parcel. They have stated they would be willing. The existing two buildings would be taken down.

Additionally, WW Building Supply has contacted the Town expressing interest in purchasing our property in order to grow & expand their business. The old antique shop would be demolished to make room for a new retail & showroom facility which would add tax revenue to the Town. They've stated our building would be rented out to local businesses – also adding it to the tax rolls.

These are possible options to the Town if Article 1 passes. The Committee suggests this scenario represents an opportunity the Town should consider as beneficial to taxpayers.



Tax parcel 48:  
potential site  
for a new  
Town office