

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	

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

