



Shaftsbury Special Town Meeting & Vote Informational Session

February 11, 2025



Agenda



CCDC

Purpose & Overview

1



Rationale

Narrative

2



The Vote

Proposal – The Vote

3



Community Center Development Committee

- Shaftsbury's Community Center Committee (CCDC) is an ad hoc committee formed in the footsteps of the former Cole Hall Committee & the Town Green Committee
- Comprised of citizen members & standing town committee members
- Originally charged with making recommendations to the selectboard regarding Cole Hall & the town's request for a community center
- Originally asked to create strategy, fundraise, and plans for newly purchased properties surrounding Cole Hall to build a community center, potential work force housing



CCDC Members

Paula Iken – Co-Chair – Cole Hall Staff Representative

Zoe Contros Kearn – Co-Chair – Planning Commission Representative

Ben Benedict – Citizen Architect Representative

Sarah Costin – Recreation Committee Representative

Joan Dornhoefer – Citizen Representative

Marlene Hall – Cole Hall Staff Representative

Naomi Miller – Select Board Representative - Non-Voting Member

Marie Watson – Citizen Representative





Timeline

2022



The Shaftsbury American Rescue Plan Act (ARPA) Committee sent a survey to Shaftsbury residents by mail asking how the town should spend Shaftsbury's ARPA money. Results showed citizens want a Community Meeting Space and Center of Commerce.

2023



Shaftsbury's Economic Development Committee (EDC) did a survey following up on the ARPA Committee recommendation: "money should be used to turn Cole Hall and its immediate surroundings into a Community Center/Town Green." Respondents said they want a Meeting/Event space, Offerings for Seniors & Youth, a Commercial/Warming Kitchen.

2024

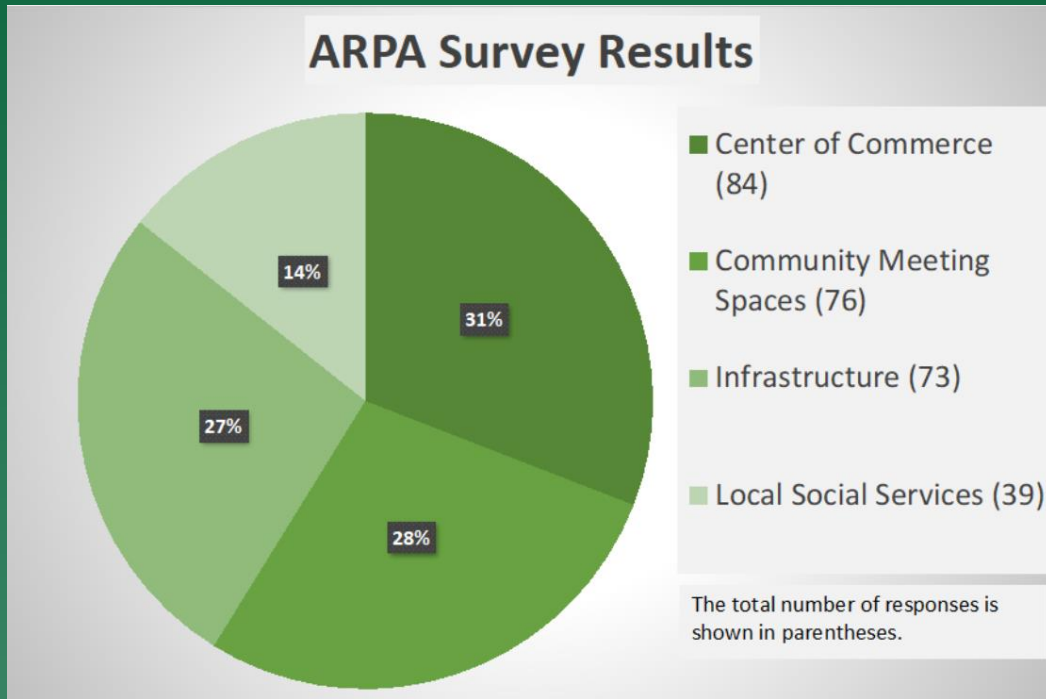


The CCDC was created to address using remaining ARPA funding to create a community center. It priced out modular and stick-built new build structures. The group discussed how to build a community center and have a safe, ADA compliant town office.

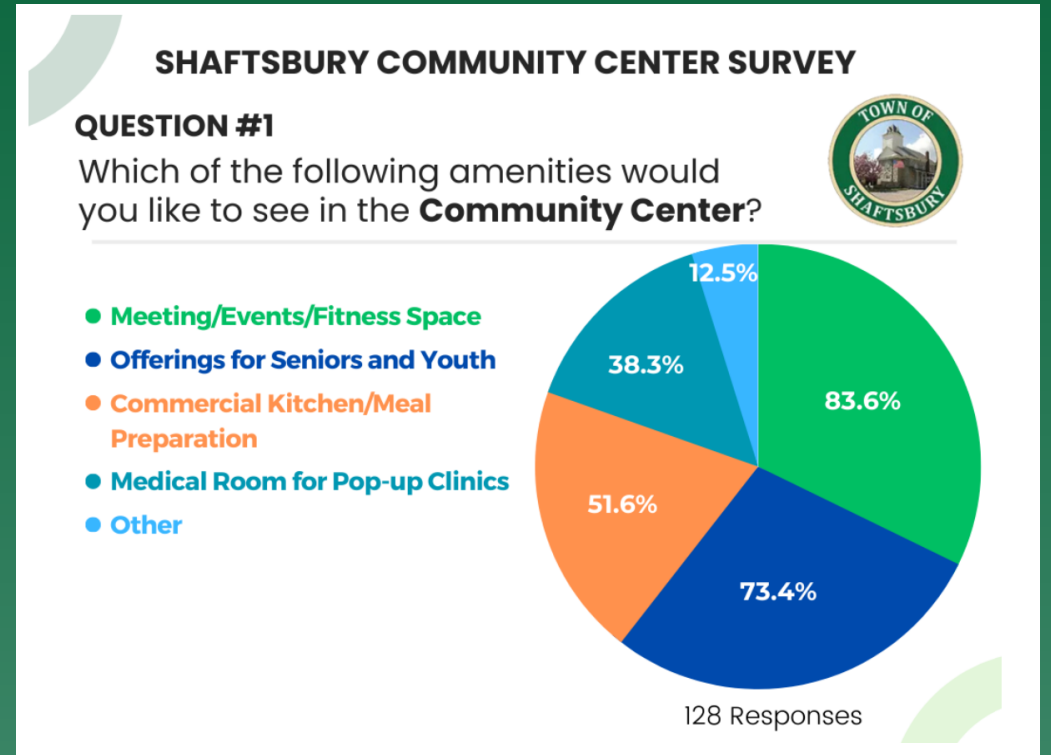


Survey Results

ARPA Survey



EDC Survey





Proposed Community Center Uses



Meeting Space

- Shared space for community gatherings and events
- Offerings for seniors & youths



Services

- Services from providers in the healthcare & social services space including potential for eye & foot clinics
- A warming kitchen for Meals On Wheels, who've pledged to provide lunch several times weekly to town residents



Discovery



Modular

- Met with representatives for modular structure companies
- Read studies on modular structures
- Priced out a building of roughly 2500 square feet

1



Stick Built

- Discussed the option of a traditionally built structure
- Reviewed average square foot pricing in Vermont

2



Town Office Issues

- Chronic problems in the town offices at Cole Hall worsened
- Water damage, electrical issues, persistent mold

3

CCDC Recommendation



- Acquisition of former Shaftsbury Medical Associates building at 677 Route 7A as town offices
- Community discussion of potential restoration of Cole Hall for use as a community center





Rationale Behind Purchase



Fiscally Responsible

- New construction options priced around 1.5 million dollars minimum, for a 2500 square foot space
- Former Shaftsbury Medical Associates building is \$375k + move-in costs for 4,413 square feet

1



Cole Hall Issues

- Cole Hall is no longer viable as Shaftsbury's town office
- Water damage has caused significant mold, electrical fires
- Not enough space for growing needs of town

2



Building Features

- Shaftsbury Medical Associates building is ADA compliant
- Ample space for offices & larger vault to meet future needs
- Room for a community space, both indoor & outdoor
- Spacious enough to host town vote

3



Rationale Continued



Efficiency

- New structure is far more efficient than Cole Hall
- Can support green energy measures in the future – including EV chargers, a solar array, and more

4



Location

- Route 7A location is central – creates a sense of downtown, makes Shaftsbury more apparent to drivers
- Creates foot traffic between offices, market, eventual community center at Cole Hall, eventual Town Green

5



Services

- Additional space/examination rooms allows for clinics including foot, eye, mental health
- Warming kitchen allows for regular lunch services from Meals on Wheels

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Issues at Cole Hall

Water



Cole Hall suffers from a serious water issue, which has led to a mold problem and electrical issues resulting in fire. Two employees have moved to a trailer in the parking lot. Renovation to get employees back inside would begin with mold remediation but would not end there. Getting the building to code would also involve extensive further repairs.

Accessibility



Cole Hall is not accessible for many members of our community. The outside steps are not to code. The indoor lift is hard to access. The downstairs entrance is a challenge, as it includes exiting into a gravel lot and walking down a ramp.

Repair Cost



The cost of fixing these issues, and making Cole Hall ADA compliant, would be significant. Renovation of the building to meet current (not to mention future) needs is beyond our budget.

Former Shaftsbury Medical Associates Building



- 4,413-square-foot, one story building
 - 800 square foot basement
- ADA compliant, complete with automatic doors
- All on one floor
- Built in 1978
- Parking for 44 vehicles in paved lot
- Shares two-acre lot with attached dental office
- Condominium
 - 70% - 30% split with dental office
 - Shared common costs





Inspections Completed

- Inspections were conducted as part of due diligence in advance of purchase. These inspections, listed below, uncovered nothing that would prohibit the town from using the space immediately.
 - Building Inspection
 - Septic Inspection
 - State Fire Inspection
 - Environmental Inspection
 - Alarm System Inspection
 - Mold Inspection
 - Mechanical Inspection
 - Electrical Inspection

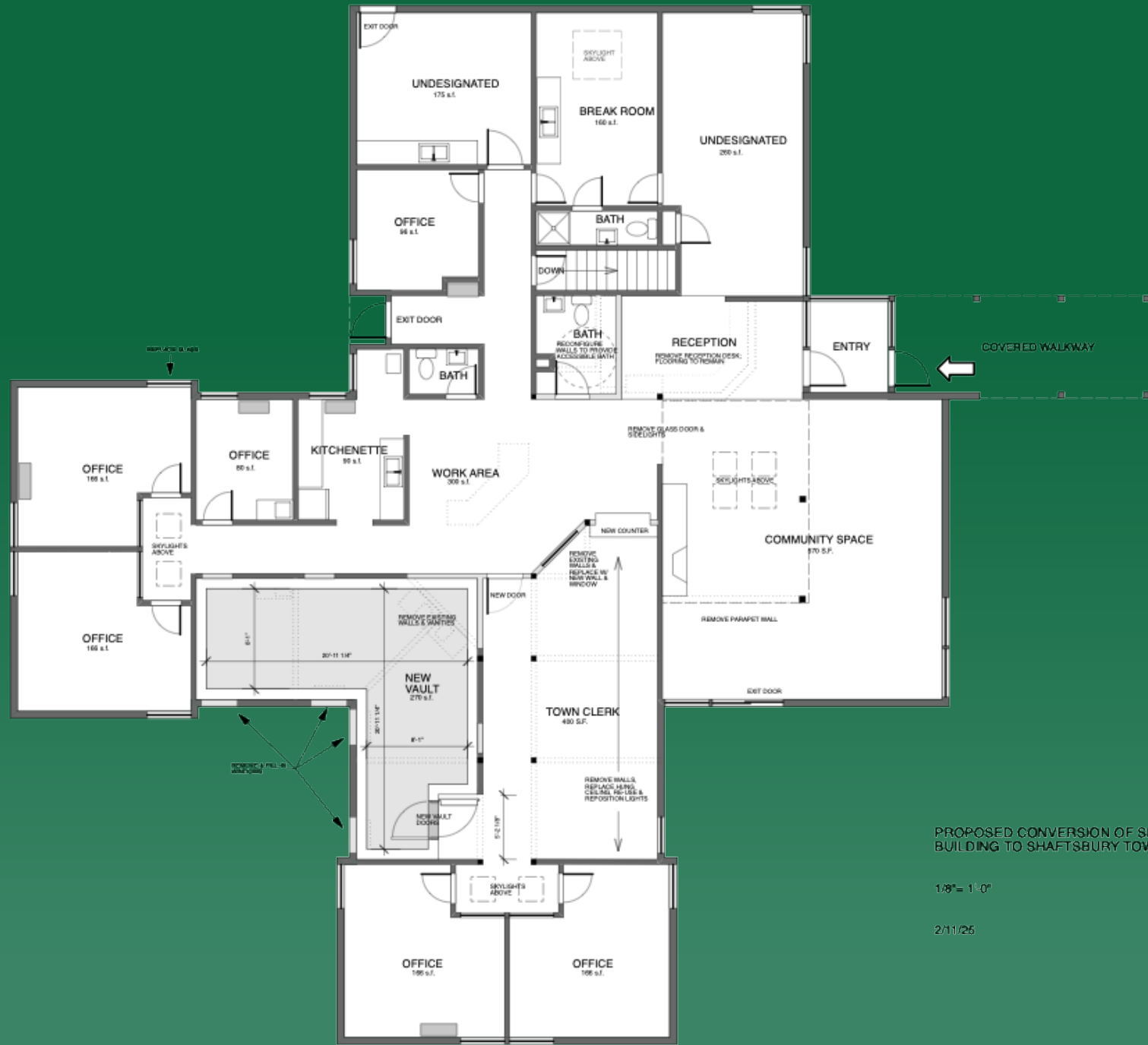




Motion

"Shall the Town of Shaftsbury expend \$375,000 on the purchase of the former Shaftsbury Medical Associates building at 677 Route 7A, Shaftsbury, and an additional \$178,486.08 on the renovation and repair needed to make the building appropriate for Municipal Offices?"





PROPOSED CONVERSION OF SHAFTSBURY MEDICAL BUILDING TO SHAFTSBURY TOWN OFFICES

1/8" = 1'-0"

2/11/26

Questions?

