



Office of the Town Administrator
Town of Hinesburg
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The Selectboard has reached an agreement to sell the “old” police station (the former Lyman homestead) located next to the new police station constructed along Vermont Route 116. The prospective buyers are Chris Neme, Richard Faesy, and Glenn Reed, who own a small business (Energy Futures Group) in Hinesburg.

The proposed terms of the sale are:

- The sale price is \$125,000 (the full list price).
- The building is being sold, “AS IS.”
- The building is being sold on what is more or less a “footprint” lot – the Town will subdivide the larger parcel to create a small lot that is the old police station’s current building footprint (including the handicap accessibility ramps and decking). The lot may be expanded along the front of the building to ensure access to and from the building.
- The Town will provide a landscape buffer of 10' around the perimeter of the building to allow the owners to plant and maintain landscaping.
- The owners plan to rebuild the back section (the addition and garage). The rebuilt section of the building will be shifted slightly to the south to create a cleaner line on the northern end. The shift does not result in any change in the overall size of the footprint.
- Energy efficiency and structural upgrades will be made, such as improvements to the insulation, roof, and possible replacement of windows throughout.
- Alterations to the building cannot substantially alter the portion of the building comprised of the Lyman Homestead. The Selectboard, or its designee, must approve any proposed changes to the exterior.
- The interior will be extensively renovated.
- Solar panels may be added to the roof where appropriate.
- The Town will provide easements for construction, maintenance, and utilities.
- The Town will provide six parking spaces within 350' of the building. All six spaces will be dedicated, from 8 a.m. to 6 p.m. Monday through Friday, with three spaces also dedicated on the weekends for the same hours. These spaces will initially be located in the gravel parking area behind the new police station, and long-term be located in the lot to be built behind the fire station.
- If the new owners decide to sell the building, the Town will be given the opportunity to purchase it at a price determined by a mutually-approved professional appraiser.

How the proceeds of the sale will be used need to be finalized. One likely use is to construct the road connecting VT Route 116 to Farmall Drive, as required by Act 250 as part of the approval for the new police station.

The decision to sell becomes final upon closing, currently proposed to occur in spring of 2016 (once applicable permits have been obtained). Pursuant to 24 V.S.A. § 1061, and upon a petition with the

valid signatures of at least 5% of the registered voters of Hinesburg, a vote could be held at an annual or special meeting to determine whether or not to sell under the proposed terms.