

YORK VILLAGE FIRE STATION

Property and Facilities Inventory

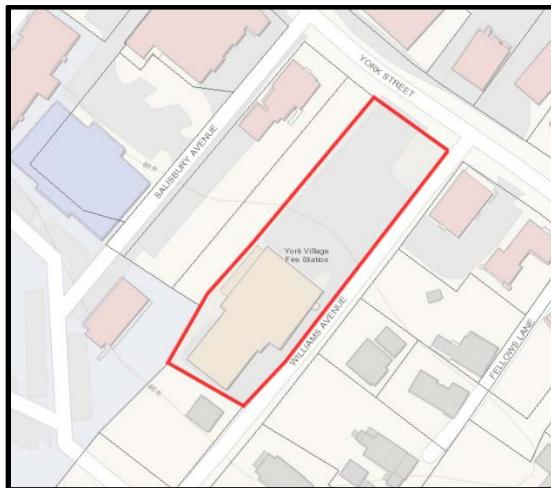
This document is one of a series of staff reports to document important information about properties owned and utilized by the Town of York. It is an attempt to compile and make available relevant information about properties to ensure the institutional knowledge is not lost over time.



October 1, 2020

YORK VILLAGE FIRE STATION

Location: 1 Firehouse Drive. Note: Firehouse Drive doesn't physically exist. The property fronts on York Street and is located between 257 and 279 York Street.



Facility: The York Village Fire Station is located on this lot.

Property Acquisition: The property is a combination of two lots, acquired at different times.

The portion of the property fronting on York Street was acquired by the School District Number One from Lucy Williams, with a deed dating to April 22, 1879. Authorization for this acquisition has not, as yet, been identified. (It does not appear to be addressed in the Town records of the Annual Town Meeting of March 24, 1879.)

The Village Grammar School was constructed on this property subsequent to the property acquisition, and it remained in use as a public school until construction of the original Village Elementary School on a different property (124 York Street). When no longer needed as a school, the Town considered selling the property. At the Annual Town Meeting on March 9, 1914, Article 25 was, "To see if the town will vote to sell the building and lot now used by the Village grammar school." The result of this vote was defer action to the next Annual Town Meeting, and a committee was appointed to look into options. The report was made to and approved by the Annual Town Meeting on March 8, 1915, as Article 33. The report recommended retaining the property and building for public use, and spending allocated \$1,000 for renovations. The public uses recommended in the report included:

- on the second story, a public meeting hall with a capacity of 550 people – “an ideal room for holding of Town Meetings and other public assemblages.”
- On the first story:
 - “in one half the space is abundant room for the housing of a much needed Fire Apparatus – such as a Chemical Auto, Hose and Ladder Truck, and a room of ample size for a Volunteer Fire Company to meet when deemed advisable”
 - The remaining space, measuring 30 feet by 38 feet, could be used as a “club room for the boys of the town,” or for other future Town office needs.
- In the basement there was a space measuring 15 feet by 48 feet which could be used for, “an urgently needed safe and sanitary lockup.” A jail cell.
- The report also mentioned the building is the “best available lot for a Public Library building which is among the probabilities...”

The portion of the property behind the school lot was acquired by the Town of York from George F. Austin, with a deed dating to July 20, 1929. Authorization for this acquisition was approved at a Special Town Meeting of June 17, 1929, as Article 5. The transaction was a land swap as opposed to an outright purchase. The Town obtained a lot approximately 60 feet deep and 100 feet wide, obtained in exchange for,

a right of way, in common with the Town, over a strip of land eighteen feet wide and approximately two hundred forty two feet long, lying on the southeasterly side of the School House Lot or Fire House Lot, so called, at York Village, adjoining land of the heirs of George W. Adams and land of said G.F. Austin, and extending from the highway known as York Street to said G.F. Austin’s “William’s Field”...

This appears to be the origin of Williams Avenue.

Because the current Fire Station building stands on both the lot obtained in 1879 and the lot obtained in 1929, these parcels have, by default, been consolidated and are now a single lot.

There is also a parking easement onto the adjacent property at 257 York Street. See “Other Information” later in this report for details. While not a part of this property, this parking easement is intended to expand public parking in York Village, and access to the yet-to-be-constructed parking spaces will be through the paved apron in front of the York Village Fire Station.

Deed References:

- Book 404, Page 271 (first property acquisition)
- Book 2172, Pages 622-624 (second property acquisition)
- Book 17797, Pages 661-663 (parking easement)

Deed Restrictions: no restrictions stated on the deed for either of the lots acquired.

Survey and Monumentation: There are two matters here:

- *Fire station property.* It is unclear whether or not the Town possesses a survey of the property.
- *Parking Easement.* There is a certified survey of the parking easement by Altus Engineering, though the recorded sketch plan is not certified.

Facility Acquisition/Construction/Alteration: There are two primary actions relating to the current facility.

- *Original Construction.* The retrofit school building was razed and the current facility was constructed in 1978. The Report of the Administrative Assistant in the 1978 Annual Report indicates the Town received an Economic Development Administration grant in 1977 to fund the construction of a new fire station, with construction occurring in 1978. The Annual Report the following year noted that the building was, "finally nearing completion."
- *2012/2013 Improvements.* With funding from the 2012 Issue Bond, improvements were made to the front bay, an enclosed back bay was added, and energy improvements were made.

Relationship to Bond Funds: There is one open bond issue relating to this property.

- *2012 Issue Bond.* This bond included a project costing \$455,000 for building improvements to the York Village Fire Station. Voters approved this capital request on May 19, 2012, passing Article 41 (2,055 yes vs. 886 no). As of September 2020, the remaining balance on this project is approximately \$276,000. This project, as well as the bond in its entirety, will be paid off in 2033.

Land Use Permits & Approvals: It is unknown whether or not this property has ever been reviewed by the Planning Board. There is nothing in the Code Enforcement Department's building file to indicate any approved site plan exists, or that the Planning Board was required to review or sign off on any permitting.

In the building file there were three building permits, all appearing to relate to the 2012 Issue Bond:

- BP 2012-0507 - \$94,000 for modification of front garage doors.
- BP 2012-0636 - \$270,000 for construction of a 3-bay garage, bathroom and bunkroom (there is an associated Plumbing Permit in the file for this project).
- BP 2013-0740 - \$120,000 for energy upgrades.

These three permits total \$484,000, more than the amount bonded. It is likely that the cost estimates on the building permits were simply higher than the amounts actually spent.

Other Information:

- Parking easement on adjacent property at 257 York Street. This easement allows for Town construction and use of up to 10 parking spaces on the property currently owned by York Hospital. This right was obtained from York Hospital in exchange for Town abandonment of the final 200 feet of Williams Ave and relinquishing that land to the Hospital. At the Special General Referendum of May 19, 2018, voters approved this exchange (see Article One). The easement was granted on June 25, 2018. The area of the easement extends northwest from the Fire Station lot for a depth of 20 feet, and extends southwesterly from York Street a distance of 130 feet. Access is only feasible from the Fire Station lot. As of October 2020, no parking spaces have been constructed. There is a survey of the easement area by Altus Engineering.

Property Deed

Initial Acquisition

Know all Men by these Presents, That I

Lucy Williams of York in the County of York and State
of Maine, widow.

In consideration of one hundred and fifty dollars paid by John B. Pen-
natt, Rufus Varnell and Nathaniel L. Marshall, a Committee
acting for and behalf of School District Number one in said York
the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Williams

to

Inhabitants of said School District and its Heirs and Assigns forever,
a lot of pasture land situate in said School District on the South School Dis-
trict's side of the road leading from York Village Post Office to
York Harbor and bounded as follows; beginning at said road
thirty-eight and a half feet distant Southeastward from lands
belonging to R. Luce, and running southeasterly by said road one
hundred and five feet to land of George W. Adams which he pur-
chased of Nathaniel Webber, thence Southwesterly nearly at right
angles with said road sixty-nine feet by said Adams land, thence
continuing the line the same course, one hundred and seventy
one feet farther, making a straight line, from said road the dis-
tance of two hundred and forty feet, thence Northwesterly near-
ly at right angles with the last described line and parallel with said
road, one hundred and twenty feet, thence Northeasterly parallel
with the line of said Charles H. Rees's land and twenty feet
longer than the distance of beginning, containing twenty seven thou-
sand square feet more or less, being the same land formerly
belonged to my deceased husband George Williams, from whom
I derived my title.

To have and to hold the same with all the privileges and
appurtenances thereof to the said Inhabitants, School District Number one in said District and its Assigns, to their use
and behove forever. And I do covenant with the said Grantee and its
Heirs and Assigns, that the same lawfully seized in fee of the Premises; that they are free of all incumbrances;
that I have good right to sell and convey the same to the said Grantee
to hold as aforesaid; and that the said Grantee and its
Heirs will Warrant and Defend the same to the
said Grantee and its Heirs and Assigns forever, against the lawful claims and demands
of all persons.

In Witness Whereof, I the said Lucy Williams

have hereunto set my hand and seal this twenty second day of April in the
year of our Lord one thousand eight hundred and seventy-nine.

Signed, Sealed and Delivered
in presence of

James A. Drayton.

Lucy Williams (seal)

York, ss. 11th 1879 Personally appeared
Lucy Williams

and acknowledged the above instrument to be free act and deed.

Before me, James A. Drayton, Justice of the Peace.
Recorded according to the original received, May 1, 1885 at 3:30 P.M. A.M.

Property Deed

Back Lot Acquisition

Know all Men by these Presents,

That I, George Frank Austin of York, in the County of York and State of Maine

in consideration of a warranty deed of even date herewith, conveying to me a right of way, in common with The Inhabitants of the Town of York, over the southeasterly end of the "Fire-House Lot", so-called, at York Village, in the Town of York, in the County of York and State of Maine, made, executed and delivered to me by The Inhabitants of the Town of York, in the County of York and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said The Inhabitants of the Town of York, their successors and assigns forever,

a certain lot or parcel of land situated in the town of York, in the County of York and State of Maine, at York Village, and in the rear of and adjoining to said "Fire-House Lot", formerly known as the "School House Lot", and bounded and described as follows, to wit: Beginning at an old stake in the ground, at the northerly corner of the parcel hereby conveyed, said stake and corner being thirty (30) feet southwesterly from the southwesterly corner of the "Fire-House" as it now stands; thence running south forty-four degrees and fifteen minutes west, by other land of the grantor, seventy-two and five tenths (72.5) feet to a hub; thence turning and running south forty-seven degrees and twenty-seven minutes east, by other land of the grantor, eighty-one (81) feet to a hub; thence turning and running north sixty-three degrees and forty-five minutes east, by other land of the grantor, fifty-eight and two-tenths (58.2) feet to a hub, said hub being thirty-five and five-tenths (35.5) feet southerly from the southeasterly corner of said "Fire-House", and seventeen and two-tenths (17.2) feet northwesterly from a maple tree standing southerly of said "Fire-House"; thence turning and running northwesterly, by said "Fire-House Lot", one hundred one and six-tenths (101.6) feet to the place of beginning; the first three courses hereinabove given being by the magnetic compass as of July 5, 1939. The land hereby conveyed is a part of the land which was conveyed

to me by George A. Williams, by warranty deed dated April 20, 1929 and recorded in York County Registry of Deeds, Book 784, Page 370. The present deed is being given in exchange for another, as hereinabove set forth, in order to carry into effect a vote passed by the said The Inhabitants of the Town of York, Maine, in their town meeting of June 17, 1929, under Article V of the Warrant for said meeting, as from the original record of said Warrant and of the doings of said meeting will appear.

To Have and to Hold the aforesigned and bargained premises with all the privileges and appurtenances thereof, to the said the Inhabitants of the Town of York, Maine, their successors

and assigns, to their and their use and behoof forever.

And I do COVENANT with the said Grantee's, their ~~successors~~ and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee's, their ~~successors~~ and assigns forever, against the lawful claims and demands of all persons.

doc: 2172 PAGE 624

In Witness Whereof, the said George Frank Austin, un-
married _____ and _____
wife _____ of the said
joining in this deed as Grantor, and relinquishing and conveying
my right by descent and all other rights in the above described
premises, have hereunto set hand and seal this twentieth
day of July in the year of our Lord ~~one~~ thousand nine
hundred and twenty-nine.

*Signed, Sealed and Delivered
in presence of*

Lester M. Bragdon

George Frank Austin

State of Maine,

ss.

COUNTY OF YORK

July 20th

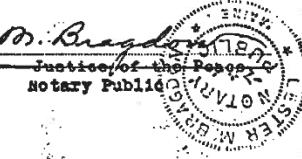
1929

*Personally appeared the above named George Frank
Austin*

*and acknowledged the above instru-
ment to be his free act and deed.*

Before me, Lester M. Bragdon

*Justice of the Peace
Notary Public*



York, Me.

*Received MAR 16 1977 at 11:50 AM 1977
and recorded from the original*

Parking Easement



KNOW ALL MEN BY THESE PRESENT

THAT I, Ala Reid, as President of the York Hospital Board of Directors of York, County of York and State of Maine, for consideration paid, hereby quitclaim to the Town of York, of York, Maine with a mailing address of 186 York Street, York, Maine, 03909, an easement across property of Grantor in the Town of York, County of York, State of Maine, said property more fully described in deeds from Suzanne T. Jones to Grantor, dated November 17, 1997 and recorded at the York County Registry of Deeds, Book 8525, Page 039, a portion of said property more fully described in a deed from Debra J. Clark to Grantor, dated November 26, 1997, and recorded at the York County Registry of Deeds, Book 8527, Page 068 and a portion of said property more fully described in a deed from James S. Davis and Susan F. Davis to Grantor, dated December 1, 1997 and recorded at the York County Registry of Deeds, Book 8541, Page 083, as shown on a plan, attached hereto and incorporated herein as Exhibit A to be recorded herewith. This easement is shown on Exhibit A as a cross hatched portion of the Grantor's lot on Exhibit A and is limited to the purpose of establishing up to 10 public parking spaces for passenger vehicles. Grantee shall have the obligation to create and maintain the parking spaces and shall not interfere with the rights established in a common driveway easement established in 1984 referenced on Exhibit A between the Grantor and the owner of the adjacent northwesterly property, said adjacent parcel being further identified as Assessor's Parcel 50-27, 253 York Street. Grantor shall have no obligation to maintain the easement area. Grantee may not assign or transfer the rights contained herein without the written consent of the Grantor. This easement shall run with the land.

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WITNESS my hand and seal this 2nd day of the month of August, 2018.

Ala Reid
Ala Reid,
President, York Hospital Board of Directors

STATE OF MAINE
York, ss.

Then personally appeared the above-named Ala Reid, as President of the York Hospital Board of Directors, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Kathleen D'Abre

KATHLEEN D'ABRE
NOTARY PUBLIC
State of Maine
My Commission Expires
June 12, 2022

