



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 11/2/2022

Location: Remote Meeting via Zoom, accessible to public, due to ongoing pandemic

Members present: Janet Providakes, Chair (Housing Authority); Julie Murray, Vice-Chair (Planning Board); Beth Suedmeyer (At Large); Barry Schwarzel (Historical Commission); Jess Gugino, Clerk (Conservation Commission); Jason Mayo (Parks & Recreation); Colleen Krieser (At Large/Affordable Housing Trust)

APAC taped: Yes

7:00 PM – Open Meeting

- **Confirmation of Agenda**

- J. Gugino moved to confirm the agenda as posted; C. Krieser 2nd.
 - Motion approved unanimously by Roll Call Vote 7-0

- **Approval of Meeting Minutes**

- The minutes for the 10/5/2022 meeting were drafted by C. Krieser.
 - Some members of CPC did not receive the draft minutes in advance so C. Krieser will send out a new draft, with some edits, for CPC to vote on at its next meeting.

- **Correspondence / Bills**

- Sandy Pond Schoolhouse Association (SPSA) Phase II Restoration and Preservation Work, Grant (FTM 2020, \$187,340)
 - J. Providakes approved payment of \$49,635 to Gerald O'Doherty, for work that included installation of the new roof with cedar shingles, flashing upgrades, etc.

- **Public Input**

- None received.

OLD BUSINESS

- Fall Town Meeting, October 24, 2022, CPC Articles

- Both CPC funding articles passed at FTM:
 - \$400,000 for Ayer Commons, Phase I, NOAH (Neighborhood of Affordable Housing, Inc.) – with a unanimous vote;
 - \$32,232 for (1943) Ayer Howitzer Restoration Project – with a mixed vote.
- Regarding the FTM discussion around the Howitzer vote, some comments were noted:



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TOWN OF AYER
TOWN CLERK

Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01832
Phone: 978-238-3333

I am in the process of posting a notice to public, due to ongoing pandemic
Most of the time, I have been able to provide a public hearing. I have been able to
(Planning Board, Board of Selectmen, Board of Health, Board of Education, Board of
Superior Court, Superior Court Commission, Jason Mayo (Police & Recreation), Colleen Kneese
(Agriculture/Housing Trust)
APAC, Ayer, MA

7:00 PM - (Open Meeting)

- Continuation of Agenda
- I did not arrive to confirm the agenda as posted. I arrived 30
minutes ago and was informed by the Town Clerk that the agenda was
not as posted.
- Approval of Meeting Minutes
- The minutes for the last meeting were distributed to C. Kneese
Some members of the "P" did not receive the draft minutes in advance so C.
Kneese will send out a new draft with some edits for the next meeting
in the meeting.
- Discussion of Bills
- Study Board Report on Assessment (2022) Passed 11-15-22
- Presentation of the 2022 FTM 2022 (2022 FTM 2022)
- I provided a copy of payment of \$4,000 to the Town of Ayer for
work that included installation of the new road with road shingles
finishing upgrades etc.
- Public Input
- None received
- CLOSED MEETING
- 1st Town Meeting (2022) 2022 CPO Agenda
- Both CPO funding and other passed at FTM
- \$400,000 for Ayer (Continued) Passed 11-15-22 (Highly debated of
a 10-minute discussion) - with a unanimous vote
- 2022 CPO for 1940 Ayer Hwy from the town project - with a mixed
vote
- Regarding the FTM discussion around the 1940 Ayer Hwy, some comments were
noted



Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 11/2/2022

- Some residents were uncomfortable with CPC funds being used to support a project like the cannon restoration given it implies endorsement of war and conflict.
 - B. Suedmeyer suggested such projects include a message such as 'Never Forget, Never Again' to clarify the distinction between a family's dedication to a fallen soldier, or tributes to veterans who served, from supporting war per se.
- B. Schwarzel said the military, given Fort Devens, is an intrinsic part of Ayer's history.
- J. Murray said she was aware at FTM of veterans present during the discussion, and expressed pride in the Town for being able to have a dynamic conversation on this topic.
 - At the same time, she expressed thanks to veterans for their service, including B. Schwarzel.

NEW BUSINESS

- FTM, October 24, 2022
 - Also arising from the Howitzer discussion at FTM was the suggestion that CPC historical preservation money might be better spent on preserving the memorabilia collection of the late Zelda Moore.
 - J. Providakes will be meeting with Calvin Moore in a few weeks to see if there is interest in pursuing this, and will include B. Schwarzel if available.
 - B. Schwarzel said it would at least be important to inventory the collection but was unsure whether Mr. Moore would be interested in making it public.
- Properties for sale
 - Very brief discussion took place over a High Street property as well as a new property for sale on Sandy Pond Road.
 - Future discussions on either, if they were to take place, should be done under Executive Session.
- **Committee Updates**
 - Historical Commission (B. Schwarzel)
 - Nothing to report.
 - Housing Authority (J. Providakes)
 - The Authority is reviewing its upcoming budget for the new fiscal year.
 - A barbeque for tenants held recently went very well.
 - Efforts to make the new building COVID compatible are not yet complete, but it is hoped will be ready by the end of the year.



TOWN OF AYER
COMMUNITY DEVELOPMENT COMMITTEE
Town Hall, One Main Street, Ayer, MA 01432
Phone: 978-236-1000

- Some residents were uncomfortable with CPC funds being used to support a project like the common room given it implies endorsement of war and conflict.
- B. Schneider suggested such projects include messages such as "Never Forget, Never Again" to clarify the distinction between a family's dedication to a fallen soldier or relative to veterans who served, from supporting war per se.
- B. Schwartz said the military, given Tom Devore's an intrinsic part of Ayer's history.
- J. Murray said she was aware of TTM of veterans present during the discussion and expressed pride in the town for being able to have a dynamic conversation on this topic.
- At the same time she expressed thanks to veterans for their service, including B. Schneider.

NEW BUSINESS

• TTM, October 21, 2021

- Also arising from the townwide discussion at TTM was the suggestion that CPC historical preservation money might be better spent on preserving the memorabilia collection of the late Xelida Moore.
- J. Provodas will be meeting with Xelida Moore in a few weeks to see if there is interest in pursuing this, and will include B. Schneider if available.
- B. Schneider said it would be important to inventory the collection but was unsure whether Mr. Moore would be interested in making it public.
- Properties for sale
- Very brief discussion took place over a High Street property as well as a new property for sale on Sand, Road Road.
- Future discussions on either if they were to take place, should be done under executive session.

• Committee Updates

- Historical Commission (B. Schneider)
- Nothing to report
- Housing Authority (J. Provodas)
- The Authority is reviewing its upcoming budget for the new fiscal year.
- A bid opened for tennis held recently went very well.
- Efforts to make the new building COVID compatible are not yet complete, but it is hoped will be ready by the end of the year.



Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 11/2/2022

- The Affordable Housing Committee is following the Ayer Commons/Chapter 40B review currently before the Zoning Board of Appeals.
- Affordable Housing Trust (C. Krieser)
 - The Trust is working on revising and tweaking its Rental Assistance Program requirements, having now gone through a first round of applications.
 - The next application round will open January 1, 2023 and following the \$60,000 CPA grant received at Spring Town Meeting 2022 (STM), will enable assistance funding for up to 10 households.
 - Applications will be handled on a rolling basis.
 - Households that received assistance in the first round will have to reapply (i.e. update their paperwork) but assuming they remain eligible, can receive assistance from the program for up to 3 years.
- Parks & Recreation (J. Mayo)
 - Parks is currently working on its capital budget for the next fiscal year, including the next phase(s) for the Pirone Park Playground Project (remediation, removal, reconstruction of Kiddie Junction).
 - Phase 1 of this project received a CPC grant of \$400,000 at Spring Town Meeting 2022.
 - This phase focuses on the removal and remediation of the existing playground, contaminated soils, and certain trees, as well as a partial rebuild of a playground.
 - Phase 2 (or more if needed) will complete the rebuild.
 - It is likely the Parks Department will approach CPC with a new application for funding to support Phase 2.
 - The new playground will be ADA compliant (Americans with Disabilities Act).
 - J. Mayo stressed it will not be able to replicate the old structure as that was not ADA compliant.
 - B. Suedmeyer said the working group is exploring multiple potential grant opportunities for Phase 2 and beyond.
 - This will be a multi-year project.
- Planning Board (J. Murray)
 - The Planning Board has received the Conservation Recommendation from the Conservation Commission for the proposed Stratton Hill subdivision (off Wright Road) and will be continuing its discussions of that project under the preliminary site plan review process.



Town of Ayer
Community Preservation Committee

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Minutes for 11/2/2022

- Conservation Commission (J. Gugino)
 - The Commission's major project recently was completing its Conservation Recommendation to the Planning Board as required for Open Space Residential Subdivisions (Zoning Bylaw stn. 10.1), for the proposed Stratton Hill subdivision.
- Open Space Update (B. Suedmeyer)
 - A public forum will be held at 6 p.m. on Wednesday, November 16, at Ayer Town Hall to kick-off the joint Ayer/Devens Neighborhood Pocket Forest Planting Project, funded by a state MVP grant (Municipal Vulnerability Preparedness).
 - Pocket forest projects are designed to provide resiliency and help address climate change by enabling more carbon sequestration, helping purify the air, and countering the 'heat island' effect.
 - The public forum will seek ideas about possible locations of pocket forest sites in Ayer.
 - One site under consideration is near St. Mary's Church.
 - Efforts to partner with schools and other organizations are also underway.
 - A field trip to Cambridge recently took place to look at a completed project there, and included Alan Manoian (Community & Economic Development) and Heather Hampson (Conservation Agent).
- **7:45 PM – Adjourn Meeting**
 - CPC's Next Meeting: December 7, 2022, 7 p.m.
 - J. Gugino moved to adjourn; B. Schwarel 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval: 12/7/2022 Jessica G. Gugino