



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 4/5/2023

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); Barry Schwarzel (Historical Commission); Jess Gugino, Clerk (Conservation Commission); Jason Mayo (Parks & Recreation); Colleen Krieser (At Large/Affordable Housing Trust)

Not present: Beth Suedmeyer (At Large)

APAC taped: Yes

7:02 PM – Open Meeting

- **Confirmation of Agenda**

- **VOTE:** B. Schwarzel moved to confirm the agenda as posted; J. Murray 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0 (C. Krieser not yet present).

- **Approval of Meeting Minutes**

- **VOTE:** J. Murray moved to accept the minutes for 3/1/2023 as written; B. Schwarzel 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0 (C. Krieser not yet present).
- **VOTE:** B. Schwarzel moved to accept the minutes for 3/22/2023 as written; J. Murray 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0 (C. Krieser not yet present).

- **Public Input**

- None received.

NEW BUSINESS

- Groton-Harvard Road land
- J. Providakes informed the Committee that a parcel of land, including an old house at the front, may become available at the location of the abandoned subdivision proposal formerly known as 'Emily's Way'.
- She asked if CPC members had any objection to her speaking with Habitat for Humanity to see if they would have an interest, at least in the house portion of the parcel.
- CPC members had no objection.



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- **COMMITTEE UPDATES**

- Historical Commission (B. Schwarzel)
 - After talking with Alan Manoian, Director of Economic & Community Development, the Commission is considering whether to try to create a 'Heritage area' on Park Street.
 - This discussion was sparked by 42 Park Street, the oldest building still in existence in Ayer (1760), having been put up for sale. (See CPC minutes for 3/1/2023 as well)
 - The Commission is also interested in looking for people to start an Ayer Historical Society.
- Housing Authority (J. Providakes)
 - The two separate staff intake areas at Pond Street, constructed in response to the pandemic, are now in operation.
 - The Affordable Housing Committee is looking into land, including tax title/lien properties, that might be available.
- Affordable Housing Trust (C. Krieser)
 - C. Krieser said the Trust voted last week on the current round of Rental Assistance applicants and will be looking ahead to plan the next round.
 - She said it was helpful that J. Providakes attended their meeting as well to talk about other ideas for expanding affordable housing in Ayer.
 - J. Providakes also said she hoped that the Housing Trust could be built up so that, similar to the Conservation Fund, it could have funds available for quick use (i.e. not dependent on Town Meeting vote) were land suitable for affordable housing to become available.
- Parks & Recreation (J. Mayo)
 - The Parks Commission received the official letter from MassDEP confirming "No Further Action" needed to remediate the Kiddie Junction area in Pirone Park.
 - The Commission is ready to move forward with seeking bids for the rebuild of Kiddie Junction once funding is secured.
 - Spring Town Meeting on April 24 has two Warrant Articles that would provide the requested funding, one a CPC article (\$750,000), and the other a Capital Planning Committee Budget Request (\$220,000).
- Conservation Commission (J. Gugino)
 - A flyer is now out seeking resident interest in forming a 'Friends of Pine Meadow' volunteer group to help provide stewardship services for the Town's conservation land.



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- Planning Board (J. Murray)
 - The Board has been reviewing the site plans for 14 Washington Street, the old fire house, which is now proposed for mixed use development by Seal Harbor.
 - The mixed use would be for a business office as well as 5 residential apartments.
 - The number of apartments now being considered was reduced from 6 to 5, so the developer would no longer be including an affordable unit.
 - Seal Harbor is also looking into whether a fire hydrant apparatus, located in between the 2 main doors (formerly for fire truck use), needed to be historically preserved.
 - They had been told that CPC money had previously been used for historical preservation on other parts of the building.
 - In other business, the Planning Board is currently reviewing a Nasoya Foods USA expansion at One New England Way, and anticipates the proposed Stratton Hill subdivision, off Wright Road, to be returning before them soon.
- Open Space Update/Nashua River Wild and Scenic Stewardship Council (B. Suedmeyer)
 - No report.
- **7:33 PM – Adjourn Meeting**
 - CPC's Next Meeting: May 3, 2023, 7 p.m.
 - **VOTE:** J. Murray moved to adjourn; B. Schwarzel 2nd.
 - Motion approved unanimously 6-0.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval: _____

6/28/2023 