

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 7/6/2016 - Approved 8/3/2016

Location: Town Hall, 1st Floor

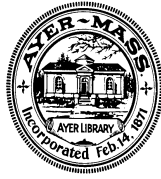
Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk

Not present: Barry Schwarzel (BES) [Historical Commission], Mark Fermanian (MF) [Planning Board], Vacancy [At Large]

APAC taped: NO

6:25 PM – Open Meeting

- JP delayed opening the meeting until the newly-appointed Planning Board representative arrived.
 - There being no arrival, JP opened the meeting late, at 6:25 p.m.
 - It was again noted that the last time a representative from the PB attended a CPC meeting was 5/6/2015.
 - The Community Preservation Act requires representation from the Planning Board, along with Housing, Parks & Recreation, Historic, and Conservation.
- The appearance of Alan Manoian, Ayer's new Director of Community & Economic Development, was postponed until CPC's next meeting, per request of Mr. Manoian earlier in the day.
- **Approval of Meeting Minutes**
 - BAS moved to accept the minutes for 6/1/2015 as corrected; RD 2nd.
 - Motion approved unanimously.
- **Correspondence**
 - Habitat for Humanity "Central Avenue Ayer Duplex Housing Construction"
 - JP noted that she had received an email from Carolyn Reed, of Habitat for Humanity, inviting CPC members to attend a dedication/open house on 6/25.
 - JP apologized for having been unable to pass the invitation on in a timely manner.
 - Nashua Street Extension/Chapter 61
 - JP reviewed the 6/6/2016 letter sent to the Board of Selectmen (BOS) from the Open Space & Recreation Plan Update Committee.
 - The letter urged the BOS to promptly act on the Town's 'Right of First Refusal' (ROFR) to consider the option to acquire Parcel 10 (Map 13) of the Nashua Street Extension.
 - The Town was notified on 5/24 of owner Calvin Moore's Intent to convert this parcel from forest use to residential use.



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- The ROFR attends to parcels that have been enrolled in Chapter 61, as forest or agricultural land, for tax abatement.
 - JP also reviewed the 6/17/2016 letter she wrote to the BOS on behalf of CPC, making the same request for expeditious action.
 - BAS attended the BOS's 6/21 meeting at which this property was discussed.
 - The Town secured Mr. Moore's agreement to extend the deadline for securing an appraisal of the parcel until 7/15.
- **Discussion: Review of draft update of CPC application packet**
 - JG circulated her latest draft and asked for feedback from members.
 - She will be making further changes to the draft application form, using material from Belchertown's version, for discussion at CPC's next meeting.
- **Committee Updates**
 - Housing Authority (JP)
 - The new generator is in on Pond Street and being tested monthly.
 - JP will be attending a Massachusetts Classroom workshop on 7/27 with Judy Pinard, also from the Housing Commission.
 - Parks & Recreation (RD)
 - The Town Beach is open.
 - The new ID system, including stickers for cars, is working well.
 - Conservation Commission (JG)
 - The Commission is seeking BOS approval to extend the hours of its Administrator.
 - Open Space & Recreation Plan Update Committee (BAS)
 - Progress continues to be made in editing and updating the latest draft.
 - The Town's IT person, Cindy Knox, assisted BAS in creating more easily edited segments to the report.
 - OSRP has been asked to appoint a member as representative on DPW Superintendent Mark Wetzel's new Complete Streets Working Group which will start up soon.
- **7:45 PM – Adjourn Meeting**
 - CPC's Next Meeting: August 3, 6 p.m.
 - BAS moved to adjourn; RD 2nd.
 - Motion approved unanimously.