

**Town of Ayer**  
**Community Preservation Committee**

Town Hall \* One Main Street \* Ayer, MA 01432

Minutes for 2/3/2016 - Approved 3/2/2016

Location: Town Hall, 1<sup>st</sup> Floor

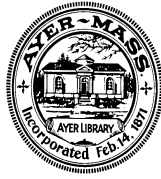
Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Barry Schwarzel (BES) [Historical Commission], Richard Durand (RD) [Parks & Recreation], Jeremy Callahan substituting for Jenn Gibbons (JRG) [Planning Board], Jess Gugino (JG) [Conservation Commission]- Clerk

Not present: Vacancy [At Large]

APAC taped: NO

**6:05 PM – Open Meeting**

- **Discussion: Sandy Pond School Association (SPSA) Restoration Project**
  - Irving Rockwood, Vice President of SPSA, updated CPC on latest developments:
    - SPSA has submitted an application to the Country School Association of America for a \$1000 Preservation Grant.
      - If approved in June, the funding would be used toward the Restoration Project.
    - George Bacon, Chair of the Historical Commission, will be submitting a letter of support for SPSA's CPC application.
      - BES said the Commission approved support at its last meeting on 1/13/2016.
    - Mr. Rockwood has contacted the Town Administrator about securing a letter of support from the Board of Selectmen and expects to hear favorably on this.
    - For CPC's March Public Hearing on the SPSA application, Mr. Rockwood said their historical consultant, Stacy Spies, could be available to participate if CPC members so desired.
      - CPC members concurred in their agreement that participation by Ms. Spies at the Hearing would be very welcome.
    - SPSA has received an official letter from the Mass. Historical Commission acknowledging receipt of SPSA's application packet seeking acceptance of the schoolhouse to the National Register of Historic Sites.
      - The nomination process can take upwards of 18-24 months before a ruling is made.
    - Mr. Rockwood previously supplied CPC members with a much more detailed breakdown of the cost-estimates for each of the tasks identified by Spencer & Vogt Group's (SVG) proposal for performing the Conditions Assessment.
      - This was in response to CPC's request at its 1/6/2016 meeting.
    - Mr. Rockwood confirmed with different Town entities (DPW, Assessor) that the Town does not have an up-to-date site map for the schoolhouse.

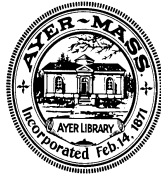


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- The Town Engineer has shared with SVG maps showing water lines, etc., that may be relevant to SVG's preparation of an up-to-date site plan.
  - JP will advertise a Public Hearing to review SPSA's application at 6:15 p.m. on 3/2/2016.
- **Approval of Meeting Minutes**
  - RD moved to accept the minutes for 1/6/2016 as written; BES 2<sup>nd</sup>.
    - Motion approved unanimously.
- **Correspondence & Bills**
  - Community Preservation Coalition: \$875.00, annual membership dues.
    - JG moved to approve payment of \$875 to the Coalition; BAS 2<sup>nd</sup>.
      - Motion approved unanimously and the invoice signed.
  - JP received a letter from a Washington, D.C. based company, Venable LLP, working on behalf of "Americans United for Separation of Church and State."
    - The group is compiling information on how many CPC applications have been submitted for restorations work on churches or places of worship.
    - JP will contact Venable with the information that Ayer CPC has not received any such applications.
  - Brian Collieran, the Conservation Commission's Administrator, has given CPC a heads-up that ConCom will likely be forwarding a bill from Geosyntec for \$16,604.27 for payment after ConCom's approval.
    - Geosyntec is working on a comprehensive survey of Ayer ponds, partially funded by CPC.
- **Discussion: Open Space**
- CPC revisited discussion of the Sifakis property off High Street.
  - JP found additional information pertaining to ownership of abutting undeveloped lots.
  - JP also received an opinion from Town Counsel regarding the paper streets.
    - Ownership of paper streets is subject to the rights of others to pass and re-pass; abutters are regarded as owning the land to the central line.
  - JP received feedback as to the usability of this area from both the DPW and Parks & Recreation.
    - Parks & Recreation finds the steep wooded lot attractive but notes it would be very costly (\$100,000 +) to develop the area for recreational use.
      - RD said Parks & Recreation, while liking both, would also prefer the small parcel at 126 West Main Street before the Sifakis parcels because it would be very easy and affordable to do something there.



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- BAS noted that something like a pocket park or small playground in the West Main Street area would have the advantage of providing Town resources to an underserved population.
  - JP will contact Steve Sifakis to see if he is interested in meeting with CPC at its April meeting to discuss this open space opportunity further.
- **New Business**
  - Warrant development
    - JP is contacting Town Accountant Lisa Gabree for information on CPC revenue to aid in developing CPC warrant articles for Spring Town Meeting.
  - CPC application review
    - The current pre-application and application forms and instructions were discussed.
    - BAS wants CPC applications to provide a better quality of information.
    - JG wants updated forms to make very clear to applicants that the application process, from preliminary discussion through Public Hearing to Town Meeting vote is a process that requires a minimum of 4 months.
    - JG will prepare a new draft for CPC review at an upcoming meeting.
- **Member/Committee Updates**
  - BAS said the Board of Selectmen has agreed to consider developing a 'Complete Streets Policy'.
    - Such a policy works to making appropriate streets 'complete' – that is, accommodating not only automobile use but also pedestrian and bicyclist use.
  - BES said the Historical Commission will again be participating in the Hidden Treasures program, this year on 5/14/2016.
    - The subject for Ayer will focus on Dr. James Cook Ayer, for whom the Town was named.
- **7:05 PM – Adjourn Meeting**
  - CPC's Next Meeting: March 2, 2016, 6 p.m.
  - BAS moved to adjourn; BES 2<sup>nd</sup>.
    - Motion approved unanimously.