

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

Town Hall \* One Main Street \* Ayer, MA 01432  
Minutes for 10/5/2016 - Approved 11/2/2016

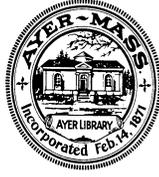
Location: Town Hall, 1<sup>st</sup> Floor

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Barry Schwarzel (BES) [Historical Commission], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk, Mark Fermanian (MF) [Planning Board], Julie Murray (JM) [At Large]

APAC taped: NO

**6:05 PM – Open Meeting**

- **Approval of Meeting Minutes**
  - JM moved to accept the minutes for 9/21/2016 as amended; BAS 2<sup>nd</sup>.
    - Motion approved 4-0 (MF, RD, BES abstained, not having been present).
- **Correspondence**
  - Sandy Pond School Association (SPSA) Conditions Assessment
    - JP received correspondence from Irv Rockwood, Vice President of SPSA.
    - SPSA has signed a finalized agreement with Spencer & Vogt Group, for a cost of \$15,250.
      - This includes the historical research portion by consultant Stacy Spies.
    - A property survey, costing \$2500, will be billed separated by David E. Ross Associates.
    - The total cost of the project will be under \$18,000.
- **New Business**
  - Frank Maxant spoke to CPC to suggest the Committee pursue the purchase of development rights where possible as a means of preserving property and open space without having to purchase outright.
    - He suggested this, as an example, in relation to the ROFR Chapter 61 parcels associated with the Riley Jayne Farm subdivision.
      - However, the Board of Selectmen (BOS) has now waived the Town's ROFR for all three of these parcels.
- **Old Business**
  - Letter to the Editor
    - JP's draft of a letter to the editor, seeking greater community involvement for the preservation of open space, was reviewed and editing suggestions were made.
      - JP was thanked for taking on this task.



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- She will make edits and circulate the final version to members before submitting it for publication some time next week.
- CPC Procedures
  - In light of the recent extra meeting scheduled on 9/21, CPC procedures for considering and, if necessary, moving quickly on appraisals for open space acquisition possibilities were discussed.
    - The need to expedite the process was considered, along with the need to not simply grant the Town automatic approval for the use of CPC funds.
  - JP asked for guidelines.
  - After discussion, JP will draft a motion for vote at CPC's November meeting that will:
    - recognize that time-sensitive open space acquisition possibilities for Ch. 61 parcels (or other priority parcels) requiring fast action may arise during the interim period between CPC's monthly meetings;
    - require approval from the Chair for quick appraisal decisions asked for by the Town during this interim;
    - allow the Chair to ascertain if a potential acquisition meets the State's criteria for legal use of CPA funds;
    - authorize the Chair to approve such appraisals, costing under \$5000, during this interim period.
- Next Meeting (November 2, 2016)
  - JP asked members to review revisions to CPC's application form for comment at the next meeting.
- **7:08 PM – Adjourn Meeting**
  - CPC's Next Meeting: November 2, 6 p.m.
  - RD moved to adjourn; MF 2<sup>nd</sup>.
    - Motion approved unanimously.