

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

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

Minutes for 3/1/2017 - Approved 4/5/2017

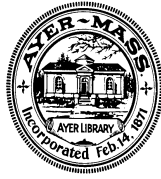
Location: Town Hall, 1<sup>st</sup> Floor

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: YES

**6:05 PM – Open Meeting**

- **Approval of Meeting Minutes**
  - MF moved to accept the minutes for 2/1/2017 as written; RD 2<sup>nd</sup>.
    - Motion approved unanimously.
- **Correspondence/Bills**
  - Sandy Pond School Association (SPSA), Conditions Assessment Project
    - Spencer & Vogt Group: \$4039.00, additional work on the Conditions Assessment, including outlining specifications and treatment recommendations.
    - RD moved to approve payment of \$4039.00; BAS 2<sup>nd</sup>.
      - Motion approved unanimously.
    - JP noted that \$9034.50 now remains of the \$20,000 approved by Spring Town Meeting vote in May 2016.
- **Public Hearing: Emergency Generator, Ayer Housing Authority (AHA), Pleasant Street School**
  - Ken Martin, Executive Director of AHA, presented the application for \$120,000 for the purchase of an emergency generator.
  - Renovation of the 4-story Pleasant Street School building was completed in 2010.
    - The historic building now houses 21 affordable senior apartments.
    - The \$5 million renovation was funded by a number of sources, one of which was CPC.
    - Ayer Elderly Housing Partnership controls the building; AHA owns the land and is the managing agent for the partnership.
  - While this application has a community housing component, the CPA category under which the generator purchase is justified is “Historic Preservation.”
    - The generator will protect the historic building from power-outage issues such as frozen pipes.
  - The generator will be tied in to the natural gas line.

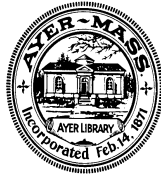


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- The generator will power heating, hot water, emergency lighting, the elevator, and community room.
  - A number of Pleasant Street School residents were present, including Sister McCrea who spoke of the darkness in the hallways, and attendant safety issues, during outages.
- Letters of support for the project include AHA, the Ayer Council on Aging, the Ayer Fire Department, the resident association, and the Ayer Historical Commission.
- If approved, the project will likely be completed by the end of 2017.
- MF moved to advance the CPA funding request to Spring Town Meeting for vote, under the category of Historic Preservation; BES 2<sup>nd</sup>.
  - Motion approved unanimously.
- MF moved to close the Public Hearing; JM 2<sup>nd</sup>.
  - Motion approved unanimously.
- **Public Hearing: Pirone Park Perimeter Path, Ayer Parks Department**
  - Jason Mayo, Chair of the Parks Commission, and Jeff Thomas, Ayer Parks Director, presented the application for \$72,000 in CPA funding.
  - The total project is estimated at \$87,000, but funding for the remaining \$15,000 will be done through a separate Warrant Article for engineering and design costs through Capital Planning.
    - Town Engineer Dan Van Schalkwyk and the DPW have assisted in surveying the park and planning the layout of the path, but have contributed as much expertise as they can at this point.
  - Letters of support have been received from AHA, the Open Space & Recreation Committee, the Master Plan Committee, the Board of Selectmen, and the Conservation Commission.
  - The project for a perimeter path has been part of Ayer's Master Plan since 1998, and has been one of the most commonly requested improvement suggestions made by Ayer residents.
    - The path will be a 5 ft. wide, ADA-compliant paved path creating a circular walkway with an additional eastern section spur.
    - The ADA-compliant path will expand access for wheelchairs and strollers alike.
  - The separate non-CPC \$15,000 request would include engineering not only for this project but for a more complicated retaining wall that will eventually be needed for a future project extending the spur back around against the hillside abutting AHA, thereby forming another complete loop.

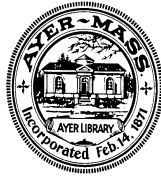


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- If this separate Warrant Article did not pass, BAS asked how this would affect the main project since some of the engineering costs would be for the current perimeter path.
  - In that eventuality, Mr. Thomas said they might then have to seek a different funding source; alternatively, Mr. Mayo said they might have to rework the initial perimeter path project and pare it down a bit.
  - The CPA category under which this funding application is justified is “Recreation.”
  - MF moved to advance the CPA funding request to Spring Town Meeting for vote, under the category of Recreation; BES 2<sup>nd</sup>.
    - Motion approved unanimously.
  - MF moved to close the Public Hearing; BES 2<sup>nd</sup>.
    - Motion approved unanimously.
- **Discussion: Spring Town Meeting CPC Warrant Articles**
  - Annual Report
    - CPC members reviewed and approved JP’s draft of the CPC section for the Town Annual Report.
  - CPA annual distributions
    - Total estimate for CPC distribution into FY2018 budget: \$225,945 (see description of first two Warrant Articles below).
      - 2018 Surcharge, Assessor’s Office: \$190,945
      - Town Accountant Lisa Gabree’s estimation of State match: \$35,000.
    - CPC will have 4 Warrant Articles at Spring Town Meeting this year:
      - 1) Set-aside for due diligence: \$12,000.
      - 2) Set-aside and distributions:
        - \$5000 for administrative costs;
        - 10% each of remaining sum into “Historic” and “Community Housing”;
        - Half of the rest into “Open Space” and the other half into “General Fund” (aka Undesignated).
      - 3) Funding approval for Pleasant Street School Generator: \$120,000;
      - 4) Funding approval for Pirone Park Perimeter Path: \$72,000.
    - JP will prepare drafts with correct amounts for each Warrant Article and circulate before CPC’s 4/5/2017 meeting were they will be voted on.
- **Committee Updates**
  - Historical Commission (BES)
    - BES said Ayer’s participation in this year’s Hidden Treasures program, for the 45 towns in the ‘Freedom’s Way’ area, has been scheduled.



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- Alan Manoian, Director of Community and Economic Development, will lead a tour of downtown Ayer with an emphasis on the different architectural periods evident.
  - This will take place on Saturday, May 13, at 1 p.m., beginning from Town Hall.
- Housing Authority (JP)
  - New board members can now get training on line.
- Parks & Recreation (RD)
  - See the Pirone Park Public Hearing above.
- Conservation Commission (JG)
  - JG said that DPW Superintendent Mark Wetzel appeared before ConCom the previous week with a Notice of Intent for a permit to construct a dog park on Snake Hill Road, adjacent to the Pingry Hill subdivision.
    - Mr. Wetzel indicated to ConCom that he expected the dog park to open in fall 2017, and in addition, that he would be seeking 20% in funding from the Town as a condition of receiving a grant to pay for the rest.
    - Mr. Wetzel suggested he would be seeking CPA funding.
      - JP has not heard from Mr. Wetzel on this and will contact him for further detail.
  - ConCom is still in the process of receiving public input into its draft revision of the local wetland bylaw.
  - ConCom recently voted to award the contract for 2017 weed treatment on Sandy, Flannagan, and Pine Meadow ponds to Solitude Lake Management (the merger of the former Aquatic Control Technologies and Lycott Environmental).
- Planning Board (MF)
  - MF said the PB continues to work on its Zoning Bylaw revision and hopes to have it ready for a Fall Town Meeting vote.
- Open Space & Recreation Plan Update Committee (BAS)
  - Nothing to report at this time.
- **7:30 PM – Adjourn Meeting**
  - CPC's Next Meeting: April 5, 6 p.m.
  - BES moved to adjourn; MF 2<sup>nd</sup>.
    - Motion approved unanimously.