

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

Town Hall \* One Main Street \* Ayer, MA01432  
Minutes for 09/2/10 - Approved 11/3/10

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

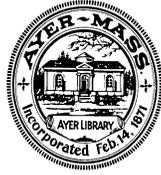
Members present: Alene Reich (AR) [At Large]- Chair, Mark Fermanian (MF) [Planning Board], Gary Luca (GL) [BOS], Janet Providakes (JP)[Housing], Beth Suedmeyer (BS) [At Large], Jess Gugino (JG) [ConsCom]- Clerk

Not present: Scott Houde (SH)[FinCom], Vacancy [Parks & Rec.], Vacancy [Historical]  
APAC taped: YES

**7:02 PM – Open Meeting**

**Discussion: Ayer Fire Station, 1 West Main Street**

- Fire Chief Robert Pedrazzi, accompanied by Town Administrator Robert Pontbriand, spoke to the Committee about the possible acquisition of a parcel of land adjacent to the Fire Station.
- The new Fire Station has already been damaged by 3 flood events, each in excess of 100-year flood levels, in just the 4 years since its opening.
  - After flooding in April 2007, the Conservation Commission gave permission for the Fire Department to construct a berm on the west side of the parking lot, but this was insufficient for the greater flooding that took place in March 2010.
  - Chief Pedrazzi said that the flooding in March left 4 ft. of water in the basement of the Fire Station and \$54,000 damage to systems within the building.
- One potential solution to this chronic flooding is to purchase an adjacent parcel (0.96 acre) and use it for the construction of a permanent berm to prevent future flooding of the station.
  - Chief Pedrazzi said this parcel would be used for asset protection of the Fire Station, and also would create more open space for the Town as well as preserve wetlands; there is no intention to build on this land other than the construction of the permanent berm at the edge of the property closest to the Fire Station.
- Chief Pedrazzi is asking the Committee to consider sponsoring a Fall Town Warrant Article requesting \$300,000 for the acquisition of parcel 019/026.0-000-0020.0, at 0 Park Street, owned by F & P Willows Trust and F.W. Finney & J. Paul Routhier Trs. The parcel currently includes a small parking lot on the lower section used for commuters, about 10% of the total parcel.
  - The \$300,000 would be solely for the purchase of the property. Chief Pedrazzi estimated that another \$220,000 would be needed to build the berm.



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- Chief Pedrazzi said there is the possibility of securing up to 75% in reimbursement funds from FEMA for hazard mitigation. The permanent berm would be built to FEMA's 500-year flood level requirement. The deadline for applying for a FEMA grant is 11/1/10.
- AR asked about the plans for the initial construction of the building and whether the Town had any recourse in seeking compensation from the original architects and engineers. Chief Pedrazzi said this had been considered but Town Counsel felt it would cost more for the Town to seek such redress than it would possibly gain.
- AR asked the Committee to discuss whether this property qualified as Open Space by CPA standards, thereby meeting funding criteria.
  - It was noted that the project does not involve acquiring open space but rather creating it.
- It was agreed that before anything further can be decided by the Committee the following needs to take place:
  - Chief Pedrazzi will need to have a topographical/feasibility survey done to demonstrate that the proposed berm solution will actually fix the flooding problem.
  - GL will bring this up to the BOS at its next meeting and Mr. Pontbriand will pursue an opinion from Town Counsel as to the eligibility of this property purchase for CPA funds.

**Discussion: Pleasant Street School Pocket Park**

- No one showed up from the Housing Authority to make a formal presentation about this project.
- GL handed out photocopies of the property deed.
- AR noted the property already has a preservation and conservation restriction so the purpose of the pocket park would be, instead, to create recreation.
- Nothing further can be discussed on this until Housing presents an actual proposal.

**8:12 PM – Adjourn Meeting**