

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 10/7/2015 - Approved 11/5/2015

Location: Town Hall, 1st Floor

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Barry Schwarzel (BES) [Historical Commission], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk

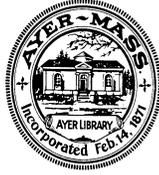
Not present: Beth Suedmeyer (BAS) [At Large], Jenn Gibbons (JRG) [Planning Board], Vacancy [At Large]

APAC taped: NO

6:05 PM – Open Meeting

OLD BUSINESS

- **Discussion: Sandy Pond School Association (SPSA) Restoration Project**
 - Irving Rockwood, Vice President of SPSA, provided CPC members with an update.
 - Work is underway on the National Register application.
 - Historic Preservation Consultant Stacy Spies will have the application complete by mid-December.
 - SPSA is also preparing to put a “Conditions Assessment” out for bid.
 - This was previously discussed at CPC’s 8/5/2015 meeting.
 - At its last meeting, SPSA decided to seek a Conditions Assessment (CA) at a higher level of detail that will meet Massachusetts Historical Commission (MHC) standards.
 - At Ms. Spies’ suggestion, they will issue an RFQ (Request for Quotes) rather than an RFP (Request for Proposals).
 - Mr. Rockwood said they hope to get the RFQ out by the end of October, with a due date of 30 days after.
 - SPSA meets again next week and will hopefully finish off the RFQ.
 - They have a list of architectural firms that specialize in doing CAs.
 - The wording of the RFQ will be upfront in indicating that the CA will be paid for via grant money.
 - JG suggested the draft RFQ language be amended to say that the grant money “is expected to come from” Ayer CPC funding and, in the “Timing” section, should also indicate that this funding would not be voted on until Spring Town Meeting in May 2016.
 - Mr. Rockwood said that once they have received at least 3 proposals and cost estimates, they will then move forward with the CPC application process for funding the CA.



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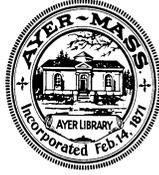
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- After questions from JP and BES, Mr. Rockwood clarified that this application would be strictly for funding the cost of the Conditions Assessment, not for the implementation of any restoration work.
 - The CA will identify, sort, and prioritize work needed to preserve and restore the historic schoolhouse.
 - Any such project will then have to go through their own independent funding process through CPC and other sources.
 - The CA is basically an appraisal of the current condition of the schoolhouse and will be used by SPSA for long-term planning.
- JP went through the upcoming CPC process for Mr. Rockwood.
 - CPC will want to have SPSA's application for CPC funding of the Conditions Assessment by its February 2016 meeting.
 - CPC would then be in a position to schedule a Public Hearing for March.
 - If the project is moved forward, this will allow plenty of time to have a Warrant article ready for a vote at Spring Town Meeting in May.
- **Approval of Meeting Minutes**
 - RD moved to accept the minutes for 9/2/2015 as written; BES 2nd.
 - Motion approved unanimously.
- **Correspondence**
 - JP received a report from the State's Municipal Data Management Bureau.
 - The report indicates that the FY 2015 amount of money raised for CPC through Ayer's 1% surcharge is \$164,230.50.
 - State matching funds are still pending.

NEW BUSINESS

- **Pirone Park**
 - RD said the Parks & Recreation Department is working on plans to put in a paved, handicapped-accessible path around the perimeter of Pirone Park.
 - JP will check with the Community Preservation Coalition to see if terms have now changed that would allow CPA funds to be used for such a project.
 - Previous terms of the CPA did not allow funds to be used for parks restoration projects unless CPA funds were also used to purchase the land in the first place.



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- **Committee Updates**
 - Historical Commission
 - BES said the Commission's work on its oral history project is off to a good start.
 - BES will be giving a 45-minute presentation at the Devens Museum on Saturday, October 17, at 1 p.m.
 - Ruth Rhonemus, also of the Historical Commission, will be helping him with the PowerPoint presentation.
 - The subject of the presentation is Camp Stevens and the 53rd Regiment of the Mass. Volunteer Infantry during the Civil War.
 - Housing Authority
 - JP said that all three of the Pond Street buildings are getting new windows.
 - Because of budget constraints, the area in back of the Council of Aging (COA) building will not be paved at this time.
 - JP noted that this area is owned by the COA but would likely overlap onto an area where the Pirone Park perimeter path would need to go.
 - In light of RD's report on the Parks Dept. plan, JP will talk with Ken Martin, Executive Director of the Ayer Housing Authority, about their plans for that eroding hillside.
 - Parks & Recreation Department
 - See above, under New Business.
 - Conservation Commission
 - JG said ConCom has hired a new Conservation Administrator, Brian Colleran.
 - ConCom is awaiting final drafts from Geosyntec Inc. of the Comprehensive Pond Survey.
 - Planning Board
 - No report.
 - Open Space & Recreation Plan Update Committee
 - No report.
- **CPC's Next Meeting: November 4, 2015, at 6 p.m.**
- **7:10 PM – Adjourn Meeting**
 - BES moved to adjourn; RD 2nd.
 - Motion approved unanimously.