

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 1/7/2015 - Approved 3/4/2015

Location: Town Hall, 1st Floor, BOS meeting room

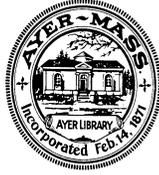
Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Jenn Gibbons (JRG) [Planning Board], Barry Schwarzel (BES) [Historical Commission], Richard Durand (RD) [Parks & Recreation]

Not present: Jess Gugino (JG) [Conservation Commission]- Clerk, Vacancy [At Large]

APAC taped: NO

6:07 PM – Open Meeting

- **Discussion: Potential Project Proposal by G&S Holdings for – Restoration and Reuse of Central Fire Station**
 - Mr. Douglas Shaw and Jeff Garibotto of G&S Holdings attended the meeting to hold a preliminary discussion with CPC about a potential application for CPA funding for the conversion of the Old Fire Station into multiple affordable housing apartments and preserving the historic integrity of the building.
 - The G&S Holdings representatives have been working with David Maher (Director, Ayer Office of Economic and Community Development) to purchase the old fire house. The sale is not yet finalized. The project may be eligible as a CPA project in the historical and/or housing category.
 - They are considering 6 housing units (one of them ADA compliant) and retail or commercial space on the first floor. They intend to keep the same footprint and the cupola. The windows would be replaced and front exterior doors would be changed for walk in rather than drive in access. They would not keep the slate shingles, but replace with asphalt shingles.
 - It was recommended that Mr. Shaw and Mr. Garibotto speak to the Historic Commission regarding the potential historic preservation component of the project. They should seek a clear indication of what the Commission considers to be the critical elements for historic rehabilitation of the building (to retain the historical character) and determine whether the Historical Commission recommends the project for receipt of CPA funds.
 - The structure is not eligible for the National Registry of Historic Places because its exterior has been modified significantly with the addition of the garage bays.
 - However, it is possible that this project could be considered under CPA's affordable housing category and be categorized as state or locally historically significant structure and qualify for historic funding as well.
 - Detailed plans and budget will be required for the CPA project proposal.

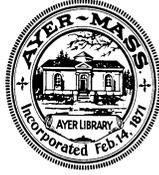


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- When the project was compared to the Fletcher Building rehabilitation project, a few differences were identified: the Fletcher Building is in the Downtown Historic District (National Registry) and was a priority for preservation and Ayer is close to its affordable housing targets and therefore the Commission has not been prioritizing housing projects that would require use of general category CPA funds.
- **Discussion: Fire Department Photo Restoration Application**
 - Regarding the question of whether 3 bids are required for the photo restoration project, JP has asked Chief Pedrazzi to request confirmation from Northeast Document Conservation Center (NDCC) of Andover that they are a state vendor and have provided service with waivers of comparable service quotes for other municipal document preservation projects.
 - The committee needs clarification on what photos will be restored vs. reproduced, as it was unclear in the proposal received by the Fire Chief. The Historical Commission is also requested to review the submitted proposal and confirm they think the proposed work is adequate and desirable.
 - BAS moved to delay the holding of the Public Hearing for the photo restoration project until the March CPC meeting; RD 2nd.
 - Motion approved unanimously.
 - Janet will inform the Fire Chief of the change in plan and request an update.
- **Discussion: Grant Agreement for Habitat for Humanity Project**
 - There has been no response from Town Council or the Town Administrator regarding the status of the legal review of the Grant Agreement between the Town and Habitat for Humanity. Town Council was to review it. JP will inquire with Town Administrator. Habitat for Humanity will want to begin to utilize funds soon.
- **No New Business, No Correspondence/Bills, and Delay Approval of Minutes from December meeting until next month**
- **Committee Updates**
 - Historical Commission – New projects underway include an oral history project in Ayer and development of a downtown historic walking trail. In May Freedom’s Way will feature a “Hidden Treasures” program on the Camp Stevens Memorial.
 - Parks & Recreation Department – Basketball season has started and skating rink is up. With the loss of the Central Fire Station as storage space the Commission is considering designing and building a Parks and Recreation office and maintenance/storage area at Pirone Park.



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- Planning Board - Zoning revision modifications will be available for public review and a formal presentation is being planned. A Planning Board vacancy will be posted in the near future.
- At-Large - The Open Space and Recreation Plan Update Committee has been formed and will hold its first meeting soon. The Town will be hiring a Conway School of Landscape Design as the consultants for the update process. Public input meetings will be planned and announced soon.
- **7:05 PM – Adjourn Meeting**
 - BES moved to adjourn; JRG 2nd.
 - Motion approved unanimously.
- **Next Meeting: Feb. 4th, 6 pm**