



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 2/6/2019

RECEIVED
MAR 12 2019

TOWN OF AYER
TOWN CLERK

2:45pm
Mum Copeland

Location: Town Hall, 1st Floor

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Barry Schwarzel (BES) [Historical Commission], Beth Suedmeyer (BAS) [At Large], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk, Julie Murray (JM) [Planning Board], Colleen Krieser (CK)[At Large]
APAC taped: NO

7:00 PM – Open Meeting

- **Approval of Meeting Minutes**
 - BES moved to accept the minutes for 1/9/2019 as written; RD 2nd.
 - Motion approved 5-0 (JM, BAS abstained, not having been present).
- **Correspondence / Bills**
 - Membership Dues
 - **Community Preservation Coalition:** \$875.00, annual dues.
 - BES moved to approve payment of \$875.00; BAS 2nd.
 - Motion approved unanimously.
 - Pleasant Street School Emergency Generator project
 - **Nangle Engineering:** \$398.50.
 - One final bill is anticipated, following system testing.
 - JM moved to approve payment of \$398.50; CK 2nd.
 - Motion approved unanimously.

OLD BUSINESS

- **Ayer Community Garden Update** (\$41,000 CPA funds for vote at Spring Town Meeting)
 - Sheila Carman, of Ayer Community Garden Inc., provided an update.
 - Earlier in the week, H. M. Flagg Tree Services cleared trees and shrubs from the garden site, donating their labor as an approximately \$5000 in-kind gift to the project.
 - Ms. Carman said the DPW will pull any stumps that Flagg was unable to clear, and will then grade the site.
 - ACG Inc. is hoping the Ayer Parks Department will do final smooth grading with a York Rake.
 - A total of 11 regular beds and 3 elevated beds will be constructed for the first year of the garden's operation.
 - Three of those beds are taken, two for members of ACG Inc. and one for St. Andrews Church.
 - The rest are open for application.
 - Applications for garden plots are now ready to go.



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- ACG Inc. will be renting a P. O. Box to receive applications, ensuring that each one will be date-stamped in a consistent manner.
 - In discussing the possibility of online applications, ACG Inc. decided that the application itself might be made available online, but that completed applications could not be submitted online and would have to be mailed.
 - This is to ensure an equal playing field for all applicants, some of whom may not have access to computers or the Internet.
- The applications will be available at a number of locations, including Town Hall, the Library, Loaves & Fishes, and St. Andrews Church.
- ACG Inc. is hoping for an article in the Nashoba Valley Voice.
- The applications will also be advertised on the Town's website and Facebook pages, as well as on Community Access TV.
- ACG Inc. is now considering having lumber for the beds delivered pre-cut, to reduce the need for the use of power tools onsite.
- They are also in talks with the Superintendent of Schools, Mary Malone, about perhaps holding a contest for students to design a logo for the garden.
 - Several suggestions were made about local vendors who might be contacted to provide a 'prize'.

NEW BUSINESS

- **Historic Ayer Central Fire Station, 14 Washington Street**
 - Calvin Moore was present.
 - This topic was not listed on the agenda, but members agreed to hear Mr. Moore for preliminary discussion.
 - Mr. Moore owns the Fire Station, currently undergoing major restoration to preserve the historic building and convert it into a total of up to 6 affordable housing units.
 - The rough budget for this comes in at \$1,109,362.00.
 - Fall Town Meeting (2017) previously approved a CPA funding application of \$30,000 for external historical preservation work on the cupola, slate tile roof, and stepped gables.
 - Mr. Moore distributed copies of two new preliminary applications ('Applications for Determination of Eligibility for Community Preservation Funding') that he wishes to make for additional CPA funding for this project:
 - 1.) \$40,000, under the category of Historic Preservation.
 - This is for continued work on the cupola and slate roofing as well as removal of the south wing addition.
 - The removal of the wing will return the building closer to its original historical look as well as provide off-street parking for the tenants.



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- While \$30,000 was previously allocated for external historical preservation, Mr. Moore's application notes that the extensive external brick work alone has cost \$34,500.
- 2.) \$150,000, under the category of Community Housing.
 - This is to contribute to the completion of the second floor that will provide an extra 2 affordable units.
 - Without this funding, only 4 affordable units, on the first floor, will be considered.
 - The preliminary application states that Mr. Moore is contributed 40.5% (\$420,000) of his own money to this project.
 - It is his hope that State and CPA grants will make up the rest.
 - Alan Manoian, Director of Community & Economic Development, is assisting on applications for State grants.
- When the project is completed, Mr. Moore said it should be included as part of Ayer's Downtown Historical District.
 - He will not be seeking for National Register status because of the excessive demands required.
 - Regardless, using CPA funds for historical preservation requires complying with the Secretary of the Interior's Standards.
- CPC members were in agreement the project qualifies consideration of funding.
 - JP said CPC's next meeting, March 6, would hold a formal discussion of the two Funding applications, and could then schedule Public Hearings at CPC's April meeting.
 - Assuming passage by CPC, this allows time for submission of Warrant Articles for final deciding votes at Spring Town Meeting in May.
- **Community Preservation Committee 2018 Annual Report**
 - JP's draft was reviewed and edited.
 - CK moved to accept the draft as final and submit to the Town; BES 2nd.
 - Motion approved unanimously.
- **Committee Updates**
 - Historical Commission (BES)
 - An interview was filmed with Ernie Blasetti, a World War II veteran and the oldest man in Ayer at 102 years, in conjunction with the Devens Museum.
 - The interview will be aired on public access TV.
 - The Historical Commission is continuing to plan for Ayer's 150th anniversary in a couple of years.
 - Housing Authority (JP)
 - Ayer Housing owns 7 transitional housing units on Isaac Lane.



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- With State funding, they just completed the revamping of one of the houses to make it handicapped accessible.
- Parks & Recreation (RD)
 - RD said the preparation work for summer camps is now underway.
 - The Parks Department is reviewing its plans for a new Storage Shed at Pirone Park, given that recently received design bids came in higher than expected.
- Conservation Commission (JG)
 - JG said the Commission has begun work on revising Ayer's local wetland bylaw (Article XXVI).
 - The Commission also recently prepared a guidance document for the completion of a Conservation Analysis for proposed new subdivisions.
 - This is to comply with the new Zoning Bylaw for Open Space Residential Developments.
 - The Commission is tasked with reviewing developer-submitted Conservation Analyses and making a recommendation to the Planning Board prior to its review.
- Planning Board
 - JM said the Planning Board is concentrating on finalizing amendments to the new Zoning Bylaw for vote at Spring Town Meeting.
- Open Space & Recreation Plan Update Committee (BAS)
 - BAS said that a final draft, addressing the State's concerns, has now been prepared with the assistance of Al Futterman, of the Nashua River Watershed Association.
 - JG added that Town Manager Pontbriand has indicated that, following minor comments, it is his intent that the Plan be submitted to the State on March 1 for final approval.
 - JP said she hopes that CPC can take the OSRP as well as the Master Plan and use both to update CPC's 5-year plan.
 -
- **8:12 PM – Adjourn Meeting**
 - CPC's Next Meeting: March 6, 2019, 7 p.m.
 - BES moved to adjourn; JM 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date Minutes Approved by Community Preservation Committee: 3/6/2019

Signature Indicating Approval: Jessica G. Gugino