

RECEIVED
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TOWN OF AYER

2017 NOV -8 PM 1:55 *ly*



Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 9/5/2017

9/6/2017 g.s.j.

Location: Town Hall, 1st Floor

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk, Julie Murray (JM) [At Large]

Not present: Barry Schwarzel (BES) [Historical Commission], Mark Fermanian (MF) [Planning]

APAC taped: NO

6:19 PM – Open Meeting

- **Approval of Meeting Minutes**

- JG moved to approve the minutes for 8/2/2017 as written; RD 2nd.
 - Motion approved unanimously.

- **Correspondence**

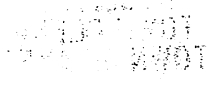
- Community Preservation Coalition

- JP prepared descriptions of Ayer CPA projects for Coalition use on social media.
 - The two projects JP selected are the Pleasant Street School renovation and the more recent Habitat for Humanity housing on Central Avenue.

- **Old Business**

- Community Preservation 5-Year Plan

- JP has contacted Jen Goldson, who prepared the 2010-2014 plan, for her availability in preparing a new 5-year Plan.
 - Ms. Goldson indicated informally that her cost would be approximately \$20,000, depending on the scope of work.
 - She is preparing something more formal in response to JP's query about what sort of scope she envisioned.
 - BAS, who was on CPC when Ms. Goldson did the previous Plan, will find her copy of the original scope as well.
- JP also has contacted the Community Opportunities Group (COG), which is currently working on the Town's new Master Plan.
 - They presented a more formal quote of \$12,000, for a scope of services for two phases of work that would include 2-3 working meetings and a public forum.
 - Phase I: Identifying community needs and resources;
 - Phase II: Prioritizing Community Preservation funds.
- CPC members felt it important to have detailed scopes of services for both vendors for accurate comparison.



rev'd to 2000

CG 10-11-2017 10:17 AM

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6-10-1964

Michigan's present land provisions ("Michigan's Land Use Act") are contained in the Michigan Natural Resources Conservation Act (MNRCA), MCL 323.101-323.110, and the Michigan Land Use and Planning Act (MLUPA), MCL 207.101-207.110. The MNRCA and MLUPA are both administered by the Michigan Department of Natural Resources (MDNR).

David Richard Dwyer (b. 1941) is a professor of psychology and director of the Center for the Study of the Mind at the University of California, San Diego. He is also a member of the National Academy of Sciences.

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bioRxiv preprint doi: <https://doi.org/10.1101/2020.04.02.626604>; this version posted April 2, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

OK, tonight 11:45A

MEMORANDUM FOR THE RECORD

CONFIDENTIAL - SECURITY INFORMATION

¹⁰ The CDS indicator is a 100-point scale ranging from 0 to 100, with 0 representing the lowest credit rating and 100 representing the highest credit rating.

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The two projects in section 1 are the Pleasant Street School renovation and the more recent Haven for Humanity housing on Canal Avenue.

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Community Project of 5-Year Plan

It has contacted Jon Gold on who prepared the 2010-2014 plan for her

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U.S. DEPARTMENT OF AGRICULTURE

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19. The first meeting of the Community Opportunities Group (COG) which is

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recovered has been discussed previously (1981).

Abolition of Community Preservation Funds

* QTLs involved in the development of the seed coat are also important to the development of the seed coat in the embryo.

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Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 9/6/2017

- JP also plans to follow up with some other vendor recommendations from Stuart Saginor, of the Community Preservation Coalition.
- In addition, Alan Manouian, Director of Ayer Community & Economic Development, may also be able to provide JP with some names.
- Finally, JP will check with Town Accountant Lisa Gabree to ascertain the mechanics of funding this project, including whether CPC would need a Town Meeting vote.
- Conservation Fund
 - JP has spoken to Town Administrator Robert Pontbriand about the possibility of setting up such a fund to allow for more a expeditious response to open space purchase possibilities.
 - JP will follow up with Mr. Pontbriand regarding the Board of Selectmen's response to this idea.
- Master Plan Update
 - JP attended a recent meeting of the Steering Committee, where a draft of the Housing packet portion was reviewed.
 - JP noted that the draft includes a 2014 chart from DHCD (Mass. Dept. of Housing & Community Development) showing the proportion of Ayer housing that is designated as "affordable."
 - The 2014 chart indicated that 8.4% of Ayer's housing inventory has been subsidized for affordability (where 10% is the State goal).
 - In the draft, however, COG (Community Opportunities Group) has amended this number to 6% because, at some point in the future, Ayer will be losing some of the housing designated as affordable (11 units changing over to market value).
 - JP represented the position that the citation and use of the 2014 DHCD chart should continue to use the 2014 number of 8.4%.
 - Supporting text can additionally note updates/future revisions because of changes in DHCD's reckoning.
 - Such a revision should not only reference the 11 units likely to go off of Ayer's affordable housing inventory, but also additional units recently added (since 2014) to this inventory (i.e. Habitat for Humanity; the Willows subdivision).
 - But the 2014 chart should remain as DHCD created it in 2014.
- CPA Surcharge
 - As previously discussed on 8/2/2017 and for comparison's sake, CPC members asked for information on the revenue numbers were Ayer to go to the 2% property tax surcharge from the current 1% surcharge.



Town of Ayer
Community Transition Committee
 Town Hall - One Main Street - Ayer, MA 01432
 Minutes for 06/20/17

- JP also plans to follow up with some other vendor organizations from the 2014 chart of the Community Transition Commission.
- In addition, Alan will contact Director of Ayer Community & Economic Development may also be able to provide JP with some names.
- Finally, JP will check with town's accountant for Gabe's to ascertain the appropriateness of funding this project, including whether CPC could send a Town

Meeting was

Constitutional

- JP has spoken to Town Administrator Robert Lombard about the possibility of setting up such a fund to allow for more expedient access to open space purchase possibilities.
- JP will follow up with Mr. Lombard regarding the Board of
- Selection's report to this date.

Mayor Alan Updegraff

- He attended a recent meeting of the Steering Committee where a draft of the Housing Policy Report was reviewed.
- JP noted that the draft includes a 2014 chart from DHCD (Mass Dept of Housing & Community Development) showing the proportion of Ayer's inventory that is designated as "affordable".
- The 2014 chart indicated that 8.4% of Ayer's housing inventory has been set aside for affordability where 10% is the State goal.
- In the draft Housing Policy (Community Opportunity Group) has included this number to 8.4% as a point of comparison in the future. Ayer will be losing some of the housing designated as affordable (11 units changing over to market value).
- He requested the position that the chart and use of the 2014 DHCD chart should continue to use the 2014 number of 8.4%.
- Supporting text can additionally note updates from revisions because of changes in DHCD's accounting.
- Such a revision should not only reference the 11 units likely to go off of Ayer's affordable housing inventory, but also additional units recently added (since 2014) to the inventory (i.e. Habitat for Humanity, the Willow's subdivision).
- Is the 2014 chart should remain as DHCD created it in 2014.

CYA's response

- As previously discussed on 5/23/17 and for comparison's sake, CPC members asked for information on the revenue number was Ayer to go in the 2016 property tax schedule from the current 1% surcharge.



Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 9/6/2017

- At 1%, CPC's total revenue (Town surcharge tax + State match) is approximately \$207,000.
- A rise to the 2% surcharge would simply double the total revenue to approximately \$414,000.
- Were the Town to agree to a rise to the 3% surcharge, the total revenue would rise by a greater proportional amount to approximately \$686,000.
 - At the 3% surcharge rate, participating towns qualify for an additional round of State funding not available at the 1 or 2% rates.
 - Thus this could lead to an additional \$75,000, roughly, in State matching funds, a substantial increased benefit to the 1 or 2% surcharge rates.
- CPC Old Account Balances
 - Town Accountant Lisa Gabree contacted JP about closing out outstanding balances from old CPC allocation accounts:
 - Open Space & Recreation Plan (OSRP) update
 - \$23,500 remains from the original CPA allocation.
 - BAS said the OSRP plan is currently waiting for the DPW's part-time intern, who does GIS mapping, to complete map work for the plan.
 - Until this work has been completed (which doesn't cost OSRP anything since it is a Town employee), BAS did not want CPC to close out this outstanding balance.
 - If the intern is unable to complete the map work, OSRP might need to hire someone.
 - Pleasant Street School pocket park
 - This account contains an outstanding unspent balance of \$13,203.75.
 - JP will ask that this account be left in place as some tree work still remains to be done.
 - Sandy Pond School Association (SPSA)
 - The amount of \$2673.75 (out of \$20,000) remains from the CPC allocation for the historic schoolhouse's Conditions Assessment.
 - As the Assessment is now complete and paid for, this remainder should be returned to CPC's regular balances (from the category from which it came, assumed to be 'Historic').
- **New Business**
 - RD related that Jeff Thomas, Director of Parks & Recreation, and Jason Mayo, Chair of the Park Commission, have expressed renewed interest in the Town potentially acquiring the West Main Street property owned by Robert Gardner, for use as a pocket park.

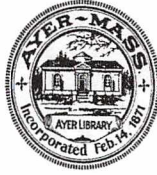


Town of Ayer
Conservation Commission
Town Hall * One Main Street, Ayer, MA 01432
Telephone 978-237-1311

- * At the CPC's total revenue (Town surcharge tax - State match) is approximately \$200,000.
- * A rise to the 3% surcharge would simply double the total revenue to approximately \$400,000.
- * Were the Town to agree to a rise to the 3% surcharge, the total revenue would rise by a greater proportional amount to approximately \$600,000.
- * At the 3% surcharge rate, participating towns qualify for an additional round of state funding not available at the 1 or 2% rates.
- * Thus this could lead to an additional \$15,000-20,000 roughly in state matching funds, a substantial increased benefit to the Town of 3% surcharge rates.
- * CPC Old Account Balance
- * Town Account 1 has balance carried over from closing out outstanding balances from old CPC allocation account.
- * (Open System & Allocation Plan) (OSAP) began.
- * \$21,800 remains from the original CPA allocation.
- * BAS said the OSAP plan is currently waiting for the DRV's part-time intern who does GIS mapping to complete map only for the plan.
- * That this work has been completed (which doesn't cost OSAP anything since it is a town only cost) BAS did not want CPC to close out this outstanding balance.
- * This item is unique to complete the map work. OSAP might need to hire someone.
- * Pleasant Street School pocket park
- * This account contains an outstanding unpaid balance of \$13,203.73.
- * It will ask that this account be left in place as some tree work still remains to be done.
- * (North Ayer School Association) (NESA)
- * The amount of \$23,573.73 (out of \$20,000) remains from the CPC allocation for the historic schoolhouse's Condition Assessment.
- * As the Assessment is now complete and paid for, this remainder should be returned to CPC's regular balance (from the category from which it came, assumed to be NESA).

New Business

- * RD related that Jeff Thomas, Director of Park & Recreation and Jason May, Chair of the Park Commission, have expressed interest in the Town potentially repurchasing the 1/2 acre lot owned by Robert Gardner for use as a pocket park.



Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 9/6/2017

- While CPC would welcome an application for CPA funding for such a project, the first step would be for Mr. Mayo or Mr. Thomas to contact Mr. Gardner to see if he would be open to the possibility of selling this property to the Town.
 - BAS said Mr. Gardner should be made aware of the tax benefits available for selling a parcel to a municipality for under market value.
 - JG said this property appeared before the ZBA earlier in the summer for a variance, and that therefore Parks & Recreation should endeavor to contact Mr. Gardner as soon as possible.
- **Committee Updates**
 - Historical Commission (BES)
 - No update.
 - Housing Authority (JP)
 - No update – Housing doesn't meet over the summer.
 - Parks & Recreation (RD)
 - See above under New Business.
 - In addition, RD said DPW Superintendent Mark Wetzel is now working on the engineering aspects for the planned Pirone Park Perimeter Path.
 - Mr. Wetzel is also assisting with the development of plans for construction of a new building at the park to house sporting equipment, tractors, etc.
 - Previously Parks & Rec stored equipment at the Old Fire Station, no longer available.
 - Conservation Commission (JG)
 - ConCom continues its job search for a new Conservation Administrator.
 - Planning Board
 - No update.
 - Open Space & Recreation Plan Update Committee (BAS)
 - See above discussion under Old Account Balances.
- **7:19 PM – Adjourn Meeting**
 - CPC's Next Meeting: October 4, 6 p.m.
 - JG moved to adjourn; JM 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date Minutes Approved by Community Preservation Committee:

11-1-2017

Signature Indicating Approval:

Jessica G. Gugino



Town of Agawam
Community Preservation Committee
Town Hall * One Main Street * Agawam, MA 01101
Meeting for 10/10/17

- o While CIP would receive an application for CIP funding for such a project, the first step would be for Mr. Adams or Mr. Thomas to contact Mr. Gumbert to see if it would be open to the possibility of selling this property to the Town.
- * BAS said Mr. Gumbert should be made aware of the tax benefits available for selling a parcel to a municipality for public use.
- o JO said this property appeared before the select board in the summer for a variance, and the select board & Planning Board should endorse to support Mr. Gumbert as soon as possible.

- o Committee Minutes
- o Historical Commission (HIC)
 - * No update.
- o Housing Authority (HA)
 - * No update - Housing doesn't meet until the summer.
- o Parks & Recreation (PO)
 - * See above under New Business.
- o In addition, JO and DPW Superintendent Mark Witek is now working on the engineering aspects for the planned Town Park Extension Path.
- o Mr. Witek is also assisting with the development of plans for construction of a new building at the park to house sporting equipment, facilities, etc.
- * Previously Parks & Rec stored equipment at the Old Fire Station, no longer available.
- o Conservation Commission (CC)
 - * CC continues its job search for a new Conservation Administrator.
- o Planning Board
 - * No update.
- o Open Space & Recreation Planning Committee (OSPC)
 - * See above discussion under Old Account Balance.

7:19 PM - Adjourn Meeting
o CIP's Next Meeting: October 4, 6 pm
o JO moved to adjourn 7:19 PM
* Motion approved unanimously.

Minutes Recorded and Submitted by Jessica A. Gagnier Clerk

Date Received by Community Preservation Committee
10-10-17
Signature indicating approval: _____