



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 1/6/2021

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TOWN OF AYER
TOWN CLERK
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Location: Remote Meeting via Zoom, accessible to public, due to Pandemic State of Emergency

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Jess Gugino (JG) [Conservation Commission]- Clerk, Julie Murray (JUM) [Planning Board], Colleen Krieser (CK)[At Large]

Members not present: Beth Suedmeyer (BAS) [At Large], Barry Schwarzel (BES) [Historical Commission], Jason Mayo (JAM) [Parks & Recreation]

APAC Taped and Broadcast Live

7:00 PM – Open Meeting

- **Approval of Meeting Minutes**

- JUM moved to accept the minutes for 12/2/2020 as written; CK 2nd.
 - Motion approved unanimously by Roll Call Vote 4-0.

- **Correspondence / Bills**

- JP summarized two invoices recently authorized for payment, both under the CPC grant to the Ayer Community Garden (\$41,000, STM 2019):
 - Farnsworth Lumber, \$655.20, lumber for new garden beds for 2021;
 - Sheila Carman, \$53.89, reimbursement for purchase of bulletin board handle and 4 ft. step ladder for the garden.

CURRENT BUSINESS

- **Status of Grant Agreements for CPC's Fall Town Meeting 2020-passed articles:**

- Affordable Housing Trust (FTM 2020, \$30,000)
 - The Affordable Housing Committee is working on its next two steps:
 - A list of 7 names has now been compiled of potential candidates for appointment by the Select Board to the Trust's Board of Trustees;
 - A new draft of the Trust's Bylaws has been made, incorporating both Town Counsel comments and public feedback comments, and will be discussed at the Committee's meeting next week.
- Sandy Pond School Association (SPSA) Grant Agreement (FTM 2020, \$187,340)
 - JP spoke to Irv Rockwood, President of SPSA, about the Town Counsel revised Agreement draft as discussed at CPC's last meeting on 12/2/2020.
 - Mr. Rockwood does not object to 25% of the grant money being withheld from disbursement until the Historic Preservation Restriction (HPR) has been finalized.

 **SCANNED**
05.24.2021



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- However, he would like to add a provision protecting the SPSA project if the Town is the one holding back completion of the HPR.
- He is working on wording that would reduce the percentage withheld by 5% for every month the Town is the cause of delay.

NEW BUSINESS

- **Update of the Community Preservation Plan (CPP)**
 - JP spoke to both Jen Goldson, who was the consultant hired to prepare the 2010-2014 CPP, and someone from the Community Opportunities Group, which prepared the recent Master Plan.
 - Both are eager to submit bids for preparing a new CPP but would like to see a Scope of Work first.
 - JP will circulate a copy of a draft Scope of Work prepared back in 2017 when CPC first began discussing updating the Plan.
 - CPC members should review and be prepared to comment on this at the next meeting on Feb. 3.
 - Because other Town plans have recently been completed – e.g. the Master Plan, the Open Space & Recreation Plan – JP expects that CPC can reduce costs by reducing the Scope for a new CPP that would also draw on data in these other plans.
- **Committee Updates**
 - Historical Commission (BES)
 - No report available.
 - Housing Authority & Affordable Housing Committee (JP)
 - See JP's comments above regarding the Housing Trust Grant Agreement.
 - Parks & Recreation (JAM)
 - No report available.
 - Conservation Commission (JG)
 - ConCom is doing business as usual.
 - Planning Board (JUM)
 - The Planning Board did a site walk for a proposed subdivision ('Panther Place') across from the High School on Washington Street.
 - The Central Fire Station project at 14 Washington Street will be on an upcoming Planning Board agenda.
- Open Space & Recreation Plan Update Committee (BAS)
 - No report available.



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- **7:17 PM – Adjourn Meeting**
 - CPC's Next Meeting: February 3, 2021, 7 p.m.
 - CK moved to adjourn; JUM 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval:

2/3/2021 *Jessica G. Gugino*