

RECEIVED
JAN 10 2022

TOWN OF AYER
TOWN CLERK

Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 12/1/2021

Location: Remote Meeting via Zoom, accessible to public, due to ongoing pandemic

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

7:02 PM – Open Meeting

- **Approval of Agenda**
 - BES moved to approve the agenda as posted; BAS 2nd.
 - Motion approved unanimously by Roll Call Vote 7-0.
- **Approval of Meeting Minutes**
 - BAS moved to accept the minutes for 11/3/2021 as written; CK 2nd.
 - Motion approved unanimously by Roll Call Vote 7-0.
- **Correspondence / Bills**
 - Community Preservation Plan (CPP) Update (\$21,000, FTM 2021)
 - Jen Goldson will participate remotely at CPC's January meeting.
 - The contract for her services is being reviewed by Town Manager Robert Pontbriand and Town Counsel, and will be sent to her shortly.
 - Sandy Pond School Association (SPSA)
 - Irv Rockwood, President of SPSA, has confirmed with Mr. Pontbriand that unspent Phase I funding can still be used.
 - Ayer Shirley Regional School District (ASRSD) Athletic Field Project (\$300,000, FTM 2021)
 - The Site Plan Review application has now been received by the Planning Board as this project moves forward.
 - CPA Matching Funds
 - JP heard from the Town Treasurer that, based on information received from the State, what had been anticipated as a \$177,000 State match has risen to \$416,307.
 - The total estimated revenue for FY2022 will be \$1,084,103.

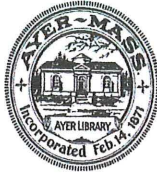
CURRENT BUSINESS

- **Application for CPA funding for Digitization of *The Public Spirit*, Ayer Library**



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 12/1/2021

- Having reviewed the Pre-Application in November, CPC expects to receive the Application by February.
- **Pirone Park Remediation and Replacement**
 - JAM said they are working on developing the project and funding applications.
 - JP recommended a Pre-Application for CPA funding be submitted before the Application.
 - Soil samples will be taken in the next few weeks for reporting to MassDEP.
 - BAS spoke about reimbursement grant opportunities that could be available under the grant category of general renovation of parkland.
 - JP has heard questions from residents who, remembering that Kiddie Junction at Pirone Park was originally built by volunteers, were wondering if volunteers could also be used for the park replacement project.
 - JAM did not know but has mentioned this to their designer.
- **NEW BUSINESS**
- **Hudlin Property for Sale**
 - 7.38 acres of land, owned by the Hudlin family, are now up for sale off High Street, costing somewhere between \$1.2 and 1.5 million.
 - JP has feelers out to the DPW, Planning Board, Town Planner, and Conservation Commission about possible Town interest.
 - From an open space perspective, this property could connect across the street to Pine Meadow Conservation Land.
 - BAS said the Council on Aging is also talking about this as a potential site for a Senior Center, though the asking price is high.
 - JP said the Affordable Housing Committee will also be discussing it.
 - In addition, it is known that a developer may be looking at the parcel.
 - The parcel has a lot of ledge on it, which would make it a challenge for housing development.
- **Committee Updates**
 - Historical Commission (BES)
 - Phase I (methodology, resources) of the historical housing inventory project was completed on Nov. 18 by consultant Stacy Spies.
 - Ms. Spies has started on Phase II, identification of properties to be surveyed, to be completed by Jan. 6, 2022.
 - Housing Authority (JP)
 - A 5th Commissioner is likely to be appointed by the Town by February.
 - Appointment of a Commissioner has to go through a process that includes the Town Clerk and the Select Board.



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 12/1/2021

- Affordable Housing Committee (CK)
 - Guidelines for a rental assistance program were approved at their last meeting and is now being reviewed by Town Counsel before going before the Select Board.
- Parks & Recreation (JAM)
 - See previous discussion of Pirone Park.
- Conservation Commission (JG)
 - Working on a Request for Proposals for third-party peer review of the Conservation Analysis submitted by the applicant for the proposed Stratton Hill Open Space Residential Development.
- Planning Board (JUM)
 - Recently approved a propane storage facility at 99 Fitchburg Road.
 - Will be taking up the ASRSD Athletic Field Project next month.
- Nashua River Wild and Scenic Stewardship Council (BAS)
 - Nothing new to report.
- **7:50 PM – Adjourn Meeting**
 - CPC's Next Meeting: January 5, 2022, 7 p.m.
 - BES moved to adjourn; CK 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval: _____

1/5/2022 