

Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 5/4/2022

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, Barry Schwarzel (BES) [Historical Commission], Jess Gugino (JG) [Conservation Commission]- Clerk, Colleen Krieser (CK)[At Large]

Not present: Beth Suedmeyer (BAS) [At Large], Jason Mayo (JAM) [Parks & Recreation]

APAC taped: Yes

6:08 PM – Open Meeting

- **Confirmation of Agenda**

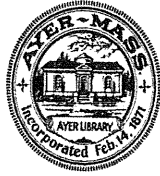
- CK moved to confirm the agenda as posted; JUM 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0

- **Approval of Meeting Minutes**

- BES moved to approve the minutes for 4/6/2022 as written; CK 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0.
- There being no discussion, JUM moved to approve the Executive Session minutes for 4/6/2022 as written; BES 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0.

- **Correspondence / Bills**

- JP has been invited to speak about Community Preservation Act communities at the Ayer/Shirley Rotary Club on 5/18.
- Ayer Shirley Regional School District (ASRSD) Athletic Field Project (\$300,000, FTM 2021)
 - Previously, BES called to JP's attention that the news coverage of the groundbreaking ceremony for this project made apparent that CPC was not invited nor was anything mentioned in the newspaper article regarding CPC funding for this project.
 - JP spoke to Dan Gleason about this and is following up with Town Manager Robert Pontbriand.
 - The Grant Agreement requires that signage indicate the funding contributions made by Ayer taxpayers through CPC.
- Spring Town Meeting (STM)
 - JP received some feedback from residents following STM on April 25 with regard to the Capital Budget Requests Article 13 that included \$120,000 funding for a new well source approval.
 - DPW Director Dan Van Schalkwyk had indicated at STM that the Town had limited areas available where new wells could be established for Town water supply.



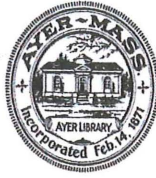
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- JP was then later asked if CPC funds could be used to purchase open space for other good well sites.
- BES said he trusted the DPW's judgment on well sites.
- JG said CPC was already well extended on other projects and should let DPW handle things unless they wanted to approach CPC.

NEW BUSINESS

- **Affordable Housing Trust and proposed "Ayer Commons"**
 - CK addressed the rest of CPC about the proposed friendly 40B project on Fitchburg Road, still in the planning stage.
 - Alicia Hersey, of the Ayer Community & Economic Development office, was also present by Zoom.
 - 106 units of affordable housing, some of which would also be Section 8 housing, are being proposed.
 - The nonprofit NOAH (Neighborhood of Affordable Housing) has been talking to the Affordable Housing Committee as well as Ms. Hersey.
 - If seeking funding support from Ayer CPC for this project, the application should be made directly by NOAH to CPC, not through the Affordable Housing Committee, though they would help with the planning for this.
 - CK asked what would be a reasonable amount for NOAH to seek grant funding for -- would something in the range of \$500,000 – 700,000 be acceptable?
 - Also, could CPC funds be used to help purchase the land or for the building of units?
 - JP said CPC funds could be used to help purchase or assist with a bond, but cautioned that there might not then be available funds to help build units.
 - JG said using CPC funds to help purchase the land in this case would be problematic since the asking price is much higher than the appraised price – a legal limitation for municipalities.
 - Ms. Hersey said they had been told earlier in the day that there might be a possibility that the project could get a waiver with regard to the purchase price being higher than the appraisal.
 - BES said he was more comfortable with CPC funding going toward the construction of the affordable housing itself.
 - In terms of timing for a funding application, if the goal was to bring an article up for vote at October's Fall Town Meeting 2022, then CPC would need the pre-application for its July meeting, followed by an application meeting in August and a Public Hearing in September.



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- **Committee Updates**

- Historical Commission (BES)
 - Nothing new to report – are meeting again next week.
- Housing Authority (JP)
 - Nothing to report.
- Affordable Housing Committee (CK)
 - See above discussion re Ayer Commons.
- Parks & Recreation (JAM)
 - No report.
- Conservation Commission (JG)
 - Voted to recommend the appointment of Heather Hampson, who currently works with the Planning Board and Building Inspector, to the position of Conservation Agent, starting on June 6.
- Planning Board (JUM)
 - Are sorry to be losing Ms. Hampson but happy for her promotion to this new position.
 - Planning Board is currently doing a site plan review for a food truck business, “Grateful Dog,” seeking to locate at 51 Littleton Road.
- Nashua River Wild and Scenic Stewardship Council (BAS)
 - No report.

- **IMMEDIATELY FOLLOWING THIS MEETING:**

- **Community Preservation Plan Update (\$21,000, FTM 2021)**
 - The Virtual Public Forum for the CPP Update directly follows CPC’s business meeting tonight, starting at 7 p.m., and to be facilitated by Jenn Goldson and Delaney Almost of J.M. Goldson.
 - JP said over 122 feedback surveys have been completed by Ayer residents.
 - Residents who registered for the Public Forum must connect via the webinar link they would have received, and CPC members as well.

- **6:54 PM – Adjourn Meeting**

- CPC’s Next Meeting: June 8, 2022, 7 p.m.
- CK moved to adjourn; BES 2nd.
 - Motion approved unanimously 5-0

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval: _____

6/8/2022 *Jessica G. Gugino*