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AUG 16 2022



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 7/6/2022

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

Members present: Janet Providakes, Chair (Housing Authority); Julie Murray, Vice-Chair (Planning Board); Barry Schwarzel (Historical Commission); Jess Gugino, Clerk (Conservation Commission)

Not present: Beth Suedmeyer (At Large); Jason Mayo (Parks & Recreation); Colleen Krieser (At Large/Affordable Housing Trust)

APAC taped: Yes

7:00 PM – Open Meeting

- **Confirmation of Agenda**

- B. Schwarzel moved to confirm the agenda as posted; J. Murray 2nd.
 - Motion approved unanimously by Roll Call Vote 4-0

- **Approval of Meeting Minutes**

- B. Schwarzel moved to approve the minutes for 6/8/2022 as amended; J. Murray 2nd.
 - Motion approved unanimously by Roll Call Vote 4-0.

- **Correspondence / Bills**

- Community Preservation Plan Update (\$21,000, FTM 2021)
 - An invoice from JM Goldson, for \$700.00, was approved for payment.
- Groton-Harvard Road property appraisal
 - J. Providakes received a quote of \$3300 from Foster Appraisal & Consulting Co. for doing the appraisal of the 7.39 acre parcel up for sale.
 - It will take 30-45 days to complete.
- Tax Title foreclosure property auction (6/21/2022)
 - J. Providakes successfully bid (through J. Gugino) on a .45 acre undeveloped parcel (Lot 27-29) off Winthrop Street.
 - She has spoken to Town Manager Robert Pontbriand about this as potential Town open space, in conjunction with some potential other land in the area.

CURRENT BUSINESS

- **Community Preservation Plan Update (\$21,000, FTM 2021)**

- Jen Goldson and Delaney Almond, of JM Goldson, were present via Zoom.
- A complete draft of an updated 5-year CPP plan, FY2023-2027, has now been submitted.
 - CPC members were asked to thoroughly review the document and get feedback/edits back to J. Providakes for consolidation by Friday, July 15.



Town of Ayer Community Preservation Committee

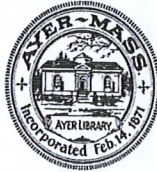
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- CPC's next meeting is rescheduled from August 3 to August 10 due to a conflict in Ms. Goldson's schedule.
 - The August 10 CPC meeting will hold a Public Hearing for comments and responses to the CPP draft.
 - If all goes well, the draft could be amended into final form by the end of August.
- The structure of the report begins with an Executive Summary, then an Overview of the Community Preservation Act at the State level and in Ayer as chapters 1 and 2.
 - It is then followed by individual chapters on Open Space, Outdoor Recreation, Community Housing, and Historic Preservation.
 - Each individual chapter follows the same format of identifying Needs, Goals, Eligible Activities in that CPA category, and Needs & Resources.
 - The draft concludes with Appendices on the Focus Group Summaries, the Community Survey Summary, and the Community Forum Summary.
- J. Providakes had two initial requests:
 - That the report include data on how many Massachusetts communities are at the 3% property tax surcharge level, as well as the 2% and 1% levels.
 - That the Open Space chapter, which currently lists 2 goals, pull in a third goal to parallel the other 3 individual chapters.

NEW BUSINESS

- **"Ayer Commons," Fitchburg Road Chapter 40B**
 - (See previous CPC discussion of this proposed project on 5/4/2022)
 - J. Providakes said that NOAH (Neighborhood of Affordable Housing), which is behind the friendly 40B project, still is planning on an application for CPA funding support to go before Fall Town Meeting.
 - An application to CPC is therefore still anticipated.
- **Downtown pocket park**
 - J. Providakes spoke to Town Manager Pontbriand about the possibility of creating a pocket park outside of Town Hall, in the back where people exit the building after voting.
 - Currently people exit from the back of the building onto grass.
 - Alan Manoian, Director of Economic & Community Development, is looking into this further.
 - If this were to move forward, there is a granite monument that would need to be moved, probably relocated to next to the Howitzer cannon in front of Town Hall.



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- J. Providakes also told Mr. Pontbriand that CPC funds could be used to restore the cannon.
- **Committee Updates**
 - Historical Commission (B. Schwarzel)
 - 34 of the 90 identified properties that are part of the current Historical Resources Inventory Project (\$20,000, STM 2020) have now been submitted to the Massachusetts Historical Commission for approval.
 - The 1916 fountain has now been moved to the Depot Square area, which is expected to open later this summer.
 - Housing Authority (J. Providakes)
 - Nothing to report from the Housing Authority.
 - The Affordable Housing Committee is waiting to hear back as to whether the State will grant NOAH a waiver from certain funding requirements for the Ayer Commons 40B project.
 - Affordable Housing Trust (C. Krieser)
 - No report.
 - Parks & Recreation (J. Mayo)
 - No report.
 - Conservation Commission (J. Gugino)
 - ConCom is in the process of issuing a Request for Proposals for a third party reviewer of the Conservaiton Analysis submitted for the Stratton Hill subdivision.
 - Planning Board (J. Murray)
 - The developer for Stratton Hill has submitted a preliminary subdivision plan to the Planning Board, which opened the Public Hearing process on 6/28, for the proposed Open Space Residential Development subdivision off of Wright Road.
 - Nashua River Wild and Scenic Stewardship Council (B. Suedmeyer)
 - No report.
 - **7:47 PM – Adjourn Meeting**
 - CPC's Next Meeting: August 10, 2022, 7 p.m.
 - J. Providakes will generate a Public Hearing notice for this meeting.
 - J. Murray moved to adjourn; B. Schwarzel 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval:

8/10/2022