



Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 3/6/2019

RECEIVED
APR 24 2019
TOWN OF AYER
TOWN CLERK
1:25pm *lf*

Location: Town Hall, 1st Floor

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Barry Schwarzel (BES) [Historical Commission], Beth Suedmeyer (BAS) [At Large], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk, Julie Murray (JM) [Planning Board], Colleen Krieser (CK)[At Large]

APAC taped: NO

7:04 PM – Open Meeting

- **Approval of Meeting Minutes**
 - CK moved to accept the minutes for 2/6/2019 as corrected; RD 2nd.
 - Motion approved unanimously.

OLD BUSINESS

- **Update on Former Central Fire Station Roof and Cupola Project, 14 Washington Street (\$30,000, FTM 2017)**
 - Alan Manoian, Director of Community & Economic Development, and Calvin Moore, current owner of the former fire station, were present.
 - When the CPA grant was approved in 2017, the fire station was under different ownership.
 - Town Counsel previously confirmed that the CPC Grant Agreement for the historical restoration work was not owner-specific.
 - The grant therefore was transferred to Mr. Moore for his restoration and development project.
 - Mr. Moore and Mr. Manoian, on behalf of the Town, are signatories to the Grant Agreement.
 - Given the poor condition of the building, as it turned out much more work was required for restoration of the step gables, replacing bricks, as well as matching replacement mortar and grout, than anticipated.
 - Actual costs for the masonry work alone have exceeded \$30,000.
 - This work has temporarily paused due to cold winter weather but will recommence soon.
 - The cupola was at least stabilized for the winter (i.e. wrapped in plastic) and no work has been done on the roof yet.
 - The application for additional CPA funding for historical preservation, including restoration of the cupola and roof replacement, is detailed below under New Business.



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- **Bills**

- Former Central Fire Station Project (\$30,000, FTM 2017)
 - Scala & Sons, Inc.: \$8000.00, for work on mortar and bricks, stepped gables.
 - Invoice dated 1/17/2019.
 - BAS moved to approve payment of \$8000.00; CK 2nd.
 - Motion approved 5-0 (JM and BES not yet present).
 - \$16,000 of the \$30,000 has previously been used and with this payment added, \$6000 remains from the 2017 CPC grant.

NEW BUSINESS

- **Former Central Fire Station, 14 Washington Street**

- Calvin Moore, of Cowfield Station LLC, presented a new application for CPA funding:
 - \$40,000 for Historic Preservation (in particular, cupola restoration and roof replacement);
 - \$150,000 for Community Housing.
- Mr. Moore acquired ownership of the building in 2018 and is moving forward with plans to both restore and preserve the exterior of the building for historic purposes as well as renovate and convert the interior of the building into 4-6 affordable housing units.
 - Two wings were added to the 1934 historic structure (one in the 1970s, the other in the 1990s), and of these, the south wing will be razed in order to provide additional off-street parking for the tenants.
 - Mr. Moore said the total renovation cost is estimated at \$1,109,362.
 - Current work is focused on restoring the exterior of the building, and the removal of interior asbestos and lead paint.
- Mr. Moore is now trying to line up financing for the whole of the project.
- As noted in Old Business above, the 2017 CPC funding grant of \$30,000 did not cover the actual costs encountered in restoring the exterior of the building to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - The cost of restoring just the masonry alone has exceeded \$30,000.
 - Additional funding support is therefore being requested for continuing this restoration work to include the cupola and the roof.
- With the assistance of Mr. Manoian, Mr. Moore will be applying next year for an affordable housing grant from the Mass. Dept. of Housing and Community Development (DHCD).
 - The request for the DHCD grant will be for \$500,000.
 - Mr. Moore is also personally investing approximately 40.5% of the cost.
 - With this CPC application, he is seeking support from the Town as well.

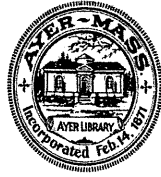


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- His own investment as well as a showing of Town support via CPC funding will add to the strength to the DHCD grant application.
- Mr. Moore said the DHCD grant would be used toward the construction of 4 affordable housing units on the first floor of the building.
 - If the CPA money is approved at Spring Town Meeting (2019), this will be used toward the construction of 2 additional affordable units on the second floor of the building.
- Mr. Manoian said the affordable units will be deed restricted, likely for a 30 year time span.
 - Extending this housing restriction to 99 years was also discussed.
 - Mr. Moore said that Ayer currently uses Boston rates for affordable housing.
 - A greater than 30-year term could be burdensome were Ayer to switch to a different housing rate system.
 - At the same time, Mr. Moore said he was happy to put a 99-year historical Preservation Restriction on the building for its exterior.
 - BAS said she would push for an 'in perpetuity' span for the housing restriction, in order to protect the long-term interests of the Town.
 - This will be discussed further.
- JP said an issue that would likely be brought up is that CPC's past contributions to housing, as in the Habitat for Humanity duplex constructed a few years ago, came to about \$50,000 per unit.
 - The \$150,000 amount requested for two second-floor units raises this to about \$75,000 per unit and would need an explanation.
 - Mr. Moore said the Habitat construction was for a new building, but that costs for rehabilitation of existing buildings tend to be higher.
 - With the fire station, not only does a lot of asbestos and lead paint need to be removed, but repurposing the interior from a building used for a fire station into a building used for housing adds much to the cost.
 - If completed, however, the Town benefits greatly by having an historic structure in downtown Ayer preserved, as well as by adding to its affordable housing base.
- Regarding accessibility, Mr. Moore said four of the units would be accessible by virtue of being first-floor units.
 - The parking lot would be somewhat ramped as well.
 - Mr. Manoian said that housing complexes with less than 7 units are not as subject to ADA requirements.



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- CK asked what happens to the project if the DHCD community block grant does not come through?
 - Mr. Manoian said the Town has done well with DHCD grants in the past.
 - The reason they are waiting a year to apply for a DHCD grant for this project is so that they can have the strongest possible application, showing local support, when they submit.
 - In the meantime, the historical preservation work must continue regardless in order to save the exterior of the building from further decline.
- If approved by Town Meeting, CPC will consider using language that makes the Grant Agreement contingent upon receipt of the DHCD grant.
- JP asked for a motion to bring this project before a Public Hearing at CPC's next meeting on April 3.
 - JM so moved; CK 2nd.
 - Motion approved unanimously.
- **Committee Updates**
 - Historical Commission (BES)
 - The Commission is working to determine final dates for participation in the regional Freedom's Way Hidden Treasures program.
 - BES also said that the video interview of World War II veteran Ernie Blasetti will be ready shortly.
 - It will then be made available to APAC (Ayer Public Access Channel) and copies provided to the Blasetti family as well as the Fort Devens museum.
 - Housing Authority (JP)
 - Housing will be holding a St. Patrick's Day dinner on the 13th.
 - Parks & Recreation (RD)
 - Basketball season has ended, and they are getting ready for summer.
 - A new iteration soliciting bids for a building at Pirone Park is going out.
 - Previous bids came in far higher than what was budgeted.
 - Conservation Commission (JG)
 - ConCom is working on its bylaw revision.
 - JG recently attended a Mass. Association of Conservation Commissions conference where a presenter from the town of Hamilton referred to his community's use of CPA funds for invasive plant control – as both 'preservation of open space' and 'preservation of recreational use'.
 - JG also alerted CPC members that she heard the Board of Selectmen will be holding a special meeting at 6 p.m. on March. 27 to consider a proposal for Ch. 40 B housing ('Ayer Green Residences') at the location originally planned



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for a solar array (Ayer Solar II), to be accessed off Washington Street near the hospital.

○ Planning Board (JM)

- JM said the Planning Board is currently reviewing a new Open Space Residential Development proposal (per new 2018 Zoning Bylaws), located south of Shaker Mill Pond and accessed via Shaker Road.
 - Per the new OSRD Special Regulation in the Bylaws (Stn. 10.1), the Conservation Commission now reviews a Conservation Analysis prepared by applicants and makes a recommendation to the Planning Board which then determines approval of a final plan with a minimum 50% set aside for Open Space preservation.

○ Open Space & Recreation Plan Update Committee (BAS)

- JG said the final version of the OSRP, completed by Al Futterman (Nashua River Watershed Association) with assistance from Jo-Anne Crystoff (Conservation Administrator), was submitted to the State on Feb. 28.

• **8:43 PM – Adjourn Meeting**

- CPC's Next Meeting: April 3, 7 p.m.
- BES moved to adjourn; JM 2nd.
 - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date Minutes Approved by Community Preservation Committee:

4/3/2019

Signature Indicating Approval:

Jessica G. Gugino