

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 8/3/2016 - Approved 9/21/2016

Location: Town Hall, 1st Floor

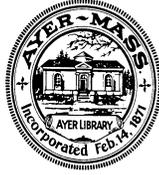
Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Barry Schwarzel (BES) [Historical Commission], Richard Durand (RD) [Parks & Recreation], Jess Gugino (JG) [Conservation Commission]- Clerk, Mark Fermanian (MF) [Planning Board]

Not present: Vacancy [At Large]

APAC taped: NO

6:13 PM – Open Meeting

- JP welcomed MF back to CPC as representative for the Planning Board.
- Julie Murray was also welcomed as an attender.
 - She has an application before the BOS for appointment to CPC to fill its vacant At Large position.
 - The BOS meets next on 8/16.
- **Approval of Meeting Minutes**
 - BAS moved to accept the minutes for 7/6/2016 as amended; RD 2nd.
 - Motion approved 4-0. (BES, MF abstained)
- **Discussion: Alan Manoian, Director of Community and Economic Development**
 - Mr. Manoian was hired by the Town of Ayer about 3 months ago, replacing David Maher who stepped down.
 - Mr. Manoian, a native of Lowell, appeared before CPC to introduce himself to the Committee and describe his vision for Ayer.
 - He stressed the importance of historic and heritage preservation, as well as cultural and social, in thinking about ways to revitalize a community.
 - Historic and heritage preservation IS economic preservation, he said, the very foundation of it.
 - Mr. Manoian noted that the scale of Ayer is very walkable, and that a lot of the historic functional fabric still exists intact, citing Town Hall and the Library as notable examples.
 - The passenger rail station adds to the ‘economics of place’ that revitalization of Ayer can draw upon.
 - Mr. Manoian’s office is currently finalizing an RFP to go out for the historic Central Fire Station, designed by George Ernest Robertson and built in 1934.
 - Robertson is recognized as the ‘father of modern fire station design’.
 - In fact, Ayer’s Central Fire Station was featured in the Architectural Journal in May 1935 as a ‘national model’.

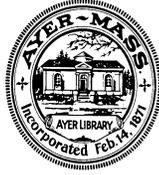


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- Community and Economic Development is seeking a private party to acquire, revitalize and redevelop the historic building.
 - Because two wing additions were added to the fire station in 1970 and 1996, it would be unable to be placed on the National Register of Historic Places as is, unless those were demolished.
 - Mr. Manoian said towns and neighborhoods that have an abundance of authentic historical fabric to work with are and will be attractive communities as the expansion of the Boston metropolitan area continues westward.
 - People are looking for a lifestyle.
 - Ayer is a desirable and affordable community which should hold to higher standards for developers, etc., going forward.
 - Mr. Manoian said one of his approaches to revitalizing downtown Ayer would include encouraging shared parking arrangements (with banks, churches, etc.).
 - 40% of downtown Ayer consists of private asphalt parking lots.
 - He also sees a lot of room for improvement on Park Street, noting that looking at Park Street next to Main Street, just around the corner, is like looking at 2 different worlds existing side by side.
 - Mr. Manoian will be conducting a public walking tour of Ayer, focusing on design, at 6 p.m on 8/11, meeting at the Santander Bank.
 - He previously held a walking tour for the public that focused on the history of Ayer.
 - He looks forward to working with CPC in the future.
- **Correspondence and Bills**
 - JP will be receiving the signed Grant Agreement from Irving Rockwood, of the Sandy Pond School Association, in the next day or so.
 - **Old Business**
 - JG distributed copies of the revised CPC application packet (3 parts: Funding Application Packet, Application for Determination of Eligibility, Application for Community Preservation Funding).
 - CPC members should review and edit for discussion at the 9/7 meeting.
 - **Committee Updates**
 - Historical Commission (BES)
 - BES said the oral history project has been put on hold until summer is over, given people's travel plans over the summer.
 - The Commission has begun discussing plans in preparation for Ayer's 150th Anniversary in 5 years.



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- Housing Authority (JP)
 - JP said Housing did not meet this past month.
 - She attended an Ethics training session in Leominster for the HA recently.
- Parks & Recreation (RD)
 - Summer activities are continuing as planned.
 - RD said a walking trail around Pirone Park and a community garden are still being discussed but there was nothing new to report.
- Conservation Commission (JG)
 - JG said ConCom would be meeting on 8/11 with DPW Superintendent Mark Wetzel, Pond & Dam Management Committee Chair Chuck Miller, and Town Administrator Robert Pontbriand, to discuss moving forward on implementing a pond management plan and other things highlighted in the Geosyntec pond study report (May 2016).
- Planning Board
 - MF said the PB has recently approved the Riley Jayne Farm subdivision, at the end of Pleasant Street.
- Open Space & Recreation Plan Update Committee (BAS)
 - BAS highlighted the importance of residents attending the BOS meeting on 8/16.
 - A Public Hearing will be held at that time to discuss the Right of First Refusal (ROFR) for Calvin Moore's Nashua Street Extension subdivision, appraised at \$530,000.
 - BAS said the ROFR for Mr. Moore's solar array project will likely be discussed at that time as well.
 - The ROFR for Riley Jayne Farm, since it is also being brought out of Ch. 61 tax protection, has not yet been issued.
 - BAS said the Pleasant Street parcels would be highly attractive to the Town given their proximity to downtown, the train station, the schools, and nearby residential areas.
- **7:47 PM – Adjourn Meeting**
 - CPC's Next Meeting: September 7, 6 p.m.
 - BES moved to adjourn; MF 2nd.
 - Motion approved unanimously.