

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 1/9/2013 - Approved 2/6/13

Location: Town Hall, 1st Floor

Members present: Janet Providakes (JP) [Housing]- Chair, Gary Luca (GL) [BOS], Mark Fermanian (MF) [Planning Board], Beth Suedmeyer (BS) [At Large], Jason Mayo (JM) [Parks & Rec.], Jess Gugino (JG) [ConsCom]- Clerk

Not present: Michael Pattenden (MP) [FinCom], Vacancy [Historical], Vacancy [At Large]

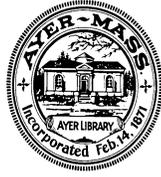
APAC taped: NO

7:09 PM – Open Meeting

- **Approval of Minutes**
 - GL moved to approve the minutes for 11/14/2012 as written; MF 2nd.
 - Motion approved unanimously.

- **Discussion: Consultant Jen Goldson**
 - BS contacted Ms. Goldson to see if she would be interested in working with CPC on:
 - Reviewing the Town's Open Space acquisition priorities
 - Renewing the Town's Open Space and Recreation Plan (OSRP)
 - Ms. Goldson is interested and would be available to meet with CPC at its 3/6/13 meeting.
 - BS suggested to Ms. Goldson that she prepare a draft of her scope of services for review.
 - JM said Parks & Recreation has the most up-to-date hard copy of the now expired OSRP.
 - He will check to see if there is an electronic version available.
 - GL will email Glenn Eaton at Montachusett Regional Planning Commission (MRPC) to see if Geographic Information Services (GIS) would be available to the Town through MRPC.
 - BS said GIS services would be useful in analyzing what areas would be good for Open Space acquisition, etc.

- **Discussion: Potential Open Space acquisition – Kohler Place**
 - JP will talk to Ed Cornelier, representing the Sandy Pond Investment Trust, regarding concerns raised by the Conservation Commission in evaluating this property for potential Town purchase.
 - The concerns include:
 - Undocumented affirmation legal statement as to crossing rights over a narrow strip at the end of Wright Road;
 - High cost of the parcel relative to what the Town would also have to pay to prepare for purchase and make the parcel available to residents;



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- Potential for need for a Phase II environmental review given parcel previously owned by a company (Boston Ice Company) and that a tannery used to be located further uphill from the wetlands.
 - JP will also let Mr. Cornelier know more about the tax advantages available if the parcel were to be set aside as a Conservation Restriction.
- **Discussion: Reduction in size of CPC from 9 to 7 members**
 - GL will contact Town Counsel to draft the Warrant Article for Spring Town Meeting.
 - The Article will be written to eliminate mandatory representation from the Board of Selectmen and from the Financial Committee.
 - This would not prevent members of either board from filling one of the At-Large positions if so desired.
- **New Business**
 - Set-Asides for Spring Town Meeting
 - GL said Town Accountant Lisa Gabree will not have figures for distribution ready until March.
 - GL said the State will be looking at a shortfall this year in State CPA contributions because of recent lawsuits involving a State testing lab and a meningitis outbreak.
- **7:38 PM – Adjourn Meeting**
 - GL moved to adjourn; BS 2nd.
 - Motion approved unanimously.