

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 10/1/2014 - Approved 11/5/2014

Location: Town Hall, 1st Floor

Members present: Janet Providakes (JP) [Housing]- Chair, Richard Durand (RD) [Parks & Rec.], Barry Schwarzel (BES) [Historical], Jess Gugino (JG) [ConsCom]- Clerk

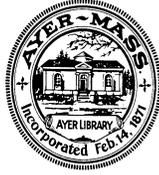
Not present: Beth Suedmeyer (BAS) [At Large], Vacancy [Planning Board], Vacancy [At Large]

APAC taped: NO

6:08 PM – Open Meeting

- **Discussion: Dave Maher, Director of Planning, Economic Development and Community Development (CD)**
 - Mr. Maher is appearing in numerous forums, including CPC, to encourage resident participation in the Community Development Block Grant Survey.
 - The more residents who participate in filling out the survey, the more competitive Ayer's application for a State grant will be.
 - Mr. Maher noted that almost every commercial building on Main Street in the center of town has had its façade worked on via monies received in the past from the grant.
 - The Survey seeks community input and ideas to better formulate priorities for Town improvements (including infrastructure, sidewalks, sewers, parks, housing, etc.).
 - So far CD has received over 100 responses but is hoping to have over 200 in the next few weeks.
 - Mr. Maher handed out copies of the Survey to CPC members and also directed people to an online version via the Town's website.

- **Discussion: Fire Chief Robert Pedrazzi, historic photo restoration project**
 - Chief Pedrazzi submitted copies of both a Pre-Application and Application for CPC funds.
 - Recently some old photographs from the Old Fire Station were discovered in storage.
 - The mounted photos are over a hundred years old and in pretty rough shape.
 - The largest one is approximately 5 feet x 33 inches.
 - Chief Pedrazzi has received 6 proposals from the Northeast Document Conservation Center (NDCC), Andover, MA, for the refurbishment of 6 old photos as well as their frames.
 - The project seeks \$18,370 in CPC funding via the Historic Preservation category.
 - CPC members agreed there was not enough time for this application to come before Fall Town Meeting given that it requires an advertised Public Hearing first.
 - JG asked Chief Pedrazzi to check if the price estimate would still be valid in the spring.

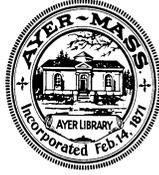


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- If not, the application can be adjusted when CPC holds a Public Hearing for this application, probably in March 2015.
- The Chief is hoping the NDCC will agree to store the photos there until after Spring Town Meeting.
- JP asked Chief Pedrazzi to confirm the number of photographs to be restored as the application contained proposals for 6 photos, but there is also a written reference to 8 photos.
- The issue of whether it will be necessary to get three price quotes for this project was discussed.
 - Projects costing \$10,000-35,000 require 3 price quotes.
 - Projects costing more than that require 3 bids.
 - Chief Pedrazzi said it was hard enough to find even one company, NDCC, that is capable of this kind of specialized restoration work.
 - NDCC was recommended to him by Skinner Auctions, of Bolton, MA.
- **Accounts Payable**
- JP received the invoice from GeoInsight for \$3100, for the Kohler Place Phase I Environmental Site Assessment.
- Unfortunately, JP did not have a hard copy of the invoice for signature.
- CPC members improvised a signature sheet for Invoice #43237, dated 9/12/14.
- BES moved to approve payment of \$3100 to GeoInsight; RD 2nd.
- Motion approved unanimously.
- **Community Preservation Surcharge Report**
 - JP noted that she had received a report indicating that the Net Surcharge (1%) raised for FY 2014 (ending 6/30/14) for Ayer CPC was \$154,037.13.
- **Approval of Minutes**
 - RD moved to accept the minutes for 9/10/14 as written; BES 2nd.
 - Motion approved unanimously.
- **Discussion: Pleasant Street Pocket Park**
 - JP said the Pocket Park project has a remaining balance of \$13,203.75.
 - The Pocket Park is still in need of a fence.
 - Ken Martin, of Ayer Housing Authority, is in the process of getting a quote for this work.
 - A fence will cost under \$10,000.
 - CPC can expect to see an invoice for the fence at its November meeting.



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- **Discussion: CPC Warrant Article for Fall Town Meeting**

- After receiving input from Town Accountant Lisa Gabree, JP read the final wording for the Warrant Article as follows:

WARRANT ARTICLE: HOUSING PROJECT IN AYER

To see if the Town will vote to transfer from the Community Preservation Fund Balance Reserved for Housing the sum of \$100,000 (\$50,000 per unit), to Habitat for Humanity North Central Massachusetts for the purpose of supporting the building of an affordable housing duplex unit on Central Ave.; or take any action thereon or in relation thereto.

Sponsor: Community Preservation Committee, Simple Majority Vote Required

- JG moved to accept the wording of the Warrant Article as read by the Chair; RD 2nd.
 - Motion approved unanimously.

- **Discussion: Planning Board Representative to CPC**

- JP will contact the Chair of the Planning Board to request that the PB appoint a representative to CPC, as required by the State Community Preservation Act.

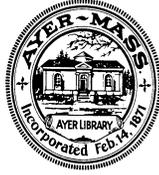
- **Committee Updates**

- Conservation Commission

- JG said the comprehensive study of Ayer ponds, funded in part by the CPC, is now underway.
 - Preliminary findings indicate Long Pond is in excellent shape, while problems have been noted for Balch Pond (an unexplained oil slick) and Grove Pond (beginning water chestnut infestation).

- Historical

- BES said he has learned that the Old Fire Station, as it currently is, cannot be considered for listing on the National Registry.
 - The presence of two additional wings that were added to the building disqualifies it from listing as they are regarded as detracting from the architecture of the original building.
 - However, BES said that if a buyer of the building took the wings off, its status could be reevaluated by the National Registry.
- BES said the Historical Committee received a letter from Freedoms Way asking Ayer to participate in its "Hidden Treasures" community program on May 16-17, 2015.
 - BES said the Camp Stevens monument would be used.



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- Parks & Recreation
 - RD said his committee has been considering numerous projects:
 - a 'Women in Science and Engineering' program;
 - an Ayer Outdoor program;
 - a perimeter path around Pirone Park on Grove Pond;
 - a dog park;
 - a community garden;
 - a boy scout program.
- **7:00 PM – Adjourn Meeting**
 - BES moved to adjourn; RD 2nd.
 - Motion approved unanimously.