

Town of Ayer
Senior Center Site Selection and Building Committee
[DRAFT] Meeting Minutes from January 31, 2024

Attendance: Katie Petrossi; Dennis Curran; Dan Van Schalkwyk; Ken Diskin; Carolyn McCreary

Also in Attendance: Matt Hernon (Town Engineer); Heather Hampson (Conservation)

Call to Order:

Katie Petrossi welcomed everyone and called the meeting to order at 2:03pm.

Motion: Ken Diskin made a motion to approve the agenda as presented, seconded by Dennis Curran. Motion passed.

Ken Diskin provided a brief overview of the purpose of today's meeting – to see the potential parcels for a Senior Center, and discuss the specific advantages and limitations of each site.

Parcel 20-1: 115 Washington Street

Attendees parked at the trailhead parking near the transfer station and walked along Groton-Harvard Rd, where D. Van Schalkwyk and K. Diskin identified the portion of the school parcel of interest: a rectangular portion along Groton-Harvard Road between the trailhead parking lot and the entrance to the practice field. K Diskin indicates that a separate lot would need to be carved out of the larger parcel for use by the Senior Center.

Advantages	Limitations
Electricity & water at the road	No sewer
Good visibility to Groton-Harvard Rd	Limited recreation designation
Flexibility to get ideal lot size	Potential ledge and fill
Collaborative use of practice field?	Process to section off land & impact on ASRSD lease
Collaborative use of emergency shelter resources	Traffic concerns
	Potential elementary school building process

Further due diligence needed: Examine the lease with ASRSD. Soil samples needed.

Parcel 19-24: 0 Park St

Attendees parked at ICU Credit Union and viewed the parcel. The parcel is 1.68 acres with significant slope and only 74 feet of frontage. This parcel is on "the B list" as it requires the Town to purchase an adjacent lot.

Advantages	Limitations
Electricity, water and sewer at the road	Building sited at back of parcel up a steep slope
Good visibility to a main road (Park St)	Potential ledge
	Emergency vehicle access
	Requires purchase of adjacent lot

Further due diligence needed: None unless privately-owned parcels are pursued.

Parcel 25-23: 0 Macpherson Rd

Attendees viewed the parcel from Macpherson Rd and discussed the following advantages and limitations:

Advantages	Limitations
Wide open site – easy to stage construction	No utilities onsite
Little traffic	Isolated location/poor visibility
Close to downtown	Railroad crossing needed
	Gate relocation
	Shared ownership of road with Mass Development?

Further due diligence needed: Engage Mass Development regarding process to move gate and clarify road ownership. Inquire with railroad about process to get a crossing gate.

Parcel 26-10: 25 Brook Street

Attendees walked the lot as K. Diskin identified the portion of the parcel of interest: Between the homes on Mechanic Street Extension and the DPW offices, with the parcel widening as it gets further from the road towards Nonacoicus Brook.

Advantages	Limitations
All utilities in place	Possible ledge
Potential to connect to West Main Street if a foot bridge can be constructed	Requires buffer from residences and new security fence for DPW
	Flood zone and wetland buffer

Further due diligence needed: TBD

Parcel 32-42: 0 West Main St

Attendees viewed parcel from Scully Rd. This parcel is on “the B list” as it requires the Town to purchase an adjacent lot.

Advantages	Limitations
Location	Traffic
Utilities available, including Town water	Requires purchase of adjacent lot or easement from Mass Development

Further due diligence needed: None unless privately-owned parcels are pursued.

Adjournment:

Motion: A motion was made by Dennis Curran and seconded by Ken Diskin to adjourn the meeting. Motion passed. The meeting was adjourned at 4:19pm.

Minutes recorded and submitted by Katie Petrossi, Chair.

Minutes reviewed and approved by the Committee on _____.

Signed: _____

Dennis Curran, Clerk

Documents Referenced/Used at the January 31, 2024 Meeting:

- Town-Owned Parcel Maps
- Town-Owned Property Listing

Documents used during the January 31, 2024 meeting are posted on the Town's website under the Senior Center Site Selection and Building Committee webpage at [Documents](#) | [Town of Ayer MA](#)