



**Town of Ayer**  
**Community Preservation Committee**  
Town Hall \* One Main Street \* Ayer, MA 01432  
Minutes for 10/5/2022

Location: Remote Meeting via Zoom, accessible to public, due to ongoing pandemic

Members present: Janet Providakes, Chair (Housing Authority); Julie Murray, Vice-Chair (Planning Board); Beth Suedmeyer (At Large); Barry Schwarzel (Historical Commission); Jason Mayo (Parks & Recreation); Colleen Krieser (At Large/Affordable Housing Trust)

Members absent: Jess Gugino, Clerk (Conservation Commission)

APAC taped: Yes

**7:02 PM – Open Meeting**

• **Confirmation of Agenda**

- J. Murray moved to confirm the agenda as posted; B. Schwarzel 2<sup>nd</sup>.
  - Motion approved unanimously by Roll Call Vote 6-0

• **Approval of Meeting Minutes**

- B. Schwarzel moved to approve minutes for 9/7/2022 as written; J. Murray 2<sup>nd</sup>.
  - Motion approved unanimously by Roll Call Vote
- B. Suedmeyer moved approval of minutes for the 9/28 Public Hearing for the Howitzer restoration project; B. Schwarzel seconded the motion
  - The motion was approved by a roll call vote; 4-0 (2 abstentions)

• **Correspondence / Bills**

- Stacy Spies for the Historical Inventory
  - An invoice was paid for \$4375 for the Historical Inventory project. It was the remaining balance for the project

• **Old Business**

- Prepare for Town Meeting, Oct 24<sup>th</sup>
  - There will be 4 warrants at the Fall Town Meeting; two of those warrants are CPC proposals
    - For the Ayer Commons Project, J. Providakes will share her presentation to the Zoning Board of Appeals at Town Meeting
    - The Howitzer Restoration project is the other project requesting CPC funding
- 0 High Street Update
  - The appraisal for the property came in at 780K and the selling price for the 7.39 acre property is 1.2 million
  - The appraisal has been provided to the seller at their request



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- The highest/best use of the property according to the appraisal would be affordable housing at the top end of the property and Open Space/Recreation on the remaining portion of the property
- There was a question about the next steps if the seller approves of the appraised value for sale
- Sandy Pond School Association Project Update (this followed committee reports)
  - Irv Rockwood from the Sandy Pond School Association presented an update on the restoration of the school house.
    - Roofers began work on 10/3 on the roof; the old roof was removed and the west side has been reshingled with wooden cedar shingles in alignment with the Department of Interior Standards; the rest of the roof will be completed by next week
      - The cost of the roof was higher than anticipated due to an increase in materials cost; originally quoted at 45K and now 67.5K will be the cost
    - Work in the Ell has also progressed; there is a new opening in the rear accessible entrance
    - The washroom wall has been removed and reframed to make the washroom accessible; new fixtures have been installed and additional plumbing work is needed (a 9K quote has been received and they are waiting on additional quotes)
    - The structure of the Ell has also been strengthened
    - The opening between the classroom and the Ell has been widened to 36" to increase accessibility
    - There has also been restoration work on the windows; they were removed, stripped, re-glazed, repaired and re-installed
    - There will be a third grade visitation program that has been funded by the Ayer Education Foundation; each year third graders from Page Hilltop will be brought to the Sandy Pond Schoolhouse for an immersive experience on what it would have been like to attend school
    - There was some additional discussion about adding parking spaces to the Schoolhouse properties and they are exploring some ideas on how to do this
  - The next update will be provided to the committee in January



University of Wisconsin  
 Board of Regents  
 480 Lincoln Drive  
 Madison, WI 53706

The proposed use of the property is to be used for the purpose of the property and to be used for the purpose of the property and to be used for the purpose of the property.

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- **Committee Reports**
  - **Housing Authority**
    - J. Providakes shared that the Housing Authority held a barbeque for residents and it was a successful event. The Housing Authority is working on additional room on Pond Street
  - **Affordable Housing Trust**
    - The Trust did not meet last month but C. Krieser reported that they will be examining the Ayer Rental Assistance Program at their next meeting
  - **Historical Commission**
    - The Historical Inventory survey has been completed and is posted on the Historical Commission website; they are still waiting on approval for Mass Historical
      - B. Schwarzel reported that copies of the Inventory will be available at the Library as both a hard copy and digitized copy, in the Town Clerks office and also on the website.
  - **Planning Board**
    - J. Murray reported that the Planning Board is working on the preliminary Stratton Hill proposal
  - **Parks and Recreation**
    - J. Mayo reported that they have received 100K from the state for the Pirone Park Playground project for FY 2023; there will be a check presentation ceremony on October 27<sup>th</sup>
    - The removal and remediation of the playground will begin next week; several trees will also be removed due to safety concerns
  - **Open Space**
    - A Municipal Vulnerability Preparedness Action Grant was received by Ayer and Devens to develop a pocket park project; an article on the grant and project was published in a regional newspaper



Town of Avon  
 Conservation Commission  
 Town Hall \* One Main Street \* Avon, MA 01901  
 Telephone: 978-232-2022

- o Planning Board
  - \* Planning Board reported that the Planning Board is working on the preliminary Station Hill proposal.
- o Parks and Recreation
  - \* Parks and Recreation reported that they have received 100K from the state for the Phoebe Park playground project for FY 2023. Work will start soon.
  - \* The removal and remediation of the playground will begin next week. Several trees will also be removed due to safety concerns.
- o Open Space
  - \* A Municipal Vulnerability Preparedness Action Grant was received by Avon and DVA are to develop a pocket park project in Avon on the grant and project was published in a regional newspaper.
- o Historical Commission
  - \* B. Schwab reported that copies of the inventory will be available in the library as both a hard copy and digital copy in the Town Clerk's office and also on the website.
  - \* The Historical Commission website they are still waiting on approval for the Historical Commission to be posted and is posted on the website.
- o Affordable Housing
  - \* The Town did not have a meeting but C. Krieger reported that they will be examining the report for Rental Assistance Program at their next meeting.
- o Planning Authority
  - \* Planning Authority reported that the Planning Authority held a public hearing for residents and it was a successful event. The Planning Authority is working on additional items in Board Street.



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- **A motion to adjourn was made by B. Suedmeyer at 7:45; seconded by B. Schwarzel and approved by the committee**

**Minutes Recorded and Submitted by Colleen Krieser, Interim Clerk**

**Date / Signature Indicating Approval:** 12/7/2022 *Janice S. Ingram, Clerk* .