

Ayer Office of Community & Economic Development

Monthly Report: December 2018

Respectfully submitted by Alan S. Manoian, Director of Community & Economic Development

Administration of Community Development Block Grant (CDBG) Prospect & Oak St. Infrastructure Improvement Project:

The Ayer Office of Community & Economic Development (AOCED) & Ayer Public Works Dept. will conduct a joint-departmental coordination meeting on Jan. 30th at Ayer DPW to finalize project "Bid" documents/process/schedule. Official of AOCED & DPW will attend the Feb. 5th Ayer BOS Meeting to recommend approval of a new (one-way street pattern) on Prospect Street between School Street & Elm Street in support of improved parking/courthouse drop-off (sally-port)/neighborhood sidewalk expansion along Prospect Street behind the District Courthouse. Project bid advertisements will be issued on February 6th with a bid submission deadline of February 27th. Project preparation & coordination with Ayer District Courthouse officials & the residents of the Grove Pond Neighborhood continues until the start of the Prospect St. & Oak St. Public Infrastructure Improvement Project scheduled for Spring-Summer 2019. The AOCED will schedule & conduct a Grove Pond Neighborhood "Pre-Project Start" Informational Meeting and will serve as the primary contact for all project communications/issues/concerns/matter resolutions.

Pursuit of (Competitive) 2019 US Dept. of HUD Community Development Block Grant for Redevelopment of the Historic 1934 Ayer Central Fire Station for New Downtown Affordable Housing:

The (AOCED) is currently fully engaged in structuring, scheduling, formulating and administering the complex and highly competitive process of submitting a "winning" application to the Massachusetts Dept. of Housing & Community Development for a 2019 US Dept. of HUD Community Development Block Grant for the Town of Ayer. On Thursday, January 10th the AOCED scheduled, organized, promoted and conducted a highly-successful and exceedingly well-attended Ayer CDBG Affordable Housing Public Forum at the Historic Ayer Central Fire Station Building on Washington Street. In excess of 60 Ayer residents participated in this important "Public Engagement" event critical to the success of the 2019 CDBG Grant Application Submission. On Thursday, January 24th the Dir. of AOCED & Community Dev Program Mgr. conducted meeting at Mass DHCD in Boston with Ayer's CDBG Grant Administrator to advance the Grant

Submission Request and to coordinate with DHCD Process Schedule & Grant Requirements. The AOCED is actively working with Historic Fire Station Building owner, Mr. Calvin Moore, and his architect to finalize development plans, construction budget, architectural design & residential dwelling unit specifications for grant submission. The next four-weeks will be exceedingly intense and challenging for the Dir. of AOCED & Community Dev. Program Manager to formulate, compose, produce and deliver a “winning-submission” for the deadline of February 27th. The AOCED pursues a grant of approx. \$500,000+.

Park Street Corridor Form-Based Code Formulation/Production Process Schedule:

The Dir of (AOCED) is in full production mode with the Park Street Corridor Form-Based Code zoning bylaw. The Park Street Form-Based Code zoning bylaw is proposed to be placed on the Agenda for a Special Town Meeting on June 10th, 2019. The Dir. of (AOCED) will be on the working agenda of the Ayer Planning Board (and in attendance) for all scheduled meetings between now and the scheduled June Town Meeting. The Dir. of (AOCED) has engaged the professional services of a Landscape Architect specializing in Form-Based Code formulation & production; Scott Collard of SNC DesignPresence of Parsonsfield, ME. Landscape Architect Scott Collard spent a day in Ayer (with Dir. of AOCED studying Park Street Corridor & Depot Square District) & attended the CDBG Historic Fire Station Public Gathering on January 17th. During the week of January 21st the Dir. of (AOCED) will launch an innovation local voter engagement platform whereby the Dir. of (AOCED) will conduct “Park St. Form-Based Code Design Input Neighborhood House Gatherings” for those residents who consistently demonstrate a high-level of civic responsibility by regularly attending Town of Ayer “Town Meeting.

Ayer Commuter Rail Station “Historic Ayer Minton Tiles” Public Space Design Improvement Effort:

The Dir. of (AOCED) working with graphic design professionals at J&S Printing in Downtown Ayer have completed the (draft proof) design images of the six historic ceramic tiles for digital transference to the Fence Wrap product which when completed will be affixed to the 6ft tall, black-colored chain link fence recently funded & installed by the MBTA at the request of the Town of Ayer. As of January 22nd the proofs have been provided to municipal staff. Dir. of AOCED will conduct one final design review meeting with Office of Town Manager to

review and confirm design pattern for Commuter Rail Station Fence the week of January 22nd. The AOCED proposes to have the installation of the Artistic Fence Wrap completed by mid to late February 2019. We all look forward to the comprehensive and long awaited (federally-funded) Ayer Commuter Rail Parking Deck & Depot Square Improvement Project becoming a reality in 2019; however the (AOCED) will continue to advance incremental, affordable, & HIGH-QUALITY public space design improvements to what was once Ayer's "Town Square/Town Common" – Depot Square. Let's make it Ayer's (LIVING) Public Square once again!



American Superconductor & Local education Institutions “Innovation Technology Apprenticeship Program” Development:

The Supt. of Ayer/Shirley Regional School District did follow-up and responded to outreach from Dir. of AOCED during the week of January 14th expressing their readiness to proceed with partnering & formulating the ASRSD/AMSC Technology Innovation Apprenticeship Program going into the New Year. Dir. of AOCED will be scheduling a meeting with Ayer/Shirley High School Principal over the next two-weeks to structure and advance the process. The Dir. of (AOCED) contacted, coordinated, scheduled and facilitated the first meeting between representatives of Nashoba Valley Technical School and officials of American Superconductor in order to formulate, structure and launch the new and exciting “Innovation Technology Apprenticeship Program” between both Ayer/Shirley Regional School District & Nashoba Valley Technical School in partnership with American Superconductor; the first meeting was conducted on Thursday, October 25th at the new & beautifully renovated Global Headquarters of American Superconductor at 114 East Main Street (former Cains Plant). The (AOCED) thanks the representatives of the Nashoba Valley Technical School for responding promptly and enthusiastically to the new technological/educational partnership opportunity advanced through the (AOCED) and the Town of Ayer.

Implementation of the Ayer Master Plan:

In response to the Ayer Town Manager's directive for all municipal departments to take action in advancing the departmental Objectives & Goals contained in the Implementation Plan section of the Ayer Master Plan, the Dir. of (AOCED) immediately responded by demonstrating leadership & initiative in formulating, proposing and advancing the “Ayer Implementation Plan Luncheon Roundtable Sessions” platform. On Wednesday, January 9th the kick-off of the Ayer Master Plan Implementation Luncheon Roundtable was a great success. Full-attendance by all those invited, with Supt. of Ayer DPW presenting the “Transportation & Circulation” Chapter with Goals for discussion and advancement. The next Ayer Master Plan Implementation Luncheon Roundtable is scheduled for Wednesday, January 23rd with Ayer Conservation Commission Administrator Jo-Anne Krystoff presenting the “Resources” Chapter & Goals. Once again, we are pleased to report that all those invited have confirmed their participation and we are once again expect another “full-house” and great energy in Implementing the 2017-18 Ayer Master Plan. The 2018 Ayer Master Plan will not “rest on a shelf”!

Ayer Master Plan “Off-the-Shelf”

Municipal Implementation

Luncheon Roundtable Series

Wednesday Afternoons

12:30PM-2:00PM

Ayer Town Hall

- Wednesday, January 9th – “Transportation & Circulation Goals”
- Wednesday, January 23rd – “Resources Goals”
- Wednesday, February 6th – “Municipal Services & Facilities Goals”
- Wednesday, February 20th – “Land Use Goals”
- Wednesday, March 6th – “Housing Goals”
- Wednesday, March 20th – “Economic Development Goals”
- Wednesday, March 27th – “Infrastructure Goals”

Each week the “Luncheon Roundtable Group” will focus their attention, perspective, resources, contributions and guidance to (support fellow departments & municipal colleagues) in working together to achieve the GOALS adopted in the 2018 Town of Ayer Master Plan.

Proposed Invitees:

- Town of Ayer Municipal Departments/Staff
- Town of Ayer Boards/Committees/Commissions
- Town of Ayer Neighborhood Representatives
- Town of Ayer Civic Organizations
- Town of Ayer Business/Commercial Organizations
- Local & State Elected Officials
- State/Regional/Federal Agency Officials

The Ayer Office of Community & Economic Development will provide a delicious light luncheon each Wednesday afternoon from a different local Ayer eatery/restaurant for our “Luncheon Roundtable Group” – so we can “dig-right-in” to Implementing the Ayer Master Plan.