

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 12/3/2014 – Approved 2/4/2015

Location: Town Hall, 1st Floor, small meeting room

Members present: Janet Providakes (JP) [Housing Authority]- Chair, Beth Suedmeyer (BAS) [At Large], Jenn Gibbons (JRG) [Planning Board], Jess Gugino (JG) [Conservation Commission]- Clerk

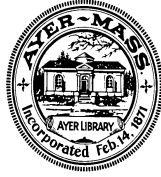
Not present: Barry Schwarzel (BES) [Historical Commission], Richard Durand (RD) [Parks & Recreation], Vacancy [At Large]

APAC taped: NO

6:21 PM – Open Meeting

- **Welcome**
 - New member Jenn Gibbons, representing the Planning Board, was welcomed aboard CPC.

- **Discussion: Fire Department Photo Restoration Application**
 - Present from the Fire Department were Chief Robert Pedrazzi, Brandon Hurley, and Steve Slarski.
 - Chief Pedrazzi distributed copies of a revised application for CPA funding.
 - The project seeks funding for the restoration of historical photos, over a hundred years old, recently discovered in storage and in very rough shape.
 - Damage to the photos includes tears, water stains, and deteriorated frames.
 - Mr. Slarski was referred by Skinner Auctioneers & Appraisers to Northeast Document Conservation Center (NDCC), of Andover, for an estimate of the cost to restore.
 - NDCC provided cost proposals for each photo.
 - At CPC's 10/1/14 meeting, it was noted that the original application was unclear as to whether 6 or 8 photographs were to be restored.
 - The new application clarifies that a total of 6 large photos and frames are to be restored, and the updated proposal sought \$18,170 in funding.
 - Clarification was asked for the cost to restore the "Hartwell Hose Co. No. 2" photo as the cost proposal seemed to indicate both restoration of the frame and replacement of the frame.
 - A question was raised as to whether the Town will need to secure three bids on the project.
 - Town Administrator Robert Pontbriand, Ayer's Procurement Officer, will be consulted further on this.
 - He had previously assured Chief Pedrazzi that this should not be an issue.

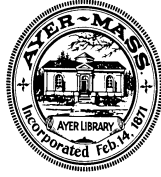


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- JP will also contact Stuart Saginor, of the Community Preservation Coalition, to see if there is any requirement within the CPA for more than one bid in a case like this.
 - Given this kind of restoration work is very specialized, it will be difficult to find other companies in the region who perform this work.
- Meanwhile, the photos are being stored at NDCC.
- JRG asked if the photos had been catalogued by the Historical Commission.
 - Chief Pedrazzi said no, not yet.
 - Mr. Slarski said the cost of creating digital copies of each photo, for archival purposes, would be an additional \$1500 (\$250 each).
 - This was not included in the application and Mr. Slarski asked if it should have been.
 - BAS suggested someone from the Fire Department contact the Mass. Historical Commission as well as some archival libraries to see if funds exist to cover this.
 - JP will also ask BES to look into whether there would be interest from archival libraries.
- After discussion, CPC members agreed that a proposal to Spring Town Meeting should seek a sum “not to exceed \$20,000.”
 - This would provide leeway if more damage than anticipated is found, and would also allow for the option of having digital archive copies made if enough funds remain.
- JG moved to accept the Fire Department’s application and to hold a Public Hearing in February for the purpose of deciding whether to advance this project to Spring Town Meeting for approval of CPA funding; BAS 2nd.
 - Motion approved unanimously.
- **Approval of Meeting Minutes**
 - BAS moved to approve the minutes for 11/5/14 as written; JP 2nd.
 - Motion approved 3-0 (JRG abstained).
- **New Business:**
 - Mr. Douglas Shaw, of G & S Holdings, had asked, via David Maher (Director, Ayer Office of Economic and Community Development [OECD]), to hold a preliminary discussion with CPC about a potential application for CPA funding for the conversion of the Old Fire Station into multiple apartments.
 - Mr. Maher wrote that his office is currently “in the process of completing the purchase of the former Central Fire Station between the Town and ... G & S Holdings.”



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- JP agreed to allow a preliminary discussion but no one from G & S Holdings appeared at tonight's meeting.
- JP will nevertheless contact Stuart Saginor about this potential application, to seek information as to its eligibility for CPA funding.
 - Because of the addition of wings to the Old Fire Station, it is barred from being eligible on the National Historic Register.
 - However, it is still possible it could be eligible for CPA funds if deemed of local or state historic significance.
 - The building is already on the Massachusetts Historical Commission's inventory of historic buildings.
 - In addition, it is possible that this project could be considered under CPA's affordable housing category.
- **Committee Updates**
 - Historical Commission
 - Housing
 - JP said the Housing Authority will be coming to CPC with a funding application for a generator at the Pleasant Street School.
 - The Ayer Senior Center has received capital expenditure funding for new energy-efficient windows and paving.
 - Parks & Recreation Department
 - Conservation Commission
 - ConCom will be advertising for a new Conservation Administrator as this position will become vacant on 12/12/14.
 - Planning Board
 - JRG said the Planning Board will be meeting tomorrow night (12/4) with a representative from MART to discuss the Depot Square property.
 - At-Large
 - BAS reported that the BOS announced the membership of the new Open Space and Recreation Plan Committee at its meeting the previous night (12/2).
 - Both BAS and JG, as ConCom representative, will be on this committee.
- **7:05 PM – Adjourn Meeting**
 - JG moved to adjourn; BAS 2nd.
 - Motion approved unanimously.