

Town of Ayer
Community Preservation Committee

Town Hall * One Main Street * Ayer, MA 01432

Minutes for 6/5/2013 - Approved 7/3/2013

Location: Town Hall, 1st Floor

Members present: Beth Suedmeyer (BAS) [At Large], Jason Mayo (JM) [Parks & Rec.], Barry Schwarzel (BES) [Historical], Jess Gugino (JG) [ConsCom]- Clerk

Not present: Janet Providakes (JP) [Housing]- Chair, Mark Fermanian (MF) [Planning Board], Vacancy [At Large]

APAC taped: NO

7:32 PM – Open Meeting

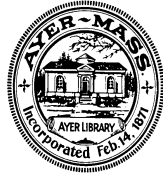
- JM opened the meeting.

- **Approval of Minutes**
 - BAS moved to approve the minutes for 4/3/2013 as written; BES 2nd.
 - Motion approved unanimously.

- **Payment of Bills**
 - Milestone Excavating & Landscaping, LLC: \$10,000 – for Phase I progress payment, Pleasant Street Park.
 - BES moved to approve payment of \$10,000; JG 2nd.
 - Motion approved unanimously.

- **Discussion: Spring Town Meeting**
 - Article 35
 - Spring Town Meeting (5/14-15/2013) approved CPC's Bylaw Amendment (Article 35) to reduce the size of CPC from 9 to 7 by eliminating representation from the Board of Selectmen (BOS) and Finance Committee.
 - Article 34
 - CPC's rewrite of the wording of Article 34, as discussed on 4/3/13, was not included in the Town Warrant.
 - JG unsuccessfully attempted to amend the article from the floor but Town Administrator Robert Pontbriand said Town Counsel recommended the original wording.
 - BAS said CPC could ask for better follow-up communication from Town Counsel in the future.
 - The wording for the Transfer of Funds article, as passed, is narrower than CPC wanted and may make it hard to include costs of due diligence as an authorized spending use.

- **Discussion: Future Agendas**
 - Kohler Place



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- Town Administrator Pontbriand told JG earlier in the week that he expected to have something definitive from Town Counsel for CPC's July meeting that addresses the crossing easement at the end of Wright Road leading into Kohler Place.
 - Kohler Place is under consideration for an Open Space purchase.
- Open Space & Recreation Plan (OSRP)
 - Now that Town Meeting has passed Article 34, CPC will seek word from Mr. Pontbriand and the BOS regarding the appointment of a committee to pursue renewal of the OSRP.
- Fletcher Building Renovation
 - BAS reminded CPC that the lawyers for Bonnet Realty had previously presented a draft Memorandum of Understanding (Community Preservation Act Grant Agreement).
 - This was discussed at CPC's 1/4/2012 meeting.
 - At that time, CPC questioned the use of language in the document stating that the Historic Preservation Restriction would only be in force for a period of twenty years.
 - Typically such use of CPC funds is understood to be in perpetuity.
 - CPC has not heard back from Bonnet Realty or its lawyers and this issue still needs to be settled in a formalized MOU.
- CPC procedures
 - In light of the above, BAS suggested CPC consider formalizing a procedure for future projects in which applicants are required to clearly set down their understanding of CPC expectations.
 - This will ensure that both CPC and project applicants are in agreement as to what will be required as an approved project moves forward.
- CPC At-Large Vacancy
 - It was suggested that CPC consider advertising this vacancy in order to increase the size of CPC to 7.
- **7:52 PM – Adjourn Meeting**
 - JG moved to adjourn; BES 2nd.
 - Motion approved unanimously.