

BEDFORD DEPOT PARK ADVISORY COMMITTEE

Meeting of March 16, 2005

MINUTES

Committee members in attendance: Joseph Piantedosi (JP); Jim Shea (JS)

Ex-officio committee members in attendance: Angelo Colao (AC), Selectman liaison to Depot Park; Rick Reed (RR), Town Administrator; Richard Warrington (RW), DPW Director

Ex-officio member not in attendance: Richard Jones (RJ), Facilities Director

Chairman JP called the meeting to order at 3:42 P.M. at Bedford Freight House, 120 South Road. He distributed an agenda.

JP asked RW for a report on the Freight House exterior restoration project. RW said that he spoke with Massachusetts Highway Department (MHD) Deputy Commissioner Luisa Paiewonsky this morning. She told him that MHD chief legal counsel has reversed their earlier ruling about use of Chapter 90 funds to pay for Freight House design services. The Town's Chapter 90 request will now be approved, RW said. JP complimented RW on his efforts leading to this favorable outcome. He asked how long it will take Vanasse Hangen Brustlin (VHB) to complete their design work. RW said their 75% plans should be ready for review by MHD in about one month. JP expressed his hope that VHB would soon complete its design work and that there would be no further delays.

The committee discussed the bid process, construction phase and time schedule that is expected to follow. RW said that the project remains in the state's FY 2005 Transportation Improvement Plan (T.I.P.). The cost estimate is \$350,000. If all goes well, the project would be advertised for bid in September and construction would occur during the winter of 2005-06.

JP asked RW for clarification on the design submittal process and completion of the 100% plans. RW said that after receipt of VHB's 75% plans, MHD could make adjustments to them before the design is considered final and the bid package is prepared. RW said that Historic Preservation Commission (HPC) chairman Donald Corey has sent a letter of support to the Massachusetts Historical Commission (MHC) in support of the project.

JS inquired whether VHB's \$55,000 bill will be the total charge for design services. RW replied in the affirmative.

RR said he believes that an agreement will be executed between MHD and the Town to pay for any construction cost overages, such as "change orders," that exceed 10% of the contract price.

JP asked RW to keep the committee informed on the Freight House project.

RW provided an update on the South Road/Railroad Avenue/Loomis Street intersection project. He said that he met with Kenneth Larson and explained to him that if his old sheds are not taken down by the time construction begins, curbing will not be installed in front of this section of

property. The committee discussed the status of Mr. Larson's proposed project to erect an office building on the northern side of Railroad Avenue. RW said that three utility poles have been removed from the intersection as preparation for the construction. RR reported that a meeting was held with abutters and that RW will make a final presentation to the Selectmen next week. RW said he hopes to advertise the project within two weeks.

RR said he will send a letter to Taylor & Lloyd to politely request that the company not use the Town's lot for employee parking.

RW reported that Covino Environmental surveyed the Rail Diesel Car to provide a cost estimate for environmental assessment services. This estimate should be submitted within a few days. RR reported that Dan O'Brien's consultant agreement has been approved.

JS reported that Friends of Bedford Depot Park acquired an early 1950s Budd Car manual that includes mechanical drawings. He said that it may be useful during the car's renovation project. The committee members browsed through the manual.

JP reviewed maintenance issues that were raised at the prior meeting. JS pointed out that trash is being stored outdoors in front of the Depot. RR said he will look into this matter.

JP reported that he checked into the rules for the Depot Park Revolving Fund. There is no prescribed limit on how much money the Fund may accumulate—but the spending limit is \$75,000.

RR said that Depot custodial expenses will be charged to the Revolving Fund. JS asked about the general system that is used to charge costs to the Fund. RR said that he is trying to set up a system so that bills are charged against the account as they come in, rather than waiting until the end of the year to assess the Fund. For FY 2005, income should exceed expenses by about \$7,500, according to RJ's analysis.

RR proposed that the Town first achieve success in renting the Old Town Hall before soliciting tenants for the Depot.

The committee discussed the prospect of using Community Preservation Act (CPA) funds to restore the Depot's exterior.

RW said that N-STAR Electric told him it is not possible to get an "S-2" rate for Depot Park's outside lighting. Only the higher "G-1" rate applies, which is what the Town is currently paying for the lighting. AC asked whether the exterior lighting could be metered separately from the Freight House interior electrical service.

RW reported that the Bicycle Advisory Committee requested that the bikeway be plowed during the winter. He said that the DPW will plow only isolated places where snow is slow to melt.

RW said that Depot Park will be mulched in the spring.

JS made a motion to accept the minutes of the February 23 meeting. JP seconded the motion, and the motion was approved by unanimous vote.

At 5:39 P.M., JS made a motion to adjourn the meeting. JP seconded the motion, and the motion passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were approved by unanimous vote of the committee at its meeting of April 20, 2005.