

BEDFORD DEPOT PARK ADVISORY COMMITTEE

Meeting of June 15, 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; Richard Jones (RJ), Facilities Director

Chairman JP called the meeting to order at 3:41 P.M. at Bedford Freight House, 120 South Road.

JP said he toured the Depot surroundings with RJ prior to the meeting. The signal masts, handrails and bulkhead door have been repaired, he said. Also, the area where the former Sullivan Plumbing sign once hung has been patched and painted. JP noted that a new vent unit has been installed at the rear of the building. RJ will investigate how this vent came to be installed.

RW reported that the DPW has completed landscaping of a section of David Cerundolo's property (54 Loomis Street) that is adjacent to the Depot. Daylilies were planted in the unfinished parking lot island, he informed. Branches around a light pole in the parking lot were trimmed. JS pointed out that landscaped areas near railroad car and the bikeway were missed when mulching was done in the spring. RW said he will check on this.

RW said that he expects the Freight House exterior renovation plans to be finished in the first week of July. Vanasse Hangen Brustlin (VHB) has terminated the services of the architectural subcontractor that was drafting the plans, he reported, and now VHB will use their in-house architect to finish the plans. The Massachusetts Highway Department (MHD) will have one more review of the plans to verify that their changes have been incorporated into them. JP asked that the committee have an opportunity to view VHB's plans before they are finalized for the bid package.

Construction of the South Road/Railroad Avenue/Loomis Street intersection is proceeding well, RW said.

JP asked for an update on the railroad car restoration project. RW said that Covino Environmental has completed its environmental assessment report. He met with consultant Dan O'Brien and JS on Monday to review the report. Covino's cost estimate for a contractor to fully remove all environmentally unfriendly materials is about \$40k. Based on Mr. O'Brien's assessment of the areas of the car that will be impacted during the renovation process, however, RW believes that the abatement cost estimate may be reduced to about \$20k. AC asked whether the budget will support this expenditure. RW said that this cost is a little more than expected but that it should fit into the overall budget.

JS requested a review of the rail car budget, the current obligations and anticipated future costs. RW said that the price of new seats, windows and Covino's report total about \$13k. A quote of about \$8,500 has been received to install a new heating and air conditioning system. He will be

getting a quote for the electrical work. JS asked whether Mr. O'Brien has been paid for his services. RW said that no payments have been made so far; but a purchase order has been assigned to him.

RJ distributed a Revolving Fund financial report that the committee reviewed and discussed. Committee members posed questions about the square footage of the Depot and Freight House buildings and the rent that is being collected per square foot. AC asked whether the equivalent of taxes should be included in the rents.

JP introduced Jon O'Connor as a representative of Babe Ruth Baseball. JP read aloud a May 11 e-mail he received from Mr. O'Connor that requests different lease terms than those that were agreed to at the May 10 committee meeting. Mr. O'Connor said that after consulting with other Babe Ruth Baseball officials, he is proposing a two-year lease that would commence on August 1. The monthly rent payments would be \$275 for the first year and \$300 for the second year. The agreement could be canceled by either party with written notice at least six months in advance. The tenant would pay its own electric bill. After discussion, the committee agreed to recommend these terms to the Selectmen.

RR distributed a copy of a letter that he sent to Taylor & Lloyd about using the municipal parking lot for business purposes.

RW and JS reported on the Community Preservation Committee meeting that they attended on May 25. They said that the committee is interested in receiving a proposal for exterior renovation of the Railroad Station.

JS made a motion to accept the May 10 meeting minutes. JP seconded the motion, and it passed unanimously.

At 5:10 P.M., JP made a motion to adjourn the meeting. JS seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were approved by unanimous vote of the committee at its meeting of August 17, 2005.