

# **BEDFORD DEPOT PARK ADVISORY COMMITTEE**

**Meeting of September 21, 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; Richard Jones (RJ), Facilities Director; Rick Reed (RR), Town Administrator; Richard Warrington (RW), DPW Director

Chairman JP called the meeting to order at 3:59 P.M. at Bedford Freight House, 120 South Road.

JP asked for a status report from RW about the Freight House renovation and intersection projects. RW said that final design suggestions have been incorporated into the architectural plans for the Freight House. The Massachusetts Highway Department (MHD) has set the bid advertising date for December 3, 2005. The construction cost estimate is \$325,000.

Regarding the intersection, RW reported that most of the concrete sidewalks have been poured. The next major steps are installation of the traffic signals and final paving of the roads.

JP asked about the status of the rail car rehabilitation project. RW reported that the the lowest base bid for the car's environmental remediation work was \$16,000 from Dec-Tam. The DPW has issued a purchase order to Tec-Dam so that the contractor may proceed with its work. Two truckloads of seat frames, cushions and interior radiator covers were sent to Fast Track to be refurbished. JS said that consultant Dan O'Brien developed a plan for securing the car. He is working with a locksmith to have locks installed. The Freight House architectural plans accommodate the electrical needs of the rail car's heating and cooling system, RW said. A concrete pad will be built behind the building for the condenser unit, and power to the HVAC system will be carried by underground conduit from the Freight House.

RJ distributed a Depot Park financial statement dated September 21, 2005. He explained that Depot tenant Don Varney was late with the June rent, and presently is in arrears for July and August payments. RJ said a fan vent between the Depot's basement and outside was installed by Mr. Varney as part of a spray painting operation. JP and RJ expressed safety concerns about spray paint being stored inside the building. AC asked whether Mr. Varney is entitled to use the basement space under the current lease. RJ answered no.

The committee discussed whether to seek tenants for the Depot building. JP proposed that the Town issue an RFP for tenants.

The committee discussed the Planning Board's interest in changing the zoning at Depot Park to mixed use. JS will attend the Planning Board's informational meeting on September 27.

RR reported on his communications with Taylor & Lloyd about the company's business use of the Town parking lot on Railroad Avenue. This matter has been discussed by the Selectmen at recent meetings, he said.

JS said the Friends of Bedford Depot Park is seeking temporary space while the Freight House is renovated. He asked RR about the availability of rental space inside the Old Town Hall and Town Center.

JP made a motion to accept the minutes of the August 17 meeting. JS seconded the motion, and it was carried unanimously.

At 5:30 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 December 21, 2005.