

# **BEDFORD DEPOT PARK ADVISORY COMMITTEE**

**Meeting of November 21, 2006**

## **MINUTES**

**Committee members in attendance:** Donald Corey (DC); Joseph Piantedosi (JP); Jim Shea (JS)

**Ex-officio committee members in attendance:** Angelo Colao (AC), Selectman liaison; Richard Jones (RJ), Facilities Director; Rick Reed (RR), Town Manager; Richard Warrington (RW), DPW Director

Chairman JP called the meeting to order at 3:42 P.M. at Bedford Town Hall.

DC made a motion to accept the October 25 meeting minutes. JP seconded the motion. The motion passed unanimously.

JP asked for an update on the Freight House renovation project and whether the Massachusetts Highway Department (MHD) would allow the Town to run the project rather than the state.

RR reported that he phoned MHD Commissioner Luisa Paiewonsky's office to request an explanation for the continued delays. Chief of Staff Thomas Donnelly returned his call. Mr. Donnelly explained that the most recent delay was prompted by a spending freeze that was enacted by the Governor. MHD is waiting for an appropriation approval from the state before proceeding with numerous of its projects. The state's 20% share of the Freight House project's cost is the money in question, RR said, not the 80% portion from the Federal Highway Administration.

According to Mr. Donnelly, the advertised April bid opening dates are only estimates. If the state's funding problem is resolved sooner, then the bid opening could occur at an earlier date. MHD wants to move forward with the Freight House project, he added.

The committee discussed possible strategies for addressing the Freight House project delays. JP proposed contacting Senator Susan Fargo and Representative Charles Murphy for help in getting the necessary funds released by the Governor's office. RR agreed to write to them.

JP asked for an update on the rail car project. RW reported that #6211 has been welded to the rail. The ceiling air registers are ready to be sandblasted. New windows were installed, but we are waiting for a contractor to install glass in the remaining window openings. Keyspan will install a gas line to the car for free. The goal is to have the heat turned on this winter. RW met with consultant Dan O'Brien to discuss where to locate the car's gas meter.

About one half of a parking space near the rail car will need to be removed to accommodate a piling for the new Freight House platform, RW said. This is due to an error that was made during Depot Park construction.

RJ reported that JP and he attended a kick-off meeting at the Massachusetts Historical Commission (MHC) with the Depot architect, Menders, Torrey & Spencer (MTS). He said that

Lynne Spencer wants to have a coordination meeting with members of the committee. RJ will arrange this meeting.

DC proposed that we have Depot restoration cost estimates ready in time for MHC's next grant period. Applications for money from the Massachusetts Preservation Projects Fund are due in February. This is a 50% state/local match program. MTS will try to have some restoration cost estimates prepared in time for the grant deadline, RJ said. JP noted that these grants are usually in the range of \$60,000 to \$100,000.

AC left the meeting early due to another commitment.

RJ expects that a funding article for restoration of the Depot could be ready for Special Town Meeting in fall 2007. To be determined first is the proposed level of restoration. The committee discussed whether the building's second floor could be maintained while having the Depot be historically accurate and conform to ADA regulations. The architect is expected to address these questions in their report.

RJ distributed a Depot Park Revolving Fund financial statement dated November 25, 2006. The current account balance is \$75,466.28. RJ said that tenant Varney Creative is behind in his rent by two months. He sent the tenant a letter about the rent and other issues.

RJ conveyed that the Facilities Department has repaired a portion of the Depot's roof.

RW observed that Depot Park's portable restrooms should have been removed by November.

JS said that he mailed a packet to a Phillips, Maine, organization to inquire about the B&B boiler that they possess.

At 4:40 P.M., JS made a motion to adjourn the meeting. JP 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 20, 2006.*