

BEDFORD DEPOT PARK ADVISORY COMMITTEE

Meeting of December 20, 2006

MINUTES

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

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

Ex-officio committee member not in attendance: Angelo Colao (AC), Selectman liaison

Chairman JP called the meeting to order at 3:44 P.M. at Bedford Town Hall.

RW reported that there has been no recent news from the Massachusetts Highway Department about their Freight House renovation project.

RW provided an update about the rail car renovations. He said that paperwork has been submitted to Keyspan to have a gas line installed to the car. The connection between the main gas feed and meter would be done by Keyspan at no charge. The Facilities Department is to install the necessary piping between the meter and the furnace. RW stated that he is waiting for the glass contractor to install the remaining windows. The glass is to be tempered, a three month process.

RJ gave an update on the Depot architectural study. He said that he, DC and JS met with representatives of Menders, Torrey & Spencer (MTS) on December 6 to provide them with historical background information about the property. JS gave a visual presentation with many old photos of the building. Copies of these images were given to the architects on optical disc. DC also provided some historical information to MTS.

MTS requested guidance from the committee on possible future uses of the Depot. JP proposed that the committee start by identifying inappropriate uses. So that the parking lot is kept open for bikeway and Depot Park users, JP said that he prefers not to have a high-traffic establishment (such as a restaurant) occupy the building. JS expressed his opinion that no additional vents or fans protrude from the building. RW and JP concurred that a small pastry/coffee shop might be a suitable tenant, provided that goods were imported and not cooked on the premises.

RJ said that he plans to look at past Depot operating costs. This information would help him estimate the expenses that would be incurred by the Town in maintaining the building for future tenants.

The committee discussed the ramifications of keeping the Depot's second floor versus restoring the interior to its original single-floor railroad configuration. JS noted how the Lexington Historical Society renovated Lexington Depot with an historical appearance on the outside but modern construction on the interior. He said that some Lexington residents are disappointed that the station's interior was not restored to its original appearance.

RJ said that the Town could use a Massachusetts Historical Commission (MHC) grant to restore the Depot's roof and foundation. This limited work would allow options for how a full building renovation might be proceed in the future. DC said that he will work with RJ on a MHC grant application.

RJ distributed a Depot Park Revolving Fund statement dated 12/19/06. The current balance shown is \$74,091.73.

RJ said that he met with Depot tenant Varney Creative. Space that is being sublet by Varney Creative is being vacated at the end of the month. RJ proposed to rent less space to Varney Creative at a lower rent. The tenant is to respond to this proposal. The committee discussed whether to rent any surplus space to a new tenant now or to wait until building renovations are completed.

JP noted that the Town is paying to heat the spaces occupied by Depot tenants. Should some portion of the oil bill be added to the rents, he asked?

RW reported that the DPW received 16 retrofit kits from the manufacturer of the Depot Park light fixtures. The kits were provided as part of a safety recall. The DPW's electrician installed the new hardware, and the DPW will request reimbursement from the manufacturer for 22 or 23 hours of his labor.

RR said that Representative Charles Murphy verbally told him that he will look into the state's funding issue as it pertains to the Freight House renovation project.

JS said that he is attempting to learn the name of the president of the Phillips, Maine, organization that possesses a locomotive boiler from the Billerica & Bedford Railroad.

DC made a motion to accept the minutes of the 11/21/06 meeting. JP seconded the motion, and it passed unanimously.

JS said he will distribute the 2007 meeting schedule via e-mail to the committee members.

At 4:45 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 January 17, 2007.