



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of January 17, 2007

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 to Depot Park; Rick Reed (RR), Town Administrator; Richard Warrington (RW), DPW Director; Richard Jones (RJ), Facilities Director

Others in attendance: Daniel O'Brien, rail car consultant

Chairman JP called the meeting to order at 3:16 P.M. at Bedford Town Hall.

Mr. O'Brien informed the committee that five windows on the rail car were vandalized during Christmas week. A police detective is investigating the incident. JP asked whether any funding is available to pay for window replacement, other than the Community Preservation account for renovating the car. RW proposed that an alarm system be installed in the car. JS noted that that an alarm system, security camera, and nighttime illumination were proposed in the rail car's budget. JP requested a cost estimate for an alarm system.

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

RW provided a progress update about the rail car. The local inspector has approved the car's gas line connection. Keyspan is scheduled to install a gas meter tomorrow (January 18). Mr. O'Brien proposed moving the gas meter away from the end of the car—perhaps to the Freight House platform once it is built—to allow attachment of the car's pilot and to not detract from the appearance of the car.

Mr. O'Brien outlined some of the upcoming steps for the rail car renovation project. He hopes to have the painting scope of work completed next week. The glass contractor is to complete installation of windows next week. A quote has been received for relettering the car's

letterboard and applying heralds on the cab ends. Volunteers have accomplished miscellaneous small tasks on weekends.

RJ joined the meeting at 3:57 P.M.

Mr. O'Brien provided information about antique railroad stoves that are for sale from a Littleton company. Such a stove would be historically appropriate for the Freight House or Depot buildings, he suggested. He will get hard quotes for both gas-powered and non-functional versions of this stove.

RJ gave an update on the Depot architectural study. Representatives of Menders, Torrey & Spencer (MTS) were at the Depot today (January 17) to take samples of building materials. The company is aware of the "phase one" report deadline of January 27. RJ said that he spoke with RR earlier in the week about giving direction to MTS about future uses of the Depot.

DC said that Lynne Spencer is meeting with DC, John Dodge and John Brown tomorrow (January 18) to interview them. Ms. Spencer is to ask the Bedford Historical Society about their space needs in case the organization is considered as a future Depot tenant. JP reiterated that the building ought to be financially self-sufficient and that tenant rents bolster the Depot Park Revolving Fund. JS asked whether the Historical Society intends to use the Depot as an office. DC said that it would mainly be museum space.

DC said that February 21 is the filing deadline for this year's Massachusetts Historical Commission grant application. RJ said that he will draft an application using preliminary report information that is furnished by MTS. Replacement of the Depot's roof ought to be a priority, he said. RR asked whether a matching grant is required from the Town. DC answered yes, and that the Community Preservation Committee has such a match in their FY 2008 budget proposal.

RJ said he did not bring a Depot Park Revolving Fund financial statement to the meeting.

RJ reported that he recently met with Depot tenant Varney Creative. The tenant has proposed reducing his space to two units. RJ estimated that the rent for two units ought to be \$1,000 per month. The tenant believes this figure is too high. RJ proposed \$850 per month, but the tenant requested \$750. The committee discussed possible ways to come to agreement on the rent. RJ said he would accept \$750 for rent if the tenant occupied the two second floor units, but \$850 if the tenant was to occupy one unit on each level. JS suggested that any vacant space be rented on a short-term basis to other tenants to increase revenue for the Town.

DC made a motion to accept the minutes of the December 20, 2006, meeting. JP seconded the motion, and it passed by unanimous vote.

At 4:31 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 accepted by unanimous vote of the Committee at its meeting of February 21, 2007.