



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of June 20, 2007

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 Manger; Richard Warrington (RW), DPW Director

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

Chairman JP called the meeting to order at 3:48 P.M. at Bedford Depot Park, the corner of South Road and Loomis Street.

The committee toured the rail car to check the progress that is being made with its renovations. DC asked whether a completion date has been determined and whether the project has sufficient funding. RW said that most of the work ought to be completed by late summer and that the budget continues to be in good shape.

JP asked RW whether the DPW grounds crew would spruce up Depot Park and eradicate the weeds that are growing there.

The committee toured the grounds outside the Depot. RW and JP noted an apple tree adjacent to the building that appears to be dead. On the eastern side of the building, the committee observed graffiti on the shingles, poor drainage below the roofline, and bird's nests inside the roof braces. RJ said that the Facilities Department would paint over the graffiti.

DC inquired about the location of the property boundary on the eastern side of the Depot. RW explained that it begins only a short ways beyond the building's roofline.

JP requested that a spring clean-up be done to the Depot grounds.

RJ said he believes that the Massachusetts Historical Commission did not select Bedford for a matching grant to replace the Depot roof. The committee discussed whether the Town might proceed with a limited exterior rehabilitation project using Community Preservation funds.

The committee inspected the vacant office unit on the second floor of the Depot. RJ said that the Facilities Department plans to clear out this space, patch holes made to the walls during the architectural study, take down the partition that was erected by a prior tenant, paint the walls, and either clean or replace the carpet.

RR joined the meeting at 4:15 P.M.

The committee considered methods that might be used to rent the Depot. JP proposed that the Town issue an RFP for the entire building with options for individual units. He plans to meet with a commercial developer and realtor to get advice on how to better market the property. JS suggested that a commercial realtor list the property. The committee discussed how this might be achieved under the state's procurement laws. JS agreed to start the process of drafting an RFP by using the 2004 Old Town Hall RFP as a model. He is to send this draft to RJ and JP for further refinement by them. Once the RFP is advertised, JS said, the Friends could help raise awareness of the Depot's availability through its newsletter and web site.

DC commented that the Historical Society's Board of Directors has asked him about how they may rent the Depot. JP said that he intends to have a conversation with the Society's president to explain the procurement process that likely is to follow.

The committee visited the Freight House to inspect the horizontal support beams that were installed by the Facilities Department. At the recommendation of RW, a third beam is to be added to provide greater design flexibility during build-out of the interior space.

JS noted that the committee has yet to approve the minutes from the meetings of 3/21, 4/25 and 5/31. JP proposed that the committee review these minutes at its next meeting.

The meeting adjourned at 4:52 P.M

Submitted by

Jim Shea, Clerk

These minutes were accepted by a unanimous vote of the Committee at its meeting of 7/18/07.