



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of August 28, 2012

MINUTES

Committee members in attendance: Joseph Piantedosi (JP); John Peterson; Jim Shea (JS)

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

Others in attendance: Adam Schwartz

Ex-officio committee members not in attendance: William Moonan, selectman liaison

Chairman JP called the meeting to order at 3:36 P.M. at Bedford Town Hall.

RJ reported that he selected a contractor to paint the exterior of the Depot building. The amount of the award is approximately \$6,800. He expects the contract to be executed next week and the work to be done in September.

RW said the Depot Park exterior lights were converted to fluorescent bulbs in late July. He is favorably impressed by their illumination. Electricity savings ought to be seen in the next bill.

JP discussed with the committee a draft of a letter he prepared to the Selectmen about the committee's recommendation for medium-term improvements to the Depot building's facade.

RJ said a Depot Park Revolving Fund statement is unavailable for this month. He observed that a change in weekday custodian assignments has resulted in a slight decrease in labor costs.

A task list dated 8/28/12 was reviewed.

- RJ expects to receive a new card reader for the Middle School tomorrow. The unit it replaces is to be installed on the Freight House front door.
- Completion of the railroad car's wiring has not been accomplished because the Facilities Department electricians are busy with other projects, RJ explained.
- The part-time Facilities Department painter has almost reached the end of his budgeted hours. RJ plans to have the contractor hired to paint the Depot also paint the Freight House platform and do touch-up painting on the Freight House exterior.

RJ presented correspondence from Menders, Torrey & Spencer dated 8/27/12. He related Lynne Spencer's comment that the architect's original plans were developed assuming a full historical restoration, not simply a modification of existing conditions.

RR joined the meeting at 3:54 P.M.

RJ continued that according to Lynne Spencer, it is challenging to restore the exterior while preserving the interior space. Rentable square footage would be reduced under MTS's proposal because two new front doors would replace the current front door; and a new enlarged foyer would be created using space derived from Units 1 and 2 to provide access to the center stairway

that leads to the second floor and basement. MTS's concept also includes new windows and the addition of a door on the Lexington side of the building. The committee discussed alternatives to this design that would not require taking space from the first floor units. JP suggested that handicap accessibility to the first floor should be provided at a minimum; and that adding a ramp ought not trigger additional code requirements.

The cost estimate for MTS's consulting services is \$3,655.

John Peterson inquired whether any requirements exist to restore the first floor. JP answered no. Mr. Peterson suggested that simply painting the Depot exterior ought to be a sufficient building upgrade for now. RW added that painting the Depot like the Freight House will do a lot to improve the building's historical appearance. JP said there might be additional improvements that can be done to the facade to make it better resemble its original appearance.

RR questioned whether it is worthwhile making facade improvements for the short term if the building is to receive a complete restoration in 5 to 10 years. JP does not envision money being available to implement a full restoration, estimated at \$1 million, during this timeframe. JS said he did not expect a facade improvement project to include the addition of new doors or a reduction of rentable space.

JP asked the committee to review the MTS documents and then discuss a plan of action at the next meeting.

RR feels if a tenant is found that is agreeable to a long-term Depot lease, Town Meeting voters are more likely to appropriate the funds necessary for a complete building restoration. JS questioned whether taxpayers would support a potential \$1 million outlay unless the municipality recaptured the payout through rents and/or other income sources. JP suggested that developers in the Depot Park area contribute towards a fund that would support restoration of the Depot.

Adam Schwartz, a resident who works at 1 DeAngelo Drive, expressed admiration for the Depot Park complex. He observes that Depot Park visitors wish to learn about other things to see and do in Bedford after they arrive. He suggested putting QR (Quick Response) codes on the kiosk to allow visitors to obtain through their smartphones additional information about Depot Park, nearby restaurants, the Historical Society and the Minuteman Bikeway. He distributed a sample sheet of QR codes and said the implementation cost would be minimal. The committee's consensus is to place a few QR codes at Depot Park as an experiment and monitor how many web page visits are received from them.

Adam Schwartz left the meeting at 4:46 P.M.

JP complimented RW on converting the Depot Park exterior lights to fluorescent bulbs.

JP inquired how we will get the V.F.W. agreement completed in the absence of Fred Gordon. RW said he will ask the V.F.W. for the name of its new representative.

JS updated the committee on sales of the DPW's bikeway map. Through 8/28/12, a total of 683 maps were sold for total gross proceeds of \$916.00. The cost to print 3,000 maps was \$1,307.94. Sales proceeds go to the Revolving Fund.

John inquired whether a railroad show could be held at Depot Park as a fundraiser. He will gather more information before pursuing the concept further.

JP invited motions regarding the 7/24/12 draft meeting minutes. John Peterson made a motion to accept the minutes. JP seconded the motion; and it passed by a unanimous vote.

The next meeting is scheduled for 9/19/12 at 3:00 P.M.

JP invited motions to adjourn. At 5:03 P.M., John Peterson made a motion to adjourn. JS seconded the motion; and it passed by a unanimous vote.

Submitted by:

Jim Shea, Clerk

These minutes were approved by a unanimous vote of the Committee at its meeting of 10/02/12.

Documents and other exhibits used at this meeting:

- Meeting agenda, dated 8/28/12
- Depot Exterior Restoration Proposal from Menders, Torrey & Spencer, dated 8/27/12
- Ongoing DPAC projects, dated 8/28/12