



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of October 2, 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; William Moonan, selectman liaison

Others in attendance: Donald Corey

Ex-officio committee members not in attendance: Rick Reed, Town Manager; Rich Warrington, DPW Director

Chairman JP called the meeting to order at 3:10 P.M. at Bedford Freight House, 120 South Road. He asked the committee to tour the Depot building to assess what facade improvements could be made without reaching a 30% Building Code threshold that would trigger a requirement for additional building upgrades. JP said that he met with building inspector Chris Laskey to discuss the thresholds. Siding, electrical, HVAC and exterior windows do not count toward the threshold. He said that Mr. Laskey wishes to work with the committee to achieve its goals. JP proposed making the building handicap accessible. Prior to the meeting, JP measured the Depot's doorways and found that they are below 36 inches width. If a handicap restroom is required, JS suggested combining the space of the two first floor restrooms into a single restroom that is handicap accessible.

The committee left the Freight House to tour the Depot at 3:16 P.M.

RJ noted that the architect's original task in 2007 did not include retaining the building's second floor. The committee discussed methods of replacing the existing garage door with new window units. RJ suggested the use of faux doors to recreate the appearance of the original doors. WM questioned whether the Unit 1 tenant would continue to rent the space if the bay window is removed. JS asked whether the electrical meters on the side of the building could be concealed to improve aesthetics.

The committee left the Depot at 3:41 P.M.

The committee resumed its meeting inside the railroad car at 3:45 P.M. Donald Corey left the meeting at this time.

JP invited motions regarding the 8/28/12 minutes. John Peterson made a motion to accept the minutes. JP seconded the motion; and it passed by a unanimous vote.

WM asked to speak about usage of the Depot building. JP said this subject will be covered in Item 4 of the agenda.

RJ reported that the Depot masonry repairs are done except for minor additional work. He explained that the painting contractor he hired to paint the Depot is currently painting the Fire

Station. The contractor is to begin work on the Depot after the Fire Station job is completed. WM asked whether the Depot exterior requires prep work. RJ answered no. JP expressed concern that the autumn weather is becoming unfavorable for outside painting and that the job might not be done this year as planned. He suggested that the metal downspouts be painted.

WM feels the proposed facade improvements are a good idea. He said that contrary to Donald Corey's previous comments, the Historical Society is considering the Depot as a headquarters. His spouse is a member of an Historical Society subcommittee that is looking for museum space. JP said the committee previously discussed renting the Depot to the Historical Society and explained how the committee's goal is for the Depot Park complex to be financially self-supporting. JS said he does not favor Bedford taxpayers paying for a full building restoration if the outlay could not be recaptured through rental income of the building. Removing the second floor would likely have an adverse impact on rent that Bedford receives from the property, he added.

JP questioned whether a different architect would be more appropriate for a relatively small facade improvement project. He said the architect ought to possess creative skills so that code thresholds are not triggered.

John Peterson asked whether a chair lift in the stairway would be beneficial. JP suggested that a handicap-accessible restroom and stairway lift could be options in the design. JP said a handicap accessible restroom is added, it would need to be designed in a way that would not significantly change the existing plumbing.

John Peterson asked whether Bedford owns the 2007 plans that were developed by Menders, Torrey & Spencer. RJ answered yes.

JP recapped a proposed Depot "facelift" project that would include new window units, a new front door, and a ramp system with a porch. Options would include new siding, a handicap-accessible restroom, and a chair lift between the first and second floors. RJ requested of JS that he send him a summation of the committee's discussion of the proposed Depot facelift project.

RJ distributed a Depot Park Revolving Fund financial statement dated 10/01/12. The current account balance is \$37,715.43. WM question an expense figure of \$13,566.23 that is shown in the FY 2013 proposed budget. RJ said he will check on this amount. RJ explained that the Town is not getting all the oil costs back in the common area maintenance (CAM) fees paid by the tenants. JS questioned building repair expenses of \$6,357.12 in FY 2013.

RJ will evaluate how much electrical costs have decreased since the parking lot lights were changed from incandescent to fluorescent bulbs.

JP plans to place on the next meeting agenda the charges assessed by the DPW for its groundskeeping services. JS expressed that the Revolving Fund ought to reimburse only for direct expenses incurred; and contractor services should be considered if their prices are lower.

RJ said the Freight House card reader will be installed next week.

RJ reported that he has been unsuccessful getting the Facilities Department electricians to complete the railroad car's electrical wiring. He will contact Rich Warrington to see whether Baudanza Electric could finish the job.

RJ will check whether a Facilities Department painting contractor can do touch-up painting on the Freight House exterior. Once the weather becomes drier, RJ will have a Facilities worker paint the deck.

JP said he will e-mail committee members to set a date for the next committee meeting.

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 11/20/12.

Documents and other exhibits used at this meeting:

- Meeting agenda, dated 10/02/12
- Depot Park Revolving Fund Financial Statement, dated 10/01/12
- Ongoing DPAC projects, dated 10/02/12