



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of January 16, 2013

MINUTES

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

Ex-officio committee members in attendance: Richard Jones (RJ), Facilities Director; Rick Reed (RR), Town Manager; William Moonan (WM), selectman liaison

Ex-officio committee members not in attendance: Rich Warrington, DPW Director

Others in attendance: Donald Corey

Chairman JP called the meeting to order at 3:10 P.M. at Bedford Town Hall. JP began with item 4 on the agenda. He invited Don Corey to discuss the proposed project to improve accessibility to the Depot building.

Mr. Corey said he attended a workshop for the latest round of Massachusetts Historical Commission (MHC) grants. The deadline for submittals is March 8. Only about \$800,000 is available statewide, and MHC is expected to cap individual awards at \$100,000 each. Projects that improve handicap accessibility are eligible. Mr. Corey recommended an exterior rehab of the southern (bikeway) end of the building, the addition of a ramp to the front entrance, plus other accessibility improvements. He will prepare a MHC grant application. Since a complete building rehabilitation is estimated to cost approximately \$1 million, he suggests that progress be made on a piecemeal basis as money become available. He said when economic and neighborhood conditions improve, it might be possible to attract a restaurant tenant to the Depot.

RJ noted that the cost estimates that Menders, Torrey & Spencer (MTS) prepared in 2007 need to be revised.

RR joined the meeting at 3:16 P.M.

RJ said he spoke with Lynne Spencer of MTS about design services for the proposed Depot project. She thinks MTS can complete design and cost estimates before the MHC grant submittal deadline. Preliminary cost estimates are \$95,000 for a ramp, \$60,000 for partial facade improvements, and \$20,000 for an accessible restroom. RJ recommended that he and Don Corey meet with Ms. Spencer about the design elements and the architect's scope of work.

JP questioned whether the Historic Properties Stabilization Fund could make up a shortfall if funds received from Town Meeting and MHC are insufficient. Don Corey said the Selectmen are authorized to release funds from this account. Also, the scope of the proposed project could be scaled back based on the available funding. JP asked that as soon as the draft design is ready, the committee meet to review it so that time is not lost.

RJ said he has not yet negotiated a final payment amount with MTS for its services. He wants to pay a fixed amount, not an hourly rate.

The committee discussed the existing electrical meters and wires that are attached to the southern facade of the building, which appear unsightly. JP suggested that the electrical meters be relocated and have remote reading capability, and that NSTAR assist in this regard.

JP recapped a January 14 meeting with the Selectmen concerning the hiring of Menders, Torrey & Spencer for Depot design services. He expressed disappointment that the Selectmen did not agree to change their previous vote that prevents the architect from considering methods to improve access to the building's second floor. When JP had a discussion with WM the day of the meeting, he understood WM was supportive of the committee's recommendation to evaluate ways to improve second floor access. WM explained that he respects the committee's work and understands the goal to maximize revenue to support operation of Depot Park. Although he believes the Selectmen do not want to spend money on design work related to the second floor, he does not see an objection if there is no added cost. JS also was disappointed with the tenor and results of the meeting. Ideas to improve second floor accessibility could be revisited at a later time, he suggested. RR said he was surprised by the outcome of the meeting, but believes too much was made of it. JP proposed to return to the Selectmen after the election to discuss the long-range plan for the Depot building.

Don Corey noted that removal of the Depot's second floor is only one option that was identified in the 2007 Preservation Plan. He compared rehabilitation of the Depot building with the rehab of Old Town Hall. The exterior of Old Town Hall was made to resemble its former appearance, but the building's new interior is modern and configured differently than the original space. The same approach can be taken with the Depot, he said.

RJ reported that the Unit 1 lease with JRM Antiques was executed. He is awaiting receipt of an insurance policy from the tenant.

Don Corey left the meeting at 3:50 P.M.

RJ said the Depot painting contractor is to give him a partial refund for not painting the building's signal masts.

RJ said it might be appropriate to use the same Marvin windows that were installed at the Freight House on the Depot, too. JP suggested that we see whether a complete facade improvement is on the horizon before the existing window units are replaced.

The committee reviewed a Depot Park Revolving Fund financial statement dated 12/19/12. The committee discussed DPW charges assessed to the account. JP is concerned about depleting the Revolving Fund and asked RR to evaluate the charges.

JS reported that \$4,767.55 will soon be transmitted to the Revolving Fund from CY 2012 Freight House food sales proceeds.

The committee discussed a Task List dated 1/16/13.

- RJ said a new door for the Freight House was ordered. It is to replace the current door that is water damaged.
- RJ said the Facilities electrician will soon be back to full capacity and have time to complete the railroad car wiring.
- JP is to contact RW about the memo of understanding with the VFW about easements. JS hopes the memo will also cover the VFW's plowing and sanding of the Town's parking lot between the Depot and Freight House, particularly the question of responsibility for sweeping up the sand in the spring.

JP and John Peterson recapped a recent presentation about the proposed 54 Loomis Street development. JS said the plans might show an impact on the Town's easement near the Depot.

The committee discussed a trailer that is adjacent to the bicycle shop building at 111 South Road. It appears to be situated on the Town's sidewalk. RR is to look into the matter.

WM said that Fay Russo told him that the railroad car is increasingly popular with rentals. He wants to consider getting food tables so that the car could be used for dinner parties, and he plans to visit a tourist railroad to get some ideas. JP inquired whether renters could obtain one-day alcohol permits. RR explained that a licensed caterer would need to serve the beverages.

The next meeting is scheduled for February 20.

JP invited motions regarding draft minutes. JP made a motion to accept the minutes of the 11/20/12 meeting. John Peterson seconded the motion; and it passed by a unanimous vote. John Peterson made a motion to accept the minutes of the 12/19/12 meeting. JP seconded the motion; and it passed by a unanimous vote.

JP invited motions to adjourn. At 4:48 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 2/28/13.

Documents and other exhibits used at this meeting:

- Meeting agenda, dated 1/16/13
- Depot Park Revolving Fund Financial Statement, dated 12/19/12
- Ongoing DPAC projects, dated 1/16/13