



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of July 9, 2013

MINUTES

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

Ex-officio committee members in attendance: Richard Jones, Facilities Director (RJ)

Ex-officio committee members not in attendance: Rick Reed, Town Manager; William Moonan, Selectman liaison

Others in attendance: Donald Corey, Historic Preservation Commission

Chairman JP called the meeting to order at 2:03 P.M. at Bedford Town Hall.

RJ provided an update on the Depot facade and accessibility project. The Massachusetts Historical Commission (MHC) has decided to award about \$60,000 towards the project. This money will be added to the \$100,000 that was previously appropriated at the Annual Town Meeting. He said the estimated total project cost is \$200,000. He does not believe Bedford can comply with the Commission's schedule for project implementation—but a MHC representative told RJ that they might have some flexibility to work with Bedford on the schedule. RJ and Donald Corey are to attend a MHC workshop about the grant award on Thursday.

RJ conveyed that Rick Reed wants the committee to work with the Depot tenants on any of their concerns about the design of new windows. Mr. Corey expressed that any such concern may be accommodated through a slight modification to the window design. JP believes the window redesign proposed by Unit 3 tenant Barbara Purchia might be advantageous for both current and future tenants.

RJ said a question for MHC at the upcoming workshop is to what degree the renovations have to match the building's original design. He suggested that the design of the windows and other features could be considered an adaptive reuse. Mr. Corey recalled that several accommodations for adaptive reuse were to the Old Town Hall when it was restored. This building's exterior was made to appear historically accurate, but the interior is substantially different than the original. A similar approach could be taken with the Depot, he said.

JP noted that the project's original budget estimate is \$235,000. The committee discussed how to complete the project using reduced funding. Mr. Corey suggested classifying the eastern facade work as an add-alternate. He feels it might be possible to obtain up to \$75,000 from the Historic Properties Stabilization Fund to accomplish add-alternate work and the accessible restroom. He cautioned that no more than 30% of the MHC's funding can be used for accessibility improvements.

RJ said we do not have a contract with Mendors, Torrey & Spencer for designer services on the Depot project. He plans to advertise an RFQ (request for qualifications) for designer services that indicate a budget of \$150,000 for construction. This scope of work will not include the

proposed accessible restroom. JS observed that if designer services are to cost 10% of the project's total budget, about \$145,000 would be available for construction unless additional appropriations occur.

JP inquired whether the ramp materials have to be wood. He favors using materials for the ramp that require less maintenance. RJ said he will check with MHC on this question.

Mr. Corey and JS suggested keeping the Depot building in its existing 1940s B&M cream and maroon color scheme, which matches the Freight House exterior colors.

RJ explained that if the MHC funding is accepted, a deed restriction on the building will be necessary. A vote to impose this restriction would be required at Special Town Meeting. Mr. Corey asked whether any deed restrictions currently exist at Depot Park due to the Federal and state funding that was used to acquire the property and establish the complex. JS suggested that the committee obtain all relevant easement and deed restriction documents for its file.

The committee reviewed the existing easement area that is on the eastern side of the Depot and discussed the 54 Loomis Street developer's plans for this property. JS proposed that the committee obtain the developer's revised site plan to attach to its letter to the Planning Director. DC said he will obtain Depot Park easement agreements for RJ and the committee. JP said that since the development is to be condominiums that will be governed by a condo association, it is even more important that the existing easement agreement is understood and be enforceable in the future. RJ recommended that the developer pay for any new easement plan.

Since the draft minutes of the 6/28/13 minutes are not yet complete, the committee agreed to defer them to the next meeting.

JP said that sometime in August, the Selectmen are to consider a proposal to rent the Freight House as a restaurant. He and John Peterson previously sent a memo to the Selectmen to convey their thoughts on the proposal.

JP noted that the Volunteer Coordinating Committee is looking for a third member to serve on the Depot Park Advisory Committee.

RJ provided an update on the replacement Freight House front door. The Facilities Department has painted the door, but so far has been unable to program its electronic lock.

At 3:08 P.M., JS made a motion to adjourn. JP 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 9/05/13.

Documents and other exhibits used at this meeting:

- Meeting agenda, dated 7/09/13
- 54 Loomis Street site plans