



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of August 3, 2015

MINUTES

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

Ex-officio committee members in attendance: Taissir Alani, Facilities Director (TA); Roy Sorenson, DPW Director (RS); Rick Reed, Town Manager (RR)

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

Chairman JP called the meeting to order at 3:00 P.M. at Bedford Town Hall. He began with agenda Item 4-C on the agenda.

Item 4-C, Depot Building status, signals masts and contractor credit to the Town:

- JP distributed a quote of \$5,871 from Liberty Cedar for two replacement signal masts for the Depot. RS said he obtained another quote from a Reading vendor for approximately the same price.
- TA said that Campbell Construction feels that the project specifications for the signal masts are unclear, yet they wish to work with the Town towards a successful resolution. ST and JP believe the contractor fulfilled only minimum requirements by initially supplying two round telephone poles to be used as replacement signal masts. JP said the specifications require that the masts be replaced "in kind."

RR arrived at 3:06 P.M.

- JP asked TA to contact Liberty Cedar to request a quote for two masts with knots as a comparison.
- TA reported that the Town's architect, Spencer & Vogt Group, provided an affidavit that states the Depot exterior restoration project is now closed out. JP replied that the architect has not yet provided the proper affidavits to the Building Inspector to close out the project.
- JP observed that some platform boards were installed upside down, which is making them curl upward and can become a tripping hazard.
- RR questioned whether it is worthwhile for the Town to quibble with the contractor and architect over remaining issues.
- RS proposed that the Town hold back an amount from the final payment to the contractor to account for incomplete punch list items.

- JS asked whether the Building Inspector has approved all the work done at the Depot. JP said that a few items have to be corrected, particularly the need to install metal handrails on the set of steps on the bikeway end of the platform.

Item 4-A, Depot tenants:

- JP conveyed a request from the Unit 1 tenant to place an exterior advertising sign on the building. The lease requires that tenants obtain the advance written permission of the Landlord to place signage on or outside the building. JS expressed that the proposed signage would detract from the historical character of the building. He also noted that the tenant has already placed signage on the inside of windows to draw attention to the business. The committee discussed the Sign Bylaw as it pertains to the Depot and its tenants.

Item 4-D, Depot gutter painting:

- JP reported that the recently hired painting contractor completed painting over the galvanized Depot building gutters in the building's maroon color, which has substantially improved the exterior appearance of the building.

Item 4-E, Freight House front door:

- JP said he will meet with TA to review the status of Facilities Department projects at Depot Park, including the Freight House front door that does not close properly.

Item 5-D, Depot Park groundskeeping:

- RS said that groundskeeping will occur at Depot Park by mid-August. JS commented that some volunteer saplings within the landscaped areas have grown quite tall. The island in front of the Depot is full of weeds, he added.

Item 5-F, Freight House guard rail proposal:

- JP described how bicycles leaned against the Freight House are leaving black scuff marks on the freshly painted surfaces. He distributed quotes from welders to install railings along two sides of the building to minimize this problem. Only one price quote was received. It is from Gatta Welding for \$3,900.00. JS suggested that inverted U bicycle racks installed alongside the two perimeters might be a lower cost alternative to custom-fabricated railings. The committee discussed installation options for such racks. RS agreed to obtain one yellow inverted U rack to be installed as a test. The approximate price per rack is \$100.00.

Item 7, 54 Loomis Street project:

- RR reported that Town Counsel is drafting a revised easement agreement.

Item 8, Depot Park custodial coverage:

- JP said he will discuss this subject with TA in his office.

Item 9, Financial reports:

- TA distributed a Depot Park Revolving Fund financial statement dated 7/24/15. The current account balance is \$54,228.69.
- Given the availability of funds, JP said he would like to repair and paint the Freight House platform, ramp and railings soon.

RS left the meeting at 4:09 P.M.

- The committee discussed to which of two available Community Preservation accounts the replacement signal masts ought to be charged. RR suggested that the oldest appropriation be charged and depleted first.

Item 3, Proposal by Larson Properties to use Town parking spaces for outdoor tables

- JP said a communication he received from Larson Properties, LLC, informed him that the company intends to place its “parklet” request on hold for now.
- JP distributed a letter he sent to Larson Properties on June 29 that posed several questions about the company’s “parklet” proposal. He included a copy of the owner’s reply that came on June 30.
- RR reported that according to Town Counsel, Larson Properties requires Bedford’s approval to do construction within the Railroad Avenue easement area. Larson Properties’ construction of a sidewalk in the Railroad Avenue lot in June and July was done without Town authorization.
- JS observed that the aforementioned construction also occurred on the MBTA’s easement that is under agreement to the Town.
- JS said that the existing parking space markings do not properly line up with the newly constructed sidewalk, handicap parking spaces and curb cuts. He questioned who has the responsibility to restripe the parking spaces.

Item 9, Draft minutes of the 5/11/15 and 6/23/15 meetings

- JP made a motion to accept the minutes of the May 11 and June 23 meetings. JS seconded the motion, and it passed by a vote of 2-0-1 with ST abstaining.

Item 2, Elections of chair and clerk

- ST made a motion to elect Jim Shea as clerk. JP seconded the motion, and it passed by a vote of 3-0-0.
- ST made a motion to elect Joseph Piantedosi as chair. JS seconded the motion, and it passed by a vote of 3-0-0.

Item 10, Miscellaneous business and railroad baggage cart restoration

- JS reported that the traffic and pedestrian crossing signals at the South Road-Railroad Avenue-Loomis Street intersection are malfunctioning. RR said he has observed the same problem.
- JS said that nails are rising in places on the Freight House platform, thereby causing a tripping hazard.

- JS noted that smoking sometimes occurs within close proximity of the Depot, and that the Town has a regulation that prohibits smoking with 15 feet of its buildings. A cup of cigarette butts is routinely found on the Depot platform, he said.
- JP shared an article about Depot Park that was published in the August issue of the AAA *Horizons* magazine. JS said that several Depot Park visitors remarked to him that the article sparked their interest in Bedford's rail-trails, Freight House welcome center and railroad car.

JP said the next meeting is to occur in September.

At 4:46 P.M., ST made a motion to adjourn the meeting. JS seconded the motion, and it passed by a unanimous vote.

Submitted by:

Jim Shea, Clerk

These minutes were approved as edited by a unanimous vote at the meeting of 10/27/15.

Documents and other exhibits used at this meeting:

- Meeting agenda, dated 8/03/15
- Depot Park Revolving Fund financial statement, dated 7/24/15
- Memo from Marcia Pyles regarding Depot Park expenses, dated 7/24/15
- Depot Park pending projects list, dated 8/03/15
- Quotes from Gatta Welding, Somerville Ornamental and Richards Iron & Steel for Freight House railings, dated 8/03/15
- Quote from Liberty Cedar for Depot signal masts, dated 7/10/15
- Quotes from Michael Sainato for exterior Freight House painting, dated 6/26/15
- Depot Building closeout with Campbell Construction, Town's counter-proposal, 8/03/15
- DPAC notes in reference to committee's discussion with Larson Properties, dated 8/03/15
- Letter from Joseph Piantedosi to Larson Properties, dated 6/29/15
- Letter from Larson Properties to Joseph Piantedosi, dated 6/30/15