

Bedford Community Preservation Committee
Minutes of Tuesday, December 6, 2011
Regular Session

Members Present: Vito LaMura (at large member), Catherine Cordes (Selectmen, Park Commissioner), Robin Steele (Recreation Commission), Andreas Uthoff (Conservation Commission), Christina Wilgren (Bedford Housing Partnership), and Eugene Clerkin (Housing Authority)

Members Absent: Margot Fleischman (Planning Board) and Don Corey (Historic Preservation Commission)

Also Present: Assistant Town Manager Jessica Porter, Acting Finance Director Victor Garofalo, Facilities Director Richard Jones, and prospective member Angelo Colao

Patricia Hurd took the minutes.

Chair LaMura opened the meeting at 7:30 p.m. with a quorum present.

Minutes

Ms. Cordes made a motion to accept the minutes of September 27, 2011, as written. Ms. Wilgren seconded the motion. The motion passed 6-0-0.

Review of Project Submissions

Mr. Jones inquired if property could be added to the Historic Preservation Properties list once the property reaches 50 years old. Ms. Cordes responded yes, but Town Meeting must first approve it. Mr. Jones asked for information on how the Historic Properties Preservation Fund (HPPF) can be used and indicated that once he receives that information, he will share it with the Capital Expenditure Committee.

Town Center Flooring

Mr. Jones noted that last year the committee voted to help fund the wood flooring repairs at Town Center. He indicated that the low bid was \$58,000 and the high bid was \$98,000. The occupants of Town Center have asked Mr. Jones to see if they could improve the acoustics of the flooring to help alleviate the noise level on the lower floor of the building. Mr. Jones stated this would include removal of the maple floor, remove and replace the subfloor, install insulation, and replace the maple flooring. He added that the big expense would be the new subfloor, and if he were to go ahead with this portion, he would be \$14,005 short. He stressed a tight timeframe to do this work. He indicated that there are not a lot of options to fund this and he would have to ask the Selectmen for the funds from the Historic Properties Preservation Fund. Ms. Cordes said she is in favor of his asking the Selectmen for additional funds. Members discussed which

type of insulation products would work best for the acoustic problem and felt that a sound consultant should be hired.

Ms. Cordes made a motion to support the request to use the Historic Properties Preservation Fund to cover the cost overrun on the Town Center flooring project, and after the advice and consent of the members, recommend up to \$15,000 to hire a sound consultant. Mr. Uthoff seconded the motion. The motion passed 6-0-0.

Town Center-Exterior Painting

Mr. Jones requested \$24,772 to paint the exterior of the Town Center building (not including the building addition portion). The total cost is \$31,528, with the difference to be paid for from the tax levy.

Town Hall Multi-Purpose Room Rehab

Mr. Jones indicated that when the Town Hall was renovated a few years ago, the Multi-Purpose Room was not addressed at that time. The cost to rehab the room is \$80,500 which will include repairing the plaster ceiling, improving the lighting, improving the acoustics and sound system, installing motion sensors, and fixing the staircase and railing to meet the state's building code. Mr. Jones noted that he did not estimate enough funds to include the staircase; therefore, he would return the unused HPPF funds previously voted and include the staircase project into this request. This project will begin immediately after the roofing is completed. Mr. Uthoff asked Mr. Jones to send the committee members a breakdown of the project.

Job Lane House-Reroofing-South Side

Mr. Jones stated that the south side of the Job Lane house is the last section to be reroofed. This section is about 20 years old and the roof is showing signs of warping. The request is for \$30,000 for this project.

Old Water Supply Reservoir Dam

Ms. Porter noted that Public Works Director Richard Warrington was unable to attend the meeting. He has requested an additional \$80,000 from the original request of \$350,000 to fund the Old Water Supply Reservoir Dam project. Ms. Cordes commented that she was not sure what the \$80,000 would entail, but noted that the project was delayed for a while due to the Department of Environmental Protection's involvement in the project. Bids for the project are due December 15th. The funds for this will not be available until July 1, 2013. It was noted that the Wilson Mill Dam project will be done first.

Ms. Cordes asked Ms. Porter to find out if there will be a request for the Minuteman Bikeway. She indicated that the Bicycle Advisory Committee plans to ask the state for additional funding.

Ms. Cordes inquired if there will be any requests for fields. Mr. Uthoff did not recall anything except synthetic turf being discussed. Ms. Cordes indicated that Community Preservation Act (CPA) funds can be used for the former St. Michael's property soccer field creation.

Old Bedford Center National Register Historic District

The Committee noted the request from Don Corey for \$5,000 to engage a preservation consultant to prepare a nomination application to the National Park Service enlarging the existing National Register District.

Springs Brook Park

Ms. Steele explained in detail the history of the issues with the water clarity at Springs Book Park and hoped the project would be eligible for CPA funds. Cost estimates range from between \$100,000 to \$300,000.

Ms. Cordes noted that the Selectmen requested a ruling from Town Counsel as to whether this request would qualify for CPA funds, but they have not received an answer yet.

Next Meeting Date

The next meeting is scheduled for January 24, 2012 with a public hearing scheduled for February 7, 2012.

Ms. Cordes asked Mr. Garofalo to have revenue estimates ready for the January 24th meeting. Ms. Cordes estimated that the committee currently has \$872,000 to work with.

Ms. Cordes announced that Angelo Colao was interested in joining the committee as an at-large member. Chair LaMura welcomed Mr. Colao and asked if he had any comments. Mr. Colao asked for clarification on the previous set of minutes regarding the Coast Guard housing being used for female homeless veterans. It was explained that should the Town ever be offered the opportunity to obtain the Coast Guard housing, it was one member's desire to make one house or unit available for one female homeless veteran. The plan would be to offer it to a developer to demolish all existing homes and create a new affordable living complex such as 447 Concord Road.

Mr. Uthoff made a motion to adjourn. Ms. Wilgren seconded the motion. The motion passed 6-0-0.

The meeting adjourned at 8:35 p.m.