

**Bedford Community Preservation Committee  
Minutes of Monday, September 14, 2015 - Regular Session  
Town Hall, Second Floor Conference Room**

**Members Present:** Robin Steele (Recreation Commission), Chair; Cathy Cordes (at-large member); Don Corey (Historic Preservation Commission); Robert Schmalz (Housing Authority); Steven Hagan (Conservation Commission); Christina Wilgren (Bedford Housing Partnership); Shawn Hanegan (Planning Board); Margot Fleischman (Selectman, Park Commissioner)

**Also Present:** Town Manager Richard T. Reed; Bedford Housing Authority Director Brenda Peacock; CPC candidate Kelley Dadah, Finance Committee members Stephen Carluccio and David Powell; Recreation Commission member Tom Mulligan; Public Works Director Roy Sorenson; Facilities Director Taissir Alani; Michelle Saber

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**1. Call Meeting to Order**

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

**2. Approve Minutes of June 3, 2015**

Ms. Cordes moved to approve the minutes of June 3, 2015 as amended. Ms. Wilgren seconded the motion.

The motion passed 6-0-2. Ms. Fleischman and Mr. Schmalz abstained as they were not at the meeting.

**3. Project Status Update**

**a. Public Works**

**i. Narrow Gauge Rail Trail**

Public Works Director Roy Sorenson reported that no bids were received in July for the Narrow Gauge Rail Trail repaving. He believes that paving and landscaping contractors were too busy with summer work. The DPW will put out another RFP in the next few weeks. They hope to have the work done by the end of the year.

**ii. Washington Street Bridge**

Mr. Sorenson explained that the need to get environmental permitting before beginning on this project. The RFP is expected to be issued in the Fall of 2015.

**iii. Athletic Fields**

Mr. Sorenson reminded the committee that they allocated \$600,000 for the Liljegren Fields. The DPW will be asking for the additional \$600,000 for FY17. The Selectmen want to move forward with the Liljegren fields because it is consistent with the study completed by the Outdoor Recreation Area Study Committee. This project has been in the works for over two years and the design is already complete.

Mr. Sorenson also informed the committee that it is their intention to move forward in looking at putting artificial turf and lighting on B field. Soil samples would be collected from B field this fall. \$100,000 would be requested in FY17 for the design of B field.

**b. Ashby Place Kitchen and Bath Replacement**

Bedford Housing Authority (BHA) Director Brenda Peacock provided the committee with an update about the Kitchen and Bath Replacement project. The BHA received an additional \$75,009 from the state for a total contribution from the state totaling \$253,409. The Town appropriated \$216,000. The contract was awarded to Vareika Construction Inc. who has worked with the BHA before. The work should begin in the first or second week of October. Seven tenants will be relocated to Homewood suites. Reallocation expenses will total approximately \$115,160. Ms. Peacock reported that the tenants are grateful and excited that this project is happening.

After the first building is complete there will be two more phases.

**c. Town Hall MEP Project**

Facilities Director Taissir Alani reported that the Town Hall MEP project is underway. Office space was relocated into the multi-purpose room and a trailer. The bid package came in at \$2.1 million dollars. The elevator and lighting were bid out separately to maximize cost savings. The design took some time and they did not want to start the project in the heat of summer.

**4. Review of Town Meeting/Budget/Fall 2015 Program & Plan**

**a. Reallocation of prior appropriations**

There are no available funds to allocate for the Special Town Meeting season. The Town estimated the state match at 29 percent when in reality the Town will be receiving an approximate match of 20 percent. Since the Town Hall MEP project started later than anticipated the bond payment appropriation can be reduced by \$31,067 for a total appropriation of \$16,001. The FY16 Affordable Housing reserve appropriation was more than the required 10 percent so that can be

reduced by \$11,982.90 for a total appropriation of \$154,677.20. This leaves a deficit of \$36,291.65.

Finance Director Victor Garofalo stated that the committee can reallocate funds from 2 places, the Athletic Fields or Historic Properties Preservation Fund.

The committee reviewed outstanding fund balances to see if anything could be closed out. There are two projects for the bikeway which may be completed. \$53,434.07 remains active for the minuteman bikeway and \$15,426.90 remains active for the reformatory branch/minuteman extension. Mr. Garofalo will check with the DPW to see if those accounts can be closed. There is also \$5,681.69 left in the Depot Station Exterior Preservation Account. Mr. Reed stated that he was not sure if this money could be closed out.

## **5. Pairwise Ranking of Future Projects**

The committee completed a pairwise ranking activity of future projects. The attached sheet reflects the ranking that was completed for these categories. Priorities are determined by the number of times an item is consensus voted as the higher priority.

**Town Museum:** Mr. Corey explained that \$50,000 is being requested for a feasibility study to be done on the potential sites for a Town Museum. The ad hoc Historical Museum Study Committee presented a report to the Selectmen with a list of potential sites but the list needs to be narrowed down for the feasibility study. Mr. Reed added that Town Counsel replied to the question of whether CPA funds can be used for the feasibility study. Mr. Reed summarized Town Counsel's reply in a handout. (Attached)

**Athletic Fields:** There is a supply and demand issue for athletic fields in Town.

**Springs Brook Park (SBP):** SBP is continuing to have clarity issues. The Recreation Commission is discussing moving towards making SBP a recreation destination with tennis courts, a swimming pool and a skating rink. A subcommittee will be created to analyze the study.

**Fawn Lake:** An ad hoc committee was created to analyze a matrix generated by a consultant with 15 options ranging from high intervention or non-intervention. So far there has been no design or consensus other than the committee vetoing the idea of removing the lake all together.

**Sidewalks:** There is enough money to complete the sidewalk projects on Hemlock Lane and Concord Road. Residents of Davis Road are very concerned about safety on the road. It would have to be boardwalk option and would need to re-permitted.

**Housing:** Affordable Housing has been a commitment of the CPC for a long time and there is a lot of money in the Affordable Housing Reserves that can be used for upcoming projects. Mr.

Reed reported that the Town is still waiting to hear back from the Federal Government about the Coast Guard Property.

<b>Criteria</b>	<b>Rank</b>	<b>Score</b>
Town Museum	1	4.5
Athletic Fields	1	4.5
Sidewalks	3	3
Fawn Lake	4	2
Springs Brook Park	5	1
Long-term housing	6	0

Ms. Wilgren left at this time.

**6. New Business**

There was no new business

**7. Schedule Next Meeting**

**a. Public Hearing September 22, 2015**

**Ms. Fleischman made a motion to adjourn. Ms. Cordes seconded the motion.**

**The motion passed 7-0-0.**

The meeting adjourned at 10:15 p.m.