



Town of Bedford Building Committee Minutes (Draft)

Tuesday, June 20, 2023 – 6:00PM

Meeting location – Bedford Town Hall Reed Room, 10 Mudge Way, Bedford, MA 01730.

Attendance	
<b>Participating Members</b>	Colleen Doyle, David Grunes, Jamie Emerson, Jeff Cohen, Jeffrey Dearing, Mark Sullivan, Mark Daly, Suzanne Koller, Emily Mitchell, Angelo Colasante, Nina Tate
<b>PMA Consultants</b>	Brian DeFilippis, Karina Pena
<b>Keastle Boos Associates, Inc</b>	Sean Schmigle
<b>Other Attendees</b>	Amy Fidalgo (Town Manager's Office), Ron Scaltreto (Facilities Department)

Jeff Cohen opened the meeting at 6:01PM. The meeting began with asking for any public comments; no comments were offered. The meeting continued with approval of the minutes for the meeting held on May 15, 2023.

Brian Defilippis and Sean Schmigle provided a recap of the various meetings held. There was a direct abutters meeting held on May 17, 2023. An abutters meeting for members of the community living within 300 feet of the project site was held on May 23, 2023. The team also met with the HDC on June 7, 2023. Lastly, a community meeting was held on June 13, 2023.

The members of the public and the HDC voiced their thoughts on the following topics:

- Signalization
- Utility Poles have a low clearance
- An updated traffic study will need to be performed
- Increased cost of materials due to inflation
- Massing of the new building
- Materials such as brick vs clapboard being used
- Buffer zones to abutting properties
- Location of the apparatus bays
- Keeping the stone wall in the front
- Maintaining the greenery on site
- Maintaining the character of the historic district, most buildings are two story
- Simple roof lines to allow for solar panels



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- Geothermal wells
- Cement board siding and trim is an acceptable material by HDC
- The HDC commented on not worrying about the interior of the building. But the inside needs to work with the outside. The HDC cautioned against simply adding a cupola to make the building look historic.

Sean Schmigle went over the slides that were reviewed during the different meetings that were held. A question regarding the benefit to staying away from brick was addressed, clapboard is more cost efficient. Surveyors have completed their surveys including that of the wetlands.

Sean Schmigle presented initial three options to the committee, all of which include a four-bay apparatus. Fire Department operations dictate how to move forward with the different options. The options will be further discussed as the programming is completed.

Chief Grunes informed the committee that a ladder truck was used to visit the site to do a test of the truck exiting and entering the site. There were no issues, there is room to allow the trucks to enter and exit the site.

Conservation commission, Planning, and HDC meetings will be held after programming is complete. This will happen during design development, likely in the fall. In the August HDC meeting, KBA will be able to show massing. This information will also be shown on Bedford day.

Meetings forthcoming:

- Building Committee Meetings (6PM):
  - July 17, 2023
  - August 21, 2023
  - September 18, 2023
- HDC Meeting: August 2, 2023

Ms. Mitchell moved that the committee adjourns. Mr. Colasante second the motion. The motion was approved 11-0-0. The meeting was adjourned at 6:47PM.