

Select Board Meeting Minutes
February 9, 2026
7:00 PM
Select Board Meeting Room

Select Board Members: Daniel Brosgol; Shawn Hanegan; Bopha Malone (absent); Paul Mortenson (absent); Terrence Parker

Attendees: Matt Hanson, Town Manager; Autumn Ledgister-Cummins, Executive Assistant; Amy Fidalgo, Assistant Town Manager; David Manugian, DPW Director; Josh Smith, Recreation Director; David Powell, Town Moderator; Ben Thomas, Finance Committee Chair; Erin Dorr, Community Preservation Committee Chair; Alethea Yates, Historic Preservation Committee Chair; Tony McIntosh, Shawsheen Valley Technical High School Superintendent; Brian O'Donnell, Bedford School Committee; Sarah Dorer, Bedford School Committee; Pat Dillon, Maverick Hospitality; Shawn Ahern, Maverick Hospitality; Piper Pavelich; The Bedford Citizen; Brandon Kunkel, Weston and Sampson Landscape Architecture Practice Leader; Robin Steele, Recreation Commission Chair; Lee Vorderer, Community Preservation Committee; Stuart Trout, 35 Riverside Avenue; David Williams, 17 School Avenue; Brandon Hall, 7 Sheridan Road; Alison Jimerson; Padma Choudry; Heidi Trockman; Leah Devereaux; Kelly Korenak; Tony Fields; Barbara Purchia; Robert Dorer; Matt Dillon; Brian DeVellis, DeVellis Group LLC; Julie McCay Turner; Maureen Richichi

Mr. Brosgol called the Select Board meeting to order at 7:00 PM.

The Select Board members were asked to announce their presence. Mr. Hanegan, present; Mr. Brosgol, present; Mr. Parker, present.

1. Public Comment

Brandon Hall, 7 Sheridan Road, and David Williams, 17 School Avenue, spoke on the proposed language for section 5-1b of the Charter Amendment.

2. MSBA Design Funding Warrant Article – *Tony McIntosh, Shawsheen Valley Technical High School Superintendent; Sarah Dorer, Shawsheen Valley Technical High School, Bedford School Committee Member; Brian O'Donnell, Shawsheen Valley Technical High School, Bedford School Committee Member*

Tony McIntosh, Shawsheen Valley Technical High School; Sarah Dorer, Bedford School Committee Member; and Brian O'Donnell, Bedford School Committee Member, presented the Massachusetts School Building Authority (MSBA) Design Funding warrant article to the Board. Shawsheen Valley Technical High School has been invited to MSBA's 270-day eligibility period to create affordable, sustainable, and energy efficient schools. Currently, Shawsheen Valley Technical High School serves 1,300 students in an aging facility while maintenance costs continue to rise. The feasibility study cost comes shy of 1.5 million dollars. Bedford's share cost would not exceed \$61,427. Once funding is secured, an owner's project manager and design team would be hired, and they would propose renovations for the school.

Mr. Hanegan inquired about Bedford's debt exclusion and whether the proposed rebuilding would take place on-site or at an alternate location. Mr. McIntosh answered that Bedford currently

contributes 10% of the capital costs, noting that this percentage could increase based on future enrollment trends. He further clarified that all renovations would take place on-site and expressed confidence that the existing space would accommodate expansion, if necessary. Mr. Parker asked for further clarification if state eligibility funding was lost. Mr. McIntosh answered that MSBA receives between 70 – 90 statements of interest a year and they usually fund between 15 – 20 projects. If funding was lost, another request could not be submitted until 2027. Mr. Brosgol inquired whether Shawsheen Valley Technical High School's program offerings increased the cost of renovating the building. Mr. McIntosh answered half the trade programs would need to be eliminated to see significant cost savings.

The Board thanked Mr. McIntosh, Ms. Dorer, and Mr. O'Donnel for the presentation.

Materials: MSBA Module Overview; Shawsheen – MSBA Fact Sheet

3. **Public Hearing** SW Bedford Inc. – DBA Sam Walker's American Tavern
 - a. New All-Alcohol Restaurant License
 - b. Common Victualler License
 - c. Entertainment License

Mr. Hanegan moved to open the public hearing for SW Bedford Inc. Mr. Parker seconded.

The motion passed 3-0-0.

Pat Dillon, Maverick Hospitality CEO, and Sean Ahern, Maverick Hospitality Chief Operating Officer, introduced themselves to the Board. SW Bedford Inc, dba Sam Walker's American Tavern, located at 213 Burling Road, is applying for an all-alcohol liquor license, common victualler license, and entertainment license.

Mr. Hanegan inquired whether Mr. Dillon and Mr. Ahern would be participating in community involvement initiatives. Mr. Dillon answered that he hoped to connect with the Town once further in the process of establishing the restaurant. Mr. Ahern added that historically they partner with local charities. Currently, they have estimated about \$100,000 in community donations between their seven locations. Mr. Parker inquired about the name change. Mr. Dillon answered that Lucy's Tavern was named in honor of Lucy Stone, first women in Massachusetts to receive a college degree and a women's right activist who resided in Dorchester. Mr. Ahern added Woburn's name was inspired by Captain Samuel Walker, who was the first innkeeper and tavern license holder in the area in 1675. Mr. Dillon stated that they intend to retain the name "Sam Walker's" in order to maintain brand recognition. Mr. Parker further inquired about the theme. Mr. Dillon answered the intended theme is a sports bar and family restaurant. Mr. Brosgol inquired about the restaurant's operation hours. Mr. Dillon answered that the hours on the application are intended due to the location. Mr. Hanson added that the applicants' closing hours are allowed but historically has not been standard practice. However, the Board has the authority to reduce the hours of operation if it determines such action is necessary. Mr. Brosgol further inquired about their anticipated opening date. Mr. Dillon answered August.

Mr. Hanegan moved to close the public hearing for S.W. Bedford, Inc. Mr. Parker seconded.

The motion passed 3-0-0.

Mr. Parker moved that the Board approve the all-alcohol liquor, common victualler, and entertainment license applications for Sam Walkers Bedford Inc. dba. Sam Walker’s American Tavern, located at 213 Burlington Road, as presented.

Mr. Hanegan seconded. The motion passed 3-0-0.

Mr. Parker seconded. The motion passed 3-0-0.

Materials: Sam Walker’s American Tavern Redacted; Abutters List Redacted; Common Vic Application Redacted; Entertainment Application Redaction; Abutters & Bedford Citizen Notice; V4_Brand Flyer; 260205_City-Town-Deck_V8_CR

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4. **Presentation** Future Use of Springs Brook Park – *Josh Smith, Recreation Director; Brandon Kunkel, Weston and Sampson Landscape Architecture Practice Leader; Robin Steele, Recreation Commission Chair*

Josh Smith, Recreation Director; Brandon Kunkel, Weston and Sampson Landscape Architecture Practice Leader; and Robin Steele, Recreation Commission Chair, presented the future use of Springs Brook Park to the Board.

The master plan proposes the development of a new swimming facility centered on a constructed pool system. The plan incorporates complementary amenities designed to enhance year-round recreational opportunities, including a universal-access playground, splash pad, pump track, and improved trail connections. These enhancements capitalize on the site’s strong regional accessibility via Route 3, Interstate 95, the Narrow-Gauge Rail Trail, and MBTA Route 62.

Community engagement was a central component of the planning process. Public meetings were held on December 4, 2024, and April 10, 2025, supplemented by an online survey that generated 374 responses. Feedback gathered through these efforts directly informed the refinement of program priorities and the development of conceptual alternatives.

The site presents both opportunities and constraints. Environmental resources include wetlands, floodplain and riverfront areas, and protected buffer zones, though no mapped rare species priority habitats are located on-site. Natural features such as Springs Brook Pond and an intermittent stream contribute ecological and recreational value. However, channelized waterways, invasive species, and seasonally high groundwater levels pose ongoing ecological and maintenance challenges.

Existing infrastructure also required attention. The park currently provides 120 parking spaces, with inadequate capacity near active athletic fields. The main access road is narrow and lacks sufficient pedestrian safety features, while wayfinding, lighting, and seating are limited throughout the site. Several facilities need to be upgraded, including the playground, splash pad, pond filtration system, fencing, and mechanical space. Athletic field usage patterns indicate that the soccer field experiences heavy use during the spring and fall seasons, whereas the baseball field is underutilized. The pond operates for only eight weeks annually and requires intensive staffing due to persistent water clarity and sediment management issues.

These findings support a comprehensive approach to site improvements that enhance recreational offerings, addresses infrastructure deficiencies, and responds to environmental considerations while aligning with community priorities.

Master Plan Goals

1. Revitalize park facilities and programming.
2. Improve on-site and neighborhood trail connections.
3. Strengthen ecological connections along stream corridors.
4. Establish a central activity hub while minimizing site impacts.

Proposed Program and Design Strategies

- **Reconfiguration of the Swimming Facility:**
 - Resize and adjust the depth of the existing pond to create a centralized activity cluster.
 - Reduce the naturalized pond to approximately 75% of its current size and expand the splash pad.
 - Construct a formal pool, allowing the former pond area to support year-round programming.
- **Enhanced Recreation and Active Use:**
 - Activate the Springs Road entrance with expanded sports programming.
 - Remove the underutilized baseball field to expand soccer capacity.
 - Renovate the playground and introduce a pump track in place of existing courts.
 - Convert overflow parking into natural play space.
 - Add gathering and event space near the picnic area.
 - Expand parking at the Springs Road entrance.
- **Circulation and Ecological Improvements:**
 - Enhance and extend the trail system, including the addition of a boardwalk within an expanded multi-trail network.
 - Maintain a lighter environmental footprint while improving stream corridor connections.

Mr. Hanegan inquired about the swimming pool and how past issues would be addressed. Mr. Kunkel answered that the area has been extensively investigated and the pool could be constructed without impacting the existing stream. In addition, the swimming pool is intended as a walk-in zero entry. Design details would be discussed once further along in the process. Despite reducing the surface area, the hours of operation would be extended allowing for increased resident access. Mr. Hanegan further inquired about membership access. Ms. Steele answered residents would purchase memberships for the pool. The other amenities would be available all year round. Mr. Parker inquired about the maintenance costs. Mr. Kunkel answered that additional information, and guidelines would be provided over the 10-year period so the Town could make adjustments based on the operating budget. Mr. Brosgol inquired about the recommendation's driving factors. Ms. Steele answered that the recommendation was based on resident feedback. The overall goal is to utilize the space for year-round access.

The Board thanked Mr. Smith, Mr. Kunkel, and Ms. Steele for the presentation.

Materials: SBP Future Use Study & Master Plan – Select Board Presentation; Springs Brook Park Master Plan Report

5. **Presentation** FY27 CPA Budget - *Erin Dorr, CPC Chair and Amy Fidalgo, Assistant Town Manager*

Erin Dorr, CPC Chair and Amy Fidalgo, Assistant Town Manager, presented the FY27 CPA Budget to the Board.

Bedford residents consistently expressed a strong desire to preserve the Town's character. The current Comprehensive Plan, adopted in February 2014, acknowledged that after more than sixty years of steady growth, Bedford is now a nearly fully developed community. The Plan outlined a long-term vision shaped through resident input, boards and committees, town departments, community groups, and professional staff. It emphasized key priorities such as open space, historic preservation, affordable housing, and recreational opportunities.

Since the adoption of the Community Preservation Act (CPA) in 2001, Town Meeting has approved numerous projects that reflected these values and have contributed meaningfully to the town's quality of life. Yet there remains significant potential for innovative and thoughtful use of CPA funds. These opportunities include continued investment in historic and cultural resources, expanding affordable housing, enhancing pedestrian and bicycle infrastructure, and strategically acquiring open space.

- Commercial activity intensifies in strategic locations. The Town Center is a locus of civic engagement. Other centers, such as the Depot and North Road areas, feature pedestrian friendly activities related to employment, culture, recreation, and diverse housing.
- Bedford's cultural and historic assets and their design features play a prominent role in defining community identity, pride, and the character of new development.
- Natural resources frame residential development.
- Street trees and landscaping, upgraded sidewalks, small pedestrian parks, interpretive features, and other amenities enhance the public domain.
- Alternative modes of transportation and a balanced mix of uses provide the opportunity to work close to home, reducing congestion while traffic calming helps mitigate its impacts.
- Housing in Bedford meets the needs of a diverse population. Residential development provides for a labor force that supports business growth.

Mr. Brosgol inquired about the fencing on Page E-Field, the Trails Committee funds, and the Madi Lorde Sculpture. Ms. Fidalgo and Ms. Dorr answered that the fence would be expanded, the Trails Committee is encouraged to request money, and that Eric Salerno, Housing and Economic Development Director, could provide more information about the sculpture.

The Board thanked Ms. Dorr and Ms. Fidalgo for the presentation.

Materials: Fy27 CPC Presentation For Select Board; Spring 2026 Program and Plan; CPA Application FY27 Valuation List; 12292025; Pictures of Vault; Athletic Field Fencing Rehabilitation; Library Existing Conditions;; Backup Pictures Folder; Bedford FD Sign Refurbishment Estimate; BFD CPA Application Supporting Document; Community Preservation Committee Submission From Fire Department Historic Artifacts; Copy of Bedford Life Skills Management Project FY27 Projected Budget; CTI Life Skills Management Program 6 Month Report 12.12.25; Memo in Support of Application; CPC Application Madi Lord Sculpture Garden Repairs; Springs Brook Park Playing Field Pictures; SBP Quote; Springs Brook Park Playing Field Redesign; Pictures of Current Conditions Folder; Lighting Quote; Tennis- Basketball Court Lighting Rehabilitation; Bedford Town Common Renovations PPT HDC 12.1.25; Existing Conditions Assembled 2026; Town Common HDC Update 12.1.25; Trails Bog Bridges Before and After Photos 2025.01.08; CPC Six Year Plan Spreadsheet; Estimated Revenue and Expense FY27-37; FY2027 CPA Budget

6. DPW Contract

a. Acceptance of Revised Permanent Easement, 1 Railroad Avenue

David Manugian, DPW Director, presented the revised permanent easement for 1 Railroad Avenue to the Board.

At the November 20, 2023, Select Board meeting, the Board voted to accept an easement across 1 Railroad Avenue in perpetuity for the purpose of sidewalks for the Town and related uses contingent on recording the Planning Board Special Permit decision for the property and final town counsel review. This easement serves a general purpose of providing pedestrian access along the north side of Railroad Avenue.

Since that time, a number of changes occurred to the project, including a revised recorded Special Permit, revised easement location, and a new property owner. Public Works reviewed these changes and still recommended that there continues to be a public interest in accepting this easement.

The vote was postponed to a subsequent Select Board meeting.

Materials: 1 Railroad Avenue Easement Acceptance Cover Memo 2026-02-05; One Railroad Avenue Easement Contract

7. Review Draft Annual Town Meeting Warrant

Mr. Hanson and the Select Board reviewed the annual town meeting warrant draft as presented below.

Article Warrants
Article 1 - Reports of Town Officers and Committees
Article 2 - Debate Rules
Article 3 - Consent Article
Article 4 - Revolving Funds Expenditure Limits
Article 5 - Community Preservation Budget—Fiscal Year 2027
Article 6 - Fiscal Year 2027 Capital Projects Plan
Article 7 - PEG Access and Cable Expense Related Budget—Fiscal Year 2027

Article 8 - Appropriation to the Special Education Reserve Fund
Article 9 - Appropriations from Special Education Reserve Funds for Fiscal Year 2027
Article 10 - Salary Administration Plan Bylaw Amendment—Classification & Wage Schedule
Article 11 - Fund Collective Bargaining Agreement
Article 12 - Operating Budgets—Fiscal Year 2027
Article 13 - Citizen Petition - Select Board Budget
Article 14 - Ambulance Enterprise Budget—Fiscal Year 2027
Article 15 - Supplemental Accrued Leave Fund
Article 16 - Other Post-Employment Benefits Liability Trust Fund Appropriation
Article 17 - Shawsheen Technical High School Feasibility Studying Funding
Article 18 - Accept M.G.L. Chapter 59 section 5, Clause 22I (Hero Act)
Article 19 - Accept M.G.L. c.44, &54(b) – Prudent Investor Rule
Article 20 - General Bylaw Amendment—Article 56 Tax Deferral for Renovated Historic Properties
Article 21 - Charter Amendments – (Town Meeting)
Article 22 - Bylaw Amendments – (Town Meeting)
Article 23 - Charter Amendments – (Election)
Article 24 - Bylaw Amendments – (Election)
Article 25 - Charter Amendments – Substantive
Article 26 - Charter Amendments – Clarifying and Formatting
Article 27 - General Bylaw Amendments – Substantive
Article 28 - General Bylaw Amendments – Clarifying and Formatting
Article 29 - Zoning Bylaw Amendment – Starter Home Overlay District
Article 30 - Zoning Map Amendment – 40Y Starter Home Overlap District
Article 31 - Appropriate to 300th Anniversary Fund
Article 32 - Bills of Prior Year

Materials: ATM 2026 – Warrant Draft 2026.02.09

8. Approve changes to Senior Property Tax Work Off program

Mr. Hanson presented the changes to the senior property tax work off program to the Board.

The Board of Assessors and Council on Aging Board have both recommended that the annual senior tax work off earning limit increases from \$1,000 per year to \$1,500 per year, for up to 10 participants. The hourly rate will remain the same at \$15 per hour, which is the state minimum wage and the maximum amount that can be offered.

The funding for this program comes from the Board of Assessors overlay reserve account. The senior tax work off program was adopted by town meeting but changes to the program specifics require a vote of the Select Board.

Mr. Hanegan moved that the select board increase the senior tax work off program cap from \$1000 per year to \$1500 per year per applicant.

Mr. Parker seconded. The motion passed 3-0-0.

Materials: IGR2021-20; Memo – Tax Work Off Program

9. Approve final/revised 82 Carlise Rd 40B Project Eligibility Letter

Brian DeVellis, DeVellis Group LLC, and Mr. Hanson presented the revised 82 Carlise Rd 40B project eligibility letter to the Board.

The Select Board previously approved and submitted a project eligibility letter to the Executive Office of Housing and Livable Communities (EOHLC) on behalf of a 40B application at 82 Carlise Rd. At the time, the project included 120 total units at the address. Due to a denial of the project at the Zoning Board of Appeals, and subsequent appeal to the state's Housing Appeal Committee, an agreement was reached to reduce the total unit count to 84 units. As somewhat of a formality, EOHLC would like the Select Board to submit a new project eligibility letter based on the updated unit count as approved through the mediated agreement.

Mr. Hanegan moved that the Select Board submits a revised comment letter for the project at 82 Carlise Road, for the project as revised in the Housing Appeals Committee decision filed at the Registry of Deeds on September 24, 2025.

Mr. Parker seconded. The motion passed 3-0-0.

Materials: Memo – Carlise Rd LIP; 1a. Draft Letter of Support SB

10. Consent

- a. 20b(s) – Anuj, Vaze; Dominic Morreale
- b. Jan 26, 2026, Meeting Minutes

Mr. Parker moved to approve the consent agenda. Mr. Hanegan seconded. The motion passed 3-0-0.

Materials: Anuj Vaze; Dominic Morreale; 1.26.26 Meeting Minutes

11. Town Manager's Report

Matt Hanson, Town Manager, presented the Town' Manager's Report.

Materials: 2026.02.09 Town Manager's Report

12. Liaison Report

Bopha Malone- Ms. Malone was absent.

Paul Mortenson- Mr. Mortenson was absent.

Dan Brosgol- Mr. Brosgol attended a Finance Committee meeting.

Shawn Hanegan- Mr. Hanegan attended a Housing Partnership meeting. Mr. Hanegan reported that the Comprehensive Plan Advisory Committee will conduct a bonus meeting.

Terrence Parker- Mr. Parker attended a Historic District Commission meeting. In addition, the Fire Station Building Committee will conduct an onsite tour.

13. Adjournment

Mr. Hanegan moved to adjourn. Mr. Parker seconded. The motion passed 3-0-0.

Meeting adjourned at 9:00 PM.