

TOWN OF WAYLAND – RECREATION DEPARTMENT
Oxbow Meadows Field Development Public Input Meeting Minutes

Posted in accordance with the provisions of the Open Meeting Law

MONDAY, OCTOBER 24, 2016 AT 7:00PM

Wayland Town Building | Large Hearing Room | 41 Cochituate Road | Wayland MA 01778

Present: Frank Krasin, Heidi Seaborg; Brud Wright; Asa Foster, Chair
Absent: Anna Meliones
Recreation: Jessica Brodie, Katherine Brenna
DPW: Mike Lindeman, Joe Doucette
Field Advisory Committee, WAYS, Adult Rec Users: Paul Nechipurenko
Youth Sports Peter Briere, Reed Newton, Ted Harding

Documents/ Exhibits:

Guests:

Peg Obermiller	71 Oxbow Road
Kurt Tramosch	1 Weir Meadow Lane
Armine Roat	89 Oxbow Road
David Shmelzer	36 Hampshire Road
Scott Simmons	85 Oxbow Road
Camille Payne	136 Oxbow Road
Marisa Serfini	17 Williams
Karen Blumenfeld	113 Oxbow Road
Frank Stitham	305 Trout Brook Road
Margot Stitham	89 Oxbow Road
Betty Salzberg	28 Grove Street
Lawrence Morris	28 Grove Street
David Curran	6 Williams Road
Peter Briere	6 Peck Avenue
Lorelei McCollum	10 Hampshire Road
Jon Rupp	10 Hampshire Road
Lynne Lipcon	14 Audobon Road
Bryan Doyon	511 Trout Brook Road
Jenny Silberman	79 Oxbow Road
Liviu Toader	616 Trout Brook Road
Amanda McLain	1 Kelley Lane
Dana Levasseus	9 Pesce Drive
Meg Turner	25 Hampshire Road
Charlie D'Ambrosio	17 Williams Road
Unknown Abutter	

7:00PM MEETING CALLED TO ORDER, INTRODUCTION, AND NEED FOR ANOTHER FIELD:

Jess Brodie, Recreation Director introduces Ben Gary of Marshall & Gary, Consultant Describes the proposed field, presentation of preliminary schematics of proposed project and asks for community input and concerns.

The Oxbow Meadows project proposes constructing a multi-purpose field with the preliminary design being a natural grass, rectangular playing field 100x300 yards. The layout of the field includes a 20' wide border. The proposed grading of the field surface are slopes

1-2% to drain. The existing ADA accessible crushed stone path and vegetation between the path and property lines will not be disturbed. Irrigation connected to a Town Water source is being considered. The existing parking for 10 spaces is expanded to include another 10 spaces for a total of 20 parking spaces. Adjacent to the paved parking is an overflow, crushed stone parking area with capacity of 14 spaces.

Jess describes there is a need for another recreational field site in town to meet the needs of the town users, currently limiting our programs. Currently the user demand doesn't allow resting and rehabbing of current fields that need care, conditions of fields is poor, looking for another site.

Ben Gary presents current conditions, and new plan.

Extend parking from 20 spaces to add 10 more spaces and an overflow area.

New plan has very similar contours as existing site

ADA path to connect to existing walking loop trail

Grass irrigation

Add fill to level the field

Use moveable goals

Scheduling of the project – currently no funding, will have to go to Town Meeting

Estimated cost with a 10% contingency included is \$287,000

No lighting planned for this area.

7:15 PM PUBLIC COMMENT: COMMUNITY FEEDBACK, CONCERNS, QUESTIONS & ANSWERS:

Many guests sharing input did not provide name and address at the time they contributed.

Abutter 1

Asks to confirm the size of the field, a typo/discrepancy from schematic and introduction

Ben Gary

confirms it's a 100' x 300' plans

Abutter 2

This topic came up a few years ago too, met extensively with former DPW director and brought all our concerns. Concerned fell on deaf ears. Is there any option to improve the existing fields so as not to need another field? Alpine for example is underused. We need data.

Brud Wright

Not at the meeting with former DPW director, not sure why the concerns were never brought to Rec Commission, unfortunate that they didn't follow up with previous concerns -- elaborate Gale Report from 2010. We have data that supports high demand and over-scheduling of all existing fields. We have 8v8 on top of 11v11 fields at Alpine. Need to rest existing fields to be able to repair existing fields. New fields would help accomplish severe over-use issues. Starting over.

Abutter 3

Question – Who addresses the safety concerns, safety of the elderly population, traffic to and from the proposed field – Speed is a major traffic issue.

Abutter 4

Seems backwards to provide us a schematic and plan before feasibility study, a traffic study, safety concerns. Study first, then design.

Abutter 5

explained strong opposition to this project to DPW. Asking from you, to show that fields are over used. Visits Alpine field every Saturday, attests that Alpine is underutilized as an eye witness that no one uses Alpine. No drainage at Alpine, fix the drainage and people will use Alpine. Addressed all these concerns with former DPW Director too, to fix what's broken first; Very narrow roads, now add busses. Agrees with Abutter 3 that schematic design is backwards, the design should follow a study. We agreed at the DPW meeting year ago, that the best use of the

lot is passive, field, quiet solitude, watching nature. Unanswered questions and the schematic design is premature.

Jess Brodie

Aware of the traffic concerns –not a place where buses would transport kids. See this site as an alternative site to rest the existing fields. Can control the fields in town. There will be no regular school buses to this area, as it'd be scheduled for youth soccer, field hockey, lacrosse, etc. games. Typically only WHS athletics uses buses. In order to rehab the current fields and address drainage issues, to fix what's broken first – we need an alternative site.

Paul N (WAYS)

Factual Mistake. Alpine is not under-utilized. Check the facts, was personally at Alpine for 4 hours this past Saturday, and many Saturdays with 30 kids. Rec Department does have a lot of evidence supporting the over use of Alpine and many fields in town. The data is available.

Abutter 2

We need facts. It'd be helpful if we had those facts tonight.

Abutter 4

What is the name of the 2010 study/report? 20k, we voted for at Town Meeting was supposed to be for a feasibility study. What was the conclusion of that?

Jess Brodie

It's the Gale Report, and it's available through town website. We did look at other sites, and ultimately decided Oxbow is the best option. We actually need more than one field. This is a preliminary schematic that we are still working on, getting traffic study and drainage, etc. Still working on the feasibility aspect.

Paul N (WAYS)

Alpine is used all Spring and all Fall for both Adult soccer and Youth Soccer, knows for certain Claypit, the middle school and other sites that are used never once has a bus been used.

Marisa Serapini

Has kids who play soccer in town and appreciate the efforts of finding places for kids to play soccer; but 1st concern is traffic, second concern – endangered lady slippers; need to assess the whole property.

Abutter 5

Would other towns rent this field?

Jess Brodie

We haven't addressed that yet; we schedule in-town programs first. We don't want to overschedule by serving non-residents. All the revenue goes back to the property according to the deed.

Abutter 5

If rented to nonresidents – wouldn't that mean there would be buses?

Heidi Seaborg

No. Alpine does get used, in my opinion. Buses don't come to Alpine. Never seen a bus at Alpine. It's rented to in-town and nonresidents. You can still rent to nonresidents without buses.

Abutter 6

First concern is the parking and the number of people – overflow lot is closer. Two teams each with 20 players, is 40 players, plus refs, coaches, spectators, where will they park, in the road?

Abutter 7

Agree, we need a traffic study; we need the safety concerns answered – What about after hours use? Now it's a public park, not a passive field. It's an open invitation for after-hours use. Current path connects to our neighborhoods. Our neighborhood relies on the road being safe. Like to see in that study, measures taken to limit the use of the paths to neighborhood to protect neighbors from financial loss? Noise concerns. How keep it safe.

Brud Wright

When it was presented to the town, for 20k feasibility study doesn't include a traffic study. Agree, we need to answer those questions, but it's a separate process. When and if we schedule the field, we have the ability to limit use or spread start times; if that's what's needed to manage the traffic at that site, which we would learn from a traffic study.

Current plan has 34 spaces, should be ample parking for the type of activity, other sites in town, like Claypit Hill have even less parking.

Abutter 6

Still not enough spaces, people will park in the street.

Paul N (WAYS) Potentially possible to have 40 cars. Common to carpool, but possible to max out the lot, but it's not likely as typically don't get 40+ cars for a youth soccer game. Possible, but unlikely.

Brud Wright At a high-attendance game, where parking might be an issue we would rely on the Police to patrol. Police will ensure public safety. Currently that site is open to anyone in town. If we are scheduling the field, we can do so with restrictions.

Abutter 4 Also have kids that played WAYS and often came with 2 cars per family, 20 kids per team, plus officials, and spectators – likely looking at more than 80 cars in my opinion.

Abutter 1 Also consider other sports, with different sized teams, LAX, Field Hockey, etc. and how that affects the numbers. Goes back to the question – why do we need a new field when we can repair an existing field. Why now? We need an answer.

Jess Brodie It's been an issue since 2010 when we had the Gale Report done, as Brud mentioned we have 8v8 fields on top 11v11 fields, that are wearing out the fields; we have to adapt to programming changes, youth sports are now becoming year round sports and don't just play in their one seasons. We had requests this Fall for lacrosse and soccer to use Cochrane baseball fields, and it's already being used by Football.

Brud Wright Lots of evidence on the over use of fields and the need to rest field in the Gale Report

Paul N (WAYS) Population is roughly the same, same number of users, but their usage is increasing

Abutter 1 Green space is decreasing, isn't there a concern or value for green space in town

Amanda McLain Has safety questions. Site was a former missile silo –Have children that play there and concerned about what's in the ground there? If move forward, would like a clear plan for rehabbing the other fields in town while using this one.

Jess Brodie Yes, working on a long range field resting plan.

Abutter 9 Was the Town Center ever considered as a site?

Jess Brodie It was – conservation, some recreation land has been identified. Not a lot of undeveloped open space, but not a lot of open spaces for active use. Oxbow Meadows is only site not undeveloped without acquiring new land. Town Center was not big enough and Cow Commons is conservation land and restricted from recreational use.

Abutter 10 Has it been considered to use other Town sites, like Sudbury or Maynard?

Jess Brodie Yes, potentially the Carroll School, but no concrete answers yet.

Abutter 11 No disrespect to either viewpoint. have a lot of feelings about this site – but we need hard data. Student trends, population trends, enrollment trends, traffic studies, and usage data. Not easily accessible.

Abutter 1 Need to do homework and find all alternatives.

Abutter 12 There is a fox den there too.

Jess Brodie Will provide the data; make it more accessible to you. Deed is included in the packet, given by Federal Government for recreation use. . You'll see the intent of this land was granted for Park and Recreation purposes for active recreation. Soccer field is well within that scope. Not intended for conservation land.

Amanda McLain Is it safe to churn up that soil? What was under there?

Ben Gary Will dig test pits. Add soil, not necessarily dig. Ben Gary asked the same questions when developing schematic, there a closing procedure when the site was closed. Determined the silos not hazardous. Not likely to here at this site anyway, likely to

add soil. The area has been cleaned. No indication that anything hazardous has been buried.

Abutter 4

Nike Site Committee in April 2015 Town Meeting. Asked if there are actually nuclear missiles at that site? Look online. History of Nike Missile Site. There's been a lot of secrecy there if you do your research. Likely that the missiles all had nuclear war heads. Not settled as "clean" town may not actually know when they accepted it as clean.

Ben Gary

There are missile sites all over New England, but there is evidence that supports that the Wayland Nike Missile Site area is clean.

Jess Brodie

Historical Commission asked to the area near the bunkers for historical preservation.

Peter Briere

Wanted to point out the need for soccer from WAYS– we use Middle School, Alpine, Town Building field, Claypit, and other sites in town a minimum of 5 days per week. The demand is HIGH. Real need for additional space.

Abutter 7

Looking at the provided schematic – if you're inviting spectators and visitors – the parking lot needs enlargement, and EMTs need access for safety. The traffic study is everything.

Abutter 4

This area is so central to our neighborhood – it's the only destination we have up our way. Who in town advocates for special places for walking?

Abutter 13

Oxbow Road neighbor. What are the benefits of this project to your neighborhood? Can you address this? Perhaps getting people from town to our neck of the woods.

Abutter 14

Oxbow road. Can't get any maintenance there! I called several times to Town to get someone to mow the area. Is there a cost of maintenance?

Jess Brodie

That info is coming; we are still working on those details, with DPW Maintenance plan.

Mike Lindeman DPW

The area was intended, after the cleanup to be a wildflower meadow – it was never intended to be mowed.

Brud Wright

A lot of people said you want more info and facts. Understand we are in the very beginning of the process, and we wanted your feedback first. If we had been further along in this process you might feel like we haven't included you. We want you to know and appreciate that the intent of tonight is to get your feedback early so we can address your concerns.

Jess Brodie

We are taking notes and hear your concerns and get you the facts you need.

Abutter

Night Games?

Jess Brodie

No.

Abutter 4

Feeling this is a done deal, there's already an article for Spring Town Meeting.

Brud

We are expecting to build a field, it doesn't mean we will. But we need to plan if the study is done and it's a good plan, we want your input along the way.

Abutter 7

Don't forget that years ago in 2009, we've already pointed out and made it very clear that we don't want it. We made such an impact with DPW that they dropped it. We are all in agreement that the area should be kept as it is a passive area.

Asa Foster, Chair

The article at town meeting, we have no control over whether it the first article or the last article. Residents and taxpayers can see the warrant. The purpose of this meeting is to get your feedback, so we can make a plan that is acceptable to you, or not acceptable to you. We as a Recreation Commission are not pushing an agenda regardless of your feedback, we are here to hear your concerns and make a plan to address them.

We are volunteers and residents of Wayland. We are working hard to meet the needs of the people of Wayland; we won't do something that would be a

- Abutter 15** disservice to the taxpayers of Wayland.
I think you can get more support if you address the important concerns and somehow make it known how it's also good for our neighborhood.
- Asa Foster, Chair** Said yourself, Alpine was too far. You could have a facility in your neighborhood.
- Abutter 4** Believe the area is more valuable as it exists, than any sports field, not all kids play sports, neighbors need to go out for a walk. Not on a litter strewn field. It's going to be a mess.
- Abutter 16** If this goes forward, interested to know about what kinds of pesticides, etc.
Ben Gary Part of the process, hired a geologist, soil analysis, look for radioactivity, historical commission to assess anything suspicious.
- Mike Lindeman DPW** The missiles on the eastern seaboard were for air defense, not likely there were nuclear war heads on the defensive side.
- Abutter** The Hercules missiles and likely 80% are nuclear.
- Jess Brodie** Thanks for coming and sharing your concerns. Feel free to contact us; we'll get more info out. Our next Recreation Commission meeting is November 7.
- Additional thoughts shared during the meeting:** Several references to the need to cut down the significant stand of trees and the adverse impact that would have on the current trail system, environment and abutter visuals were mentioned during the meeting.

8:26 PM TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE:

None.

8:27 PM MEETING ADJOURNED

Monday, October 24, 2016 at 8:27PM

Asa – Motion to Adjourn; Brud – 2nd Discussion: None; All in Favor 4-0-0.