



Sarkis Sarkisian  
Wayland Town Planner

TOWN OF WAYLAND  
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PLANNING DEPARTMENT

TOWN BUILDING  
41 COCHITUATE ROAD  
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**MEMO**

**DATE:** August 9, 2017

**TO:** Town Clerk, Applicant

**FROM:** Sarkis Sarkisian, Town Planner

**SUBJECT:** Certification of Planning Board Action on the proposed 91 Oxbow Road, Site Plan Review and Approval Application

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This memo certifies the attached Notice of Action, namely, that on August 8, 2017 the Planning Board voted to approve with conditions the site plan for Oxbow Meadows Athletic Field submitted by The Recreation Commission, in Wayland, Massachusetts. This decision may be appealed in accordance with Chapter 302, Site Plan Review and Approval, Article IV, §302-24.D, of the Code of the Town of Wayland, that is, within twenty (20) calendar days of the filing of this decision at the office of the Wayland Town Clerk (said filing date being August 29, 2017).

2017 AUG -9 PM 3:05

TOWN OF WAYLAND  
TOWN CLERK



TOWN OF WAYLAND  
MASSACHUSETTS  
01778  
PLANNING BOARD

TOWN OF WAYLAND  
2017 AUG -9 PM 3:05

TOWN BUILDING  
41 COCHITUATE ROAD  
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**DECISION 02-2017**

**RE:** Approval of Application for Town of Wayland, Recreation Commission for an Athletic Field and graveled parking lot at Meadows for Site Plan Review and Approval Application address 91 Oxbow Road, Map 01 Parcel 047.

**Date:** August 8, 2017

**I) PROCEDURAL HISTORY**

- A) A site plan application was complete and received on May 25, 2017, pursuant to Town of Wayland Site Plan Approval Regulations.
- B) The Wayland Planning Board opened a public hearing on June 20, 2017 and continued to July 11, 2017 and August 8, 2017 at which time the Board closed the hearing. The Board voted to approve the application on August 8, 2017.
- C) This Site Plan Approval application contained a site plan entitled "Schematic Plan Oxbow Meadows Recreation Area" "Practice Soccer Field Oxbow Meadows" prepared by Marshall Gary Landscape Architects dated November 10, 2016. The Application also included a Traffic Study performed by TEC 66 Glenn Street Lawrence, MA 01843.
- D) The plans and other submission material were reviewed by the Planning Board. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, residents and direct abutters all as made at the public meeting.

**II) APPLICATION SUBMITTALS AND RELATED DOCUMENTS**

**A) Application Submittals**

- 1) Entitled – Athletic Field at Oxbow Meadows Site Plan Review and Approval
- 2) Engineering Prepared by –Marshall Gary LLC Ben Gary 200 Harvard Mills Square, Suite 420 Wakefield, Massachusetts 01880
- 3) Dated – May 23, 2017.
- 4) Plans and material as follows:
  - a NPS Stewardship Plan
  - b Schematic Plan Oxbow Meadows
  - c Assessor's Map
  - d Certified List of Abutters Wayland and Lincoln
  - e Memo MG Planning dated May 16, 2017 regarding Oxbow Meadows Field and Parking
  - f Water Resources Protection Districts Map
  - g TEC Traffic Report
  - h Checklist for Site Plan Review and Approval dated May 28, 2017 submitted with Application and narrative by Edward C. Sanderson, Interim Recreation Director.

**B) Documents including memos, letters, reviews and others information regarding the site plan application. All other correspondence not listed below is on file in the Town of Wayland Planning Department office.**

- 1) Memo from Sarkis Sarkisian, Town Planner dated July 11, 2017.
- 2) Memo from Linda Hansen, Conservation Administrator dated June 20, 2017.
- 3) Email from Julia Junghanns, Board of Health Director
- 4) Report from Sean P. Reardon and Steven M. Bouley of TETRA Tec. peer review consultants dated July 11, 2017.
- 5) Letter from Timothy Higgins, Town Administrator Town of Lincoln dated June 23, 2017.
- 6) Email from Nan Balmer, Town Administrator Town of Wayland dated July 3, 2017.
- 7) Letter from Farrar Pond Village Board Managers dated July 1, 2017.
- 8) Letter from Timothy Higgins, Town Administrator Town of Lincoln dated August 2, 2017.
- 9) Email from Joel Wechsler 50 Windingwood Lane
- 10) Letter from Wayland neighbors response to Mr. Wechsler letter.
- 11) Letter from Charlie D'Ambosio and Marisa Serafini
- 12) Letter from Amanda Venti McLain, MD 1 Kelley Lane.
- 13) Letter from Board of Directors, Lincoln Ridge Homeowners Association dated July 7, 2017.

**III) FINDINGS**

**A) General Findings**

- 1) The property is owned by the Town of Wayland, 41 Cochituate Road, Wayland, MA 01778.
- 2) The location of the proposed site is at 91 Oxbow Road; Assessor's Map 01, Lot 047.
- 3) The size of the parcel is 13.65 +/- Acres
- 4) The property is within an Aquifer Protection District and a Residential District.
- 5) The subject application involves the construction of a multi-purpose natural grass athletic field with the dimensions of 110 yards x 70 yards. The proposal will also include an additional 45 parking spaces and a turnaround on dense graded crushed stone gravel
- 6) A Comprehensive Permit Application was submitted on April 5, 2007, to the Zoning Board of Appeals of the Town of Wayland on the adjacent parcel to the proposed project pursuant to General Laws, Chapter 40B, section 20 through 23. A Comprehensive Permit with conditions was granted by the Zoning Board of Appeals on August 17, 2007.
- 7) The subject application has been reviewed for any impacts on the immediate neighbors or surrounding area.
- 8) The Board finds that the Traffic Report by TEC was conducted in a manner consistent with Massachusetts Highway Department standards and sound engineering practice.

**B) Specific Findings**

- 1) The Planning Board finds that the applicant has submitted the required information for determination of site plan approval.
- 2) The Planning Board finds that the construction multi- purpose athletic field and graveled parking lot as proposed does satisfy the following criteria:
  - a 606.2.1.2. Preserve natural and historic features
  - b 606.2.1.3. Maximize retention of open space
  - c 606.2.1.4. Preserve scenic views from publicly accessible locations
  - d 606.2.1.5. Minimize tree, vegetation and soil removal, blasting and grade changes
  - e 606.2.1.6. Screen objectionable features from adjacent properties and roadways.
- 5) The Board finds that the landscape plantings, as shown on the revised Landscape Plan, will

- integrate the graveled parking lot into the existing vegetation and protect the neighborhood.
- 6) The Board finds the revised multi-purpose athletic field (65yards) in the existing cleared location and the removal of the turnaround minimizes the impact to open space and reduces the need to remove additional trees and vegetation.

**IV) DECISION**

In view of the foregoing, the Planning Board hereby determines that the aforesaid property meets the standards set forth under Article VI – Site Plan Approval of the Town of Wayland Zoning By-law in that it meets all the requisite design standards. The Planning Board therefore approves the request for Site Plan Approval with the following conditions:

**A) Conditions**

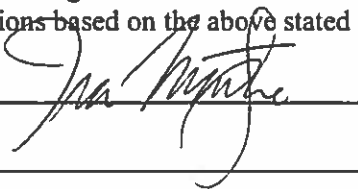
1. The Applicant shall submit a revised Site Plan with landscaping showing the plantings of 5' to 6' Evergreens screening the parking lot. Planting locations may vary based on views from residential units. Such trees shall be incorporated into the revised planting plan.
2. This Site Plan approval is subject to the Applicant receiving all other applicable municipal and state permits and approvals. The applicant shall submit any revised plan to the Planning Board for its review and determination as to whether approval is required for modification of the site plan.
- 4) On-site construction work shall be limited to weekdays during the hours of 7:00 AM to 5:00 PM. Saturday's hours shall be 8:00 A.M. to 4:00 P.M. There shall be no work done on Sundays or legal holidays.
- 5) All construction vehicles and equipment shall park on-site. The applicant shall require its contractors to adequately control the generation of dust during the construction.
- 6) This site plan approval and its conditions apply to the applicant and its successors and assigns. Erosion controls shall be installed and maintained.
- 7) A locked gate shall be installed before the parking area and the last 3 spaces to the north shall be removed and striped as "emergency only". This area will also serve as a turnaround.
- 8) The Board of Health recommends that a portable toilet be provide on-site since no facilities are available in the area. The portable toilet shall be screened from residential property.
- 9) As stated in the TEC report the Town of Wayland Recreation Department should review operations after commencement of the use of the field and stagger games times.
- 10) With respect to the athletic fields, there shall be (a) no lighting of the same, (b) no permanent electronic score board, (c) no permanent spectator seating, and (d) no outdoor sound amplification and (e) no concession stands.
- 11) No landscaping maintenance shall be scheduled prior to 8:00 AM on weekdays nor 8:00 AM on Saturdays, and no landscaping maintenance shall be scheduled on Sundays.
- 12) Provide a sign in the parking lot 'No idling of vehicles'
- 13) Provide sign designating "Tenant Parking Only" at the entrance of the housing parking.
- 14) This site plan approval is subject to the applicant receiving all other applicable municipal and state permits and approvals, including, but not limited to, Wayland Board of Health Department, Wayland Water Department, and Wayland Conservation Commission. The applicant shall submit any revised plan to the Planning Board for its review and determination as to whether approval is required for modification of the site plan.
- 15) The applicant shall designate a liaison to be contacted during the construction process, and thereafter, who has the authority to address any problems or concerns that may arise. Said liaison shall provide the Town Planner with periodic progress reports (verbal or written) regarding construction-related activities.

- 16) Prior to the commencement of site work, the contractor shall install silt fence to identify limits of disturbance in order to minimize impacts to existing vegetation during construction.
- 17) The Applicant shall submit to the Planning Board for review any changes to this site plan.
- 18) Erosion controls shall be installed and maintained in accordance with Conservation Commission requirements.
- 19) No games shall be scheduled on site before 8:00 A.M. on Monday through Saturday and 9:00 A.M. on Sundays. Said operating hours will be undertaken so as to not disturb the quiet enjoyment of any residences near the property.
- 20) During construction, all local, state and federal laws and regulations shall be followed regarding noise, vibration, concussion, dust and blocking Town ways. At all times the Applicant shall use reasonable means to minimize inconvenience to the residents in the area. All trucks transporting earth materials of any type to and/or from the site shall be covered in compliance with state law. Any debris or materials that fall from such trucks onto public ways shall be removed and cleaned up promptly.
- 21) The aforementioned site plan approval shall lapse if the Athletic Fields have not been completed within two (2) years from the date of site plan approval.
- 22) The Town will commission a post-completion monitoring assessment, which will include spot trip generation and parking demand data for a typical recreational event during the weekday evening and Saturday morning/midday peak period. The assessment shall be prepared within 60 days following the first recreational event scheduled for the proposed field(s).
- 23) The Applicant shall have the responsibility of maintaining the parking lot and replacing landscaping as indicated on the plans if such landscaping does not survive. The Applicant shall ensure that the site remain clear of debris, trash, and any equipment used in connection with any field activity on the site
- 24) The applicant shall request that the DPW snow plow the parking lot, including the entrance from Oxbow when needed in order to provide access to the surrounding trails during the winter months.

**V) RECORD OF VOTE**

On August 8, 2017, the following members of the Planning Board voted to Approve the application for Site Plan Approval with conditions based on the above stated facts and findings.

Ira Montague, Vice Chair



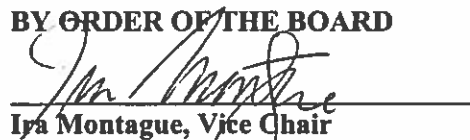
Nichole Riley, Sec

Andrew Reck, Member

**DATE OF FILING OF DECISION:**

August 9, 2017

**BY ORDER OF THE BOARD**

  
**Ira Montague, Vice Chair**

**CERTIFICATION:**

**The Planning Board, by delivery of a copy of this Decision to the Applicants, *Oxbow Meadows Athletic Field* does hereby certify that a copy of this Decision has been filed with the Town Clerk of the Town of Wayland.**