

TOWN OF WAYLAND – RECREATION DEPARTMENT

Recreation Commission Meeting Minutes

Posted in accordance with the provisions of the Open Meeting Law

MONDAY, SEPTEMBER 25, 2017 AT 7:00pm

Wayland Town Building | 41 Cochituate Road | Wayland MA 01778

Held in Council on Aging

Present Commission: Asa Foster, Chair; Brud Wright; Chris Fay; Frank Krasin; Heidi Seaborg

Absent

Guests Gene Bollinger and Cassidy Chroust of Weston and Sampson

7:05PM MEETING CALLED TO ORDER:

Asa Foster called the meeting to order. Introduces consultants from Weston and Sampson

7:07 PM PUBLIC COMMENT:

Tom Maglione 29 Rice Rd: I am the closest abutter. I was in part responsible for the clean-up at this site. Emphasis was on conservation; recreation was an afterthought.

7:10 PM PRESENTATION FROM WESTON AND SAMPSON

Gene Bollinger: The presentation will include about 12 slides and will have plenty of time for comment

Presentation will be about the proposal to construct a field at the Loker site to include making use of a portion of the property for:

Upgrading parking

Upgrading the access drive

Access from parking to the field

Constructing the field itself

The proposal has been recommended by Recreation for town meeting this fall.

People are likely aware that there is a lack of sport field footprints and a lack of ability to maintain them at high level of quality

In 2010, a consultant was hired to analyze all of the recreation needs of the community, the various recreation assets and their status and assess whether there was surplus or deficit in the number of fields. There was a reported deficit of rectangular fields and baseball fields

In 2014 Rec Commission developed prelim designs for improvements to Loker site, and we are presenting an updated version of that plan tonight.

We recently completed WHS athletic facility master plan. Two of the fields at that property are located on wet lands and will not be renovated, so there will be less flexibility with athletic fields at WHS.

Audience: what is the status of the town-wide strategic plan and the open space and recreation plan?

Gene Bollinger: Town wide strategic plan is currently being completed. Open Space Plan has been provisionally accepted by the State, allows the town to apply for grants under the open space plan.

Audience: Will we have new Rec Director coming in anytime soon?

Asa Foster and Brud Wright: We hope so. Can't make any public statements on it.

Gene Bollinger: continues presentation; notes that there are a number of initiatives to improve facilities in town, including:

Town Bldg field is being reconstructed and will be maintained at higher level

Oxbow Meadows will be an increase of field footprint

Alpine Field: Remove the small baseball diamond to make for larger rectangular field

These efforts along with the current Loker proposal and the High School proposal will start chipping away at the current deficit in fields

Linda Segal, Aqueduct Rd: I suggest that when you submit these slides, the map does not show the entire property. We also acquired 3 acres in Natick, and was filed at registry of deeds in 2004.

Cass Chroust: resumes presentation with overview of the Loker property:

Points out the open space and parking area from Dow chemical.

Shows pictures of old access roads, parking and jersey barriers.

Site is currently used for dog walkers.

Site is designated in part for conservation use and another part for recreation. A portion according to GIS has recreation delineation. We are working on getting that finalized and surveyed.

Carole Plumb: So, you're talking about putting in access off of Rice Road?

Cass Chroust: No

Cass continues presentation by showing an overview of the previous field proposals, including one that shows 2 fields (one on either side of the parking lot). Shows schematic from a previous consultant.

Current plan is to revise the original plan to strike a balance between recreation and conservation at the site

From a preliminary plan, the single field does fall within the recreation-delineated area. Our plan is to focus on just the one field.

Other site improvements could entail: remove remnants that are there, tie into existing storm water management systems, work to improve the trail system.

Question from audience: How far from the aqueduct?
Cass demonstrates where it would be (off of the map).

Presentation concludes.

Gene resumes: I want to emphasize that this is an informational meeting and to take questions. At this point, it is only a schematic. There are a host of permits that will need to be sought. This will likely appear at least a couple of times in front of conservation commission for permitting. There will be opportunity for further public input.

Summarizes proposal:
Upgrade access and parking
Focus on single field
Upgrade the elements of conservation (trails)
Restore the area to a more natural condition

Opens questions from audience

7:30 PM PUBLIC COMMENT

Audience: Turf or natural grass?

Gene: Synthetic turf, and there was meeting on that topic last week.

Audience: Commonwealth Rd is also Route 30 and traffic is going to be a major issue if you put a football field there. Will you work to address that issue?

Gene: The scale of the events proposed here are not huge and will be limited to the number of parking that's there. Having a signalized intersection nearby is actually a benefit because it creates opportunity for breaks in traffic

Audience: It's also directly across from Willow Brook, and this will be the replacement for WHS football for a period of time—will need more than 50 cars.

Gene: We would work with engineering and would probably have to go through Planning Board. It would be a unique event, a single season. Limited opportunity to have a huge crowd, because it is a small property. Perhaps shuttle students or limit number of WHS games played there during that time.

Audience: Correct the previous audience member, the Willow Brook entrance is NOT directly across from Loker. It is offset.

Resident of Willow Brook: There are about 45 units with about 110 people living there. The commute for work is a nightmare. If there will be a traffic study for number of cars going in and out. Also, will there be lighting, bathrooms? What else will be provided besides just a field?

Gene: Upgrades to parking, pathway, and field.

Brud: We have not proposed a building, but there would be porta johns and lighting. We had a [scheduling] conflict recently at Claypit that brought more people there than typical, and we hired a police detail.

Gene: The current generation of lights are much more advanced, very little spill, very directional.

President of Wayland Baseball, Steve Curtain: Has there been discussion over accommodating Little League or softball there, too?

Gene: Having the footprint built here, plus Oxbow Meadows would potentially alleviate demand for baseball fields that overlap with rectangular fields.

Curtain: Perhaps there could be an opportunity for some small diamonds for K-2, which has seen huge numbers.

Gene: There would potentially opportunity for practices, since you often just need a place to practice.

Audience member, Clubhouse lane: Question about one of the upper-right corner of the field, what is the dashed line?

Gene: it is the 100' buffer, which means you'd have to file notice of intent with Con Com.

Clubhouse Lane: 52 spaces for parking, where did the number come from? Is it based on appropriate capacity for field of this size.

Gene: The parking needs will vary depending on the event and will need to be validated—if there is an opportunity to squeeze in more parking would be useful.

Cass: We would also hope to have parking for conservation use, too, and there is ADA parking on the other side for that as well.

Carole Plumb: I know you think this is a good improvement, but I thought one field was enough and now you are proposing two. And all of the parts that you guys aren't using are hilly and full of rocks.

Gene: We would be developing the flattest part of the property. The proposal on the table is for 1 field.

Carole Plumb: But you just showed us two fields. And everyone now has seen that there will be two fields there. And when there's a game, everyone is going to park along both sides of the road. The other problem is drainage. If you put impervious parking, where will the water go?

Gene: There will be formal drainage. There is an opportunity to capture drainage and treat it.

I want to be clear, because I don't think this has captured Recreation's thinking: in 2014 there was a design for two fields. The proposal now is for one field. The 2 fields were thought to be too intensive, and we've stepped back from that.

Carole Plumb: But didn't someone just ask for a baseball field?

Gene: He asked to potentially make use of the one field for baseball purposes.

Curtain: Agrees with Gene

Carole Plumb: what about closing times? We are already lit up from Mass Pike and Shopper's World. I understand the town will get a lot of this, but I don't think the neighbors will, and I want to make as many ameliorations. Want to make sure there is dark sky lighting and not open until 10 pm every night. And you're putting this all the way up against the aqueduct. How many feet?

Gene/Cass: point out where aqueduct is [off of map]

Carole Plumb: Also, who will be responsible for this? Are you going to have equipment for it?

Asa/Brud: Recreation will be responsible for it.

Student from WHS: When will this be ready to use?

Asa: Looking for design funds- hope to go to the town in the spring for constructions Hope to be online next fall.

Steven Correia: 15 years ago this property was looked at, and traffic studies were done. Consultant was hired for land use, light effect, this is a REALLY scaled down version of the plan. Would recommend that you pull up some of those studies. The traffic impact was minimal with both a field there and a hockey rink. In regards to the conservation land, this abuts the Weston Conservation land. Looks like you would lose a lot of conservation land, but you also have a lot access to a lot of other land there. Definitely look at the other studies; lighting was a big part of that.

Ward Russell Snake Brook Rd - Study based on a number from 2010, and participation in programs at that time. Is this going to go forward with data from 2010? Or will it be updated?

Gene: The data from 2010 was updated, and the trends are continuing upwards.

Russell: We've seen oxbow road, and now this. Is there a plan to tie this into a strategic plan?

Gene: That is where we hope to end up through this process. We will look at other properties that may have potential. There was deficit of 7+, and we would like to have a plan to identify x number of fields. So much land is undevelopable, due to conservation or wet lands.

Brud: 2010 and 2012, we worked with Gale Associates. Previous Rec Director to look at all of the assets in a formal way and prioritize them, and that is Weston and Sampson is taking on.

Asa: The reason this has taken on priority is due to the High School Master Plan.

Reed Newton Haven Lane – I live in this area, kids play soccer, and president of Wayland Youth Soccer. I would rather go here than go up to Alpine. My daughter was at a referee course, and her instructor pointed out Wayland as an example of what not to do in terms of field safety.

President of boosters: 80% of WHS students are athletes. Re football, if it was used for football, there are really only 5 home games for football at most, so really not that many.

Audience: HS football field had a lot of issues. Look not to repeat the mistakes made at the first field at WHS re the turf choice and drainage issues, etc.

Paul Grasso, Rice Road: Re Traffic study. Traffic is only increased. Rice Road/ rte 30. Increase ability to use the field. Will traffic study be part of the design?

Brud: We would typically do that, and we have done it for a much smaller project. Yes.

Tom Maglione: This is totally the wrong project for my neighborhood. I will possibly be the lone abutter. I read Oxbow is under litigation, and this will potentially go to litigation with me. I am on the other side of the aqueduct. Lighting and night games will be intrusive. If you had picked the other field [gestures to other side of screen where a second field was proposed in 2014], maybe I could support that. Not this. This is ridiculous. And this town has many ridiculous things in the fire, they'll probably propose to park school buses there.

Carole Plumb: The School Committee has discussed parking buses here, just in the past few meetings.

Tom Maglione: I am threatening litigation right now. Sports is secondary to a high school education. And we need these fields but then we rent them out to outsiders. I cannot support this.

Gene: Thank you. This evening is an opportunity to hear you, and it is very early in the process.

Alexia Obar, Dean Rd. To clarify, I believe we only rent a small percentage to outside use.

Brud: explains the priority for field use. After everyone in town are booked, only at times when in town users are not needing them. This is to offset the cost of maintaining the fields.

Gene: we will make the presentation available online and a larger plan to show the other areas in vicinity of the property with labels.

Audience: I have boys who have played sports and commute into Boston on rte 30. Traffic is much worse in recent years. What about the wild life? What are the plans for the trails?

Gene: Rec Commission is not proposing any development in terms of the conservation area. Maybe a little judicious clearing in terms of invasive [plants]. Making it more accessible.

Audience, Loring lane: question about the history of the property. Was there remediation done?

Linda Segal – Do you have an LSP on your team?

Gene: Yes, and we also have an updated done in 2015.

Linda Segal: You can go to the DEP website, subsection for cleanups and you can go to any community in MA. For Wayland, there are 81 sites. 412 Commonwealth Rd for this site. Lots of material there. Was remediated with a state designated LSP, a Dow Chem LSP, and the neighbors had their own LSP. (licensed site professional). When land was acquired in 1999, another LSP reviewed it, too. As consultants, you should have an LSP to answer these types of questions. The commercial use was closed and property was closed out. Deed restriction against housing, although it was remediated to housing standards.

Audience: Are you going to make sure your plan doesn't disturb what was previously there?

Gene: It is very early in the process, and we have not been hired to do the design and permitting. If it goes forward, there would be an LSP on our team to review all of the information and to make sure the development is in accordance with whatever agreements were put in place.

Tom Sciacca, Rolling Ln: Another issue is drainage. Drainage is in the Charles river drainage. One big problem at WHS is the rubber particles and plastic grass blades wash off of the field and end up in the surrounding environment. Plastic lined waterway in Willow Brook. I suggest as alternative a natural grass field with an engineered base, will have twice as much playing time. It would be played only during the day, to reduce the environmental impact and impact on neighborhood, and it would be cheaper.

Linda Segal – The Rice Road exit has always been an emergency exit only. Still be the case? I would be disappointed to see an entrance onto Rice Road.

Gene: We have not gotten that far. The original thinking would not to use it. We were not proposing it.

Linda Segal: Top left corner, for years the benefit was a wide swath of forest along Rice Road. How much of the buffer will be left with the design? Once way to reduce the

light/noise pollution would be keep as many trees as possible. What is the distance between Rice Road and the field in the top left field. Rice Road is designated a scenic road in town.

Gene: About 40 or 50 feet.

Linda Segal: Size of the field seems to something that needs consideration.

Linda Segal: Dow Chemical removed all structures at citizens request. Removed the building and brought in all new fill. What remnants are left from Dow?

Cass: Points out existing road with stone wall. The idea that it is already open and paved.

Linda Segal; Drainage: From West Pond culvert under the road way to east pond, and then a culvert under rte 30 to willow brook. Willow Brook had flooding in the basements of many of the condos in 2010. Adding impervious surface could potentially impact other people.

Linda Segal: For noise, talking about children playing, I think positively about that. A sounds system, magnified sound would not be welcome. How will the sound be mitigated? Sound should be taken under consideration.

Linda: Legal questions have come up regarding the legal uses [of Loker]? Have all of the questions regarding legal been answered and publically available? Is part of your prep for the warrant article?

Asa: the legal opinion at this time is that we are okay to move forward. Title search will be done in next 2 weeks. And then will be made publically available

Gene: I think sounds is something that can be mitigated. There is opportunity for more plantings to strengthen the buffer.

Tom Maglione: I first suggest that you look at the other field. It would be less intrusive for the neighborhood and for me. I would suggest you improve other fields before you look here.

Carroll – Are you going to put in something to prevent irrational teenagers doing donuts on the field? Also, do you have to worry about people getting struck by lightning being on the plastic surface and being high up on the property?

Gene: No, not that I know of [in regards to lightning on plastic].

Alexia Obar – Isn't the cost of maintenance over time may be less expensive over time for synthetic?

Gene: It could be lower cost per hour if you heavily program the artificial field.

Alexia – I was at an artificial turf field in a downpour and I did not witness any plastic migrating

Gene: We have not had any issues with it. It can be overcome.

Audience: Could we also get a sense of elevation on the map, and make that available online?

Cass: yes, we can get you info on topography, and give you a sense of elevation.

Linda Segal – Suggests audience go to conservation website, you will get a map for this property and the trails that exist there. There is an area on the right- was at one time an open area. It is open, but not flat, and it is full of scrub. It would be more expensive, but would you consider it?

Audience John Mccahan (sp?) – As someone who lives near there. It is a nice hiking area. I like the current configuration, with the field on the left. It is a nice configuration for walkers and dog walkers. I like the current proposed placement of the field.

8:30 PM TOPICS NOT REASONABLY ANTICIPATED BY CHAIR 48 HOURS IN ADVANCE OF MEETING

8:30 PM MEETING ADJOURNED

Adjourn; There being no further business before the Recreation Commission Brud Wright moved, seconded by Frank Krasin, to adjourn the meeting of the Recreation Commission at 8:30 pm; Discussion: None; Vote: 5-0-0.
