



# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

AFR  
5/16/2011

FREDERIC E. TURKINGTON JR.  
TOWN ADMINISTRATOR  
TEL. (508) 358-7755  
www.wayland.ma.us

BOARD OF SELECTMEN  
JOHN BLADON  
STEVEN J. CORREIA  
THOMAS J. FAY  
JOSEPH F. NOLAN  
SUSAN W. POPE

**Public Forum on Future Use of the  
Loker Conservation and Recreation Area  
Wayland Town Building  
Large Hearing Room  
December 7, 2010**

## Minutes

Board of Selectmen: Members Steven Correia (chair), Tom Fay and Joseph Nolan; also Fred Turkington, Town Administrator

Recreation Commission: Members Asa Forster, Stas Gayshan, Anna Meliones, Bob Virzi (chair), and Brud Wright; also Nancy McShea, Recreation Director

Conservation Commission: Andy Irwin (chair)

Also in attendance: Sarkis Sarkisian, Town Planner and Brian Monahan, Conservation Administrator

Mr. Correia opened the public forum at 7:03 p.m. and described the purpose of the forum to hear comments and get feedback from the public on potential future uses of the Loker Conservation and Recreation Area. He then asked members of town boards assembled to hear public comment to introduce themselves.

Linda Segal, 9 Aqueduct Road, questioned whether the Board of Selectmen was posted to meet. Town Administrator Fred Turkington explained that the Board of Selectmen was not posted because it is not transacting any business within its jurisdiction and will not have a quorum present for a majority of the public forum. The Recreation Commission is posted solely because it has a regular meeting following the public forum at which it intends to transact business within its jurisdiction.

Mr. Correia then asked Town Administrator Fred Turkington and Recreation Director Nancy McShea to review a map of the site and the status of the property, as well as a handout provided to the public attending the meeting.

Members of the boards and commissions assembled reviewed characteristics of the property, including wetlands, and reviewed prior proposals for recreational use of the property (Gale Associates athletic field master plan and 30Rec proposal for multi-purpose indoor athletic facility). Mr. Turkington reviewed the environmental and legal assessment of the Dow clean-up provided to the town in advance of the 2010 Annual Town Meeting and the status of the capital project investment plan for major infrastructure projects.

Mr. Correia then opened the meeting to public comment.

Mickey Hand, 38 Rice Road, questioned thoroughness of the clean-up of the site and the safety of using the land for active recreation uses.

Lawrie Glick, 35 Brooks Road, asked whether 30Rec proposal is still pending. Mr. Correia and Mr. Nolan responded that the group is no longer active, but the general idea remains open for consideration.

Tom Sciacca, 31 Rolling Lane, expressed skepticism of the cleaned status of the site and expressed concern about radon exposure if a building is constructed there. However, he would accept turf field at that site given that it does not drain toward the town's well.

Christopher Carr, Greenwood Road, Natick, expressed interest in developing a multi-purpose recreational facility for gymnastics and baseball.

Mr. Nolan left the meeting at 7:38 p.m. The Board of Selectmen does not have a quorum at this point and will not transact any business in its jurisdiction.

Stu Cartwright, 221 Commonwealth Road East, asked about the original purpose price of the property (\$1.7M in late 1990's). Interested in seeing this investment used and would support ice arena concept.

Tom Maglione, 29 Rice Road, stated that he doesn't believe Wayland could support the indoor facility and objects to hosting it for benefit of larger, adjoining towns.

Connie Schlotterbeck, 5 Valley View Road, objects to indoor facility and would prefer passive recreation use or fields for town residents due to traffic concerns.

Joan Cohen, 302 Willowbrook Drive, encourages continued use for passive recreation and is concerned about increased traffic from active recreational use.

Peter Kelman, 234 Concord Road, speaking on behalf of Wayland Youth Basketball and need for additional gymnasium space.

Recreation Commission chair Bob Virzi encouraged representatives of various groups to provide data on participations and facility needs.

Linda Segal, 9 Aqueduct Road, suggested adult sized softball fields given the potential for a financial contribution from EMASS adult softball league.

Steve Curtin, 27 Snakebrook Road, supports the 30Rec project or fields given demonstrated need for additional recreational facilities. He is pleased that we are attempting to match needs with available sites and funding resources, as well as committed to mitigating neighborhood impacts.

David Trounson, 5 Loring Lane, generally supportive of recreational facilities and has coached in youth sports. He expressed concern about risk on site and extent of remediation.

Ann Cook-Frantz, 6 Valley View Road, would accept fields, but objects to a large building with lights and resulting disturbance of the soils. She expressed concern that potential Wellesley project on Route 9 would undermine need and financial commitment.

Mr. Nolan returned to the meeting at 8:26 p.m.

Jerry Levin, 10 Brewster Road, representing EMASS senior softball, confirmed willingness to participate in financing of additional fields. As real estate developer, knows that clearance of environmental issues will be required before financing is in place.

Paul Nicholas, 72 West Plain Street, explained history behind 30REC proposal.

Dawn Domenico, Valley Sports in Concord, contracts with Wayland Recreation Department to offer ice skating program. She would be interested in offering ice skating program if a facility was built in Wayland. Mr. Nolan asked questions about demand for ice time and available facilities proximate to Wayland.

George Uveges, 207 Willowbrook Drive, expressed concern that stormwater runoff generated by a building on the site and the impact on Snake Brook and properties downstream.

Linda Segal, 9 Aqueduct Road, expressed concern over the potential size of the 30REC building and the expected traffic that would result. She also expressed a concern of the involvement of other boards and expects the Recreation Commission to lead the process as the property is under their care, custody and control.

Mickey Hand, 38 Rice Road, expressed continued skepticism as to whether the chemicals were properly remediated and residual chemicals remain in the ponds on the site. He wants to make presentation on concerns to Board of Health and Recreation Commission.

Mr. Nolan reminded the public that a thorough assessment of environmental concerns would be undertaken before any future use of the site would be proposed for approval.

Mr. Correia closed the forum and thanked the public for attending.

The public forum ended at 8:44 p.m.

Respectfully submitted,

Fred Turkington  
Town Administrator

*NOTE: The preceding meeting notes were prepared on May 9, 2011, using the public access videotape of the public forum. The minutes were prepared in keeping with the decision of the Office of the Attorney General, Division of Open Government, in OML 2011-16, a complaint brought by George Harris, 8 Holiday Road, on January 5, 2011.*