

Town of Wayland Massachusetts

Members: Steve Correia Ken Isaacson Frank Krasin, Co chair Carol Martin Jean Milburn Andrew Reck Julie Secord, ex officio William Sterling, Co chair

Community Center Advisory Committee ("CCAC") Meeting Minutes for Meeting of November 4, 2014

In attendance: Steve Correia, Ken Isaacson, Frank Krasin, Carol Martin, Jean Milburn, Andrew Reck, Julie Secord and William Sterling

The meeting was called to order, as a quorum was present at 8:02 PM in the Selectmen's Meeting Room of the Wayland Town Building.

I. Public Comment

a. Ellen Tohn and Marylynn Gentry spoke in support of building a community boating facility, a lockable building for canoe and kayak storage near the riverfront landing area. They have been proponents of such a facility since 2008. In that effort they previously sponsored a survey of Wayland residents to determine the level of interest in the community and found that of the 100 respondents, 67% stated they would use such a facility. The Park & Rec Department reviewed the concept, as did the National Wildlife and Great Meadows administration with enthusiastic support, including the idea of a boardwalk that could be used by schools for environmental education. Such a walk could be tied to existing and proposed trails in town, including the rail trail bicycle path that will run nearby. This concept is consistent with the use of the municipal pad as a community center. b. Don Buston spoke in support of the Wayland Senior Center and the proposed new community center concept and offered to volunteer his time to help with public relations of the proposed facility to help get it passed at Town Meeting.

c. Heidi Seaborg was in attendance to observe the proceedings.

II. Welcome to members

All members confirmed that they had taken the oath of office.

III. Organizational meeting

- a. The committee determined that there shall be two co-chairs. Steve Correia nominated Bill Sterling as a co-chair and Carol Martin seconded it. The nomination was voted and passed unanimously (7-0). Ken Isaacson nominated Frank Krasin as a co-chair and Andrew Reck seconded it. The nomination was voted and passed unanimously (7-0).
- b. Jean Milburn recited the charge as outlined by the Board of Selectmen.
- c. Bill Sterling presented the current site plan concept, floor plan and expansion options as an example of how the municipal pad may be developed as a community center. The status of the land is that it is owned by 20 Wayland, but was agreed in the original agreement to be transferred to the town either by sale or a long term lease. Mr. Correia offered to review the original agreement and report his findings to the committee. Members raised questions about the size and adequacy of the existing building. Mr. Sterling stated that the existing building that was built as a day care center, but never completed, is 10,250 SF. He further

explained that the size of the existing building is adequate for some activities, but not the partition layout that is in place. He added that the goal of this committee is to request the services of a design firm to answer that question about adequacy for an expanded community center program to be determined by that design firm. The charge of the CCAC is to determine a scope of services, but not actually program or design the facility. The question of septic capacity was raised. It was suggested that an engineering analysis of the existing building should also be done. Mr. Sterling explained that the site is within the 200' setback from the river, which makes any construction on it subject to review by the Conservation Commission.

d. The members discussed the optimum way to proceed, beginning with establishing criteria for how we define "success." Mr. Correia suggested we take a tour of the municipal pad and a tour of the Natick Community Center as a working example of a successful similar program. Members all agreed that we had a tight schedule and should have a draft article to the Board of Selectmen in early December to give them time to review it before the mid January deadline for filing. Ms. Secord offered to pull up the prior warrant article the last time the COA requested design funding at Town Meeting to use as a template to edit for the Community Center request.

IV. Other

There were questions about the status of the library plans for a new library. They are forming a committee to study the possibility of building a new library at the former DPW site. Ms. Martin suggested that we should make certain we did not duplicate program items such as large meeting spaces that may be planned by another group.

Critical items to confirm include:

Ownership of the property to be clarified

List of tasks to cover & related timeline

Conservation Commission issues. CCAC should try to get on the next agenda for an informal discussion of the proposed project. The next meeting to consider is 11/20/2014. Warrant Article draft to start as soon as possible

Public meetings as needed

V. Date and time of next meetings

Walk through at Natick Senior & Community Center Monday 11/10/14 8AM to 9AM Followed by tour of the existing building at the Wayland Town Center municipal pad.

VI. Adjournment

At 9:42 PM, Mr. Sterling moved to adjourn. Ms. Martin seconded the motion. The vote in favor was 7 - 0.

Respectfully Submitted,

William A. Sterling



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Jean Milburn Andrew Reck Julie Secord, ex officio William Sterling, Co chair

Handouts:

Agenda of tonight's meeting

Aerial photo of Town Center site/Town Land Use Study by Beta Group, Inc. dated April 2014. Schematic layout of Community Center by Beta Group, Inc. dated 12/04/2013.

Capital Improvement Plan Criteria List and Scoring Matrix.

Wayland Community Center-Recreation Program Requirements by Sterling Associates, dated 1/04/2014.

Meeting Notes: Wayland Community Center-General Review