



# Town of Wayland Massachusetts

## **Council on Aging / Community Center Advisory Committee**

Frank Krasin, Co-Chair  
Ben Keefe, ex officio  
Andrew Reck

Steven Correia  
Carol Martin  
Julie Secord, ex officio

Ken Isaacson  
Jean Milburn  
William Sterling, Co-Chair

## **Council on Aging /Community Center Advisory Committee (CCAC)**

### **Minutes: December 10, 2014**

Present: Ken Isaacson, Andrew Reck, Frank Krasin, Bill Sterling, Steve Correia, Jean Milburn, Carol Martin. Ben Keefe, ex officio. Absent: Julie Secord.

Public present: Tom Largy, Tonya Largy, Selectman Mary Antes, Betty Salzberg, Molly Upton

7:04: the meeting was called to order by Bill Sterling in the B.o.S. meeting room at Town Building.

Bill Sterling distributed some handouts to the committee members including a group of maps, a letter from the Director of Recreation, and a letter from the WCPA leadership to the recreation department.

Bill directed our attention to the study done by DeVellis Zrein, Inc., a civil engineers/site planning service, who performed studies when the CoA and Library were considering a shared structure on the site. They provided a map that showed the relationship between the municipal pad site, the wetland Line, the flood plain, the 100' setback and the 200' riverfront setback. The additional maps show "what if" scenarios in which the proposed building site is measured to determine the square footage of impact within the 200' wetland set-back. At the time of this study, it was estimated that the relevant area was about 298,106 sq. ft. for the entire 20 Wayland project. The local ConCom may choose to allow alterations in up to 10% of such an area.

Guest Tom Largy asked if the Public Comment period could begin. The committee agreed. Mr. Tom Largy is particularly interested in matters related to surface water. He asked how the subject of building a boat house had arisen. We briefly described Ellen Tohn's visit to the committee and her interest in a boat house. Mr. Largy pulls one of his boats on a trailer behind his truck, and feels that people with similar rigs need a "turn-around" area next to the launch site in order to be able to use it easily. He expressed disappointment that he found the Greenways launch site to be inaccessible.

We were asked if we would be discussing archeological matters at the site. Bill replied that we would do so only in the context of planning for any site disturbance, but that there is a “walk around” with the Historical Commission on Friday for the purpose of introducing them to the site and asking for guidance regarding any archeological examination that might be appropriate. Betty Salzberg asked about any “gift” amount owed to the town by the developer related to the site. At this point, only the BoS would know about any negotiations with the property owners regarding any gift.

The group reviewed the Nov. 24 minutes. Suggested edits included: specify that the meeting was held in the small conference room on the second floor, make sure to mention that the chairman declared a recess when we left the room to visit another meeting, also state that we reconvened, revise statement regarding the Long-range planning working group. Steve noted that he was not present at the meeting.

Bill informed the group that we have a posted meeting at 7 p.m. on Monday to present our report. Carol will be in a FinCom meeting and asked to be called when it is time to meet BoS.

The group was asked if anyone had thoughts to share about the most recent batch of letters from the public which had been forwarded to us by Julie Secord. It was noted that the Thompsons sent a long letter encouraging us to look at the Weston Community Center and encouraging the town to seek private funds to build the facility so that the taxes would not rise. There was also a letter from the recreation director, and several letters from the general public.

Jean Milburn described the Raytheon PIP presentation made by the company engaged by Raytheon to conduct clean-up on the site. She described the remediation program as extensive with many wells located under and around the new Town Center project. Much active remediation is still underway. The presenter stated that the municipal pad site has pollutants that are located about 40 feet below the surface. Since the ground water flows are located about 2 feet under the soil, this area is not considered a remediation target since the water will not be redistributing it. The entire site is described in an activities use limitations document (AUL). Jean also spoke with the LSP, Benson Gould, who is retained by the Wayland BoS for advice on matters related to this site. He mentioned that the AUL document describing the municipal pad is actually the purview of another LSP to whom he and/or the BoS would speak if they decided to pursue developing the site. When asked about why the daycare center was occupied, Bill responded that Raytheon itself decided to terminate construction due to concerns. We speculated that since much lead soldering was done at the site, lead, a hazard to very young children, may have been a concern.

Discussion moved to environmental testing for the municipal pad. If the BoS submits an article to Town Meeting, the plan described in the article should make the environmental testing and reporting a first step, so only those funds are expended if the site conditions are not acceptable. A quick estimate suggests that a budget of about \$150,000. should be adequate to do all the testing needed to inform the BoS before any design monies could be spent.

Bill reported on his recent meeting with ConCom. He described our discussions to this date and collected a list of ConCom concerns which have been folded into the most recent draft of our report.

The group returned to examination of the provided maps of the site. We discussed various ways in which building and parking could be sited to minimize the construction/paving areas within the 200' set-back. If we can meet citizen's needs with minimal intrusion into that area, it would be very desirable.

The group began to read, discuss, and edit the draft of the cover letter. There were several edits, including: mention the ConCom meeting, add more detail about our activities, reorganize the order of the points made in the letter, check the number of seniors served by CoA for accuracy on page 2, delete an extra \*. We'll put the cost estimates in a separate attachment. It appears that all costs related to renovating the existing building will be approx. \$4.1M. A small edition for a 3,000 sq. ft. art center would run about \$660K. Bill will do more detailed estimates for the attachment.

The group turned to the process of reading, discussing, and editing the draft of the committee report. Bill asked Jean to find the first letter sent by the recreation director and send it to him. The group reviewed her most recent letter for information that could be transferred to the report. Jean was asked to read the approx. 30 letters from the public and try to summarize the major themes into a paragraph for the BoS.

On the first page of the report: it was suggested that we list three options, 1) renovate the existing building, 2) renovate the building and add a 10,000 to 20,000 sq. ft. facility, 3) demolish the existing building and build 30,000 sq. ft. building outside the 200' setback so that more of the recreation department's needs could be met.

On the second page: we discussed that the CoA offers a really impressive set of Health and Safety services, perhaps they can elaborate on the additional services that could be offered with more space. On third page: mostly typo edits. On point 4d, indicate that there is no dedicated space for Veterans' services. The visiting expert has to sit in the computer lab. Point 5d, strike, redundant. Point 10b, include US Fish and Wildlife in the list. No additional substantive edits.

Ken will incorporate all the edits into the draft and send it to co-chair Sterling.

The group was reminded that the Historical Commission will walk the municipal pad on Friday and a couple of us should be there to answer their questions.

We will meet again on Monday at 7 p.m. to appear before the BoS. We plan to meet to approve final version of our Report and cover letter and meeting minutes.

Jean made the Motion to Adjourn. Carol seconded the motion. The vote was 7-0 in favor at 10:45 p.m.