



Town of Wayland Massachusetts

Council on Aging/Community Center Advisory Committee:

Steve Correia,
Mark Foreman
Marylynn Gentry
Frank Krasin,
Jean Milburn, Co-Chair
William Sterling, Co-Chair

Council on Aging/Community Center Advisory Committee (CoA/CCAC)

Minutes: June 25, 2015

Attendance: Steven Correia, P. Jean Milburn, Marylynn Gentry, Mark Foreman, Frank Krasin, William Sterling.

Ex Officio: Ben Keefe, (Public Buildings Director), Julie Secord (Director of Council on Aging) , Nan Balmer (Town Administrator)

Meeting called to order at 7:30PM

Public Comment: Linda Segal thanked the committee for using Ben Gould, LSP, LEP of CMG Environmental, Inc. She noted that she shared Ben's documents before hand. She also recommended that an environmental attorney be hired that is more experienced in the areas we are reviewing.

Alice Boelter spoke about her concern with the schedule in order to be prepared for a Fall Town Meeting especially in light of a recommended public forum that was proposed.

Bill Sterling made a motion to approve the minutes of June 18,2015 and Marylynn seconded it. One change was made to the minutes that reflected a vote and who was present at that meeting. Minutes were approved 4-0 and Steve abstained since he was not present at that meeting.

Moved into agenda topic: Review draft of proposals for site engineering, alternative site analysis and building conditions reporting services.

Jean suggested the Statement of Purpose needs to be tighter and very specific per what the Conservation Committee has already commented. She suggested we look at all the documents and letters from the ConCom that lists all their needs and concerns.

We then had a discussion on the actual section titles of the RFP draft. It was noted and agreed that the draft document should be changed so that there are steps and not phases. There are multiple steps and

milestones within in each phase of the project . Bill suggested that under the Scope of Work that Step 1 should be the Alternative Analysis that should be accomplished between 7/1/15 to 8/1/15. It then needs to be provided to the working committee who is looking at a new Library so that they understand our scope. Jean noted that the Library just did an alternative analysis and we should consider using the same vendor because they already have the relevant data.

Bill then suggested that Step 2 should be to Layout of Alternative Site Plans. He noted that all the alternatives have been provided and just need to be reviewed. We then had a discussion on whether the boathouse and boat launch should be included. Should it be part of the overall analysis? It was agreed in general that it needed to be since that is what has been presented from the beginning. However, we agreed that the boathouse and ramp access should be broken out separate from the other parcels. Thus, Step 2 would include the various building layouts plus the boathouse plans. Step 2 should start at 7/1/15 and be finished by 9/1/15.

Mark Forman joins meeting at 8:05PM

Ben brought up the utility layout and should also be addressed in this review. Bill mentioned that it has already been reviewed and approved by the developer and there are no issues. We all agreed that we should just put it into the RFP again because someone will bring it up.

It was noted that under the History section we should include any maps and site plans. We will get them from the Town Surveyor, Alf Berry.

We continued to review the Scope of Work and made recommendations and changes that Marylynn will put into the next draft. We noted that the terms of the contract, payments etc should all be standard language that the town uses.

Marylynn asked what we should put in for a budget and we all agreed it was the town meeting amount of \$63,500

We continued to review document one more time and agreed that the Statement of Purpose should be changed to Objective on page 1.

Ben will review the next draft with MaryLynn and it will then be sent out to us for review. All comments should be sent back to Ben so that no OML issues occur.

Steve agreed to work with Sarki , Alf, Julie, Nan and MaryAnn DiNapoli to get the CoA/CCCAC website loaded with all the document and information to date. Mark agreed to create a spreadsheet to track and analyze all spending.

Motion was made to adjourn at 8:40. Vote 6-0 to adjourn.

6.25.2015

Bill. Sterling
14 Morse Rd.
Wayland, MA 01778

Nan Balmer, Town Administrator
Town Hall
Wayland, MA 01778

Re:5400.58-2-NB-suggested firms

Dear Nan,

The suggested firms to invite proposals from is as follows:

	Budget
Phase I Environmental (CMG)	\$ 8,000
Site testing allowance (site HAZMAT firm-TBD)	\$ 8,000
Building HAZMAT test/report (bldg. HAZMAT firm)	\$ 4,500
Test-All (855-WETESTALL)	
Envirosafe (617-623-6678)	
EBI Consulting (800-788-2346)	
Civil Engineering firms:	
Eco Tech (508-752-9666 X 23)	
Devellis Zrein, Inc. (508-393-8583)	
Beta Group (866-666-BETA)	
Alternatives analysis (Civil Eng)	\$ 5,000
Civil engineering and landscape design (Civil Eng)	\$25,000
Septic / utilities layout (Civil Eng)	\$ 1,000
Soil testing for drainage (Geotech firm TBD)	\$ 1,000
Expenses for printing, etc.	\$ 6,000
Contingency	\$ 5,000

Subtotal

\$63,500

Sincerely,



Bill Sterling, Co-Chair
CoA/CCAC

CMG ENVIRONMENTAL, INC.

March 30, 2015

Mr. Sarkis Sarkisian
Town Planner
Wayland Town Building
41 Cochituate Road
Wayland MA 01778

**Re: Municipal Parcel Information
440 Boston Post Road, Wayland MA
CMG ID 2002-003**

Dear Mr. Sarkisian:

CMG Environmental, Inc. (CMG) prepared this letter to compile available environmental assessment information regarding the "Municipal Parcel" portion of the Wayland Town Center property identified as 440 Boston Post Road (U.S. Route 20) in Wayland.

You provided CMG with a plan dated February 4, 2015 prepared by the Wayland Town Surveyor's Office titled "Plan of Land Wayland, Massachusetts Showing Proposed Lease/Acquisition Area and Access/Utility Easement." You also informed us that Articles 25 and 26 on the 2015 Annual Town Meeting Warrant pertain to this parcel. Specifically, Article 25 is for a vote to determine if the Town will acquire the property for a nominal fee, and Article 26 is for a vote that the Town would provide funding for the development of this parcel as a Council on Aging/Community Center.

The 56.6-acre Wayland Town Center includes the majority of an 83-acre property which Raytheon Electronic Systems (RES) leased from 1955 through 1996. RES conducted electronic testing and chemical process research at this property from 1955 to 1995 to support in-house prototype manufacturing.

The RES facility consisted of an approximately 400,000-square foot main complex of several conjoined buildings (designated Nos. 1N, 1C, 1S, 2, 3, 4, 4A, 5, 6, 6A, 16, 17 & 24); the approximately 25,000-square foot Building No. 12/21; and a series of sheds and outbuildings (including 'Range Houses' Nos. 8 & 15, sewage treatment plant buildings Nos. 19 & 19A, and storage buildings Nos. 25 & 26). The municipal parcel includes the area of the former Building No. 12/21. An on-site sewage treatment plant received sanitary and industrial wastewater from the main RES building for treatment and subsequent discharge to the Sudbury River via a permitted NPDES outfall. The former Building No. 12/21 had discharged wastewater to a leachfield from 1957-1991, which was also located within the boundaries of the municipal parcel.

RES researched and developed prototype electronic equipment at the property, including design and testing of antennae and transmitters. They conducted several different laboratory processes at the property, including photographic development, printed circuit board development,

67 HALL ROAD
STURBRIDGE, MA 01566
PHONE (774) 241-0901
FAX (774) 241-0906

560 SOUTH MAIN STREET
NEW BRITAIN, CT 06051
PHONE (866) 304-7625
FAX (860) 223-5454

machining & welding, electronic testing, spray painting, and hydraulic testing. Chemicals used at the RES facility included volatile organic compounds (VOCs), metals, heating & lubrication oils (some of which reportedly contained polychlorinated biphenyls [PCBs]), and water treatment & cleaning chemicals. The former Building No. 12/21 was reportedly used as a radar testing complex from 1957-1995.

Raytheon Company retained Environmental Resources Management, Inc. (ERM) to conduct environmental investigation and remediation of their former property circa 1995. ERM has prepared a large number of environmental reports on this property since then, available on ERM's 'Extranet' website for the former Raytheon property (<http://raytheon.erm.com>). Two of these reports include information specific to the municipal parcel property:

- "Phase I – Initial Site Investigation, Raytheon Electronic Systems, 430 Boston Post Road, Wayland, MA" (RTN 3-13302) dated May 1996; and
- "Phase II Comprehensive Site Assessment, Former Raytheon Facility, 430 Boston Post Road, Wayland, Massachusetts" (RTN 3-13302) dated November 27, 2001.

CMG prepared the attached "Site Overlay" sketch plan based on the February 2015 plan you provided to us and various figures prepared by ERM. The gray shaded area corresponds to the shaded area on the February 2015 plan (i.e., the property under consideration in Town Meeting Articles 25 & 26). Previous environmental investigation of this property included:

- Advancement of soil boring SB-9 in October 1995 with completion as monitoring well MW-9;
- Advancement of hand-augered soil boring HA-1 in November 1995;
- Installation of monitoring well MW-41 in May 1998; and
- Advancement of hand-augered soil borings SS-1 through SS-13 in October 2000.

ERM identified only minimal contamination at the municipal parcel through these subsurface investigations. Attached Table 1 summarizes soil analytical results and compares these to current RCS-1 reportable concentration standards; Table 2 summarizes the groundwater results and compares them to current RCGW-1 reportable concentrations. The only sample with identified exceedances was soil sample SS-6, which exhibited 2,400 mg/Kg of extractable petroleum hydrocarbon (EPH) C₁₁-C₂₂ aromatics and 1.25 mg/Kg of total PCBs. CMG notes that ERM attributed EPH in this sample (as well as the several identified polynuclear aromatic hydrocarbon compounds) to asphalt in the soil sample; contamination associated with asphalt is exempt from DEP reporting. Furthermore, the RCS-1 standard for PCBs at the time that ERM collected this sample was 2 mg/Kg, so detection of PCBs at SS-6 was not a reporting condition either.

ERM identified significant contamination from chlorinated VOCs in other portions of the former Raytheon property. It is likely that the low VOC detections in monitoring well MW-41 represent the westerly (hydraulically downgradient) edge of what they have termed the 'Southern Plume' of this contamination. ERM has been supervising remediation of this and other contamination attributed to former Raytheon operations since 1996. ERM decommissioned monitoring well MW-41 (and nearby monitoring wells HA-102 and the MW-207 triplet) in April/May 2011 after evaluating necessary locations for ongoing groundwater monitoring. In other words, ERM determined that these wells were no longer necessary. (Well MW-9 had been destroyed prior to 2000.)

In conclusion, CMG opines that it is unlikely that significant subsurface contamination exists at the municipal parcel property. Whatever *de minimus* amount of contamination may exist there is attributable to former Raytheon operations, and Raytheon Company is actively remediating the areas of known contamination located at the Wayland Town Center property.

Nonetheless CMG believes it prudent for the Town of Wayland to conduct appropriate environmental due diligence prior to taking ownership of the municipal parcel. This would include conducting an ASTM Phase I Environmental Site Assessment of the property, and possible additional limited subsurface investigation to thoroughly investigate any identified 'recognized environmental conditions' (as the ASTM Phase I standard defines that term).

Please feel free to contact call me if you have any questions regarding this letter, or if CMG can otherwise be of assistance to you.

Sincerely,
CMG ENVIRONMENTAL, INC.



Benson R. Gould, LSP, LEP
Principal

Attachments: Site Overlay sketch plan
Table 1 (Soil Quality Data)
Table 2 (Groundwater Quality Data)

cc: Wayland Board of Selectmen % Town Administrator Nan Balmer
Bill Sterling, Wayland Council on Aging

2002 Job Files\Municipal Parcel Letter 3-30-15.doc

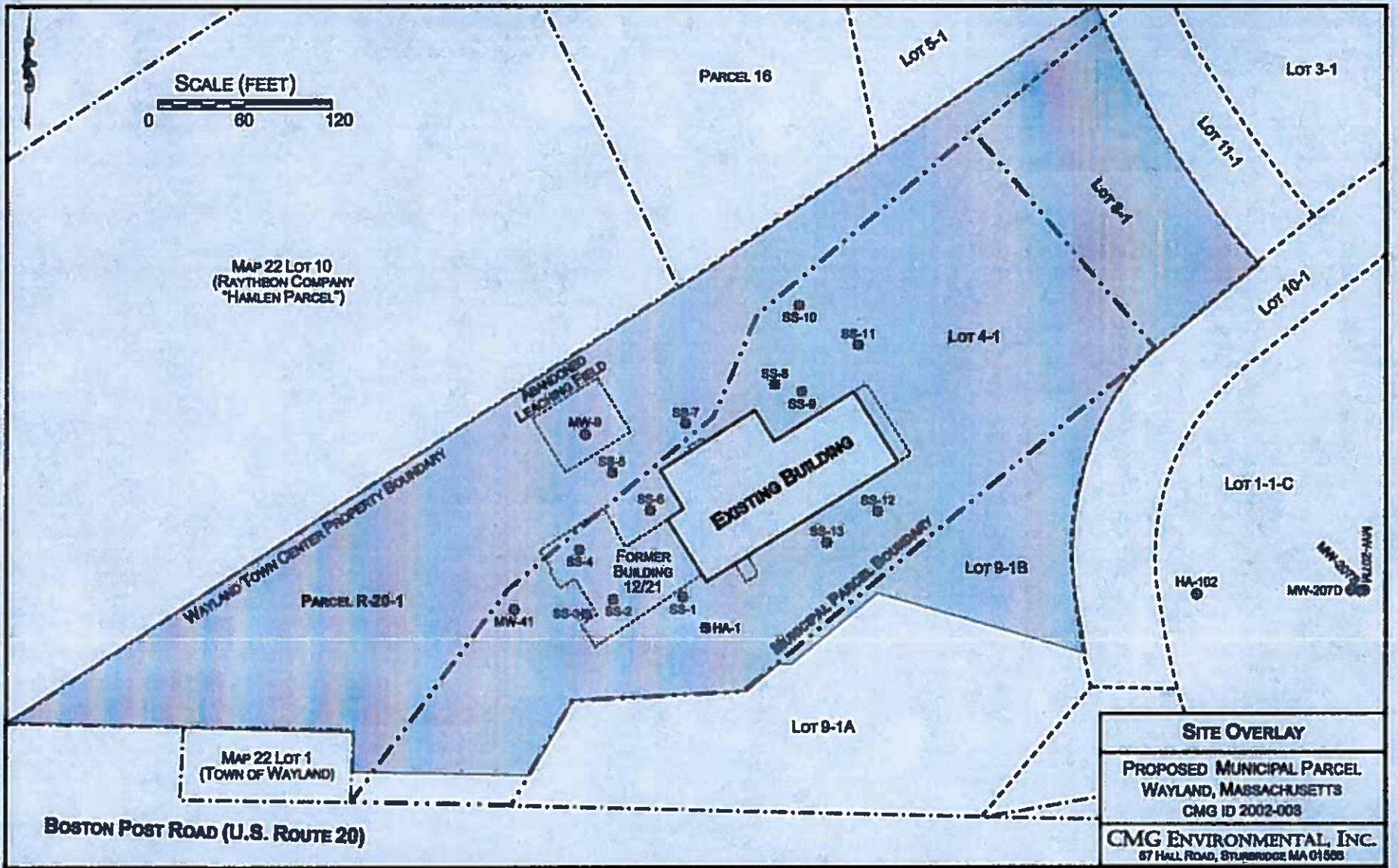


TABLE 1

SOIL QUALITY DATA (MG/KG)

RTN 3-13302

Test	Parameter	RCB-1 Reportable Concentrations	SB-0 3½-5½' 10/13/85	[HA] SB-1 0-3' 10/11/00	[HA] SB-4 0-3' 10/11/00	[HA] SB-5 0-3' 10/11/00	[HA] SB-6 0-3' 10/11/00	[HA] SB-7 0-3' 10/11/00	[HA] SB-8 0-3' 10/11/00	[HA] SB-9 0-3' 10/11/00	[HA] SB-11 0-3' 10/11/00	[HA] SB-12 0-3' 10/11/00	[HA] SB-13 0-3' 10/11/00
EPH	C ₇ -C ₁₀ Aliphatics	1,000	NT	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	C ₁₀ -C ₂₀ Aliphatics	3,000	NT	BRL	BRL	54	280	220	BRL	BRL	56	53	BRL
	C ₁₇ -C ₂₂ Aromatics	1,000	NT	BRL	BRL	BRL	2,400	55	BRL	BRL	140	40	BRL
PAHs	Phenanthrene	10	BRL	BRL	BRL	BRL	0.48	BRL	BRL	BRL	0.45	BRL	BRL
	Fluoranthene	1,000	BRL	BRL	BRL	BRL	0.96	BRL	BRL	BRL	1.6	BRL	BRL
	Pyrene	1,000	BRL	BRL	BRL	BRL	0.72	BRL	BRL	BRL	1.4	BRL	BRL
	Benzo(a)anthracene	7	BRL	BRL	BRL	BRL	0.43	BRL	BRL	BRL	0.92	BRL	BRL
	Chrysene	70	BRL	BRL	BRL	BRL	0.36	BRL	BRL	BRL	0.74	BRL	BRL
	Benzo(b)fluoranthene	7	BRL	BRL	BRL	BRL	0.55	BRL	BRL	BRL	1.2	BRL	BRL
	Benzo(k)fluoranthene	70	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	0.45	BRL	BRL
	Benzo(a)pyrene	2	BRL	BRL	BRL	BRL	0.45	BRL	BRL	BRL	1.0	BRL	BRL
	Indeno(1,2,3-cd)pyrene	7	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	0.48	BRL	BRL
	Benzo(g,h,i)perylene	1,000	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	0.45	BRL	BRL
PCBs	Aroclor 1254		BRL	BRL	NT	NT	0.51	BRL	BRL	BRL	BRL	BRL	BRL
	Aroclor 1260		BRL	0.14	NT	NT	0.74	BRL	BRL	BRL	BRL	0.18	BRL
	Total Polychlorinated Biphenyl	1	BRL	0.14	NT	NT	1.25	BRL	BRL	BRL	BRL	0.18	BRL
Total	Arsenic	20	4.7	BRL	BRL	BRL	7.5	BRL	7.2	13	BRL	BRL	7.3
Metals	Barium	1,000	22	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
	Cadmium	70	0.8	BRL	BRL	BRL	0.66	BRL	BRL	BRL	BRL	BRL	BRL
	Chromium (total)	100	BRL	BRL	BRL	BRL	12	BRL	BRL	BRL	BRL	BRL	BRL
	Copper	1,000	NT	BRL	25	BRL	26	27	BRL	BRL	BRL	BRL	BRL
	Lead	200	4.4	12	BRL	13	19	15	BRL	BRL	BRL	14	16
	Mercury	20	BRL	BRL	BRL	0.060	0.067	BRL	BRL	BRL	BRL	0.16	BRL
	Nickel	600	NT	BRL	BRL	BRL	16	BRL	BRL	11	BRL	BRL	11
	Selenium	400	0.54	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	Zinc	1,000	NT	61	BRL	62	65	64	BRL	BRL	BRL	BRL	65

Notes BRL = Below laboratory Reporting Limit
 NT = Not Tested (for that parameter)
 Blue highlighted text = Exceeds RCB-1 standard

TABLE 2

GROUNDWATER QUALITY DATA (µg/L)

RTN 3-13302

Test	Parameter	RCGW-1 Reportable Concentrations	MW-9	MW-41	
			El. 116.20' 8/27/88	El. 113.01' 11/17/88	No Data 10/12/00
VOCs	<i>cis</i> -1,2-Dichloroethene	20	BRL	BRL	0.5
	Tetrachloroethene (PCE)	5	BRL	BRL	0.7
	Trichloroethene (TCE)	5	BRL	3.2	6.0
	Trichlorofluoromethane	10,000	BRL	BRL	0.8
	All other target VOCs	Various	ALL BRL	All BRL	All BRL

Notes BRL = Below laboratory Reporting Limit

Linda Segal

From: Ben Gould <BGould@CMGenv.com>
Sent: Thursday, April 09, 2015 11:19 AM
To: NBalmer@Wayland.MA.US
Cc: SSarkisian@Wayland.MA.US; Bill@SterlingArchitects.com; Linda Segal
Subject: RE: AUL 'Deed Restriction' and the municipal pad site

Good morning Ms. Balmer,

Spoke with Linda Segal earlier and understand that there may be additional misunderstanding of the current status of deed restrictions at the 'municipal pad' parcel of the Wayland Town Center property.

In addition to the 1997 'Deed Restriction' AUL discussed in the June 2005 letter I forwarded you yesterday, Twenty Wayland, LLC and Wayland Town Center LLC imposed a different "Notice of Activity and Use Limitation" on 35.5 acres of the WTC property on December 21, 2011 (recorded with the Middlesex County Land Court in Book 1307, Page 78 and simultaneously in Middlesex South District Registry of Deeds book 58135, Page 87 – it was necessary to record in both Land Court and with the Registry of Deeds because part of the WTC property is registered land and part is recorded land). In addition, WTC Retail, LLC recorded an Amendment to the 2011 AUL in September 2014, to allow residential use of the second floor of two commercial-use buildings in the WTC development (see Land Court Book 1427 Page 57 and Deeds Book 62436, Page 51). The 2011 AUL and 2014 Amendment thereto does not cover the area of the 'municipal pad,' nor the adjacent 'formal town green' property or the 5 large residential buildings northwest of the primary WTC development.

However, the 1997 'Deed Restriction' AUL also remains in effect over the entire WTC property, including the municipal pad location. The 2011 AUL did not terminate the 1997 deed restrictions or release of them them (in fact, the 2011 AUL does not even reference the 1997 document). Thus as far as I am aware, both of these instruments remain in effect (subject to the several releases of the 1997 'Deed Restriction' AUL and the 2014 amendment to the 2011 AUL).

Bringing this to your attention because the specific restrictions of the 1997 'Deed Restriction' AUL require that the property owner obtain a written (and signed & sealed) document from the LSP-of-Record for RTN 3-13302 (currently Mr. John Drobinsky) specifically authorizing whatever activities would be necessary to make improvements to the municipal pad parcel. Believe that information is pertinent to your ongoing Town Meeting discussions.

Also copying this email to Town Planner Sarkis Sarkisian and Mr. Bill Sterling of the Wayland Council on Aging in the interests of keeping everyone informed.

Ben Gould
CMG Environmental, Inc.

From: Ben Gould [mailto:BGould@CMGenv.com]
Sent: Wednesday, April 08, 2015 1:22 PM
To: Bill@SterlingArchitects.com; 'CCKarlson@Comcast.net'
Cc: SSarkisian@Wayland.MA.US; NBalmer@Wayland.MA.US; Linda Segal
Subject: AUL 'Deed Restriction' and the municipal pad site

Hello Bill,

In response to your question regarding the 'Deed Restriction' at the Wayland Town Center property: I am providing a .pdf copy of the information letter I wrote to the Board of Selectmen back in June 2005 regarding the Deed Restriction, along with a copy of the actual recorded document (Middlesex South District Registry of Deeds Book 27793, Page 141). Obviously much has changed since then including six recorded 'partial releases' of the Deed Restriction:

- Book 60534, Page 225 (11/20/12) for 21, 23, 25 & 27 River Rock Way
- Book 60670, Page 378 (12/7/12) for 5 River Rock Way
- Book 61006, Page 516 (1/18/13) for Building 11 [on River Rock Way] Units 37-C, 38-B, and 39-A
- Book 61349, Page 298 (3/7/13) for 17 River Rock Way Unit 40-C and 19 River Rock Way Unit 41-A

- Book 62040, Page 154 (6/18/13) for 1,735 square feet of Map 23, Lot 52D
- Book 62200, Page 357 (7/9/13) for 14 River Rock Way Unit 48A, 16 River Rock Way Unit 47B, and 18 River Rock Way Unit 46C

The River Rock Way properties are in the Wayland Commons residential subdevelopment parcel (Map 23, Lot 52D) that is located northeast of the main Wayland Town Center property (Map 23, Lot 52). Thus as far as I can tell, none of the partial releases of the 1997 Deed Restriction recorded to date directly affect the Wayland Town Center property, which means the Deed Restriction remains in effect on the 'Municipal Pad' portion.

In the interest of keeping everyone informed, also copying this email to Sarkis Sarkision and Nam Balmer on behalf of the Town and Linda Segal on behalf of the Public Involvement Plan group for the former Raytheon site.

Thanks,
Benson R. Gould, LSP, LEP
Principal
CMG Environmental, Inc.
67 Hall Road
Sturbridge, MA 01566
Phone 774-241-0901
Fax 774-241-0906
Cell 508-320-0421
Reply to: BGould@CMGenv.com

COA/CCAC RFP
Environmental Assessment for
Wayland Town Center – Proposed Council on Aging/Community Center
6-23-15
DRAFT

I. RFP – General Information

- a. This RFP is seeking assistance to determine the environmental feasibility of a site redevelopment into a Council on Aging/Community Center in the town of Wayland.
- b. Contractors will be working with the Wayland Council on Aging/Community Center Advisory Committee. (COA/CCAC)
- c. The project will be short term in nature and will be comprised of two Phases:
 1. Phase I will be an Alternatives Analysis as required under the Massachusetts Rivers Protection Act. If Phase I results in a positive assessment for the project,
 2. Phase II will address the coordination and conduction of preliminary site engineering, including any habitat or other environmental impact analyses.
- d. The work will be on a contract basis with a not to exceed amount. Proposals to be considered must have expertise in environmental permitting, especially with conducting an Alternatives Analysis with respect to riverfront. Timeliness of response, ability to work on a short time frame, availability for evening meetings and familiarity with State and Wayland wetland bylaws are important.
- e. **Timeframe and Deadlines??**

II. Statement of Purpose

The objective of this RFP is to determine the environmental feasibility of a site and building redevelopment project located within 200' of the Sudbury River in the Town of Wayland.

The work will include an Alternatives Analysis for a proposed COA/CC building located at _____. After the analysis is completed, the consultant will meet informally with the COA/CCAC and Wayland's Conservation Commission to determine whether the project's scope is suitable within the proposed location. If it is determined that this project may be feasible then preliminary site engineering and impact analyses

COA/CCAC RFP
Environmental Assessment for
Wayland Town Center - Proposed Council on Aging/Community Center
6-23-15
DRAFT

will be required to ensure the project can obtain the necessary environmental permits for the site's re-development.

III. History

The COA/CCAC was established by the Board of Selectmen on May 11, 2015 for the purpose of completing the work authorized at the April 2015 Annual Town Meeting under Article 26. The Committee's work includes: conducting a review of site conditions including environmental site assessments, identifying permitting needs, confirming program requirements, and creating conceptual and schematic designs for a facility on the proposed municipal pad at the Wayland Town Center.

Previously, the Town of Wayland had entered into a Development Agreement with the developer of the Wayland Town Center project (Twenty Wayland), which provides for the right of the Town to own or lease parcels of land for \$1.00, containing approximately 70,000 square feet of land for the purpose of developing a municipal building of up to 40,000 square feet and 100 parking spaces. The purpose of this opportunity was to create a gathering place for residents of Wayland, as set forth in the Mixed Use Overlay District document that was signed by the Planning Board in January 2008. The Town's ownership of this parcel and the eventual development of the parcel with a municipal facility, will help to create what the name of the Project was meant to convey, which is a town center for all residents.

In a defeated 2015 Town Meeting warrant article, the number and size of the parcels to be leased or purchased was increased to about 4.0 acres, or approximately 209,000 square feet, and represents all the land west of Andrew Avenue and south of Lillian Drive, excluding the retention area, and including the existing building. Listing all of these parcels would have given the Town the most flexibility in negotiating the lease or purchase of the municipal parcel. It would also have given the Town more usable land surrounding the existing building and gives the option to put some of the Town Green space closer to the riverfront. **MAP???**

It is hoped that a revised article with the larger parcel can be reintroduced at a November 2015 Town meeting for re-consideration of taking ownership.

COA/CCAC RFP
Environmental Assessment for
Wayland Town Center – Proposed Council on Aging/Community Center
6-23-15
DRAFT

The site abuts the Sudbury River and associated wetlands. Any design and usage will be reviewed with the Wayland Conservation Commission for compliance with local and MA Department of Environment Protection (DEP) standards. Any development of a municipal facility on these parcels will also require the approval of Town Meeting.

This municipal pad site is subject to an environmental Activities and Use Limitations (AUL) restriction based on the site cleanup prior to Town Center. That restriction does allow for a variety of potential municipal uses that have been contemplated by various Town boards and committees for this site. Detailed information about the condition of the site and mediation efforts are found at: Raytheon Remediation of the Former Raytheon Facility in Wayland, MA:
<http://raytheon.erm.com/home.htm>

IV. Scope of Work

Phase I:

1. Meet with the COA/CCAC to develop the Statement of Purpose for the Alternatives Analysis, outline the project tasks and set a timeline.
2. Meet with relevant people, town personnel, boards and/or necessary committees to gather background information and help flesh out needs for the Statement of Purpose.
3. Conduct document searches for historical and pertinent data
4. Review existing site and its environmental constraints with respect to state and local regulations, including Wayland's wetland by-law.
5. Review alternative locations in town to compare suitability against the Statement of Purpose for the proposed site.
6. Analysis will include access, parking, any mitigation needed, the size of facility, ownership costs, existing technology, and logistics in light of the overall project purpose.
7. Draft an Alternatives Analysis report for the COA/CCAC. The burden of proof is on the COA/CCAC. The report needs to show, by a preponderance of the evidence, that a project will not have significant adverse impacts to the Riverfront Area and the purposes of the Rivers Protection Act.
8. Meet informally with the Wayland Conservation Commission to determine whether the Alternatives Analysis is acceptable or revise if necessary.

COA/CCAC RFP
Environmental Assessment for
Wayland Town Center – Proposed Council on Aging/Community Center
6-23-15
DRAFT

Phase II:

9. If there is a positive response to the Alternatives analysis, then preliminary site engineering can commence.
10. Boundary conditions should be identified with respect to the redevelopment project.
11. Environmental constraints and impacts will be identified, namely but not limited to wetland, riverfront, floodplain, and wildlife habitat.
12. Consultant will engage with the COA/CCAC in preliminary site engineering to determine the location and size of building best suited to minimize, reduce, or negate adverse environmental impacts.
13. If possible, the overall net benefit of the improvement and the preservation/restoration of vegetative cover should be identified and addressed.

V. Outcome

Phase I:

After discussion(s) with the Wayland Conservation Commission, to determine whether a project at this location is feasible under the Alternatives Analysis.

Phase II:

If the above analysis results in a “yes”, then determine whether the project is feasible in scope with respect to environmental permitting and impacts.

VI. Deliverables

1. A written Alternatives Analysis
2. A preliminary site engineering report outlining a proposed site location, environmental permitting requirements, and results of any impact analyses.

VII. Term of Contract

VIII. Payment

IX. Contractual Terms and Conditions

COA/CCAC RFP
Environmental Assessment for
Wayland Town Center – Proposed Council on Aging/Community Center
6-23-15
DRAFT

X. Requirements for Proposal Submission

XI. Evaluation and Award Process

XII. Process Schedule

XIII. Contact Person/Agency