



# Town of Wayland Massachusetts

Members: 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: August 11, 2015 7:00 PM

In attendance: Steve Correia, Frank Krasin, Marylynn Gentry and William Sterling  
Absent: Jean Milburn & Mark Foreman. Also in attendance were Ben Keefe and Town  
Administrator, Nan Balmer.

The meeting was called to order, as a quorum was present at 7:01 PM at the Council on Aging multi-purpose room in the Wayland Town Building.

1. Public Comment #1-  
Tom Sciacca commented on the CMG Environmental, Inc. Phase I report dated July 21, 2015, prepared by Ben Gould. Tom said he did not understand why Ben expressed no concern about any potential health risks to older adults and children from the presence of Trichloroethylene (TCE) in the ground water. Tom expressed concern of vapor migration of TCE into the existing building.  
(The CMG report explains: “*DEP has established Method 1 risk characterization GW-2 standards as protective of vapor migration into habitable structures. The GW-2 standards pertain to groundwater that is located within 30' of a habitable structure, ... but none of these wells are located within 30' of the existing building.*”  
CMG concludes: *ERM has extensively studied groundwater contamination at the Property since 1996, and this contamination is very well understood. ERM continues to conduct groundwater assessment (and remediation where necessary) at the Property (including the subject Site) on behalf of Raytheon Company. Therefore CMG does not recommend any additional investigation into groundwater contamination at the Site other than review of ERM documentation, which the Town of Wayland Board of Selectmen has retained us to conduct since 2002.*  
When asked what measures he would suggest, Tom suggested continued testing (which is happening) and adding a vapor barrier beneath the slab of any building to be constructed (easily done).
- Public Comment #2- Tonya Largy asked who ordered all the heavy equipment that has been seen in the Rail Trail bed. No one present had an answer.
2. Members’ response- Mr. Sterling thanked Mr. Sciacca and promised to convey his concerns to Mr. Gould.
3. Review of meeting notes- Minutes of July 12 meeting were reviewed.

4. Review of Site Engineering RFP- Mr. Keefe reported that an opinion from the MA AG office was requested regarding the ability to select an engineering service from the “on call” list.

5. Phase I report review- Aside from the discussion noted in the public comment section, Mr. Sterling reported a conversation with Ben Gould about what happens next after the results come in. Mr. Gould had said there are three possibilities: 1. The site is proven clean enough for occupancy and use by people of all ages, or 2. If the site contains reportable hazardous materials, then a.) we get the original owner to clean up the contamination, or b.) we cap the area with clay or concrete to prevent it from being in contact with people who occupy the property. So in any case the problem can be remedied to make the property usable for a municipal use.

#### 6. Possible Archeological Study

The proposal to provide a “sensitivity assessment” from Public Archeology Laboratory dated August 5, 2015 was reviewed. The proposed fee is within the \$5,000 limit of “administrative funds” of either the CPC. The CCAC needs to get a funding commitment from this boards because the “due diligence” authorization at the last spring Town Meeting did not include archeological studies in the itemized list of tasks to be funded. Because the report will require 30 days to complete, it should be authorized as soon as possible in order to be finished in time for the fall Town Meeting. An application to the CPC requesting this funding needs to be filled out by this committee before their next meeting on 8/26/15.

#### 7. Warrant for Town Meeting

Ms. Balmer produced copies of the 2015 spring Town Meeting warrant for the committee to use in drafting the new warrant for the fall Town Meeting. Mr. Krasin volunteered to help Mr. Sterling draft the warrant, as did Mr. Correia and Ms. Gentry. It must be submitted to the BoS on 8/24/15 in order to give them time to edit it and submit to the Clerk by 9/2/15.

#### 8. Discuss Pop-up Park at the Municipal site

Mr. Sterling discussed his understanding that any activity that uses Town funds and staffing to operate should remain neutral and strictly informational about the proposed acquisition of the land by the Town.

Other participants besides the Council on Aging and the Recreation Department may include the Historical Commission and the River Stewardship Council.

A letter needs to be sent to 20 Wayland, and copied to Nan Balmer & Sarkis Sarkisian describing the proposed events planned for the Pop-up Park that is tentatively scheduled for October 17 from 4-6 PM. Whoever sponsors the event needs to request permission to obtain access to the property.

#### 9. Other topics

Ben Keefe reported that an OPM is not required for this project until after Town Meeting authorizes acquisition of the land.



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Mr. Sterling suggested holding a meeting with the River Stewardship Council to devise a site plan solution for the boat launch parking area and coordinate it with the CCAC site planning.

## 10. Date and time of next meetings

Wednesday, 8/19/15-7 PM will be the next meeting if the soil test results are back by Monday, 8/17/15.

Monday, 8/24/15-7 PM is the next regular meeting followed by a meeting with the BoS to submit a draft of the warrant article at around 8 PM.

## 11. Adjournment

At 8:10 PM, Mr. Correia moved to adjourn. Ms. Gentry seconded the motion. The vote in favor was 4- 0. One member had already left.

Handouts:

Agendas of tonight's two meetings

Minutes of July 6, 2015 meeting

CoA/CCAC RFP-DRAFT 7-5-15

Sudbury Initiative, Town Hall Forum Presentation 03.29.15

Marlborough Senior Center Schematic Design October 2013

Respectfully submitted

William A. Sterling, Co-Chair