



# Town of Wayland Massachusetts

## Members:

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

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

**Minutes: January 28, 2016**

In attendance: Mark Forman, Marylynn Gentry, Frank Krasin, and William Sterling. Also in attendance were the Wayland Public Buildings Director Ben Keefe and COA Director Julie Secord.

Absent: Steve Correia, Carol Glick, Jean Milburn

The meeting was called to order at 8:08 PM when a quorum was established in the Wayland Town Hall large meeting room.

- I. Public Comment, None.
- II. Discuss programming services. Bill Sterling suggested that Kang should take the programming to the next step and prioritize the needs into two possible phases in case there was not sufficient support for the full 25,000 SF program to be designed this year. Marylynn Gentry suggested Kang do a detailed hypothetical projected schedule analysis that shows room usage on a typical day. Mark Foreman suggested we request a fee update from Kang to see whether there was sufficient time left for her to do these next steps. Bill Sterling agreed to ask her for that.
- III. Discuss engineering progress.
  - a. Ben Keefe explained that he was still working with Ian Catlow of T&B to negotiate their fee.
  - b. Bill reported that Tighe & Bond’s engineer assigned to this project was Janet Moonan. This week, Janet had already met with Brian Monaghan at ConCom who disclosed to her his two greatest concerns, site drainage and protection of the wetlands. T&B are to report on those two things at the next ConCom meeting.
  - c. Bill also handed out four alternative site layouts for Tighe & Bond to use in their discussions about the property. T&B requested the committee weigh in on the pros and cons of each alternative and report our conclusions to them for use in their report to ConCom. They are as follows:  
Site Scheme A- This is the preferred scheme because it incorporates the entire

25,000 SF program of space needs as determined by Kang Associates this month. It also meets the DEP requirement of disturbing no more than 10% of the area within 200' of the river.

Scheme B- This plan shows a new building on the footprint of the existing one, but two stories in height, totaling only 20,500 SF where 25,000 SF is in the program. Not only is this building too small for the program, but, being two stories, it will need an elevator two stairs and extra rest rooms to accommodate folks on both floors. Programs will be harder to manage on two floors, splitting the staff to offices to serve both locations. Finally the cost of tearing the existing building down and rebuilding all new will be more expensive than just renovating the existing building and adding on to it.

Scheme C-R shows what could possibly be a fallback position of a phased approach, being the first phase of Scheme A to be finished at some future date. Because the addition is only 4,159 SF, it is too small to gain significant economies of scale. However, not building this small addition would preclude the possibility of moving the art center that is presently in Station 2 over to the municipal pad site. Nor would there be enough space for a Veterans administration office, nor much display space for the Historical Commission. This option with the addition would accommodate several programs for the Recreation Department to use in afternoons and evenings as well as week-ends.

Scheme D- This plan shows a maximum packed site with a new building of 26,827 SF built entirely outside the 200' riverfront setback line. It disturbs the least amount of area within the 200' river setback. Even though it may be the preferred approach for the ConCom, it is not preferred for the CCAC. As with scheme B, the two story option sacrifices much non-program space to elevator stairs and extra rest rooms. The town will be spending much more money for less usable space. Since the entire site shall serve as a combined community center, forcing people to walk outside between venues is tough on both users and staff who would have to go out in all kinds of weather for various programs. One advantage is it could be built in two phases, keeping the second floor as an expansion option at some future date. The committee instructed Bill Sterling to convey these comments to Tighe & Bond in the form of meeting minutes.

- IV. Review meeting notes. Meeting dated 12/17/15 were reviewed. Marylynn Gentry moved to accept them. Frank Krasin seconded the motion. Vote was 4-0 in favor. Meeting dated 1/14/16 were reviewed. Bill Sterling suggested Frank Krasin note that he wrote them at the bottom. Marylynn Gentry moved we accept them as amended. Frank Krasin seconded the motion. Vote was 4-0 in favor.
- V. Review draft of Warrant for spring town meeting.
  - a. Bill Sterling reported that he presented the draft of the Warrant to the FinCom Warrant hearing on 1/25/16.
  - b. He also mailed the edited document to Bill Steinberg for final editing.
  - c. Mark Foreman offered to reach out to Bill Steinberg with any further input on it.
- VI. Topics not reasonably anticipated.
  - a. The WRAP committee site tour was attended by Mark Foreman. He reported that the tour included a tour of the building at the municipal pad. Members of the WRAP committee asked how the 10% "disturbance" was defined. They also toured the Paine estate site. Committee members were concerned that it is too isolated from other activities to serve as a community center. They toured the

former DPW site, next to the Middle School. Committee members felt that location is not near enough to the population center of the town to attract users from the whole town. All in attendance expressed concern about traffic in that location as well. Julie Secord asked whether the new library would not be available to CoA and Rec Dept. programs that must charge fees to cover costs. The library currently has a policy of not allowing their spaces to be used for any programs that charge a fee.

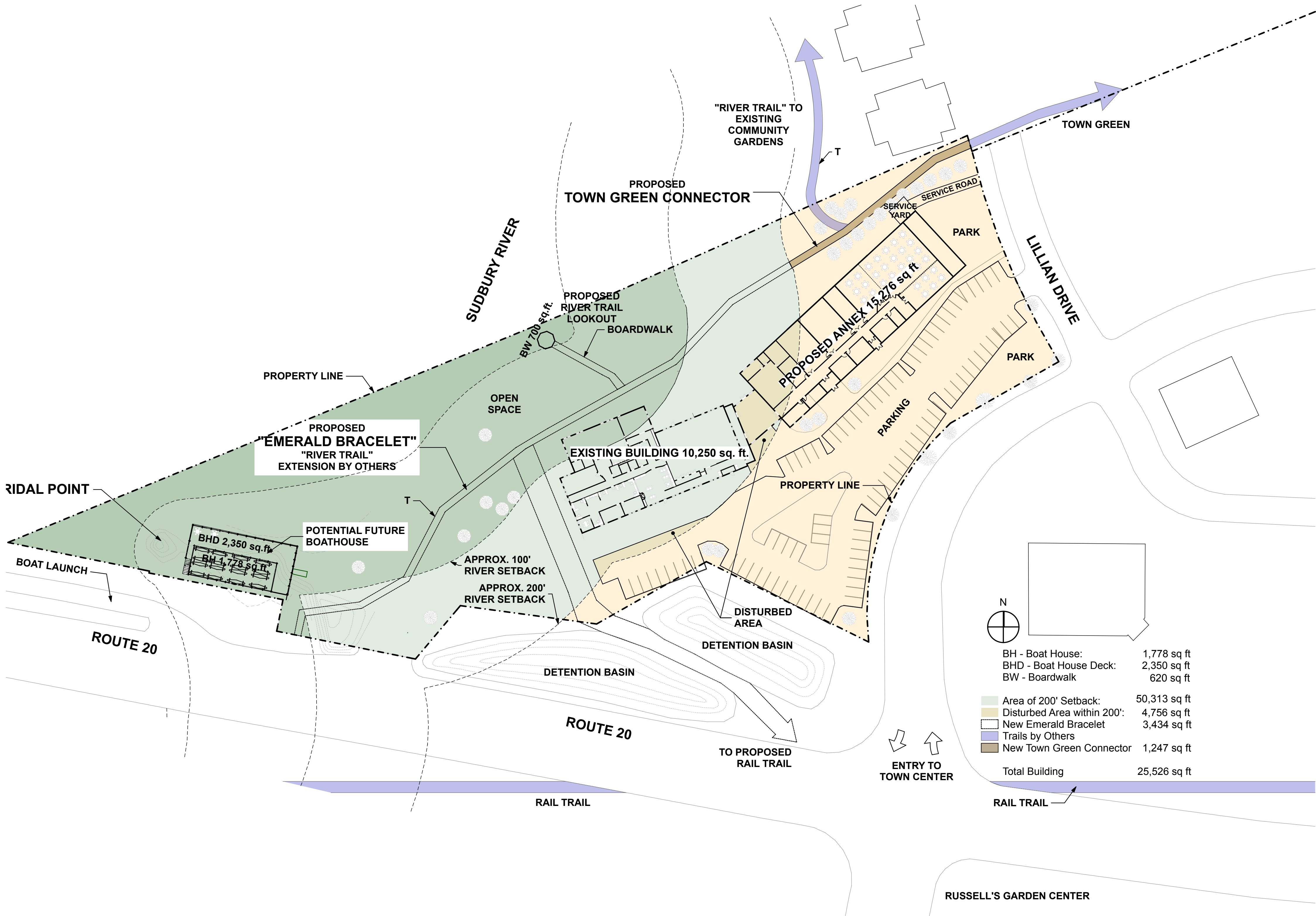
- b. It was mentioned that an addition to the present town building had been studied previously and may be brought up for consideration again.

VII. Establish date/time schedule for subsequent meetings.

– Next CCAC meeting was set for 2/4/16, 8PM.

VIII. Adjournment At 9:04 PM Marylynn Gentry moved to adjourn. Frank Krasin seconded the motion. The vote in favor was 4 – 0.

Respectfully submitted William Sterling



PROPOSED  
"EMERALD BRACELET"  
"RIVER TRAIL"  
EXTENSION BY OTHERS

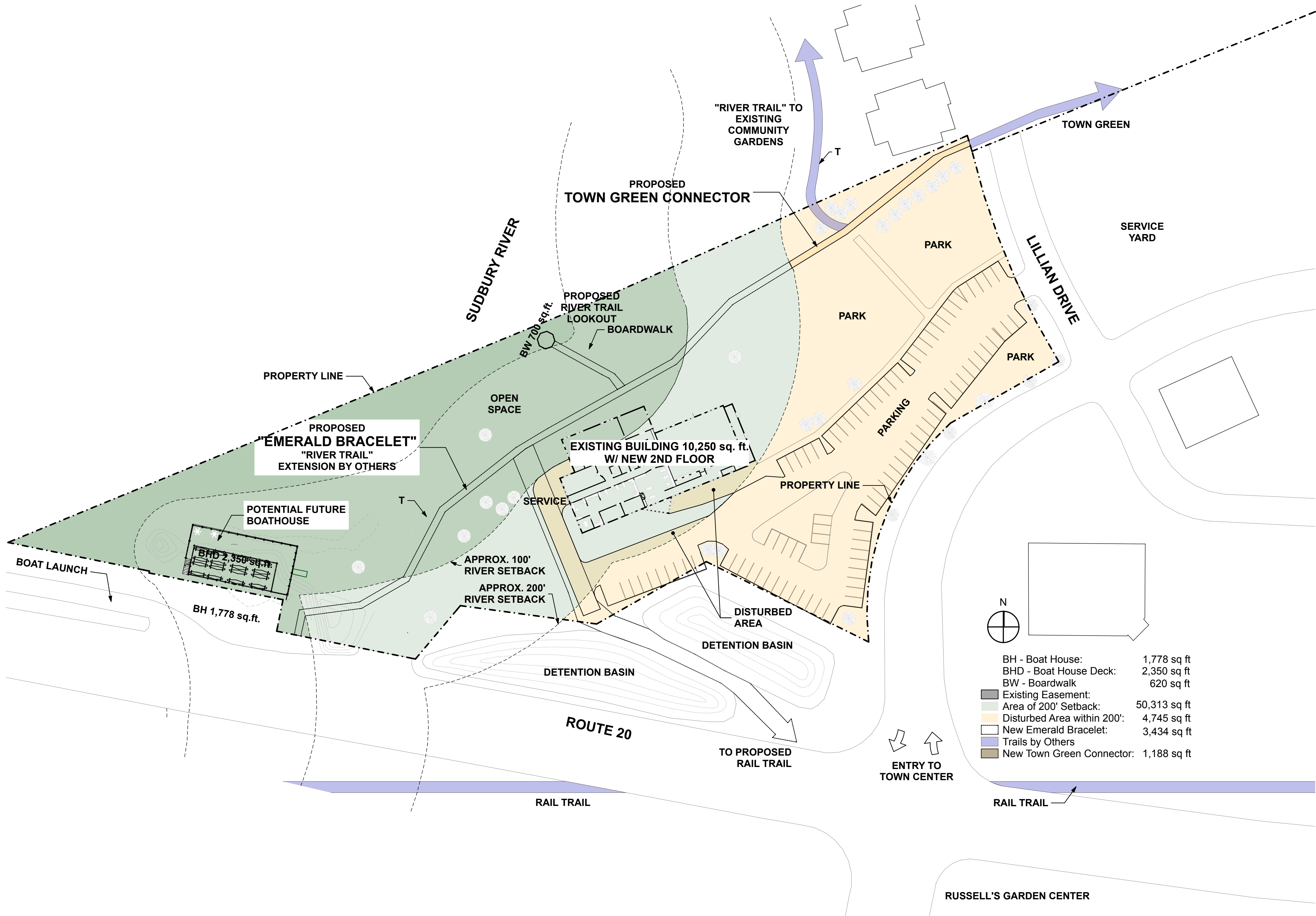
POTENTIAL FUTURE  
BOATHOUSE

EXISTING BUILDING 10,250 sq. ft.

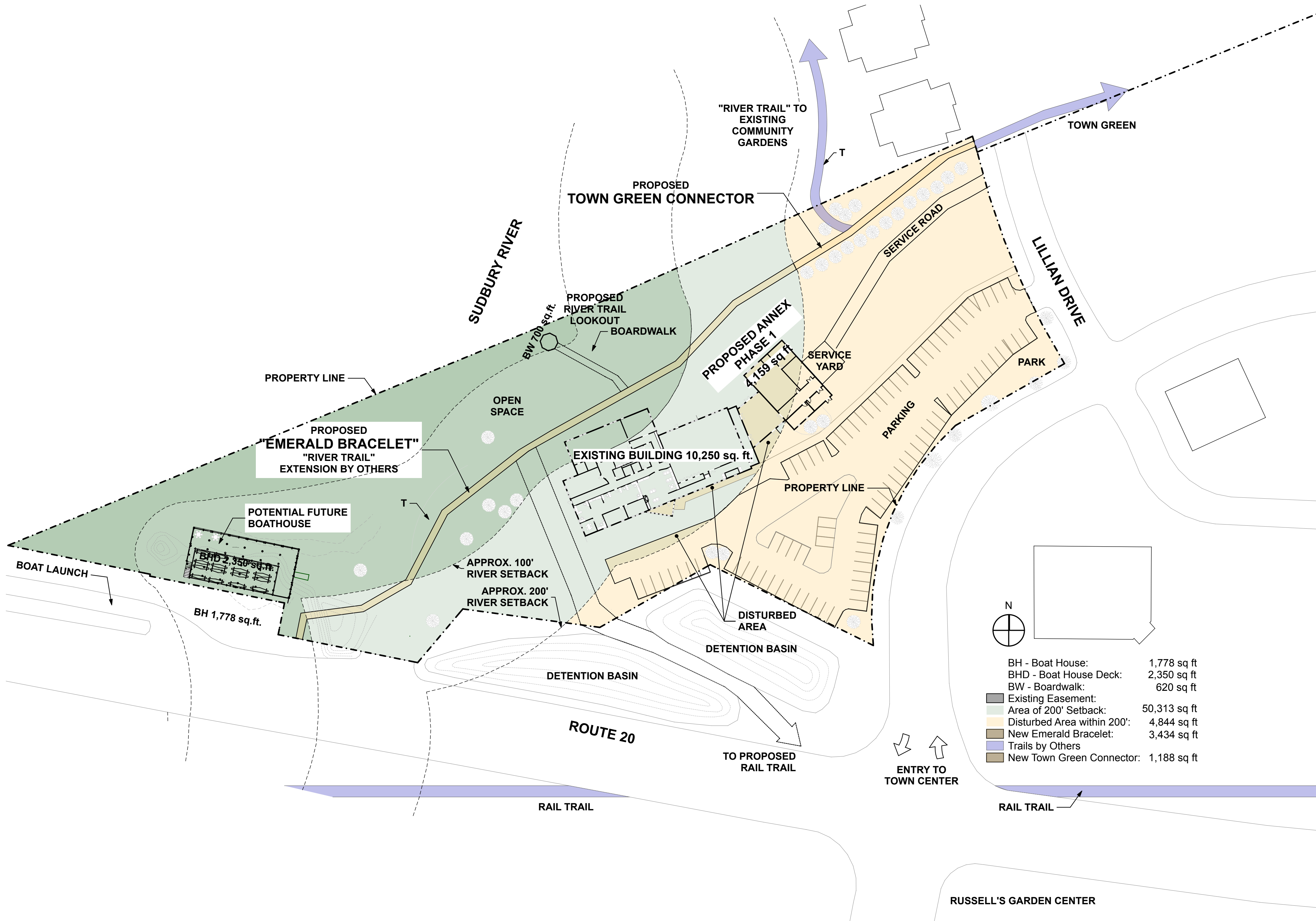
PROPOSED ANNEX 15,276 sq. ft.

BH - Boat House:	1,778 sq ft
BHD - Boat House Deck:	2,350 sq ft
BW - Boardwalk	620 sq ft
Area of 200' Setback:	50,313 sq ft
Disturbed Area within 200':	4,756 sq ft
New Emerald Bracelet	3,434 sq ft
Trails by Others	
New Town Green Connector	1,247 sq ft
Total Building	25,526 sq ft

WAYLAND COMMUNITY CENTER CONCEPT PLAN - SCHEME A - 4.16 ACRE LOT - 01.28.16

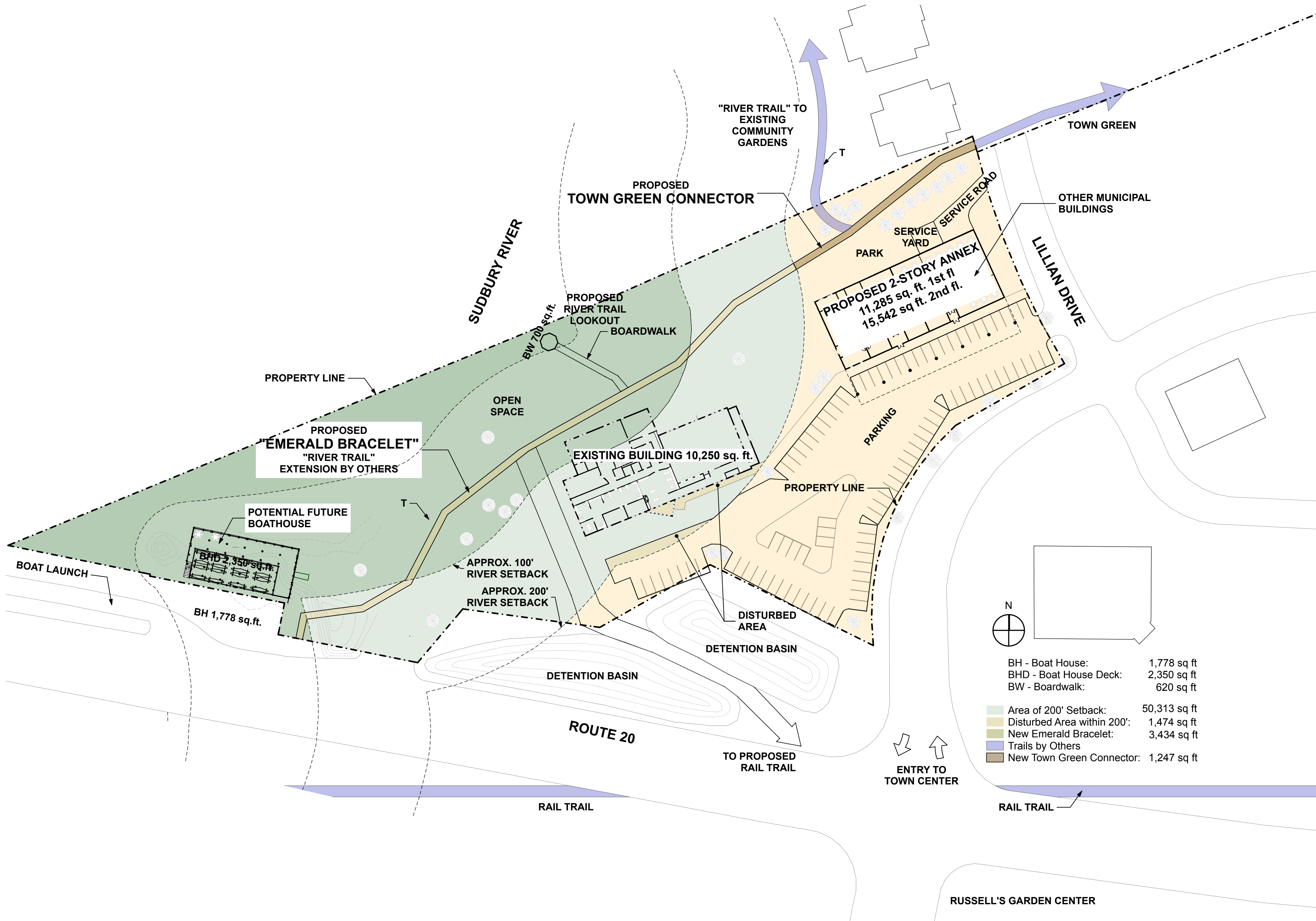


WAYLAND COMMUNITY CENTER CONCEPT PLAN - SCHEME B - 4.16 ACRE LOT - 01.28.16



BH - Boat House:	1,778 sq ft
BHD - Boat House Deck:	2,350 sq ft
BW - Boardwalk:	620 sq ft
Existing Easement:	
Area of 200' Setback:	50,313 sq ft
Disturbed Area within 200':	4,844 sq ft
New Emerald Bracelet:	3,434 sq ft
Trails by Others	
New Town Green Connector:	1,188 sq ft

WAYLAND COMMUNITY CENTER CONCEPT PLAN - SCHEME C-R - 4.16 ACRE LOT - 01.28.16



PROPOSED  
**"EMERALD BRACELET"**  
"RIVER TRAIL"  
EXTENSION BY OTHERS

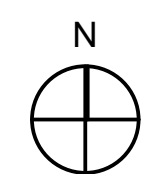
POTENTIAL FUTURE  
BOATHOUSE

BHD 2,350 sq. ft.

BH 1,778 sq. ft.

EXISTING BUILDING 10,250 sq. ft.

PROPOSED 2-STORY ANNEX  
11,285 sq. ft. 1st fl.  
15,542 sq. ft. 2nd fl.



BH - Boat House:	1,778 sq ft
BHD - Boat House Deck:	2,350 sq ft
BW - Boardwalk:	620 sq ft
Area of 200' Setback:	50,313 sq ft
Disturbed Area within 200':	1,474 sq ft
New Emerald Bracelet:	3,434 sq ft
Trails by Others	
New Town Green Connector:	1,247 sq ft

WAYLAND COMMUNITY CENTER CONCEPT PLAN - SCHEME D - 4.16 ACRE LOT - 01.28.16