

**Wayland Recreation Department**  
**Minutes**  
**March 1, 2010**  
**Recreation Meeting**

Present: Thomason, Meliones, Gayshan, Virzi, Wright, McShea

Meliones opened the meeting at 7:00 PM.

Virzi motion to approve minutes of February 1st, bills and payroll. Second Wright. Vote unanimous in favor.

Steve Goldstein from Rte. 30 Recreation came in front of the board again. Gave overview of indoor facility, ice rink and field indoors, 11v11 soccer/lacrosse/football field outdoors. His group has been working to establish viability in 4 areas: Use viability, financial viability, site viability and neighborhood viability.

Use Viability – good support from recreation, youth groups and school sport leaders. Boards of youth organizations will be voting to support article or not at their upcoming meetings. High school boosters very interested. Julie Secord and COA to discuss at Board level on 3/2/10. Cross – generational aspect. Interest from programmers. Youth hockey in Wellesley. Letter of intent from Frozen Ropes (baseball), MPS (Mass Premier Soccer). Cross group – lots of public use.

Financial Viability – looks cash flow positive and \$50-\$100k revenue lease fee to the town. Fin.com. reviewing financial data now.

Site Viability – looks positive has done some elevation work. On website 30rec.org now. In the process of doing a review of the site documents especially the Mass. DEP work and due diligence reports. Anticipate grading to be all at one level, may have second level on building for exercise rooms, meeting rooms and/or office space. Will be doing a traffic study to see the impact of an outdoor field, indoor field and indoor ice.

Neighborhood Viability – met with Willow Brook Condo Assoc. concern was around traffic and ability to get in and out of condo complex. @ 25 residents of the 44 units attended the meeting. Will go back to answer any questions that they had that they couldn't answer when they were there. Will host 4 more neighborhood meetings, Damon Farms, Wayland Hills, and 2 in the Loker area.

Virzi questioned whether the proposal is still only on the recreation land? Goldstein reports yes and should stay away from the 3 ponds in the conceptual design. Final design may differ from conceptual but for now that is the plan.

Goldstein feels the project is viable based on the analysis done so far.

Wright – where does the lease money come from and go to? Goldstein – revenue and expense numbers plugged into \$100k figures for use of the land. Need to develop an RFP that defines what preferences the town may have.

Thomason- will the facility be run for profit? Goldstein most likely yes- in order to be done it would most likely need to be profitable. Thomason- Would you consider scaling back the project to just a hockey rink if the neighbors opposed the fields? Goldstein not clear. Site issues would be addressed through the permitting process and through any lease agreements.

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Gayshan – what happens at the end life of the building? Goldstein- will be built into lease agreement and would encourage upkeep and marketable facility moving forward.

Meliones – is ice time in demand during the summer? Goldstein – yes year round many different users.

Mark Santangelo asked Goldstein to define building size and use of hours of the building and facilities during the bid process. Goldstein said that the bid process would be done in the best interest of the town and yet attractive to bidders.

Commission reviewed language of article changes. Meliones asked that the commission have time to review and tweak and will get back to Goldstein. Wright commented on the positive progress the group has made and all the work they have done so far.

Joe Nolan commented that the pool is a different character than this project. Essentially the pool project is replacing what was already there. This is a completely new facility. If the group can get approval at town meeting then the group can get all public processes started to get all their studies and data collection completed.

Wright – Feels the RFP should be a collaboration between the town and the Rte. 30 Rec. group.

#### Field Use Master Plan Study

Three groups came in and presented to the board as finalist for the Field Use Master Plan Study. They were Gale Associates, Symmes Maini & McKee Associates and Huntress Associates. The commission then discussed pros and cons of each group.

Wright motion to accept Gale Associates as the firm for the Field Use Master Plan. Second Gayshan. Vote unanimous in favor.

Meliones motion to adjourn, second Virzi. Meeting adjourn at 10:15

Next meeting to be held March 8<sup>th</sup>, 2010 at 7:00pm, with the BOS. Then April 13, 2010 at 7:00pm.