

**Wayland Recreation Commission  
Minutes  
November 30, 2011  
Recreation Meeting**

Present: Foster, Virzi, Gayshan arrived late, McShea

Meeting called to order at 7:00pm.

Public Forum on Middle School fields feasibility study. Ian Catlow and Brad Mezquita from Tighe and Bond making presentation.

Virzi - overview of ground rules. Introduction of Brad and Ian from Tighe and Bond presentation on middle school site. Ask that you hold questions until after the presentation, desire to put the entire plan out one time first. At end the board will make a statement of their take on it and the result of the study. The Gale Report study will be discussed at the December 13, 2011 Recreation Commission meeting.

Brad Mezquita - Tighe and Bond - overview of site delinates wetlands and local setbacks. No vernal pools noted but also not opportune time to look at vernal pools when study was done. Test pits to look at existing soils and ledge. Looked at storm water runoff - looked at solar orientation of the fields. Contour of site noted. Looked at can we get 1, 2 or more fields? Is there a better configuration one way or the other?

First view option 1 phase 1 - field runs north to south 210'x330' field with required buffers. Tried to avoid the knoll and also looked at grades on site. Keep existing path on site out of knoll and out of wetlands approximately 100' from the property line.

Option 1 Phase 2 - cut and fill two fields- lots of slope, relocate existing path slightly. Regrade outside 100' setback of wetlands. 100' playing surface to property line, 40-50' of vegetation still standing.

Least impact option 2 - no solar orientation, field runs east to west. Less grading, out of wetlands, less in knoll. Approximately 175' from abutters on the west side and 200-250' on the east side.

Option 3 original from Gale Associates - original conceptual layout, trying to avoid knoll, layout not good, grading did not work well at all, threw out this concept.

Historical review of landfill - due diligence - landfill was in front of DPW off of current maps not in field area.

Cost estimates - Option 1 Phase 1 - \$606,000.

Option 1 Phase 2 - \$1,567,500.

Option 2 - \$500,000.

These are just preliminary cost estimates.

Sheila Carel - 18 Joyce Road - Letter submitted into record from Doug Harris regarding potential Indian Ceremonial grounds. Understands need for fields, raising kids to care about nature and respect environment around them. Mural at middle school speaks to respect and stewardship, concerned about moving forward without looking at other sites and doing a great disservice. Environmentally vulnerable site; vernal pool; landfill burning near there; costs associated with

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building fields; not damage the environment and not paying exhorbanent money to build fields look at other options. Place of absolute significance to native people. If we continue forward without vetting other possible avenue we will tell children do as we say not as we do.

Frank Scimone - 20 Joyce Road - enter into record article from the Boston Globe dated October 5, 2011 regarding flooding. Has flooding concerns at the fields. Will drain into the middle school and flood school. Burning debris not sure what is in the soil middle school will flood and become contaminated.

Alisa Frutman - 14 Keith Road - Option 1 cutting into the ledge, what happens at bottom of the field? What happens downhill both there and down. How far is field from property line? 100' property line, 40' from tree to property line.

Edward Miller - 12 Keith Road - 210' x 330' dimensions of field, where is the water going? Brad not full drainage analysis as of yet. Where is runoff going? Are you going to create drainage? Heading down in same water sheds= forcing all water into on area Yes or No? Brad concentration times may be slower Edward, 100 year storms are happening more often.

Bruce Cummings - Dean Road - heard about groundwater and Indian grounds. What credentials does Tighe and Bond have? Brad - 100 years in business. Brad has designed 100+ schools with ball fields, drainage and environmental issues on all schools.

Anthony Christakis - 32 Joyce Road - how many fields has Tighe and Bond done at schools that are new versus rehab of existing sites? Brad - 50% new fields. Christakis, I challenge the premise that new fields are even needed. Look at census and school enrollment going down. Mature town - times are change. Take existing infrastructure and covert to multiuse fields. Building new fields 2 reasons - playing time and inability to rest fields. Pesticides, herbicides and fertilizers not an improvement and not needed. Put in turf field in Brookline. Doesn't sit well with me. Population down school enrollment down. We have existing infrastructure elsewhere.

Ed Warren - 17 Joyce Road - Assessment approach where you rate site on scale of 1-10. Brad 6-7. What % greater than 100 is the difficulty of a site rated 6-7? Brad flat area versus doing this surcharge almost double in cost.

Marc Lucier - Rice Spring Lane - can talk all day about needs - have you talked about the cost piece as a commission and other sites available?

Virzi - background is in 2009 did an analysis of parcels that we had control over, included schools and town park and recreation land under our control. Initial analysis with Gale, since then discussed with Board of Selectmen

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additional field sites. In July had Gale go back reanalyze space - will be done by December 13<sup>th</sup> and develop new options.

Lucier - price tag too expensive. If do defer think how delay might impact field users.

Siobhan Jean - 60 Gleason Lane - Historical Commission regarding ceremonial site - there are many on this site. Think of the appropriateness of this particular site.

Burke Coan - Loker site - Heard Conservation area what about these?

Anna Maria Vinha - 14 Joyce Road - how many trees will be killed with option number 1? How many woodland creatures homes destroyed or lose home in number 1? Or number 2? Safe to assume that you are not considering the loss of trees or loss of wildlife with these plans.

Virzi - no not safe to assume that.

Alisa Frutman - 14 Keith Road - estimate may be double does it change analysis?

Virzi - that was a rough estimate from Gale - have new study bringing other parcels into play - all field possibilities cost, potential impact, trees down, impact to neighbors, alternatives what is our biggest bang for the buck?

Leslie Corner - 27 Joyce Road -seen lots of battles happen over land. People save land for recreation land. Taking land and natural habitat. Rugby at Dow site, what about Nike Site?

Bill Hearn - 16 Keith Road - Tighe and Bond - have you looked at use as septic leaching field? Brad - no determination made yet. Ian Catlow - occurring in parallel with Dudley Woods - soil is suitable for leaching. If no field then not feasible.

Virzi - possible to put leaching field underneath new field. Recreation Commission not in favor of doing this. How funded or up there?

Bill Hearn - to Tighe and Bond which of 4 options do you recommend? Brad not sure engineering option, decision to build is up to the commission. Have you compensated for rock removal in cost estimate? Brad - yes. I heard that on the high school site there is room for 1 field and the school building committee may have funds to build it. Virzi to follow up on this.

Mark Corner - 27 Joyce Rd. - Issue of Native American ceremonial ground. Protected by state or federal regulation? Is there a statute or regulation on this?

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Tanya Largy - Moore Road - Historical Commission member- stone features are often in face ceremonial. Need to map the features as suggested by Doug Harris. In tact features and not disturbed have been there for 400-500 years or more.

Sheila Carel - Joyce Road - three questions. 1. The clearing to the perimeter of the fields how many acres is that for 1 field? 2 ½ - 3 or 2 fields 4-6 acres cleared. 2. Abut woods - what is the drop from top to the ground? @ 24feet - sloped grade not straight drop. 3. If clearing 3-6 acres - water not held by trees then Dudley Pond groundwater vs. storm water discharge. Brad leachate underground worried that trees absorb and release slowly. Look at big long term picture. Look at all options before moving forward.

Virzi - Dudley Woods not on table for us, not our decision.

Carel - parking issue, cars parked on both sides of the drive way. Are you planning on putting a parking garage in if you build these fields?

Virzi - no

Carel- there are blue spotted salamanders there would you be doing the salamander survey if you move forward?

Bruce Cummings- Dean Road - need for more fields yes.

Virzi - next steps - feasibility study completed rough cost estimates coming in. Look at cost potential improvement/ demand/ impact to abutters. No ideal site left. Prioritized list vote on as a board. Propose long term plan for the town.

Joe Nolan - constructing fields would have to be voted at town meeting.

Anthony Christakis - 32 Joyce Road - The town of Wayland has a long and proud history of making poor decisions. Fields are unplayable in the spring due to snow or topography, these fields will be unplayable in the spring. Brad - grass fields are always unplayable at some point. Have you looked at the site to the right of Happy Hollow school? Look at the site. The cost to build these is significantly higher than what was originally thought, does that throw the field out?

Marilyn Scimone - 20 Joyce Road - how many homes would the septic hold? Ian - maybe 80-100,000 gallons per day there. Heavily populated area, wonderful place for passive recreation, school children do school science stuff there. Spoke to Julia in the BOH, JoAnn Fagan from DEP old dumpsite must do soil testing prior to any excavation- how much added to cost? Brad testing soil is not a big number.

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Ellie Ball - Keith Road - did anyone look at the old dump across from the landfill? You said it would cost millions to cap but do we really know that?

Virzi - Seal and cap dump, yes cost is in the millions the dump on route 20 is unlined that would drive cost.

Peter Cashin - where did you dig to check for ledge? How many samples? Brad - 4-6 samples. Is that sufficient? Brad fairly consistent among the samples taken.

Malcolm Astley - 147 Boston Post Rd. - What not know is the ledge going forward. Can't determine without true number. Not enough to get ledge. Cost removal needs more information. Brad if we were to proceed we would do additional borings, but no sense in doing that if we are not going to proceed with building as it would be very invasive to the area. Borings are done on a grid system.

Virzi - engineering more digging to get precise number currently looking at ballpark numbers. If we move forward we would certainly look at getting more precise information.

Foster - know that it is ½ million to do a field and 1 - 1.4 million to do two fields. Don't want to disturb property more if not necessary; this is not what the neighbors want.

Virzi - large scale effort estimates.

Carol Kaplan - 12 Joyce Road - is the feasibility study done? Brad - Yes. Why then is there no groundwater analysis. McShea, not sure where this is posted. Fred posted this I will need to check to see what it says. You plan to put in irrigation and a water source, what is the impact on the area? Brad irrigation is not the cause of the problems reflective to flooding. Does the commission have a sense of how much they are willing to spend to do this?

Virzi- evaluate cost for other sites and make that decision. No determined limit as of yet.

Mike Lowery- overall considerations that Tighe and Bond was hired to do. It is posted on the website because it will be considered during the process. Not every item on the feasibility study is addressed at this time because some of it is dependent on this information and why spend more money until you know you want to move forward.

Carol Kaplan- the fact that you don't know what is posted on your own website gives me no confidence at what you are doing.

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Tom Sciacca- Rolling Lane - artificial turf, downsides higher injury rate for children. Not just higher cost but pain and suffering. Neighbor tore ACL. Reason is natural turf tears when you rotate on it, artificial turf grabs foot and puts extra stress on leg causing injury.

Virzi - I am going to cut off the discussion at this point and let Tighe and Bond leave. Where are we headed? See 3 options, Option 1 - 1 field north/south orientation. Option 2 - single field west/east orientation. Option 3 - 2 fields.

Foster - based on Tighe and Bond and cost analysis basically it is double the cost to put in one field. Before we recommend we would be far better served to look at study results on December 13<sup>th</sup>. Other options might be more feasible in location or less disruptive to area and more cost attractive.

Virzi - option 3 should be off the table, too expensive not feasible. See other ways to spend the money. Option 2 with an east to west orientation benefits better buffer, less disruptive to site, north to south orientation not so beneficial. East/west more desirable for that cost. What else could be done with the same amount of money, will discuss on the 13<sup>th</sup>?

Gayshan - view complex, need to spread wear and tear on fields and don't abuse so much on the fields. Need fields in more places than just the middle school - cost is high for impact and building of the fields. Would like to look at all parcels on December 13<sup>th</sup>. Many considerations beyond cost, who uses, when, what use if for. Interesting to note is the ledge and its significance to remove. Ledge removal as much as 1/3 to 1/2 field construction.

Virzi- should remove the Gale option.

Virzi - motion Propose vote to agree to take the Gale field configuration off the table and strike from further consideration. Second Foster. Vote unanimous in favor.

Virzi - motion to strike from further consideration the 2 field option. Second Foster, this is Option 1 phase 2. Virzi this does not make sense to pursue. Vote unanimous in favor.

Virzi table single field options to December 13<sup>th</sup>. Down to 1 field or none. Need to look at overall plan for fields.

McShea to do up spreadsheet with options, have commission go through and rate options. To be sent out with agenda and minutes on 12/6/11.

Gayshan when cost reaches artificial turf need to consider artificial turf.

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Foster - there are issues in converting artificial turf from existing fields but not as many potentially as the middle school.

Next meeting December 13, 2011 at 7pm.

Foster motion to adjourn. Second Gayshan. Vote unanimous in favor.

Meeting adjourned 9:10 pm.