

**Wayland Recreation Commission  
Minutes  
December 13, 2011  
Recreation Meeting**

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

Meeting called to order at 7:00 pm

Memo from Board of Health dated 12/12/11 entered into the public record.

Meliones motion to accept bills and payroll. Second Wright. Vote unanimous in favor.

Foster motion to accept minutes of 10/4/11, 11/8/11 and 11/30/11 with amended page 3 on the 11/30/11 minutes. Second Meliones. Vote unanimous in favor.

Public Comment:

Alexander Tsipis - advertising on ballfields, mesh banners on outdoor fields, high school, Art King field and maybe Riverview. \$200 to buy signs and make money on them. Sell advertising space to supporters. Thinks this is a good way to make more revenue.

Wright - is this done in other towns?

Tsipis - yes and revenue would go for town fields to the town and high school split between athletic department and park and recreation.

Meliones - who would be responsible for getting the sponsors?

Tsipis- not sure probably me.

Foster - WBSA through its members and sponsors would solicit sponsors for this. WBSA would likely be revenue sharing.

Wright - interesting idea. Not up to Alexander to solve the issues. School Committee and BOS would need to vet this issue. Would be some revenue sharing. Would need some type of regulation.

Virzi - agree not all facilities are equal, some might not be appropriate. It would be helpful if Alexander gave us some type of written plan. Our jurisdiction is for town parcels, for schools would go in front of school committee.

Wright - someone should contact other towns to see what they are doing.

Foster - first we need to make sure this could actually be done in Wayland.

Malcolm Astley- Alex how did you get involved in this? Where is your interest in this?

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Alexander - I play baseball and this interests me because I want to do sport management in the future and this can raise some revenue.

Steve Correia - I believe there is some policy on the books. This issue has come up before. Some towns put the money from these sponsorships into an enterprise fund and support a facility or organization that way.

Wright - asked McShea to follow up with Turkington to see if a policy currently exists.

Bill Hearne - 16 Keith Road -enter letter dated 12/13/11 into public record.  
Read letter to group.

Field Master Plan Discussion:

Virzi - would like to go through each parcel and cost first.

Former Nike Site - 1 full size multiuse field could accommodate 2 8v8 soccer fields across the field, 2 outdoor basketball courts, walkways and additional parking - \$645,000. Artificial turf option - \$1,352,000.

Holiday Road - 2 multiuse full size fields, 1 60' baseball, parking and fencing - \$1,236,000. Artificial turf option for multiuse fields - \$2,394,000.

Old Connecticut Path - BOS property, 3 full size multiuse fields, 1 90' diamond, parking and fencing - \$1,486,000. Artificial turf option for 2 of the multiuse fields - \$3,010,000.

Highway Garage Site - 1 full size multiuse field with parking - \$511,000.  
Artificial turf with lights option - \$1,093,000.

Septage site - 1 60' diamond with parking \$390,756. Ice hockey rink option - \$9,200,000.

Middle School - 2 multiuse fields - \$1,500,000. 1 multiuse field with North/south orientation- \$606,000. 1 multiuse east/west orientation - \$483,000.

Middle school existing field renovations - \$300,000.

High school tennis court renovations - \$200,000.

High school - bleachers, field lighting, artificial turf - \$2,000,000.

Alpine Field - artificial turf, fencing, walkways, bleachers - \$1,500,000.

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Claypit School - drainage, field reconstruction - \$390,000. Artificial turf option - \$600,000.

Loker Recreation Area - 3 60' diamonds, parking, fencing - \$975,000.

Virzi would now like to go through one by one. Have long term goal to find areas for the following: 3 60' diamonds, 1 90' diamond, 2 multipurpose fields, as identified in the Gale report.

Malcolm Astley - there is no space at the high school nor money to build new fields there as was suggested at the last meeting.

Virzi - we owe fin com an updated capital plan for the current year and the next 5 years sooner rather than later.

Nike Site: Wright - like plan and have walked the site. Like 2 basketball courts. Ok for active recreation? McShea - yes. Wright - minimal work for price on the property. Reserve artificial turf to increase utility of a field, not on new field. 8v8 fields extremely important to soccer and lacrosse could use as well. Basketball courts could get in cheaply. Give this one high marks. Foster - agree, people approach about basketball courts up there. Meliones- like idea. Virzi - flattest site we have, fewest trees to be cut. Way out there, probably never light but could probably happen now.

Holiday Road : Virzi - fairly hilly, haven't walked site. Wright not sure how to equate the cost of two fields, Virzi - 3 fields. Wright seems like good value; middle school has easy access and proven a good venue for athletic events. Concerned about the neighborhood impact at this site. Wonder about doing access on one road and exit on the other. Unsure of the grading. Meliones - might be a drainage issue. Wright - tiering of fields not an issue, like 3 fields for good price. Virzi - no lights, no artificial turf, could start now, no particular contingencies that he is aware of. Turf option too expensive.

Old Connecticut Path: Virzi - 3 multiuse fields, 1 90' diamond. Not many options for 90' baseball, close to high school. Field configuration not ideal, endline to endline. Foster - less neighborhood resistance likely, further from homes. Virzi - not appropriate for artificial turf or lighting.

Highway Garage Site: Virzi - 1 multiuse field, artificial turf and lights possible. Foster - what happens with current garage? What is in the ground? Wright - like site provided garage moves and site is investigated - like school venue - lights might be an issue for the neighbors. Feel like artificial turf and lights go together not with grass fields. Artificial turf way to go and look at lighting issue. Not high on priority list.

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Septage Site: Virzi - 60' diamond with parking. CPC propose to put 3-5% commercial tax base units on site, looking at \$400,000 to do phase 1 and 2 both parcels may put this site out of consideration. Wayland Economic Development group - proposal does not include existing septage facility. Foster - 9 million dollars is a tough sell. Virzi - not propose in towns best interest.

Middle School New Field: Foster price tag and significant hurdles that would need to be vetted out, doesn't make a lot of sense to be high on our priority list, in either the north/south or east/west orientations. Wright - not entirely agree. Good venue if all issues get resolved, price is comparable to the Nike Site. Venue is set if outstanding issues get resolved. Thought east/west orientation fits into the property better, provides a better buffer. Virzi - am disappointed that Nike was even expensive. Initial assumptions not airing out. Any site would garner neighborhood reaction. Meliones - concur with Foster, lots to be vetted out. Wright - agree every week something new, worthy process bring up issues every venue.

Loker Recreation Site: Virzi - 3 60' diamonds. Meliones- development long overdue, 3 new ones, no brainer, no lights, need to do traffic study. Minimal work. Virzi - some alternative funding from EMASS. Wright - see what EMASS would absorb, talk to Stu Gray see what they think. Virzi - this would take care of our 60' diamond needs. Foster - all at one venue, if done right, can do tournament play. Virzi - downside, this is the other location for consideration for a hockey rink. Wright- tournaments might spark traffic issues. Foster- think it is a potential revenue generator. Correia - Frozen Ropes baseball is possibly putting together a proposal to build 3 fields at Loker. May be willing to build out fields.

High School: Virzi - bleachers, field lighting, artificial turf. \$250,000 new lights, \$75,000 bleachers, \$1,750,000 artificial turf for 3 fields. Wright - functional field, increasing venues, multiple usage at same hours. Virzi - need lights, don't necessarily agree with Wright. Advantage to artificial turf as we live in New England, huge benefit to lacrosse and soccer.

McShea to contact Gale Associates about artificial turf at the high school. Break out numbers for artificial turf, lights for stadium field, lights for new artificial turf field, bleachers.

Virzi - there is a lot to think about. I am inclined to not come up with priority tonight. I think we should pursue Loker to see how to fund 60' diamonds reach out to Gerry Levin and Stu Gray. Foster will do that. Virzi - 90' diamond only option right now is Old Connecticut Path. Foster - Old Connecticut Path, Loker and high school would solve issues.

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Virzi - Old Connecticut Path not best multiuse facility, though some benefit from artificial turf. Is there anything on the list that anyone wants to eliminate all together.

Wright - Alpine Field artificial turf and lighting not in favor of this. Chris Brown - DPW to modify irrigation and put in bleachers and maybe some other renovation work.

Virzi - Gale final report with all built in recommendations, remove items we don't want, Master Plan 2020. Foster - recommendations overall or prioritized basis, 10 year period, site 1,2,3, etc as opposed to eliminating something.

Virzi - old report don't agree with all recommendations need report that reflects all recommendations.

Wright - compile all reports into previous master plan. Virzi - example is Alpine I don't personally agree with.  
Wright - 1 master plan is a worthy goal.

Gayshan - I question the price estimates between natural turf and artificial turf. McShea to get clarification from Gale Associates on how to come to these numbers.

Wright - motion to delete 2 new multipurpose fields at middle school and delete Alpine Field for \$1,520,000 from Gale Report. Second Virzi. Vote unanimous in favor.

Foster I move to eliminate the ice hockey rink option on the Septage Site. Second Gayshan. Discussion - Foster - no way to get \$9 million dollars for a hockey rink. Virzi - think other use for housing; if it goes away the site will still be there. Wright - all possible ideas and venues, hockey probably not funded by the town. Agree to remove is master plan is step by step process. Discussion on whether to remove all together or keep in understanding that it likely won't be funded by public but keeps door open for interested parties to build a hockey rink. Was part of the reason for doing this additional work with Gale was to determine best site for an ice hockey rink.

Foster withdraws motion.

Virzi - think we should preserve ice hockey rink. Gayshan - maybe put in a section of the report entitled items of note and include it there.

Meliones - not sold on the Holiday Road option. Do we need 60' diamond at Holiday Road if we put 3 60' diamonds at Loker? Foster - eliminate 60' diamond if possible at Holiday Road. Wright - can we cost it out?

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Virzi - at next meeting short term plan to finance committee. Wright should we notify abutters of these parcels so they can hear about our decisions about these properties? Discussion ensued, not clear direction not good time to do that in the process.

Wright- wants to hold public forum on priority list once established and invite neighbors and user groups.

Update on Dudley Woods -

Wright - Recreation Commission owns property, it is his understanding that commission would need to declare land surplus, then BOS would take to town meeting for 2/3<sup>rd</sup>s vote before anything could happen. Wright does not think we should declare land surplus, need criteria to determine best use. Come to meetings if you would like to talk about this or need additional information.

Discussion of town process -

Virzi - Meliones has concerns raise to the board. Meliones- still unclear whether Fred or BOS had the authority to enter into agreement with Sudbury concerning job share or not. Upset that JoAnn never got an exit interview, went to Nancy 3 days after the fact. Nancy's position is split between two towns, now this position when does it stop? Wright - had concern before DPW that fields would suffer, that hasn't happened. Physical proximity to work place has an impact. Feels McShea is in a strange spot, between the boss and the commission. Ice skating rink found out late - something is going on here. Was told riff between DPW and Rec. Com. , I wasn't angry with DPW. Saw legal document that says Nancy works for us and salary controlled by town administrator. Need to sit down with BOS long discussion ex. Field closing policy, long time to hammer out issues if talking in separate rooms. DPW is brand new. BOS and Fred need to have anything to do with recreation needs to go through recreation commission. Iron out how Nancy interacts with us.

Can meet with BOS on January 3, 2012 with DPW and BOS then continue our agenda with field master plan study.

Meliones - suggested to BOS to have Fred conduct monthly or bi-weekly department head meetings. They said process to begin in January.

Steve Correia - told Fred more regular staff meetings of all department heads, perhaps monthly basis. Has gotten out of sync with all the events of recent in town.

Virzi - have we heard any feedback from other boards regarding our letter about this?

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Wright - did meet with Chris Brown and Fred and agreed that DPW would work through us. Virzi - I again take responsibility for the ice hockey meeting issue.

Next meeting January 3, 2012, 7pm.

Foster motion to adjourn, second Wright. Vote unanimous in favor.

Meeting adjourned 9:48pm.