

**Wayland Recreation Commission  
Minutes  
March 7, 2011  
Recreation Meeting**

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

Virzi called meeting to order at 7:05pm.

Wright motion to approve minutes of February 7, 2011. Second Foster. Vote unanimous in favor.

7:10 – Public Comment – None

7:20 –Update on Beach house – no update on beach drainage. Kang to put together specs for bid for April then possibly build this spring if assured it will be completed by June 1<sup>st</sup> otherwise will wait until beach closes in August. Meliones to follow up about the drainage and such. Wright feels DPW is providing a service to us and should provide an update. Virzi feels we should continue to push for answers. Document and present these issue to the joint meeting on March 21<sup>st</sup> with BOS. If we are paying for two people why is someone not following through with this? Need timeline of when and whom spoken with. Meliones to document this discussion. Even if resolved by then needs to be brought to the table.

Mark Lanza has been tabled until March 21<sup>st</sup> at 8:30pm.

7:18 New Business. Virzi feels that we should vote 4 articles that will come up at Town Meeting in April so we are on record with our vote on them. First article is our own article on the Beach Improvements - \$50,000 for sand and \$25,000 for volleyball, shuffleboard repair and replacement. Wright motion to support beach improvement article. Second Gayshan. Vote unanimous in favor.

Virzi asked Meliones to send letter to Town Crier to support beach improvements. Meliones will be the lead on this article at the town meeting.

Hannah Williams Playground – not debt exclusion article, involves tearing out existing playground. Replace with newer facility. Discussion held as time for public forum on the middle school fields.

Public Forum on Middle School Fields – Virzi gave general overview of the background on the fields- noting the deterioration on fields over the past 10 years. Gale Associates put together a Field Use Master Plan Study. We looked only at active recreation space currently available to us. Went over the current usage numbers and the matrix we used to find out where our current usage stands. This study identified many items for us: 1. That our fields in Wayland are currently extremely overused, by about 3x what would be expected for appropriate use to maintain a healthy, playable surface. 2. We are short in multi use rectangular fields – heavily overused. 3. Shortage of softball and baseball diamonds. 4. Have deficiency in other groups needs for gym space for basketball, indoor space and hockey. Suggest the one way to fund these might be through public-private partnerships.

This article that has been put forward is for the addition of 2 natural grass fields at Wayland Middle School and \$30,000 for Loker feasibility study. As a commission we feel that some parts of the Gale study are good and some are not so good. We know we need additional grass fields, additional artificial turf fields, additional diamond type fields and indoor spaces that will require public/private partnerships.

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McShea then gave an overview of the fields, the location, layout and points of consideration using the existing conditions and proposed layout plan provided by Gale. The meeting was then opened up to public comment.

Public Comment:

Bill Hearn – 16 Keith Road – Whose plan is this? Were they aware of the extensive ledge rock in this area? What is the cost to remove the ledge? It is full of shallow rooted pine trees. Don Ouellette, DPW director commented that before a full blown design is done we will bring in engineering firm, ledge is not an issue that cannot be overcome. Hearn – School has boring logs from this site you should look at and see what was discovered in their borings.

Virzi as point of clarification – we received input from Gale Associates, we do not endorse every item mentioned in the entire plan, we have taken this as input and with what makes sense we are moving forward on.

Hearn – what is the implication on the tax base? Abutters – property land value will go from 1.5 - .8 or less, the town will lose money in the tax base? You won't save \$20 you will save only about half that amount. You are providing misinformation to the voters. Mr. Hearn was directed to present his concerns to the Finance Committee as we did not state any tax implications and this is not our area of expertise.

Edward Miller – 12 Keith Road – you mentioned finding out that there were lady slippers there, you have not walked the area? What about the aquifers, irrigation, upkeep of fields? Are you going to put in more parking? Why are you going to do this if you only use fields for 2 months out of the year? Think about all this before you spend something.

Robin Miller – 12 Keith Road – Kids drop off at cul de sac, will create more traffic and parking on the street. Park in front of my house, are you going to fence in my backyard, that will cost more as well. You are going to compromise my living area, why?

Virzi – these parcels are possible to develop that is why we choose this site. Not all sites in town are able to be developed as active recreation lands.

Marion McDonald – Melville Place – street full of cars when people play – people cutting through is a major problem. Baseballs from the baseball field hit my car, break windows, dent car and house.

Bill Fulginito – 8 Joyce Road – didn't Bill Kilcoyne say that we would get some state property near the high school to put fields on? Is that still available? Discussion ensued over the Greenways land and it being land locked. Kilcoyne said kids could walk from school through woods to get there. Commission commented that it is not that easy, there are wetlands and the river and a bridge would be needed to cross this area. Public felt we were not being responsive enough by not pursuing that avenue and getting an easement to do that.

Meliones we are holding this meeting before town meeting and we invited everyone here to hear your concerns so that we could take all of these items into consideration.

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Elly Ball – Keith Road what about the density of this area. We told the housing authority once that they couldn't build here until they made equally dense areas in other parts of town. There is a density of space issue here, why not north Wayland.

Elisa Fruitman – 14 Keith Road – has there been or are you going to do an environmental study of this area? I am concerned with my basement flooding if you change the ledge or the drainage in this area. What about an artificial turf field instead?

Molly Upton – Bayfield Road – the water coming off this hill goes through a semi-culvert then a real culvert and into the swamp. The swamp then cleans the water before it goes into Dudley Pond. I am concerned about the amount of water moving down and how quickly it will go and will this impact the pond? Have you considered doing an impact study before you do the fields? Don Ouellette, DPW director responded that no impact study is being considered and to consider one would cost an additional \$100,000 - \$150,000.

Water Surface Quality has offered to try to work with us to reduce the cost of the construction of the field and in return this would help improve Dudley Pond.

Bill Hearn – the rock ledge will change the water flow if you disrupt it.

Mickey Hand – Rice Road – do not ignore the path that brings kids into this site. Commission there will be no impact to School St. and the middle school – paved path not affected.

Anthony Krustacis – I encourage you to look outside the box. Why not develop Greenways if that is just about putting in a bridge then do that.

Virzi – as a member of the planning advisory committee I can say that we have put a lot of attention on getting conservation land in town but not on active recreation space. Our options are limited.

Bill Hearn – is this the only place in town to put these fields?

Virzi there are two ways to improve field capacity; either build new fields or add turf fields in existing field spaces.

Foster- regardless of what we do we are going to have to rest fields.

Anthony Krustacis – elevation at which the fields are built and how it will impact the neighbors needs to be addressed. Not a quick solution. What town needs are more playable fields? Why then did you not choose artificial turf fields for this area?

Virzi – artificial turf fields and indoor space using private/public partnerships are part of the larger plan in Wayland. This is the first of many projects that you will see coming forward. We did not feel that this was the appropriate space to put in artificial turf fields and also the cost was an issue.

Wright – you need to understand that this is one piece of the puzzle, this need is only part of the master plan.

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Gayshan – let's also not forget that we have seen tremendous growth in adult sports as well and we should continue to encourage activity amongst all members of our community.

Elly Ball – can someone spray trees and show us the area that these fields would be in?

Karen Brennan – Assistant Principal at Wayland Middle School. There is an issue with parking here, given that parking is at a premium and this should be addressed. Access for construction is a concern that it will affect student safety, access to the middle school and use of the grounds around the school. This is already a highly congested area at drop off and pick up and we should not add to that problem.

End of Public Forum.  
Back to new business.

Virzi motion to support the DPW proposal to rebuild the Hannah Williams Playground. Second Foster. Vote unanimous in favor.

Virzi motion to support DPW proposal to fund \$30,000 for field feasibility study and \$500,000 for development of fields at Wayland Middle School. Second Meliones. Vote unanimous in favor.

Wright motion to support the DPW capital request for field improvements and maintenance for \$120,000. Second Meliones. Discussion – Wright might want to weigh in on field improvements and maintenance. Virzi great idea but venue would be March 21<sup>st</sup> for that discussion. How can we work better together? Communication? Oversight? How do we know if we are getting what we've paid for? Follow through. Chris Brown – New BoPW member 4-5 members. Lack of communication is not intentional. Departments and boards need to work well together. Eric Knapp recently resigned. Discussion closed.

Vote unanimous in favor.

Next meeting to be held on March 21<sup>st</sup>. Possible meeting on March 28<sup>th</sup> TBD after March 21<sup>st</sup> meeting.

Virzi motion to adjourn, second Gayshan. Vote unanimous in favor. Meeting adjourned 9:25pm.