

**Wayland Recreation Commission**  
**Minutes**  
**May 25, 2011**  
**Recreation Meeting**

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

Meeting called to order 7:30 pm.

Wright introduces premise of the meeting. Trying to address feasibility of the middle school fields with the consultant and want to address public concerns as completely as possible to see if we can move to the design stage. After design will hold another public forum to provide answers to questions, if possible, and concerns and present design.

Turkington explained the map and field layout conceptual plan. Identified known concerns, wetlands proximity to property, vernal pools and protected species. Joyce Rd. and Keith Rd. parking during games. Soil and ledge on property and effects on storm water runoff. Fertilizer and weed control and effects on runoff. Use of field/wooded area for school purposes. Adequacy for buffer zones between fields and homes. Historical artifacts and what to do if discovered in the area. Irrigation and water impact. DPW site use for potentially 1 field instead of 2 there. Potential to install a septic leaching field under fields from Dudley Pond area, ability to construct those, feasibility to put leaching field there, costs and distances. Can we mitigate concerns that neighbors have? If not possible look at other sites. If we can mitigate concerns then we would ask support for future construction of the field. Design and price in place to go to Town Meeting and possible CPA funding.

Wright went over ground rules, asked public to not repeat items and to keep comments to 5 minutes or less so everyone could speak.

Malcolm Astley - 147 Boston Post Road - 40 acre site @20 acres are woodland, believe they are clearing @4 acres for the fields, about 2 acres per field.

Bill Hearn 16 Keith Road - 3 acres - 2 fields not allowing for buffer zone which is 1 ½ acres per field.

Carol Kaplan - 24 Jocye Road ( information attached as additional material entered into public comment). How evaluated? What conditions? At what cost? Wasteful to build more fields. User friendly manner of scheduling - building two more fields does not address this.

Sheila Carel - 18 Joyce Road - endangered species - Brian Windmiller - Vernal Pool expert Hila Ecological - Dan Wells determined that we had two vernal pools. Took picture of blue spotted salamander. 3 blue dots something living in the area of the vernal pool. Out of pool in summer hard to find- put funnel traps (50) into the pools and would check for species daily to see if they catch any. Wetlands delineation asked for and hasn't happened it. Wetlands delineation both side of the path and low areas - asked for in writing to the conservation

**Wayland Recreation Commission  
Minutes  
May 25, 2011  
Recreation Meeting**

commission. 30 Dutch Elms - most wiped out by Dutch Elm Disease - shame to take those trees. Conservation wise important piece.

Anthony Kristaskis- 32 Joyce Road - concern of the scale and scope of project and appropriateness. Is a square peg in a round hole. Fields made to fit in an area without concern for noise; neighborhoods; don't put things on property lines. Certain setbacks and guidelines - work within appropriate guidelines and rules. 1 field instead of 2 maybe a basketball or tennis court - arborvitae not provide a barrier for sound - what if they miss net what do we do to stop ball? Give serious consideration to all points. Other sites that don't have issues this one has may be better sites. Prior planning - Dudley Pond Septic Field underneath need to replace with another drainage area. Site not conducive to what you want to do. No one unreasonable or against progress.

Marilyn Simone - Joyce Road - concerned about septic situation - original owners since 1967 extra dirt brought in water off hill into the basement. - Health problem autoimmune disease - concerned about health issues - septic from 99 homes going to that area. Where will extra seepage go in that situation if heavy rains?

Wright - septage whole separate issue we don't necessarily recommend this.

Turkington - field space might be suitable don't miss opportunity to review it. Study the feasibility of it. Would then go back to town meeting as to whether to build the septage leaching area or not?

Hearn - the study proposes both uses, the residents cannot separate the uses.

Turkington - for the study purposes they are together but are different scenarios.

Wright - Let me correct myself, distinction in the Gale Report did not plan on this and Mr. Hearn is right to comment on it.

Hearn - 2 options according to Turkington.

Turkington - we would recommend voting the 2 items separately.

Hearn - use in land for septic use.

Sheila Carrel - 18 Joyce Road - pervious owner regarded land - all trees that come down absorb water. If flooding previously, will have flooding - will town cover cost of this if we flood?

Barbara Howell - 12 Orchard Lane - urban education - outdoor classroom complete with vernal pool right outside the school very fortunate , arts, reptiles,

**Wayland Recreation Commission**  
**Minutes**  
**May 25, 2011**  
**Recreation Meeting**

amphibians, plants, science. Those who would destroy it for the benefit of a few. Ecosystem is great, to wreck it for the benefit of a few is wrong.

Brian Simone - 20 Joyce Road - put artificial turf on other fields. Concerned about fertilizers on the fields don't want it to drain onto the property.

Lisa Fruitman - 14 Joyce Road - same concerns as neighbors - 90-100' off of house 40' off property line - concern about flooding. DPW site to more potential site would make 3 field sites, overkill only 1 field site should be considered.

Anthony Kristakis - 32 Joyce Road- request drainage study in the area and how would be altered by reconfiguring the site. Drainage flows disrupted? Finished grades could be higher than backyards. Will flow into abutter backyards. Consider, recommend and request a full blown drainage study done of the area.

Malcolm Astley - 147 Boston Post Road - school committee liaison - consult with sites currently used for study site and alternative site and impact on education program. consult with teachers and administrators.

Bill Hearn- 16 Keith Road - Raise questions whether the Gale report justifies need to multipurpose fields. Apologize that I said Gale report said we need 90 fields I was wrong. (attached letter from Bill Hearn entered into public comment as additional material).

Sheila Carrel - Joyce Road - we rent fields to out of town people. If not enough fields then we shouldn't rent to out of town people.

Carol Kaplan - Joyce Road - poorly maintained and overused fields. If overused how can we maintain them? We need proper maintenance of the fields.

Nancy Fulginita - 8 Joyce Road - How often do we fertilize fields? 3x year.

Steve Correia - 88 Gleason Lane - representing Board of Selectmen - analysis of population changes with increase in sport usages. Increase in types and number of sports. Apply against population trends/demographics summarize somehow how they correlate. Fields are used by lots of people - more fields and better fields. Calls at least once a week talking about how bad our fields are and over used. Analyze best location and use and what we need.

Sheila Carrel - there are other types of recreation - snowshoeing, cross country skiing, looking at lady slippers. Joggers hope we keep the woods. Lots use these woods for recreation space. Kids use as a playground. Kids showed us where yellow spotted salamanders were. Not all kids play soccer or lacrosse, look at another space that is not so rich to other recreation users.

**Wayland Recreation Commission  
Minutes  
May 25, 2011  
Recreation Meeting**

Jenny Steele - Sylvan Way - outdoor education group - look at as outdoor classroom. Greater appreciation for biodiversity. Areas with less biodiversity than that location should be used. This has significant area to move animals from one area to another.

Frank Simone - excess of fields in other fields.

Carol Kaplan- Joyce Road -one thing is useful how do other towns manage their fields? How used, how maintained, what condition there in? What about Lincoln or Weston? Bring information to us, very useful, why are the fields in the condition they are in?

Wright- thank you to everyone who came out to the public forum, we are going to stop here for tonight.

Meeting adjourned at 8:45 pm.

Tony Knibstakos - 32 Joyce Rd.

## **Minimum Size and Configuration Requirements of Sports Fields**

Any report prepared for the siting of new athletic fields must include, in addition to the area requirements for the selected recreational activity, space for supporting facilities, spectator areas and site specific construction requirements (tie-in slopes to the surrounding areas). The current fields' proposal does not adequately account for any of the aforementioned requirements.

According to Town representatives, the proposed Plan, as well as the survey stakes at the site, represents the actual field surface plus an additional 10 feet, thereby maximizing the perceived buffer to the abutting properties. Such a proposal is either naïve, woefully ill-informed or purposefully orchestrated to deceive. Any report recommending the construction of athletic fields must account for, at a minimum, the following dimensional requirements:

- ▶ The northern-most field is positioned over a low point and is surrounded by a steep 40'+ grade change on its northeasterly bank and a rolling grade on the northwesterly side. The site's topography will require a minimum 15-20' additional clearing and cutback of the existing bank to allow adequate distance for construction operations and for a smooth transition of grades.
- ▶ All sports, particularly lacrosse and soccer require an additional, obstruction free, out of bounds area that is playable. The guidelines for size and configuration of sports fields recommends a playable surface of at least 10-20' beyond the field boundary with a slope of approximately 2%. This area is in addition to the size of the playing field.
- ▶ A 10' buffer as proposed around the field is inadequate for spectator areas and sidelines. An additional 10-20' along the sideline should be included for coaching staff, athletes, team benches, bleachers and spectators.

The Town is obligated to, and must disclose field sizes with adequate additional area required for grading, spectator areas, bad shots and errant passes.

The dimensional requirements must also consider spillover noise. If properly sized as stated above, the proposed fields as presently configured would essentially eliminate any buffer to abutting properties. A row of plantings would only provide a partial visual buffer at best. The Town and any consultant in preparing its recommendations must consider the adverse impacts of spillover noise on the existing residents.

- ▶ Property and field usage coincide. Residents generally derive enjoyment from use of their property during the late afternoon and early evening on weekdays, and during the weekends. This is in direct conflict with typical field usage schedules. Note: The Commonwealth and the Federal Government have spent billions of dollars on sound barrier projects all

across the state to mitigate noise and protect residents from spillover noise from highways. The Town and by extension the consultant, cannot ignore the deleterious impact of noise on the residents in the vicinity and must provide an adequate buffer to the abutters.

- ▶ Screening simply does not work. If someone is 20' away from you, it doesn't matter that they are on the other side of some arborvitae or fence. You will still hear them. A referee's whistle can reach 115 decibels. For reference, a power mower is about 100 dB, a busy street is about 70 dB, and an air horn (used by scorekeepers and spectators) at 100 psi is about 150 dB. OSHA states noise levels above 115 dB require hearing protection. The threshold for pain is 120 dB.
- ▶ Clearly, a defined, undisturbed buffer area is required to adequately protect the resident's rights and enjoyment of their property. The Town must self-impose a minimum 75-100' buffer from any proposed clearing to the nearest property line.

The siting of the field combined with the proposed septic leachate from the Dudley Pond neighborhood directly conflicts with the Town's assertion that the new fields will be constructed with adequate drainage to improve usability. The site is situated at the bottom of a slope- all runoff from the slope will be directed towards the fields. Snow melt and spring rain events will inundate the field. Any drainage infrastructure will have to be shallow enough so as not to interfere with the proposed leaching field below. Once the ground becomes super saturated, it is conceivable that during heavy rain events (25, 50 or 100 year events), waste water could enter the drainage system and flow out the discharge, presumably to the established vernal pools.

- ▶ The site selected for the northern most field will essentially act as a giant stormwater collection basin. Because water will flow and infiltrate into disturbed or placed soil at a higher rate than undisturbed, compacted soil, and because the Town is introducing additional flows from the Dudley Pond neighborhood, the Town must perform a thorough drainage study of the entire vicinity to identify and account for all surface and groundwater flows.

From David and Carol Kaplan, Joyce Road  
Comments and questions for the Forum with the  
Recreation Commission on May 25, 2011

According to the GALE REPORT, there are nine playing fields in Wayland. With the exception of one or two of these fields, the conditions are reported to be either "fair" or "poor" for the rest of the fields.

It is clear from this report that the fields are over used and poorly maintained. It is also clear that there is a need to revise the manner in which scheduling is done.

When we look at the two large pages at the end of one of the two books of the GALE REPORT we see a list of all the "organizations" that use the fields together with statistics on their demands of use. There are thirty-one groups from the schools using the fields. In addition, there are thirty-seven youth and adult organizations listed in the GALE REPORT as using the fields. Of these thirty-seven, there are ten adult soccer entities and eleven youth soccer groups using the fields. We understand that soccer is very hard on the fields. Is it any wonder that the fields are, in the words of the GALE REPORT, over used?

The GALE REPORT makes recommendations for bringing some of the fields up to acceptable standards. On page 12 there is a phasing plan summary from the year 2012 to 2014 at a cost of \$3,435,000.

Beginning on page 14 there is a detailed description of what needs to be done to maintain the fields. We did not see a clear summary of what the cost for such maintenance would be.

How has the Recreation Commission evaluated the GALE REPORT? What suggestions are being considered? At what cost?

We do not see how building two more fields will solve the problems of over use and poor maintenance. We suggest since the fields we have now are not maintained properly, it is wasteful to build more fields. Further, we suggest that it would be productive to give attention to scheduling in a more user friendly (to the fields) manner.

We understand that funds voted on at Town Meeting for maintenance are sometimes not enough to cover the costs of proper care of the fields. Building two more fields does not address this problem.

To destroy the woods, a valuable resource not only to this neighborhood and to the Middle School, but to the Town as a whole, seems to us to be shortsighted and irresponsible.

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Phone: (978) 505-0923 – Fax: (978) 405-5035  
www.hyla-ecological.com

May 16, 2011

Sheila Carel  
18 Joyce Road  
Wayland, MA 01778

**RE: Blue-spotted Salamander Funnel Trap Survey, near Wayland Middle School**

Dear Sheila,

Hyla Ecological Services, Inc. (HES) has prepared the following Scope of Services and Cost Estimate to conduct a funnel trap survey for blue-spotted salamanders (*Ambystoma laterale*) in two vernal pools identified as potential breeding habitat for the species near the Wayland Middle School. Surveys will be conducted for approximately three weeks in March and early April, during the peak blue-spotted salamander breeding season.

The Survey will include the following components:

- **Apply for Mass. DFW Collection Permit / Submit NHESP Survey Protocol (early March):** Includes permit fee of \$100.
- **Funnel Trapping for Blue-spotted Salamanders (March-April):** We will deploy a total of up to 50 un-baited wire mesh funnel traps between the two vernal pools, with the actual number of traps depending on the extent of open water at the time of the survey. Traps will be operated continuously and checked 5-7 days per week by HES biologists for approximately three weeks during the peak vernal pool breeding period (to be determined by HES based on weather conditions and site-specific environmental conditions). We may temporarily remove traps during extended periods of dry weather, and resume upon the subsequent forecast of rain.
- **Rare Species Documentation (April):** We will fill out Rare Animal Observation Forms and submit to NHESP for all state-listed species captured or observed during the survey.



- **Preparation of Final Report (May):** Includes a detailed description of survey methods and results, with maps of blue-spotted salamander capture locations if any are captured.

*The estimated cost of the survey is \$7,000.00 (Seven Thousand Dollars).*

Sincerely,

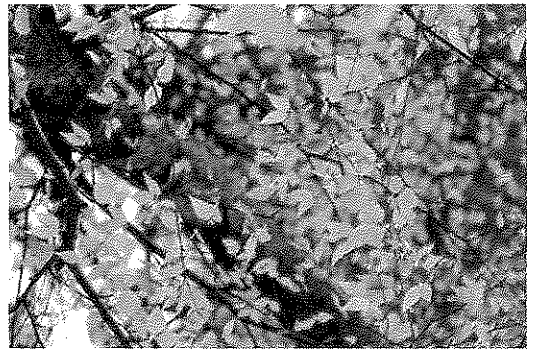
A handwritten signature in black ink, appearing to read "Daniel Wells". The signature is fluid and cursive, with the first name "Daniel" being more prominent than the last name "Wells".

Daniel L. Wells, M.S.  
President

Hyla Ecological Services (HES) is a privately held corporation that was established in 1992 by Bryan Windmiller, Ph.D, and is currently led by Daniel Wells. HES specializes in performing Rare Species Habitat Assessments, Wildlife Surveys, Vernal Pool Certification, and permitting under The Massachusetts Endangered Species Act. Additional services include GIS Mapping, Ecological Landscape Design, Construction Monitoring and Wildlife Impact Assessments for Municipalities. Our team of wildlife biologists has diverse research, consulting, and wildlife survey experience, including work with reptiles and amphibians, birds, mammals and aquatic invertebrates.

Decisions regarding potential impacts to wildlife and their habitat are best made with detailed, accurate, and unbiased analysis. Hyla is distinguished as an accomplished field research company with the necessary broad-spectrum experience to evaluate virtually any wildlife habitat impact issue. We pride ourselves in using rigorous scientific data collection and pragmatic analysis to provide recommendations and planning strategies which balance the interests of land owners, developers and communities through compliance with local and State regulations for protection of wildlife and their habitats.

Sheila Carel



We have found over 30 American Elms both north and south of the bike path without an exhaustive search.



Possible Blue Spotted Salamander

Thank you Mr. Chairman.

Before proceeding, I want to apologize to the Recreation Committee for over-stating the number of fields the Gale Report indicated was needed. I have previously said over 90 fields were required and that is wrong. I misinterpreted the "team use" standard Gale applied and am sorry for misleading people. I'll clarify this more fully later in my comments.

Over the last two months we've heard a lot about where to put the fields and how to finance them but I've yet to hear a justification for their need. We've been told the Recreation Commission needs fields to reduce over-scheduling but have not heard the basis for that. We have been told Commission agrees with some things in the Gale report but not others. So we don't know which of Gale's recommendations they agree with.

We are being asked to spend \$½ million without knowing where the numbers came from or what additional funds will be required in the future. If we take a minute to look at the study data it raises serious doubts about the justification for the original warrant article and tonight's discussion. We don't have a justification for building more multi-purpose fields without more proof than has been provided to date.

No one has bothered to go back and explain how we got where we are so I hope you'll bear with me. What I'm about to outline may seem pedantic since it involves a lot of numbers but, unfortunately, that is what a justification requires and we don't have one.

First, I want to review the Field Demand summary presented by the consultant in Tab 3 of the two Gale reports. That tabulation reports a total demand of 18,714 game & practice hours measured for a sample year which I assume was 2009. In one place Gale calls it an approximate figure and in another an accurate estimate. I assume it is approximately accurate.

It includes a weighted impact factor for the 3541 hours of HS/MS portion or 19% of the total hours. So 81% of the hours are un-weighted. 59% of the un-weighted segment reflects the Wayland Youth Football, Youth Soccer, Youth Baseball, and Baseball/Softball Association programs. They <sup>are programs that</sup> ~~are~~ undoubtedly have large numbers of under-ten <sup>year</sup> age category participants which according to the report have less impact on field wear and tear than older users.

The impact data on page 5 of the School report suggests Little League participants have only 40% of the impact on a field that HS Varsity Football players do. Assuming every player in the 5-10 age category would have an equivalent impact, their omission from the weighting is significant. In Wayland, that younger group accounts for about 38% of those under 20 population, the predominate users. To appreciate the impact consider that if the reported 18700 hours of demand was adjusted for the lesser impact it would reduce the total by about 2200 hours or nearly 12%.

More importantly, the consultant did not consider future trends in that demand. On tab 3 they do note that Wayland Youth Soccer program reported a 15% decline in participation in recent years but neither Gale nor the Recreation Commission has forecast future participation levels. The Wayland School Department's own enrollment forecast shows an expected 8% decline by 2015. That's not the only negative forecast.

If we use population trends as a surrogate for the missing participation information we find we can expect a major reduction over the coming decade. The UMass Miser project forecasts Wayland will experience a 15 to 30% decline in overall population and the younger population groups will decline at rates near the high end of the range with the single exception of the 20-29 group. 5-9 years <sup>will be</sup> down 18%; 10 to 14 down 23%; 15 to 19 down 37%; 20 to 29 up 21%; and 30 to 44 down 15%.

Since tab 3 does not provide user data by age groupings, we can only guess at the effect of this decline. Clearly we can anticipate a sharp reduction from the 18000 hours

of reported use. Depending on the each group's level of participation the total could be reduced to less than 12,000 hours. If that is the case, total hour demand would be 2/3rds of present levels and the need for any additional fields eliminated.

Moving on from a discussion of "demand" to "need" we find the cause of the mistake I noted earlier. Gale mentions three different measuring criteria. They report demand in "hours" as I have been discussing. Changing to need calculations they apply the term "team uses" which is equivalent to "10-20 persons using a field for a 2 hour event" (see page 4 in School report). Elsewhere, they refer to an "event" implying it is an hour long, not the 2 hours just mentioned (see page 6, Section 8). One has to be careful and I wasn't; I didn't pay attention to the "2 hours" attached to the team use term. Correcting for the 2 hours, Gale data indicates we need 47 fields (18714 hours divided by 2 hours times 200 team uses) unless we "aggressively" maintain the fields which we don't.

One of Gale's goals was to reduce field use by 25% to allow more time for better maintenance. (That's also about the difference in Gale's two standards.) If we heed the *a* Recreation Committee's comment about wanting to continue over-scheduling so ~~they~~ don't discourage demand, we'll never save that time so the use of the lower, 200 uses, standard is appropriate here.

But that standard is, on its own, subject to some question. I have been told that it is not uncommon to schedule two teams to use the same field at the same time. As a grandparent with a child living in another town, I witnessed this in action. It apparently is common with both T-Ball and youth soccer groups. ~~To accommodate the arrangement~~ they use separate ends or portions of a single field. This practice is not mentioned in the Gale's work but would obviously increase the "team use" standard above the 200 use level. Even if the dual use is as little as ten percent of the time it reduces the need for additional facilities. (We should appreciate that it may also increase the impact on wear and tear of young participants reducing the savings I noted above.)

In summary, the data leads me to conclude we don't need those extra fields. On one hand the Gale use data and standards indicates that the Middle School has more than enough space now and the High School needs an additional baseball/softball diamond. According to Gale's numbers, the Recreation department does need more capacity. Their needs account for all of the increase Gale suggests<sup>ed</sup>; 19 additional fields in total; 4 multipurpose fields and 15 baseball/softball diamonds. (2 facilities of that total might be served by using idle field time at the schools and, according to Gale's figures, converting to MP Fields to artificial turf would solve that shortage.) It is interesting in all this that baseball diamonds, not multipurpose fields, are the primary need.

On the other hand, if, as I think is appropriate, we adjust the 18700 hours for the declining population expected and for the reduced impact of children under ten, the total number of fields needed, applying the same Gale 200 team use standard, is only 30.9 and we have 30. We can expect both the High School and Middle Schools to have excess capacity, about one field of each kind. The Recreation department will have an excess of multipurpose fields but still a shortage of six baseball/softball diamonds. Again we find the emphasis has been on the wrong type of facility. We should be looking for baseball/softball space/not multipurpose field space.

It is not my intent to measure or forecast the Town's athletic facility requirements. My purpose in preparing this material is to demonstrate that the work done by the Recreation Commission over the past year is, as the Gale Reports point out, only the beginning. Further, I think any decisions based on the initial work are premature. Much more needs to be done before any funding is ~~requested, let alone~~ authorized.

Before further thought is given to designing or constructing fields the Recreation Commission should follow the advice given by the Board of Selectmen during their March 22 meeting and develop a thoughtfully reasoned, economically defensible, 3 to 5 year plan that considers all options fully and openly. The citizens of Wayland deserve that much before they are asked to spend funds that might be better utilized elsewhere.



Thank you for your time and patience.

Bill Hearne

ESTIMATED FIELD NEEDS BY USING AGENT

	Current Hours	Gale Need	Est Hours	Calcul'd Need	Have
HS	2781	7.0	1808	4.5	8
MP	1669	4.2	1085	2.7	6
BB/SB	1112	2.8	723	1.8	2
MS	760	1.9	608	1.5	3
MP	315	0.8	252	0.6	1
BB/SB	445	1.1	356	0.9	2
Park & Rec	15173	37.9	9935	24.8	19
MP	5211	13.0	3412	8.5	9
BB/SB	9962	24.9	6523	16.3	10
Total	18714	46.8	12350	30.9	30