

TOWN OF WAYLAND – RECREATION DEPARTMENT

Recreation Commission Meeting Minutes

Posted in accordance with the provisions of the Open Meeting Law

Thursday, October 6, 2016 at 11:00am | Wayland Town Building

Present: Frank Krasin, Anna Meliones; Brud Wright; Asa Foster
Katherine Brenna; Jessica Brodie

Guests:

Gene Bollinger (Weston & Sampson)
Cass Chroust (Weston & Sampson)
Ann Knight (Wayland Free Public Library)
Aida Gennis; (Chairwoman, Board of Library Trustees, Wayland Free Public Library)
Woman in the corner....?

11:00 AM MEETING CALLED TO ORDER:

Asa Foster called the meeting to order.

11:01 AM PUBLIC COMMENT:

None.

11:02 AM LIBRARY PLANNING & DESIGN STUDY

Gene Bollinger presents plans for Library footprints. Presents 4 cost guidance, 3 schemes
1 cost guidance for each scheme, and one that compares to low drag for comparison
purposes

Gene will Walk through those 3 schemes –

Passed around Library schematic that was presented to School Committee from
Tappe/Warner-Larsen. Gene’s schemes just work with the area to the left of Tappe’s line.

Diagram A & Cost Guidance Page 1 –260’x165’ (86yd x 55yd) --- \$800k

Original field footprint that 260x165 (86ydx55yd) is actually with a buffer zone 280x205
(93ydx63yd) Shifted field a bit to reflect the new edge of Library parking. Cost guidance
based on conceptual estimate, very preliminary. Potentially \$800k project. – bulk of spending
earthwork, cut & fill, approx 90k. Site improvements 300k in retaining walls and barriers on
the retaining walls. Large Modular blocks, cheaper than poured. \$300-\$400 premium.

No Diagram, theoretical perfect parcel & Cost Guidance Page 2 --- \$350k

with perfect parcel, similar to Oxbow – cost \$350k, to illustrate the cost for comparison. Brud
suggest similar to front of parcel.

**Diagram B – L shaped Field & Cost Guidance Page 3 --- \$570k; 135’x195’ or 45ydx65yd
Size of typical field at Claypit field**

Gene- would allow flexibility of rotating the field, but field is smaller. L Shape or T shape,
could get away with less retaining wall. Look at corresponding costs – earthwork under 50k,
retaining at 162k – premium is much less, 570k bottom line

Diagram C – 6v6 Green Space --- \$210k; (90’x141’ or 30ydx47yd) 6v6 field

Low Drag Alternative Field & Cost Guidance Page 4 (90’x141’ or 30ydx47yd)

Gene- would yield a field that could be high performing, permitted, and smallest footprint. Could be labeled as lawn, for library purposes. Developed in lowest areas, avoid steep slopes, no retaining walls, smaller footprint. Better access to school parking lot. \$210k project. Brud asks to push it 110'x161' (36yd x 54yd)? Gene says likely able to do so without retaining walls.

Gene – numbers are conservative, irrigation, drainage, designed to be maintained and performed at a high-level.

Asa – could we spend 800k on Diagram C, and work on fields at Alpine and Oxbow too for same cost.

Gene – yes, that's feasible, but \$210 cost is a low estimate.

Brud – Can 45% of Library grant covers this lawn area?

Jess – No, and Aida confirms, after talking to Ben in Facilities, it only covers the the infrastructure of the building.

Brud – could get in there before 2021, when new library would be completed?

Anna – woul dhave to remove the existing parking lot,

Aida – yes remove it, avoid the burn dump area

Gene - 1ft vs 3ft surface depth when constructing; not incredibly efficient to do the work separately, because so close to the line to existing site.

Looking to solve field deficient in the Town – lower hanging fruit that might be better value than this project.

Jess – budget meeting, timing of Rivers Edge project, DPW does a lot of staging there. DPW has a temporary interest of this parcel between now and 2021 when this project happens.

Frank asks for dimensions of field at Claypit 195'x133' (45yd x 65yd) is a 8v8 field.

Brud – 8v8 field, and all other ones were 6v6 – does that compare to Claypit?

Gene – it's smaller.

Brud – just to complicate things – fields are now labeled as 7v7 and 9v9

Brud – there is cost to do nothing, right?

Gene – yes, sub-drainage and irrigation. Restoration costs if there is no field there. Requires barrier and 3ft of soil. Can't leave 1/3 of parcel unfinished, will be restored. Aesthetically pleasing to have a 1.5 retaining wall to transition library-parking-field.

Brud – even if we don't elect to spend money on this, the town still has to restore the area.

Gene – town responsible for demolition of old building, doesn't include the lifting of the parking lot.

Aida – from dept head meeting, learned that DPW could still use the area for staging, buses, until under construction.

Anna – still has value as library green space, but does recreation have to pay for that?

Asa- can't use our user fees to use a grass area, not appropriate. Think we can come to an agreement to own this parcel, and ask the town to fund the green space.

Gene – estimates a 10-20mil project, and the state contributes 45% of infrastructure. 200k of a 15mil project to finish the space, it has to be finished.

Brud – Could let area stay with DPW?

Anna – likely can't use the \$210k in user fee revenue for green space, beneficial to town or schools.

Aida – can be a great open space.

Asa – wait for the Library project to be built in 2021, and develop it later.

Brud – ultimately where we will end up; ideal parcel for turf and grass, able to rest, rotate, etc. ideal situation. Users ask, what if we walk away from this premium spot? Likely low

hanging fruit in other areas. The users need to support this deal, or walk away from it. What assurance do we have that we find an alternative for the users, if we walk away from this initially ideal parcel.

Jess- FinCom 4-2-1 voted last night in favor of the Strategic Town Wide plan. BOS voted if we pull the Middle School Article; if we voted today to pull it. Both boards already voted in favor of the Article; BOS and FinCom.

Anna – our fields are in deplorable condition; we have a ton of kids that need good fields; we need something new.

Asa – present the article, get support of FinCom and BOS and let the taxpayers vote.

Brud – we lost last vote by 11 votes. Voters will show up this time. Disheartening to go up against obstacles, have the library support us finding other site, to move away from this parcel. If we move off this parcel, reduce our interest in this parcel, we need an understanding or vote of confidence that we can complete the other projects. Brud – talking about the Article, beyond that, after that, actually acting on those fields.

12:00PM Anna Meliones left the meeting.

Aida – strongest suit now, is presenting the article for the study. Think it will pass.

Demonstrate needs, quantify it, and what it's going to cost. People want analysis; present analysis. Need a comprehensive plan. Strongest advocacy.

Brud – wants to discuss the scope of work for the scope of work ?

Gene – identified the scope of work and fee schedule; discussed combing the Middle School study and Strategic Plan.

Jess- includes research of a turf field is part of the study, passive areas, like playgrounds too.

Brud – School Committee wants to know, inventory of the assets that would be a part of that study – Would it include the Field House?

Jess- the Field House is a School Facility

Brud – want an inventory list. Want to know what properties we are looking at?

Frank – clarify what is under our control

Brud – we have an MOU because some properties are under school, recreation, DPW; etc; some are shared – Hannah William Playground, school property fields and playgrounds – look at everything. Look at Loker too.

Jess- Even look at parcels that could potentially purchase.

Brud – right. Not looking at School Buildings Passive recreation, recreation property, all playgrounds, and all fields, and the Town Building Gym. If you want us to look at Field House too, then join us in the study. Make sure we capture everything in conjunction with School Committee. Looking for specific list.

Frank – wants us to meet with them at next School Committee meeting on October 17

Gene – action item – refine proposal to modify to reflect the needs to Recreation and School Committee for their endorsement.

Brud -- Will vote on the 17; when can we expect revision

Gene – next week. Will include why we are doing this, and how its different from past studies.

Jess Gale Report – just included fields; Open Space - -just surface study.

12:35 PM **FALL TOWN MEETING WARRANT ARTICLES**

Asa– Motion to approve the Field/Library proposal labeled “Wayland Library + Field Project – Diagram A” presented by Weston & Sampson that shows the delineation/line of jurisdiction to divide the 195 Main Street parcel between Library and Recreation; Frank – 2nd Discussion: Aida points out the driveway, would still belong to Schools; All in Favor 3-0-0

Jess- Mark Lanza to make a formal motion for each board to transfer land at a later date.

Asa– Motion to pull Article 13, “Middle School Field Feasibility Study”, as it’s a duplicated effort with Article 12, “Town Wide Strategic Plan”; Frank – 2nd Discussion: None; All in Favor 3-0-0

12:35 PM **PUBLIC COMMENT:**

No public present to comment at this time

12:35 PM **TOPICS NOT REASONABLY ANTICIPATED BY CHAIR 48 HOURS IN ADVANCE OF MEETING**

12:35 PM **NEXT MEETING**

Thursday, October 13, 2016; 7:00pm | Wayland Town Building

12:35 PM **MEETING ADJOURNED**

October 6, 2016 12:35 PM

Asa– Motion to Adjourn; Frank – 2nd Discussion: None; All in Favor 3-0-0.