

# TOWN OF WAYLAND – RECREATION DEPARTMENT

## Recreation Commission Meeting Minutes

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### **TUESDAY, MAY 23, 2017 AT 7:30 PM**

Wayland Town Building | 41 Cochrane Road | Wayland MA 01778  
Held in Large Hearing Room, videotaped and broadcast by [WayCAM](#)

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<b>Present</b>	Asa Foster, Chair; Frank Krasin; Chris Fay; Brud Wright  Recreation: Ed Sanderson
<b>Absent</b>	None
<b>Guests</b>	Gene Bollinger, Cass Chroust, Kevin MacKinnon, and Mike Moonan – Weston & Sampson

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#### **7:30 PM MEETING CALLED TO ORDER:**

AF called the meeting to order at 7:33 pm.

#### **7:35 PM WAYLAND HIGH SCHOOL ATHLETIC FACILITY STRATEGIC MASTER PLAN – 3<sup>RD</sup> PUBLIC INPUT MEETING PRESENTATION:**

AF introduces GB and the W&S team and turns over the presentation to them. GB, CC, and KM present the following:

History and Context (how we got to where we are today):

- Started 10-11 years when first turf field was installed
- Since that time series of studies on fields such as Gale Report in 2010 (cliff note version is that there are not enough rectangular fields in Wayland to meet demand in the town); Gale updated report in 2014 report with same conclusion
- Next came the high school renovation; 95% of improvements were internal, not addressing any of the athletic fields
- In 2016 W&S hired to complete a master plan for the HS athletic fields
- Also, W&S and the Rec Commission have just embarked on a town-wide strategic recreation facilities plan. Plan will be completed end of August 2017 and will include a capital and financing strategy on how best to address the deficit of fields in town as well as the need for other recreation resources in town
- Overall, the two plans, the high school athletic facility strategic master plan and the town-wide strategic recreation facilities plan, will improve HS fields and other active and passive recreation locations around town

Existing Conditions:

- Fields are deteriorating
- Use of fields exceeds their recommended capacity, further deteriorating their condition and not allowing a “rest” period for the fields
- Many of the fields do not have appropriate drainage or sub-drainage, and sometimes the field pitch is not adequate
- Home track is deteriorating and as a result home meets are being cancelled or moved to other venues

- Bleachers are in need of repair, and in need of replacement to meet ADA requirements
- Storage for goals and other athletic field related needs is lacking
- ADA accommodations are lacking at the stadium as well as access to other fields
- Tennis courts are in bad condition, negatively impacting the scheduling at this venue
- There are safety concerns at the JV baseball field
- Overall, there are lots of underperforming aspects of the high school athletic fields

#### Urgency of Repairs:

- Timing is critical – the process for funding, permitting, design, bidding, construction, and grow in period of natural turf are the major steps in the capital improvement process. There is not a lot of time to waste if we don't want to see continued postponement of events on the turf, track, tennis courts, etc.
- Typical process
  - o Secure funding – 6 to 12 months
  - o Permitting and Design – 6 months
  - o Bidding – 3 months
  - o Construction – 6 to 12 months
  - o Grow in period – ideal scenario would include 2 growing seasons. For example, if a project were constructed in spring/summer 2018, planting would occur in late August/early September 2018 and the grow in period would include Fall 2018 and Spring 2019 with athletic activities beginning on the field in Fall 2019.

#### Site Constraints:

- Site is within the floodplain of the Sudbury River
- Wellhead protection areas in close proximity, with some fields within the Zone I protection area
- Wildlife habitat protection area in some parts of the site
- Challenging topography with some wet areas and some rocky, steep areas

#### Environmental Compliance:

- There are 3 wells close to the field
- Brief history in last 10 or so years:
  - o As part of the installation of the turf field by the Booster Club, a notice of intent was submitted to the Wayland Conservation Commission
  - o The Conservation Commission issued Order of Conditions
  - o The Order of Conditions was appealed up to the DEP
  - o The DEP then issued a superseding Order of Conditions that Boosters would have to comply with
  - o Moving forward, lots of these conditions were not met, such as collecting storm water runoff samples, submitting as-built plans, etc.
  - o W&S is helping the Town to develop a plan to settle the existing Order of Conditions to the satisfaction of the DEP prior to moving forward with the proposed project improvements at the high school. W&S has begun discussions with the DEP on this front and they are receptive to this approach.
  - o In 2014, the existing 2 wells were replaced with 3 wells (so 2 wells were existing at the time of initial turf project).

- There is a Zone I around each well and typically the only land uses allowed within the 400' Zone I radius are water protection related. However, if a land use exists prior to the Zone I designation, that use is "grandfathered", allowing it to continue. In the case of the high school athletic fields, there are fields – the wet field and the rock field – that are grandfathered land uses in the Zone I. However, to be sensitive to the Zone I designation, the proposed improvements at the high school will not include recommendations to improve the wet or rock fields.

#### Current Users:

- Currently, there are many users of the turf, which a natural turf field would not be able to support
- Typically a well-maintained natural grass field can support 500 hours a year of activities
- Typically a synthetic turf field can support 3000 hours a year of activities, accommodating activities during the 8-9 non-snow months of the year
- Beyond the current synthetic turf activities, the natural grass fields at the high school also support many activities

#### Preferred Plan:

- The plan includes 2 major geographic areas, detailed in 3 phases, within the high school grounds:
  - o Front area near the entrance to the school off of Old Connecticut Path
  - o Back area including track/turf area and the baseball fields and adjacent large rectangular area
  - o As noted above, the preferred plan does not include improvements to the rock or wet fields
- Phase 1 Improvements
  - o Includes a new track and synthetic turf field complex
  - o A larger footprint than the existing complex is recommended, but the complex is moved farther away from the Zone I boundary
  - o New bleachers are constructed and are flipped to the other side of field with storage provided underneath
  - o Improvements would also include space for a new ticket booth/concession area, but these improvements are not included in the cost estimates. It is anticipated that ticket booth/concession area improvements would be funded privately or through another source.
- Phase 2 Improvements
  - o The tennis courts, currently adjacent to the track and turf, would be relocated to the front of the school off of Old Connecticut Path so they are more integrated and accessible to the broader community. This approach allows access to the tennis courts without having to enter school grounds, which can be an issue during school operating hours. A portion of the current tennis courts are within the Zone I so moving them would also reduce the amount of non-water protection land uses within the Zone I.
  - o Two new basketball courts would be constructed in the front of the school as well
  - o Overflow parking would also be added in the front of the school
  - o The current softball field in the front of the school would be moved from the front of the school to the current location of the tennis courts (but

outside of the Zone I area) in the back of the school. Moving the softball field to this area will provide better orientation, team benches, and a permanent outfield fence.

- Phase 3 Improvements
  - o The varsity and JV baseball fields, and the large rectangular area adjacent to these fields would be extensively renovated
  - o The new varsity baseball field would have a unique outfield fence
  - o The JV baseball field would be moved to provide better orientation to the sun. This approach will also allow JV and varsity baseball to play simultaneously, which currently is not feasible.
  - o The 3.5-acre rectangular field will be extensively renovated and lined to allow for multiple practices simultaneously
- General Improvements
  - o ADA pathways constructed throughout
- Phasing and Funding
  - o The 3 phases described above could be constructed as one project, or as 3 separate ones
  - o Potential funding sources could include general town funds, community preservation act funding, user fees, donations or a combination thereof

#### Take Away Points:

- o Synthetic turf fields
  - Many surrounding communities have one or more synthetic turf fields
  - Waltham has 6 turf fields
  - Needham has 4
  - Framingham in conversation to have a second one
  - Moving forward it is important to have discussion about turf fields – concerns, studies, etc.
  - There will be future opportunities to discuss turf vs. non-turf
- o Tennis courts
  - While Wayland currently has 10 tennis courts at the high school, most schools have only 6, maybe 4, tennis courts
  - The idea would be to look for other opportunities around town for other geographic locations for additional tennis courts
- o Compliance is critical
  - Need to continue to work with the DEP to adequately bring old turf improvements into compliance
- o Need continued dialogue and fully vetting of solutions
- o If we don't address the field needs, events will continually need to be relocated because of the substandard facilities, especially the track and synthetic turf.
- o Wayland will need to look to adjoining towns during construction to help with athletic programming during construction

#### Public Comments:

1. Dan Hill – (Planning Board member) (all 6 members present) – should we follow Zone I boundary “religiously” or should we follow groundwater flow data and do we have that data?

- KM – yes, we have groundwater flow data. Flow is towards the river put flow or capture zone extends as far as the ball fields; the whole high school athletic field complex is within a Zone II
2. Dan Hill – is there a benefit to moving the turf/track stadium complex to the Phase 3 area to be farther away from the Zone I and to allow use of current stadium while building new one?  
GB – Building the new turf/track stadium close to its current location allows for better programming of the site, keeping the stadium closer to school, especially with storage, concession etc.  
GB – also essentially “flipping” the Phase 1 and Phase 3 locations would introduce a large natural grass turf field close to the Zone I area, putting nutrients from fertilizer closer to Zone 1
3. Dan Hill – can we expect only a 10 year lifespan out of the new turf?  
GB – yes, typically turf lasts 10 -14, possibly up to 16 years  
MM/GB – in regards to Wayland’s current turf field, it has not held up well. The manufacturer of the Wayland turf has had problems/defects with this same turf in other locations s well
4. Eric Buskus (Rice Road) – will discus be included as part of the new improvements? I don’t see it on the plans.  
CC – Yes, it will be in the final plan.
5. Eric Buskus – where will high jump and pole vault be?  
CC – Both will be included in final design
6. Eric Buskus - How wide is track?  
GB/CC – 8 lanes on the straight sections; 6 lanes on the curves
7. Tom Sciacca
- Led appeal of Conservation Commission’s order of condition on the original turf field
  - Applauds proposal to rebuild Phase 3 fields – drainage, reorientation of JV baseball field, etc.
  - Does not agree with replacing the turf field. Presentation talked a lot about local environmental issues, but have not talked about player safety:
    - o There have been incidents of heat related illnesses
    - o You mentioned 3000 hours of use per year for a turf field, but because of the excessive heat on the field surfaces, you shouldn’t use the fields form 10 am – 4 pm from June to August/Sept
    - o Mechanical/joint issues – plastic grass does not absorb energy when a player pivots resulting in higher ACL injuries, 80% higher on turf.
    - o Toxins in the turf materials – studies have purported to link soccer goalies and cancer levels; not at a level to be definitive, but should give great pause.
    - o Plastics issues – lots of plastics that detach from the turf surface blow into the adjacent wetlands and river
  - Cork as substitute for crumb rubber – still problems with heat illnesses, mechanical joint leg injuries, and plastics from turf into wetlands and river
  - Applauds effort to build a turf field in other locations in town – Oxbow, Greenways (can walk there from HS) – but wants them to be grass not turf at the high school
8. Kevin Murphy – (Planning Board member) – His kids have only been injured on grass fields, not turf. He suggests the Phase 3 multiphase rectangular field be a turf option in addition to the stadium
9. Sheila Brown - Why were restrooms not included in cost estimate?

- GB – trying to be creative in keeping costs down and perhaps donation for it  
SB – suggests the concession and ticket area could be paid for with private donations, but doesn't think private donors will be jumping at the opportunity to fund restrooms
10. Patrick Butler (Wayland HS 2016 graduate and track athlete) – the current track is terrible; has been injured by it; he supports the new track
11. John McGah (Shawmut Ave) – I am hyper-focused on the softball field. The proposed location for the new girls softball field is near the wet field so I am concerned about how wet it might get  
GB – we have the benefit to construct it from the ground up and install highly permeable soils with good drainage; W&S will be producing a tech memo in the near future describing each improvement in more detail.
12. John McGah – is there a comparable field constructed in a nearby town that I could visit and take a look at?  
MM – Needham and Worcester are examples, but also need to balance chosen sand/soil mix with maintenance requirements
13. Unknown speaker no. 1 – need to keep in mind the need for more passive recreation opportunities  
GB – we are addressing the mix of active and passive recreation as part of the Town Wide Recreation Facilities Strategic Plan
14. Unknown speaker no. 2 - Another comment about bathrooms; wants bathrooms included in the plan and cost estimate rather than an item to privately financed.
15. Unknown speaker no. 3 - Another comment about bathrooms; per CORI requirements, you cannot send one coach and one kid to a bathroom alone. Therefore, at least two coaches need to go and if that happens there are typically no additional coaches to continuing with practice. So having bathrooms, from a CORI compliance perspective, can actually be a hindrance.
16. Unknown speaker no. 4 – “Bullpen” area (area adjacent/between existing turf and the round, fieldhouse part of the school) - Think about keeping that area as a warm up area for teams waiting to get on the turf
17. Tom Sciacca – Recreational water resources – water and streams – should be included in the Town Wide Recreation Facilities Strategic Plan
18. Paul (build on Kevin Murphy comment) – Could we reorient the proposed turf field complex 90 degrees to allow for construction of another turf field next to it, moving the JV baseball field closer to Zone 1 but not in it  
GB/CC – not enough space to do that because would encroach into Zone I
19. Kathy Steinberg (Highland Circle) - Can you describe where you have had to compromise in your design because of site constraints.  
GB - In a perfect world, we would not have any overlapping uses, but in general the improvements to the high school athletic fields include:
- Phase 1 – high quality turf and track and related storage, etc.
  - Phase 2 – upgraded tennis courts, better visibility/connection to the greater community
  - Phase 3 – better orientation, better quality fields
20. Kurt Tramposch – the reason the superseding Order of Conditions was sought from the DEP was to change drainage design to flow away from wells and direct into northwest marsh area. Wants to see more detailed design of the drainage system for the proposed project, specifically where the infrastructure drainage would be and where it would drain to, especially the turf. With Tom Sciacca, he was part of the 10 citizen suit and believes the drainage was not included in the last planning process and should have been. Please explain a little better how the drainage on this site works? This was the main problem with the Conservation Commission's original order of conditions

that was appealed. Also, there is an issue of the elevated temperature of runoff from the turf into the wetlands or other areas – one outfall or a series of outfalls.

GB – we have the skills and tools to design stormwater controls that meet the Wetlands Protection Act and Conservation Commission requirements.

21. Kurt Tramosch – why can't the track/turf be moved farther north farther away from the Zone I?

GB – the track/turf is the most used part of site so it is important to prioritize its convenience to the high school and the parking area as much as possible

22. Unknown speaker no. 5 – Bennett "Rock" Field – Could it be improved?

GB/CC – would need retaining walls to make significant improvements and would only get you a portion of a field if we are trying to limit any improvements within the Zone I.

23. Jeanne Downs (School Committee) – How do you go about ensuring a proper level of maintenance?

GB – need manpower, appropriate equipment, etc.; important to allocate sufficient funds towards this effort moving forward.

24. Eric Buskus – Would softball field homeruns potentially land on the new track with the proposed orientation?

GB – as part of design process, may consider a short stretch of netting in that area to catch any home run balls.

25. Kurt Tramosch – Wet field is underwater much of the time. Question about alternative track material surfaces for Patrick Butler – is polyurethane used on most tracks? Patrick didn't know about the specific materials.

26. John McGah - Big picture, how would you rate the project from an environmental protection stand point?

GB – not perfect, but it is a balance of environmental protection and high performing facilities.

MM – both synthetic and natural turf field choices are much better today; turf infills are much cleaner today.

27. Kurt Tramosch – Does the old turf have to go to a hazardous waste landfill?

MM – yes, some goes to a landfill, but the turf industry is developing a recycling program for the fibers.

28. Kurt Tramosch - What is the cost of disposing of old turf? I was responsible for testing for lead of Concord/Carlisle field and the cost of tearing up and replacing the field was \$750,000.

GB/MM – closer to \$400,000 for tearing up and replacing one field (not including other improvements such as drainage, base material upgrades, etc.)

**9:36 PM MEETING ADJOURNED**

Adjourn; There being no further business before the Recreation Commission BF moved, seconded by AF, to adjourn the meeting of the Recreation Commission at 9:36pm; Discussion: None; Vote: 4-0-0.