

RECEIVED

ARTICLE FOR SPECIAL TOWN MEETING 2017 AUG 31 2017

Board of Selectmen
Town of Wayland

SPONSOR: RECREATION COMMISSION DATE RECEIVED: _____

CONTACT PERSON: KATHERINE BRENNA TELEPHONE/Day: 508-358-3660

TELEPHONE/Evening _____

BOARD VOTE: APPROVED 3-0-0 DATE OF VOTE: AUGUST 30, 2017

TITLE: SYNTHETIC TURF FIELD AT LOKER CONSERVATION & RECREATION AREA

COST: _____ NO COST: _____ COST ESTIMATE: 154,000

TEXT:

To determine whether the Town will vote to:

- 1) Appropriate a sum of money of up to \$154,000 to be expended under the direction of the Wayland Recreation Commission for design services for development of a synthetic turf field at the Loker Recreation site per the [Wayland Recreation Commission Field Development Master Plan]. (*See Appendix 1*)
- 2) determine whether said appropriation should be provided by taxation, transfer from un-appropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided that:
 - a) Not more than \$154,000 be transferred from the Recreation Stabilization Fund

RECREATION COMMISSION COMMENTS:

This article appropriates funding for design services for the development of a synthetic turf field at the Loker Recreation site consistent with the [Wayland Recreation Commission Field Development Master Plan]. (*See Appendix 1*)

The primary reasons for this project are:

- 1) To provide appropriate fields to meet the current demand of Wayland users.
- 2) To alleviate the overuse of existing town, recreation and school fields. Currently, all Wayland fields are overused by three or more hours per day. The addition of a turf field with lighting would allow more evening hours on the field; this will become increasingly important if Wayland Public Schools follow the national trend to shift school start time later in the day.
- 3) To allow the rehabilitation of existing recreation fields that need repair; existing conditions are deteriorating and deficient. Rehabilitation would thereby ensuring safe playing venues for all town residents.
- 4) To provide continuity of programming for practice and competition within the town during the period the High School Athletic Facilities and Fields may be under construction.
- 5) To allow Recreation to enhance and expand current program offerings for preschool, adult and senior groups.

Background:

Wayland acquired the Loker Recreation Parcel in 2000 for Recreation and Conservation purposes. The Loker site was included in the 2010 Town-Wide Athletic Field Master Plan provided by Gale Associates, Inc., (Appendix 2 “Gale Report”) where the Gale Report referenced a dire need for a second turf to support the needs of Wayland.

At 2013 Annual Town Meeting, the town voted and approved the Recreation Commission’s article to develop fields at the Loker site with funds from the Community Preservation Committee (CPC.) During this process, the Recreation Commission conducted extensive research including a Wetlands Study, Historical Artifact Study and two Licensed Site Professional (LSP) Reviews. Included in the design process of laying out potential fields, Recreation conducted Well Investigation and Fracture Trace analysis, to determine possibility of drilling wells to irrigate grass fields. It was determined that wells would be cost prohibitive, and the initiative to develop grass fields at Loker was abandoned, all funds not spent on the project were returned to CPC. At the time, there was a restriction through a bylaw on irrigation/watering source, but since then the bylaw has been rescinded.

The 2010 Gale Report indicated that this site was ideal for a synthetic turf field, but because the initial CPC design money was allocated for grass field development, the Recreation Commission felt it was appropriate to return the funds to CPC and pursue a synthetic turf field at a future Town Meeting.

The Project:

Weston and Sampson, Inc. have provided a current estimated cost of a Synthetic Turf Field at Loker Recreation site of \$2.0M.

If the High School Master Plan is also approved, there may be cost efficiencies in both design services and construction costs as the project may be phased in three parts starting with the construction of the synthetic turf field at the Loker Conservation and Recreation site, the repairs and renovation to the high school stadium complex next, and the tennis courts/softball field swap and outdoor basketball and volleyball courts last.

Plan Details:

A. Synthetic Turf Field at Loker Conservation and Recreation Area

Field Development being proposed would include a large multi-sport synthetic turf field with lighting, and appropriate parking.

PROS:

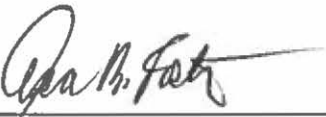
ARGUMENTS IN FAVOR:

- a. Synthetic turf fields do not require watering, fertilizing or mowing, they do not attract geese. They are available for play during and after rain and result in fewer weather cancellations. They extend a playable season by many weeks, when grass fields are not playable.
- b. Lighting a field would allow more evening hours on the field; this will become increasingly important if Wayland Public Schools follow the national trend to shift school start time later in the day.
- c. One synthetic field can accommodate three times the capacity of a grass field (based on time and day of use in Wayland). Three grass fields would be needed to handle the capacity of one synthetic turf field.
- d. Since the high school synthetic turf field was completed in 2007, the number of youth, middle school and high school students participating in town or school sports teams has steadily increased. For example, over 75% of high school students participate on the 61 high school teams.
- e. An additional turf field will provide appropriate fields to help meet the current demand of Wayland users and alleviate the overuse of existing town, recreation and school fields. Currently, all Wayland fields are overused by three or more hours per day.
- f. An additional turf field will allow the rehabilitation of existing recreation fields that need repair; existing conditions are deteriorating, deficient and non-conforming, thereby ensuring safe playing venues for all town residents.
- g. An additional turf field will allow continuity of programming without interruption due to unplayable or unsafe conditions or sudden needed repair on existing fields; and allow Recreation to enhance and expand current program offerings for preschool, adult and senior groups.
- h. An additional turf field will allow programming for practice and competition within the town during the period the High School Athletic Facilities and Fields may be under construction. This will save the approximately \$20,000 cost per season to relocate middle school and high school sports team practices and games during the high school athletic facility construction.
- i. Designing and bidding this project now may maximize financial efficiencies if High School Master Plan is also approved; and will allow the town to have exact construction costs from the bidding process when presented to a future town meeting for approval of construction funds.
- j. The average cost to maintain a synthetic turf field (\$10,000-\$15,000 annually) is less than the average cost to maintain a grass field. (\$25,000-\$50,000 annually.)

CONS:

ARGUMENTS OPPOSED:

- a. Concerns about synthetic turf fields including increased heat and potential leaching of infill material which could affect wetland resources, and the Sudbury River Watershed.
- b. There are other large capital projects in town that are asking for money.
- c. The negative impact of developing the Loker Conservation and Recreation site including lighting, noise and traffic.

SIGNATURE OF CHAIR	<u></u>	DATE	<u>8/31/17</u>
TOWN COUNSEL REVIEW	_____	DATE	_____