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Date: February 26, 2019
To: Zoning Board of Appeals
From: Planning Board
Re: Loker Recreation Project – Comments on Site Plan Review Application

As you know, before the Wayland Recreation Commission initially filed a site plan review application with the Planning Board for a proposed athletic field project at the Loker Recreational Area, 412 Commonwealth Road (the "Project"). The Planning Board held a hearing on November 27, 2018.

The Planning Board voted to retain TEC to review the traffic study that was submitted with the site plan review application. TEC's review of the traffic study included a review of existing conditions, future transportation infrastructure projections, assessment of potential impacts, and review of the existing sight distances. The traffic volumes from the Project are not anticipated to impact the overall intersection operations of Oak Street and Route 30. The Planning Board recommends that TEC's report be entered into the ZBA's record.

At the conclusion of the hearing, the Planning Board discussed the application and made the following findings of fact and recommendations for further action:

1. Provide a set of stairs from the parking lot directly to the field area.
2. Consider an alternate layout(s) of the proposed parking lot with angle parking for the first row of the parking lot. This may be an opportunity to save a group of trees.
3. Provide greater detail on the driveway and emergency access road from Rice Road.
4. Provide a plan sheet(s) of the Project showing proposed improvements overlaid on existing conditions.
5. Provide a detail of the lighting plan (pole details, photometric plans, etc.).
6. Clarify how crumb rubber under the proposed field will be contained and collected.
7. Provide details on the concrete pad and fencing for the proposed porta johns.
8. The Board stressed the importance of collecting groundwater elevation and soils data in the location of the proposed drainage infiltration system below the parking lot to ensure adequate soils and separation to groundwater. This was also noted by the Wayland

Board of Health.

9. Provide a guardrail at the rounding curve of the access road to the parking lot. Consider widening this entrance road and providing lighting for safety purposes.

On December 11, 2018 a Technical Land Use meeting was held with Wayland Department Heads. The participants at the meeting discussed the fact that §198-501.2 of the Zoning Bylaw states that: "Illumination of athletic fields, golf courses, and tennis courts is permitted when a special permit is issued by the Zoning Board of Appeals under the provision of §198-203". Section 603.1.1 states: "The Planning Board shall administer Site Plan Approval (SPA) whenever this Zoning Bylaw does not also require a special permit and/or variance." Since the Loker Field Project includes field lighting, the ZBA is the board of jurisdiction (and not the Planning Board) for purposes of administering site plan review. See §198-603.2.

On January 8, 2019 the Planning Board voted to accept the Recreation Commission's withdrawal of the application for the Loker Field Project. The Commission subsequently filed an application for Site Plan Approval with the Zoning Board of Appeals.

On January 22, 2019 the Planning Board reviewed updated plans from the Recreation Commission, which addressed many of the concerns raised during the November hearing. To fulfill its obligation to provide input to the ZBA, the Planning Board has the following additional comments on the proposed Project:

1. The Planning Board is concerned with the lack of available pedestrian and bicycle modes of networks in the Project area. Although no accommodations are currently provided along Commonwealth Road, future pedestrian accommodations may be constructed at a later date. A sidewalk along Rice Road would also enhance pedestrian and bicycle access to the Project. The Town Planner provided a presentation for sidewalks in the project area that are on the five-year Capital plan. The Planning Board requested that the Commission work with the Town Planner to enhance access to the Site, including from the Aqueduct, as well as informing pedestrians with signage.

2. The Board of Health recommended that conditions be imposed on the site plan approval decision to address the potential situation if the abandoned septic system distribution area from the historic uses of the Project site is encountered during excavation or construction. Planning Board recommends that the ZBA solicit input directly from the Health Director on this issue.

3. The Northwest corner of the field is close to, and will be visible from, Rice Road. The Board is concerned that parents of children who will use the field may be tempted to pull off of Rice Road at this location to drop off or pick up their children. This is not a safe location for a drop-off/loading area, and the Commission should propose conditions to prevent such occurrences.

4. There has been a lot of discussion and concern regarding the number of trees that will be removed for this project. We understand that a tree mitigation plan is being considered by the Conservation Commission and the Recreation Commission. The Planning Board recommends that any memorandum of understanding regarding tree planting become part of the ZBA's decision. Trees should be replaced on site to the extent feasible and

practicable (as opposed to replacing them in other locations, or donating funds to a tree bank).

5. The Board recommends that the ZBA require an independent review of the historical site contamination on the Project site and the remediation activities that were performed by contractors for the former owner, Dow Chemical. The Town should consider retaining a Licensed Site Professional (who hasn't previously been involved in the site) to review the remediation files and provide a professional opinion as to whether the proposed athletic field construction and operation presents any risks to public health, particularly to children, given the historical use of the site.

6. The Board suggested that the Commission consider upgrading the catch basins at the bottom of the access drive at Route 30 to provide pre-treatment before runoff is discharged into the adjacent ponds. Increased use of this access drive will likely increase the pollutant load into these ponds unless mitigation is provided through stormwater BMP's. The Board deferred review of the Project's drainage system to the Conservation Commission given that the Project is within its jurisdiction under the Wetlands Protection Act and Wetlands Bylaw. The Board understands that the Conservation Commission is utilizing the peer review services of the BSC Group in connection with the Commission's review of the Notice of Intent filed by the Recreation Commission on August 10, 2018.

7. Proposed Condition: During construction, all local, state and federal laws and regulations shall be followed regarding noise, vibration, concussion, dust and blocking Town ways. At all times the Commission shall use reasonable means to minimize inconvenience to the residents in the area. All trucks transporting earth materials of any type to and/or from the site shall be covered in compliance with state law. Any debris or materials that fall from such trucks onto public ways shall be removed and cleaned up promptly.

8. The Planning Board recommends that lighting installations be designed to provide the minimum illumination necessary to facilitate the use of the site. The Board urges the Zoning Board of Appeals not to allow any light trespass upon adjacent properties or onto the right-of-way of Rice Road.

9. The Commission should prepare a post-completion monitoring assessment, which would include stadium lighting, spot trip generation and parking demand data for a typical recreational event during the weekday evening and Saturday morning/midday peak period. The assessment should be prepared within 6 months following the first recreational event scheduled for the proposed field.

10. The Commission should have the responsibility of maintaining the parking lot and replacing landscaping as indicated on the plans if such landscaping does not survive. The Commission should ensure that the site remain clear of debris, trash, and any equipment used in connection with any field activity on the site

11. Proposed Condition: The ZBA's Site Plan Approval is contingent on there being no interference from any historic soil or groundwater contamination, including but not limited to the discovery or exposure of any contaminated soils or water during excavation or construction. If contamination is encountered, the Commission shall immediately stop work and retain a Massachusetts Licensed Site Professional to provide a professional opinion and consulting services to ensure compliance with the Massachusetts Contingency Plan, General Laws Chapter 21E.

Further, the ZBA shall re-open the public hearing on the site plan review application to consider any changes to its Site Plan Approval decision to reflect the new information on the Site conditions.

12. The Applicant shall work closely with the Board of Health to ensure that all issues related to past land uses of the property associated with the former Dow Chemical facility have been addressed and the property is safe for recreational use.

The Planning Board thanks the Zoning Board of Appeals for providing this opportunity to comment on the subject application.