



TOWN OF WAYLAND PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3615
FAX: (508) 358-4036

Date: December 3, 2018
To: Recreation Commission
From: Planning Board
Re: Follow-up from Nov. 27, 2018 Hearing

1. The Board voted to retain TEC to review the Traffic Study that was submitted with the proposal for this project.
2. The Town Planner and the Planning Board made the following requests of the Applicant at the hearing, which the Applicant should address while the public hearing remains open:
 1. Provide 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.
 2. Provide a set of stairs from the parking lot directly to the field area.
 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 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 have test pits in the location of the drainage infiltration system below the parking lot to ensure adequate soils and separation to groundwater.
 9. Provide guard rail at the rounding curve of the access road to the parking lot. Consider widening this entrance road and providing lighting for safety purposes.
 10. Need Board of Health conditions if the upper septic system distribution area is encountered during construction
 11. The Northwest corner of the field is close and visible from Rice Road. This location could become a drop off zone for parents if not properly posted.
 12. 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 this 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).

13. All documents concerning the historic soil and groundwater contamination on site must be provided to the Board ASAP – this includes the RAO and AUL, and any third party reviews and reports concerning the historic remediation activities.
14. Consider upgrading the catch basins at the bottom of the access drive at Route 30 to provide pre-treatment before discharge into adjacent ponds. Provide a written summary/description for how drainage on this driveway is current handled, and what improvements are proposed.