

7. PUBLIC FACILITIES AND SERVICES

Summary of Public Facilities and Services Themes in Wayland	
Assets <ul style="list-style-type: none">• Wayland has an excellent public school system.• Municipal departments provide for a safe community in which to live and work.• The Town takes pride in its facilities, as witnessed in recent and ongoing renovation and construction projects.• The Town hires professional staff that provides high quality services.• The Town Library is recognized as a major community asset.• The Town provides high quality drinking water at a low cost.• The Town has a strong volunteer tradition.	Liabilities <ul style="list-style-type: none">• The cost of additional services and facilities may increase taxes in the future.• Wayland's water supply is threatened by development and is not adequate to address the Town's short-term or long-term needs. The development of alternative water sources will be challenging and costly.• Unsightly overhead utilities detract from the character of both Town centers.• The centers lack certain amenities that could help to create a village atmosphere.• The design of new Town-owned landscaping does not properly consider water conservation needs.• The low Town Meeting attendance detracts from balanced legislative decisions.• There is a perceived lack of communication between Wayland's government and its residents.• Wayland does not have a coordinator for Town wide grants applications.

7.1 Introduction

The Town of Wayland provides a wide range of high quality municipal services to its residents and businesses. These range from public safety services provided by the Police and Fire Departments to roadway maintenance, water supply, waste disposal, and septage treatment services. Wayland has one of the state's best public school systems as well as an excellent Public Library. The Town also offers many athletic and recreational programs at local playfields, playgrounds, gymnasias, pool, Town Beach, and parks. Finally, the Town provides human services including the Senior Center/Council on Aging, Health Department services, and a variety of other programs.

All of these municipal services and government functions must be properly staffed and have adequate and well-maintained public buildings and facilities from which to operate. To meet these requirements, the Town has planned and implemented recent facility improvements such as expanding the Middle School, renovating the Town Pool, and building a new Public Safety Building to meet the needs of the Police and Fire Departments.

Typically, a Town embarks upon a capital facilities construction program for one or more of the following reasons: 1) to provide facilities for an expanding population, 2) to remedy existing facility deficiencies, space shortages and overcrowding, and/or, 3) to maintain or increase the quantity and quality of municipal services and programs provided to its residents. In Wayland's case, the latter two reasons have primarily driven the Town's facility expansion plans since the Town's population has been growing relatively slowly in recent years. In coming years, the Town's overall rate of population growth will likely continue to be slow.

However, age cohorts will shift as Wayland's population gradually ages, thereby increasing demand for services for specific population segments such as seniors.

Although the Town is constructing a new Public Safety Building and has recently improved its Middle School, additional community service and facility needs remain. For example, additional capital improvements will be required at the High School, and eventually improvements will be needed to Fire Station Two, the Library, and the Highway Department/Parks and Recreation Department Garage. Within 10-12 years, the Town will need to convert to a trash transfer facility once the landfill has reached capacity. Also, the Town currently lacks certain facilities that it may want in the future, such as a community center. Fortunately, plans for many of these improvements are already under way, and various Town boards and committees are proactively looking to identify future needs.

The Town has been proactive over the years in acquiring or "landbanking" property for future municipal, recreational, and conservation needs. The largest of these properties is the 140-acre Greenways (former Paine Property) on Cochituate Road near Old Connecticut Path (Route 27/126), which is earmarked for several uses including conservation land adjacent to the Sudbury River, 10.1 acres for active recreation, and 33.7 acres for general municipal purposes. Other recently acquired property includes the former Dow Chemical site, which now is open for recreation and conservation purposes.

From a capital funding perspective, Wayland has an excellent bond rating and is therefore in a strong fiscal position to address future capital improvement efforts. Wayland's Finance Committee annually prepares a five-year capital improvement program for the Town, which outlines projects and expenses necessary for the construction and reconstruction of capital assets and the acquisition of land, equipment, vehicles, and other property.

The following sections summarize Wayland's existing municipal facilities and the services provided from them. The Town's facilities have been classified into five groupings for purposes of this report: 1) schools, 2) general municipal facilities, 3) recreational facilities, 4) Town-owned properties available for future municipal needs, and 5) water and wastewater infrastructure.

7.2 Public Schools

As of October 1, 2003, the Wayland School Committee and School Department operate five public schools for 2,965 students: one high school, one middle school, and three elementary schools. School Department administrative offices are located at the Town Building. The School Department also operates a variety of fee-based programs in addition to its K-12 (kindergarten through grade 12) programs. One such program is The Children's Way, a preschool for over 100 children ranging in age from two to five.

Wayland's school system is regarded as one of the best in the state. Results in the state's MCAS testing program consistently place Wayland in the top ten performing school districts in the state. Class sizes are maintained in the 20-25 students per class range, depending upon grade level.

From 1990 to October 2003, school enrollments increased significantly—by 41%. This increase was noticeable at the elementary level and now at the secondary level. Maintaining the quality of Wayland's schools, even as enrollments grow, remains the School Committee's top priority. Looking to the decade ahead, the School Department will face increasing staff hiring challenges, as many experienced veteran

teachers are now preparing to retire. Recruitment and hiring of replacement teachers will become a major focus of energy and resources. Rising costs for special education and increased space needs are issues that must be addressed as well.

7.2.1 School Facilities

Wayland's five public schools include the Loker Elementary School, Happy Hollow Elementary School, Claypit Hill Elementary School, the Wayland Middle School, and Wayland High School.

Elementary Schools

At present, there is little vacant space at the Town's three elementary schools. The buildings are in good condition and are well-maintained. While elementary school enrollments are not significantly increasing at this time, future enrollments must be monitored. The School Department may wish to plan for additional elementary school facilities if enrollment grows significantly.

Middle School

To accommodate growing enrollments, the Wayland Middle School was recently renovated and expanded. The resulting \$10.7 million expansion project opened in the Fall of 2002. The facility will provide ample space for grades 6, 7 and 8 for the foreseeable future.

High School

There is currently adequate space at the Wayland High School, but the school is now 43 years old and can no longer be said to be a "state-of-the-art" facility. By mid-decade, expansion will be required as enrollments grow, and renovations will also be required to address aging conditions and systems. To plan for these anticipated upcoming needs, the School Board has appointed a committee to produce a conceptual design to address the Wayland High School's space and facility requirements. As part of this assessment, the School Department has raised the possibility of relocating the Department's administrative offices, now located at the Town Building, to an expanded High School facility.

The Children's Way Pre-School

The School Department operates a fee-based program with an enrollment of approximately 120 children ranging in age from two to five. It is located on the recently renovated second floor of the Town Building. This renovation is being paid for by fees and private fund raising efforts. The facility takes advantage of the outdoor playground/tot lot located behind the building as well as the Town Building gymnasium on occasion.

Vacant Lands

The Town owns two parcels that were originally acquired to provide sites for new schools if and when they were needed. A 14-acre site is located on Orchard Lane near North Cemetery. A second 14-acre site—Alpine Meadows—is located in north Wayland off Sherman Bridge Road. Soccer fields and a playground take up about four acres, but could be reclaimed for a school if necessary. A third large site known as Greenways was acquired by the Town, in part, for "municipal purposes." A portion of this site may also be suitable for a new school.

7.2.2 Enrollment History and Projections

School enrollments have risen, declined, and then risen again over the years. School enrollment peaked at just over 4,000 in the 1970-1971 school year and then declined to just over 2,073 in 1989-1990, a drop of 48% in that 20 year period. Enrollments have grown again over the past fifteen years and in October 2003 stood at 2,965 students or 43% higher than the low mark in 1989-90. In 2002, however, enrollments increased by the smallest amount since 1989-1990 and elementary school enrollments have actually declined for three years in a row as did the middle school enrollment this year. **Table 7-1** illustrates historic enrollments and **Table 7-2** profiles future enrollment projections.

Table 7-1
Town of Wayland
Historic School Enrollment

School Year	K-5	6-8	9-12	Total	Change	% Change
90-91	1,038	470	589	2,097	24	1.16%
91-92	1,051	505	596	2,152	55	2.62%
92-93	1,081	503	597	2,181	29	1.35%
93-94	1,140	533	587	2,262	79	3.62%
94-95	1,207	509	609	2,325	65	2.88%
95-96	1,258	566	619	2,443	118	5.08%
96-97	1,344	594	642	2,580	137	5.61%
97-98	1,364	633	683	2,679	99	3.84%
98-99	1,378	635	710	2,723	44	1.64%
99-00	1,387	652	756	2,795	72	2.64%
00-01	1,427	682	778	2,887	92	3.29%
01-02	1,381	730	811	2,922	35	1.12%
02-03	1,350	748	829	2,927	5	.17%
03-04	1,347	737	881	2,965	38	1.30%

Source: Wayland School Department, 2003.

Table 7-2
Town of Wayland
Long Range School Enrollment Projections

School Year	K-5	6-8	9-12	Total	Change	% Change
03-04 (October 1, 2003) Actual	1,347	737	881	2,965	38	1.3%
04-05 (Wayland Projection)	1,296	730	914	2,940	-25	-0.8%
05-06 (NESDEC Projection)	1,395	759	972	3,126	49	1.6%
06-07 (NESDEC Projection)	1,374	774	995	3,143	17	0.5%
07-08 (NESDEC Projection)		722	1,015			
08-09 (NESDEC Projection)		764	1,000			
09-10 (NESDEC Projection)		755	1,020			
10-11 (NESDEC Projection)		766	981			
11-12 (NESDEC Projection)		739	998			

Source: Wayland School Department for historic enrollments; NESDEC (organization that provides enrollment projections for MA communities) for projections.

7.2.3 Projected School Capacities Versus Enrollments

Tables 7-3 and **7-4** compare school enrollments to facility capacities to assess the adequacy of existing schools to meet future needs.

Table 7-3
Town of Wayland
School Enrollment by Grade, Fall 2003

Grade	Claypit Hill	Happy Hollow	Loker	Middle School	High School	Total
Pre-K*	97				102	97
K	94	56	53			203
1	91	66	62			219
2	83	51	66			200
3	121	68	64			253
4	99	70	56			225
5	101	75	71			247
6				233		233
7				247		247
8				257		257
9					240	240
10					227	227
11					204	204
12					210	210
Total	589	386	372	737	881	2,965
Oct. 2001 Total	605	388	357	748	829	2,927
Difference	-16	-2	15	-11	52	38
Design Capacity	615	414	414	900	975	3,518

Source: Wayland School Department for historic enrollments; NESDEC (organization that provides enrollment projections for MA communities) for projections.

**Pre-kindergarten numbers are for information only and not included in the totals.*

Table 7-4
Town of Wayland
Projected School Enrollment by Grade 2004 – 2005

Grade	Claypit Hill	Happy Hollow	Loker	Middle School	High School	Total
K	77	49	49			175
1	99	60	56			215
2	95	65	63			223
3	87	53	69			209
4	119	67	64			250
5	96	73	55			224
6				248		248
7				232		232
8				250		250
9					252	252
10					237	237
11					226	226
12					199	199
Total K-12	573	367	256	730	914	2,940
Oct. 2003 Total K-12	589	386	372	737	881	2,965
Oct. 2002 Total K-12	605	388	357	748	829	2,927
Design Capacity	615	414	414	900	975	3,518

Source: Wayland School Department for historic enrollments; NESDEC (organization that provides enrollment projections for MA communities) for projections.

These tables indicate that the 2003-2004 combined elementary school enrollment projection of 1,347 students approaches the combined design capacity of 1,443 students at the three elementary schools. Projected elementary school enrollments may approach design capacity by the 2005-2006 school year according to NESDEC projections.¹ However, elementary school enrollment growth is expected to increase slowly thereafter.

With the recent expansion of the Middle School, this school will have sufficient capacity to accommodate projected enrollments beyond the 2011-12 school year, the date of the furthest projections currently available. Forecasted High School enrollment will exceed the current facility's design capacity of 975 students by 2006-2007 according to NESDEC projections. In light of these projected enrollments versus capacity comparisons, preparations must now begin to address projected capacity shortfalls at the High School given the lead time necessary to fund, design, bid, and construct expanded facilities.

¹ NESDEC is an organization that provides enrollment projections for MA communities.

7.3 General Municipal Facilities Inventory

The following discussion of other municipal facilities is divided into five categories: Town government buildings, public safety facilities, social and cultural facilities, public works, and other Town facilities.

7.3.1 Town Government

Town Building (41 Cochituate Road)

The Town Building in Wayland Center hosts the Town's general government functions, provides meeting space, and serves as a community resource center. Originally built as a middle school, the Town Building also hosts the COA/Senior Center, the School Department's administrative offices, a preschool operated by the School Department (The Children's Way), a gymnasium operated by the Parks and Recreation Department. The two-story building is in generally good condition. It includes an elevator and is accessible to the disabled. There is sufficient parking at both the front and rear of the building.

The ground floor includes offices for the Selectmen, Clerk, Treasurer/Tax Collector, Assessor, Parks and Recreation Department, Planning Board, Building Department, Town Surveyor, Conservation Commission, Occupational Health, Board of Health, Water Department, COA / Senior Center, Dog Officer, and Veterans' Agent. The second floor includes the offices of the School Department, Data Processing, Payroll, and Accounting as well as The Children's Way.

The Town Building generally provides enough space for the various governmental and recreational functions that it serves. However, at times there is insufficient meeting space to accommodate all the various Town committees, boards, and commissions that meet at this location. Because dedicated meeting room space is in short supply, board and commission offices are often used in the evenings for meetings by various groups and organizations. As a result, there is some concern about the security of computers and office equipment and the potential for unauthorized access to files and records kept in these offices.

There has been some discussion of relocating the School Department's administrative offices to the expanded High School should that project be approved. If this relocation were to occur, then space would become available at the Town Building for other uses.

There is also a general shortage of storage space at the Town Building. The vault in the Clerk's office is not sufficiently large to meet the demand for record storage space as well as election equipment.

Because there are multiple functions housed at the Town Building, use conflicts can arise. For example, when The Children's Way exercise classes are in session on the second level, the noise can be disruptive to the office occupants below.

Because of the deficiencies and use conflicts cited above, a space assessment study of the Town Building is recommended.

7.3.2 Public Safety Facilities

Public Safety Building/Police and Fire Departments (Cochituate Road/Routes 20/27/126)

In recent years, as Wayland's housing stock has grown, the number of emergency response calls for both medical and fire emergencies has increased. Approximately 75% of emergency calls are for medical

emergencies. To address this increased demand for services, a new \$7.35 million Public Safety Building for the Police and Fire Departments and EMS ambulance services was constructed at the site of the old Public Safety Building on Cochituate Road (Routes 20/27/126). The new building was occupied in June 2003.

The new Public Safety Building provides excellent facilities for both the Fire and Police Departments for the foreseeable future. The new facility hosts the Joint Communications Center for both departments, shared staff locker and physical exercise facilities, and shared administration space. The Fire Department now has three apparatus bays (including two drive-through bays) and shelter for seven vehicles including an ambulance, chief's car, command vehicle, ladder vehicle, two engines, a rescue vehicle, and a back-up ambulance. A mechanic's bay has also been provided. The Police Department's part of the new building includes a secured sally port and a large training room that is available for community meetings.

The new centrally located Public Safety Building, together with Station Two in Cochituate, provide 3 minute emergency response times to most parts of Town. However, certain remote northern and eastern parts of the Town have response times as long as 5 to 7 minutes by the Wayland Fire Department. (National standards recommend a maximum 4 to 5 minute response time.) Wayland maintains mutual aid agreements with the Fire Departments of surrounding Towns. Under this set of agreements, the Lincoln Fire Department to the north would be the first Fire Department able to respond to emergencies in the north part of Town. Therefore, Wayland is dependent on its mutual aid agreements to provide adequate response times to all parts of Town. As neighborhoods in the north of Town continue to grow in the future, a new satellite fire station located in the northern part of Town may be needed.

The Fire Department has a full-time staff of approximately 25 firefighters that operates from the two stations. At present, 8 firefighters, in four shifts of two, staff Station Two. The Fire Chief has expressed the need to increase staffing at Station Two to three on-duty firefighters on any given shift. To achieve this, four additional firefighters would need to be hired. During occasional floods when the Pelham Island neighborhood is isolated by flood waters, a fire engine vehicle and two fire staff are moved to this area to provide adequate fire protection to the neighborhood.

The Police Department is at its full authorized staff of 23 full-time officers. The Police Department also employs several reserve officers, five school traffic supervisors, an intern and an administrative secretary. In addition, there is an 18 member volunteer auxiliary police force.

Cochituate Village Fire Station Two/Art Center (145 Main Street)

Station Two, a satellite fire station, is located in Cochituate Village and provides emergency coverage to the southern portion of Town. At this station, the Fire Department maintains an engine company and brush truck. An Art Center annex operated by the Parks and Recreation Department is also located at Station Two, and offers various arts programs to the Council on Aging and other groups.

The Station Two Committee, with professional assistance, undertook a needs assessment and design investigation to expand and improve the facility in 2002-2203. As part of this study, the Station Two Committee explored several options. These options included adding an office for the auxiliary police and an office and bike storage space for the police bicycle patrol, providing additional public meeting space, and possibly providing a Library book drop or remote computer stations linked to the main library. (Station Two once contained a library branch in the building.) The Art Center is expected to remain as part of any expanded

Station Two facility and has been able to move back to its facility once the Fire Chief relocated to the new Public Safety Building in mid 2003. Due to funding issues, the final conclusion was to repair the existing building and forego an addition at this time.

7.3.3 Social and Cultural Facilities

Wayland Public Library Concord Road (Route 126)

The Wayland Public Library is located on Concord Road (Route 126) near the intersection of Old Sudbury Road (Route 27) in Wayland Center. The building, constructed in 1900, is a handsome three-level masonry structure with a classic rotunda reading room and stack mezzanine. The Library, which includes an elevator, is accessible to the disabled. A major one-story reading room addition and lower level were constructed in 1988. At that time, the original part of the Library was completely renovated as well. The main level of the Library includes circulation, reading rooms, reference, collections, computer stations, video and DVD shelves, and an administrative office. The lower level includes the Children's Library, administrative offices, technical services, staff room, restrooms, display areas, and a meeting room with kitchenette, known as the Raytheon Room. The Library also stores surplus books for book sales at the nearby Railroad Freight Shed. The Library has approximately 69 seats to accommodate patrons. For a Town the size of Wayland, conventional national standards call for 7 seats per 1,000 population. By this common standard, the Library exceeds the recommended size.

In FY 2002, the Library recorded 8,828 borrowers and had a total circulation of 240,330 print and non-print items. This represents a very high utilization rate by the Town's citizenry because registered borrowers constitute almost 75% of the Town's population. A total of 7,866 volumes and non-print acquisitions were added to the Library's inventory in FY 2002. The Library also participates in the Minuteman Library Network (MLN) interlibrary loan automated network. This increase in circulation follows the pattern of recent years, which has seen circulation steadily increasing, but at a modest pace. The Library is staffed by approximately 7 full-time employees.

Because of the growing demand for services, increasing circulation, and the expansion of computer use and electronic media since the addition was constructed in 1988, there are currently space shortages for books, computer stations, non-print items, and seating in the Children's Library. Additionally, there is no young adult area. There is also significant scheduling demand by many committees, groups and organizations for use of the Library's only meeting room. The meeting room closes at 9:00 p.m. due to the unavailability of night custodians.

The Library prepares an annual plan for library needs and is required to prepare a Long Range Plan for the Massachusetts Board of Library Commissions. As part of a 3-5 year Comprehensive Plan, the volunteer Library Planning Committee prepared a survey and conducted focus group meetings in 2001 to determine the services and improvements most desired by Wayland's residents and schools. Some of the primary suggestions included a meeting room with a separate exterior entrance so that it could be used after 9:00 p.m., additional small meeting rooms, an expanded Children's Library, and quiet study areas.

Senior Center/Council on Aging (in the Town Building)

The Senior Center and Council on Aging (COA) offices, located at the Town Building, offer a variety of programs including fitness, nutrition, crafts, and educational programs, a resource library, computer stations, entertainment programs, legal clinics, tax preparation assistance, movies, games and meals three days a week.

A large multi-purpose room, supported by a kitchen, serves a variety of purposes and can accommodate up to 60 people for events and meals. Senior Center staff also provides advice to family caregivers of the elderly as to where to find services or assisted housing, as needed. The Senior Center also provides meals to seniors in their homes through its Meals-on-Wheels Program. Staffing for the Senior Center includes a shared co-directorship and other part time positions.

The COA makes use of several off-site locations for some of its other programs as well. For example, community rooms at several senior housing developments are used on a regular basis for scheduled programs and classes as well as the Art Center at Station Two and a local church.

The COA provides transportation services to the Town's seniors through a privately contracted transportation company, JFK Transportation. Additionally, the volunteer group FISH (Friends In Service Helping) also provides seniors with free rides to medical appointments. In recent years, it has been an increasing challenge to meet the growing transportation needs of seniors with existing resources.

7.3.4 Public Works

Highway Department Garage, Offices and Yard (195 Main Street)

The Highway Department provides road and sidewalk maintenance, repair and construction services for the Town's local streets as well as roadway and Town parking lot snow removal and de-icing services. It also maintains its fleet of vehicles. The Highway Department operates from its garage and yard on 195 Main Street, immediately adjacent to the Middle School and just north of Cochituate Village. It shares the site with the Parks and Recreation Department. The Highway Department's enclosed salt storage shed and sand pile storage are located off-site at the landfill because that site is more centrally located. The Main Street site once included a fueling station for Town vehicles, but that facility has long since been removed and Town vehicles are now fueled at commercial gas stations.

The garage facility includes enclosed truck bays, two mechanic's bays, a vehicle wash bay, staff offices, and a staff lunchroom. Most Highway Department equipment can be stored inside the garage during winter months except for five large pieces of equipment, which must be stored outside or in a cold storage building at the landfill site. The garage is in generally good condition and there have been some recent improvements such as the installation of a modern vehicle exhaust system.

A number of deficiencies remain at the garage and yard, however. For example, the garage bays are narrow. When all bays are occupied, there is barely room to open doors or pull disabled vehicles in or out of spaces. The mechanic's bays are not entirely adequate. Certain large equipment cannot fit inside and must be worked on outside in all weather conditions. Also, the mechanic's bays do not include a hydraulic lift because the garage roof is not sufficiently high to allow the installation of a lift. There is no room in the garage for either welding or tire changing. Office and storage space is tight and the lunchroom cannot accommodate all employees. During certain prolonged snowstorms or storm emergencies, Highway Department employees are at times housed at nearby motels overnight between deployments because there is no room at the garage to bunk them.

The salt storage shed at the landfill site may need to be relocated and replaced because it is in need of repair and because concentrations of salt are detectable in the runoff there.

The Highway Department hopes to remedy some of these shortfalls by seeking authorization to begin a study to examine their space needs and siting options. Options range from the expansion of facilities on-site (e.g., a new mechanic's bay with lift, expanded employee multipurpose room which would include bunk bed space, etc.) to a sharing of certain facilities with the adjacent Parks and Recreation Department, to entirely new facilities located elsewhere on Town-owned parcels of land. Expansion of facilities at the current site could prove problematic because the site lies within an aquifer protection area, is located on a former landfill, and adjoins residences that may be disturbed by expanded operations.

One option to ease existing space congestion at the garage and yard has been the suggestion to move the Highway Department offices to the Town Building, thereby freeing space at the garage for other purposes.

Landfill/Trash Recycling Station (Boston Post Road)

The Town's trash is disposed of or recycled at the local landfill and recycling station. The Town does not provide curbside trash pickup, although landfill staff collects trash from all the Town's schools, public buildings, and several senior housing developments. Residents haul their own trash (or hire private rubbish removal services) to the Town's landfill/recycling station, which is operated by the Board of Health. Approximately 64% of all trash brought to the facility is recycled, the highest percentage in the state. Almost the entire cost of the facility's operation is covered by annual user fees charged to residents. The landfill is open on Tuesdays, Thursdays and Saturdays.

The landfill consists of six cells. One cell is capped, three cells are closed, and two cells remain active. It is estimated that there is sufficient landfill capacity to last until the year 2012. When capacity is reached, the landfill will be capped and the facility will probably convert to a waste transfer station. Part of the current user fees is set aside to help pay for the eventual capping and closure of the landfill. It is likely that then, a private contractor would haul the trash from the transfer station to a private incineration facility. Increased operational costs are anticipated in 2012 and will have to be incorporated into the Town's annual operating budget.

7.3.5 Other Town Facilities and Properties

Cemeteries

The Parks and Recreation Department operates and maintains three cemeteries: North Cemetery [15 acres off of Sudbury Road], South Cemetery [1.5 acres off of Cochituate Road], and Lakeview Cemetery in Cochituate Village [19 acres off of Commonwealth Road]. North Cemetery and Lakeview Cemetery are active, while South Cemetery is inactive. North Cemetery was recently expanded by four acres and is now projected to accommodate additional burial demand for the next 25 years. Lakeview Cemetery is the Town's largest cemetery and accounts for almost three-fourths of the Town's annual average of 80 burials.

Burial capacity in Wayland will be available for at least the next 25 years and is not a pressing issue. In the long-run however, the demand for additional burial sites is anticipated and alternatives sites will need to be investigated, possibly on lands already dedicated for future municipal purposes.

Cable TV

With assistance from the Board of Selectmen and the Cable Committee, the Town formed a new non-profit organization known as Wayland Community Access and Media, Inc. (Waycam). Waycam has assumed the responsibility of operating the Wayland Channel and studio from AT&T Broadband.

1881 Vintage Railroad Freight Shed (Concord Road – Route 126 in Wayland Center)

Located adjacent to the Public Library, this Town-owned historic railroad facility, which is listed in the State Register of Historic Places as part of the Wayland Historic District, is now used for storage of Town equipment and surplus library books to be sold at book sales. The building is structurally sound, though has deferred maintenance and requires some repairs.

Railroad Depot (Cochituate Road – Route 27)

The Railroad Depot in Wayland Center, which is listed in the National and State Register of Historic Places, is owned by the Town and leased to private non-profit operators as a gift shop. The site is also used, at least informally, for public parking.

Mellen Law Office (Wayland Center)

The Mellen Law Office is an historic Town-owned house that is used for storage of school materials and opened on occasion for historic tours. The Wayland Historical Society helps maintain the property on an informal basis.

Grout-Heard House (12 Cochituate Road – Wayland Center)

The Grout-Heard House is an historic house museum owned by the Wayland Historical Society and is used as their offices. The land was once owned by the Town.

7.4 Recreation Facilities and Programs

The Parks and Recreation Department provides a wide variety of services including maintenance of the Town's recreational properties, public building grounds, parks and cemeteries. The department operates a variety of youth and adult recreational programs including sports programs, athletic fields, after school programs, educational programs, the gymnasium at the Town Building, school gymnasiums, the Town Pool, Town Beach, and the Art Center housed in Station Two. They also serve as the tree warden and maintain the Town's street trees.

The Parks and Recreation Department has 10-12 full time personnel assigned to the department garage for property maintenance duties. It also employs a director, recreational program staff, a pool director and pool lifeguard, and an administrative secretary. The department maintains a cooperative relationship with the School Department and the two commonly share use of almost all sports fields, gymnasias, and recreational properties, whether located at Town parks or at school sites. The Parks and Recreation Department also maintains a cooperative relationship with the Highway Department. During winter months for example, all the Parks and Recreation plows are available to the Highway Department for snow removal.

As a general policy, the Parks and Recreation Department strives to operate on a fiscally sustaining basis by charging user fees for many of its activities and programs. This approach has succeeded in making much of the department's annual operating budget independent of Town appropriations.

Wayland offers a ratio of approximately 2.5 acres of parks and open space per 1,000 residents, which meets national standards. However, this ratio is considerably exceeded if publicly available school grounds are included. The department's recreational facilities are adequate to serve most current needs, even though

demand for these facilities by organized leagues, sports programs, and the schools continues to grow. However, demand for scheduled use of the Town's gymnasiums at the Town Building, High School, Middle School, and elementary schools exceeds capacity. Therefore, the need for an additional field house or gymnasium at places such as the High School is recommended as part of the High School Needs Assessment Study now underway. (A new or expanded gymnasium at the Middle School was considered as part of the recent expansion/renovation project, but was eliminated for budgetary reasons.)

There has been discussion of having a privately-built and operated domed "bubble" recreational facility constructed to enclose sports courts and fields. There has also been some discussion of providing a new multi-generational community recreation center (some have considered it primarily as a youth center), a facility that the Town does not now have.

7.4.1 Recreation Fields and Parks

In addition to sports fields and playgrounds available at Wayland's schools, the Town has the following recreation fields and playgrounds:

- **Alpine Field** (4 acres): Located in north Wayland off Alpine Road, the fields are part of a larger parcel purchased by the Town for future use as a new school site, should such a facility ever be required. Over the years, the parcels have been used as athletic fields including a soccer field, Little League field, and playground.
- **Riverview Field** (2 acres): Riverview is located off Riverview Avenue and is used as a Little League Field.
- **Cochituate Field** (4.6 acres): Renovated approximately four years ago, Cochituate Field is used as a Little League field, softball field, and toddler playground. The site also includes restrooms. Cochituate Field is located in Cochituate and bounded by West Plain Street, Pemberton Road, and Bradford Street.
- **Town Building Field** (2 acres): Soccer fields are adjacent to the Town Building off Cochituate Road. Additionally there is a playground and tot lot located behind the Town Building that is used by The Children's Way Preschool Daycare Program.
- **Hannah Williams Playground** (1.5 acres): Hanna Williams Playground is located in Cochituate Village on Main Street and was recently renovated in 2002.
- **Center School Park** (0.75 acres): Center School Park is the location of the original Wayland High School and is located off Cochituate Road in the Town Center.

7.4.2 Water-Based Recreation

Wayland provides the following water-based recreation facilities:

- **Town Pool Building:** The Town Pool Building, located in front of the High School on old Connecticut Path, serves the entire Wayland community and the High School. Purchased several years ago by the Town for \$1 from a private operator, the pool is now being renovated with a \$500,000 appropriation from the Town. The Parks and Recreation Department assesses user fees and hopes to make the pool operation fiscally self-sustaining once renovations are completed to the roof, mechanical system, control room, accessibility features, and locker facilities.

- **Town Beach/Lake Cochituate** (11.5 acres): The Parks and Recreation Department maintains the Town Beach, beach house, and a new far dock along the lakefront. Restrooms, a picnic area, and a playground facility are also located at this site. A successful sailing program is also operated here.
- **Mill Pond** (4.75 acres): Mill Pond, located on Plain Road in Wayland Town Center, is a lighted skating pond used in the winter.

7.4.3 Other Recreation Facilities

The Art Center at Station Two is operated by the Parks and Recreation Department and used for art class by a variety of groups including the School Department and the Council on Aging.

The Parks and Recreation Department operates the gymnasium at Town Building during the day, evenings and weekends for a wide variety of children's, youths' and adults' programs. The facility is also used on occasion by the Senior Center and by The Children's Way day care program at Town Building.

7.4.4 Parks and Recreation Department Garage and Yard

The Parks and Recreation Department garage and yard is located at 195 Main Street near Cochituate Village on a site it shares with the Highway Department. The Parks and Recreation Department's facility includes two mechanic's repair bays and staff offices. A separate four-bay storage garage is shared with the Highway Department and used primarily for equipment storage. Currently, there is no enclosed garage space for department vehicles, which are stored outside in the facility's yard. Staff space inside the garage is insufficient if all maintenance crew members are assigned to the garage concurrently, which can often happen in the winter. To remedy some of these inadequacies, a Town Meeting warrant article was proposed in 2001 (but later withdrawn) to authorize the Parks and Recreation Commission to program, plan, and design a new garage for maintenance staff and equipment. The Commission will consider expansion at the current site, as well as building a new garage at another site such as the landfill site, if study funds are authorized.

Current Parks and Recreation Department staff includes ten maintenance personnel located at the garage (twelve in the summer). This is approximately the same number of personnel that were available twenty years ago to maintain far fewer programs and sites at that time. Nevertheless, this staff is sufficient to maintain all current programs. In the future, if responsibilities for additional programs or sites are assigned, additional staffing may be needed.

7.5 Land Available For Future Municipal Facility and Program Needs

In recent years, the Town has been proactive in acquiring land for future municipal facility, recreation, and conservation needs. The following tracts of land are available to meet these needs:

- **Greenways Property:** The 140-acre Greenways/Paine Property off Old Connecticut Path has been designated for several uses including conservation land adjacent to the Sudbury River, 10.1 acres for active recreation, and 33.7 acres for future municipal needs. Although parts of this site are hilly and access may be difficult, the property represents an important asset to the community for a variety of future facility needs - possibly a future school, new library, or a new community recreation center. Because of its setting, it is probably not suitable for uses such as a salt storage shed or Parks and Recreation Department Garage. Traditions of Wayland was constructed to serve a senior continuing care community and a new single-family subdivision adjacent to the parcel.

- **Future School Facilities Land:** Long ago, the Town acquired two additional properties for potential school sites. One property on Orchard Lane near the North Cemetery remains available for school facility use in the future. Another property, the Alpine Field site off Alpine Road in the northern portion of Town, is currently being used for athletic fields. However, this site is probably too small to accommodate a new school.
- **Loker Conservation Area (Former Dow Chemical Site):** The Town recently acquired this 20-acre site on Commonwealth Avenue in Wayland and Natick. The Conservation Commission and Parks and Recreation Department are in the process of preparing a master plan to convert the site into an active and passive recreational area as well as a conservation area.
- **DiCarlo Property:** The Town acquired this large parcel of land adjacent to and north of the landfill on River Road. It is largely vacant but is used for storage by the landfill operation. The property is accessed from Route 27 and River Road. The future use of the site has not been determined.

In addition, the Town has considered acquiring the following parcels of land.

- **Wayland Business Center (Former Raytheon Site):** Some Wayland residents have suggested that the Town either acquire the former Raytheon property, which was for sale, or work with its redevelopers to achieve Town purposes such as a site for future municipal facilities. Because of the site's proximity to Wayland Center, its redevelopment could reinforce the center as a public and civic focus. However, Town acquisition of the site raises substantial issues, including the probable high acquisition price, site remediation costs, and the assumption of liability for soil and water contamination.
- **Former Nike Site:** In 2003, the Town established a Committee to examine the possibility of acquiring the former Nike site off of Oxbow Road abutting the Town of Lincoln from the U.S. General Services Administration for municipal uses. This site has been discussed as a possible location for recreation, conservation, and affordable housing.

7.6 Water Supply and Wastewater Treatment

7.6.1 Public Water Supply

Currently, public water serves approximately 95% of the Town. The Water Department delivers more than 700 million gallons of potable water annually to Wayland's residences and businesses from eight active Town wells. To protect these wells, over 50% of the Town's land area is included in aquifer protection districts.

The location and pumping rate for each well is shown in **Table 7-5**. In 2002, the eight wells pumped a total of 684.0 million gallons, or an average of 1.9 million gallons per day (mg/d). Over the past seven years, the Town has supplied an average of 714.0 million gallons per year. Wells are regularly tested in compliance with the Federal Safe Drinking Water Act.

**Table 7-5
Town of Wayland
Municipal Well Location and Pumping Rates**

Well	Location	Million Gallons Pumped, 1999	Million Gallons Pumped, 2002
Chamberlain Well	Off Moore Rd., NE section of Town	106.1	72.9
Campbell Road Well	Off Campbell Rd., N section of Town	69.8	84.0
Baldwin Pond Wells 1& 2	Adjacent to Baldwin Pond off Old Sudbury Rd., NE section of Town	91.6	90.5
Baldwin Pond Well 3	Same as above	126.6	84.3
Happy Hollow Well 1	Behind Happy Hollow School off Old Connecticut Path, SW section of Town	130.5	148.7
Happy Hollow Well 2	Same as above	212.2	203.0
Meadowview Well	Near the Sudbury/Framingham Town line off Stonebridge Rd.	51.6	.5
Total		788.5	684.0

Source: TATA & Howard, Inc., Wayland Water Distribution System Update, December 2002.

The Town holds permits from the Massachusetts Department of Environmental Protection (DEP) to withdraw an average of 1.66 mg/d from its eight wells combined. Thus, the Town's current average withdrawal of about 2.00 mg/d is 0.34 mg/d over permitted levels. Continued violations of the permit limits could result in fines or other enforcement actions by DEP. The Town has a consent agreement with DEP to reduce water usage levels.

While the Town's average daily demand is about 2.00 mg/d, actual daily usage fluctuates greatly depending on seasonal demands, drought conditions, and fire suppression needs. Lawn irrigation systems have been identified as one of the largest contributors to these seasonal fluctuations. The Water Department estimates that between Memorial Day and Labor Day, approximately 2.0 mg/d are used for lawn irrigation purposes.² For example, the peak (maximum) daily demand was 4.57 million gallons in 1999 and 4.23 million gallons in 2000—more than twice the average daily demand. Averaged out over the course of a month, there were six months between 1997 and 2000 (all of them summer months) when average water usage exceeded 3.00 mg/d, and during June 1999 average usage exceeded 3.75 mg/d for the entire month.

As shown in **Table 7-6**, Wayland's 4,678 residential water connections consume approximately 58.0% of the Town's municipal water, while commercial uses consume almost 2.1%.

² Wayland Water Department and TATA & Howard, Inc., Wayland Water Distribution System Update, December 2000.

**Table 7-6
Town of Wayland
Water Usage by Service Type**

Service Type	Million Gallons	
	Per Year	% of Total
Residential	397.1	58.06%
Commercial	14.6	2.14%
Recreational	20.8	3.04%
Restaurants	9.6	1.40%
Municipal/School	6.0	0.87%
Other Semi-Residential	8.7	0.15%
Service Stations	0.05	0.08%
Summer Camp	0.02	0.03%
Medical	4.0	0.60%
Industrial/Agricultural	2.8	0.41%
Unaccounted	219.6	32.10%
Total	684.0	100.00%

Source: TATA & Howard, Inc., Wayland Water Distribution System Update, December 2002.

The Water Department is unable to account for a significant amount of water usage in the Town. In 1998, 24% of the total water usage was unaccounted for, and this figure increased to 32% in 1999, 34% in 2000, and 32% in 2002. Unaccounted water usage could be the result of water line leaks and inaccurate metering. The Town is actively studying the system and identifying older deficient or leaking system components and replacing faulty meters.

The Town has adopted a Water Conservation Bylaw that gives the Board of Selectmen, acting as Water Commissioners, the ability to declare a state of water supply conservation when a water shortage exists. The bylaw identifies five water reduction measures including odd/even street address outdoor watering bans, complete outdoor water bans, limited outdoor watering hours, prohibitions on filling swimming pools, and hand water only restriction (sprinkler devices prohibited). The bylaw also includes enforcement actions including written reprimands, a \$100 fine, and the termination of water services. In addition, the Town adopted a bylaw regulating the expansion of sprinkler systems. The Water Commission and Water Department are continuing to examine ways to reduce water consumption in the Town. The Water Department is also working with the School Department and the Parks and Recreation Commission to reduce municipal water consumption used for irrigation purposes. In addition, the 2003 Town Meeting approved a bylaw regulating the expansion of sprinkler systems.

In addition to the eight wells, the municipal water system has 85 miles of water mains and two water tanks located on Reeves Hill (a 2 million gallon concrete tank and a ½ million gallon steel tank). A variety of pipe types have been installed including unlined cast iron, ductile iron, asbestos cement and cement lined pipes. Approximately 50% of the mains are 8 inches in diameter. An 8-inch diameter main is sufficient to deliver water to most neighborhoods and commercial uses. The system also includes 650 fire hydrants. The Water Department garage is located on Old Sudbury Road at the site of one of the Baldwin wells.

7.6.2 Wastewater Management

The Wastewater Management District Commission was established in 1986 by a vote of Town Meeting and state legislation (Chapter 461 of the Acts of 1986). The Commission's purpose is to assist in establishing small-scale wastewater systems in defined neighborhoods to help protect the Town's drinking water supplies. At present, the Commission operates a small wastewater treatment plant off Boston Post Road (Route 20) at the Wayland Business Center site. The plant services residents, businesses, and two municipal facilities. The collection system consists of a low pressure sewer system that generally runs west along Boston Post Road (Route 20) from its intersection with the Route 27/126 to the treatment facility.

A regional Septage Treatment Plant, located on Boston Post Road (Route 20) at the border between Wayland and Sudbury, is operated jointly by Wayland and Sudbury and is supervised by a joint committee composed of residents from both Towns. The plant is operated under contract with the firm of Camp, Dresser and McKee and processed 5,720,000 gallons of septage in 2001. As a means to raise revenue, discussions have been held with the Town of Weston to permit their septage haulers to utilize the plant.