



TOWN OF WAYLAND

Massachusetts

Meeting Minutes Route 20 Visioning Committee November 11- 9-2023

The Committee met by way of Zoom.

Attendance:

Tom Fay, Chair
Tom Holder
Dave Pearlman
Ira Montague
Erin Gibbons
Mike Spelman
Cliff Lewis

Meeting was called to order at 3:05 PM

Public comment:

- Carole Plumb – Expressed concerns about run off and contamination from the site. Expressed need to define type of project proposed and reasons why it would work on the site.
- Motion to approve minutes – Moved by Ira Montague. Seconded by Erin Gibbons. Approved with minor corrections, 7-0.

Committee business:

-Tom Holder reported that on October 19, 2023, the MADEP (“DEP”) approved the area cap condition.

The requested cutting of area trees is in review by ConCom . There is no indication of any resistance or wildlife concerns. Phase 1 looks like it may be outsourced and be underway early winter or by spring depending upon snow conditions. The next ConCom meeting is scheduled Nov. 29.

The DEP will require monitoring, and engineering guidance but it is under local jurisdiction. The DEP was shown a list of proposed uses developed by the board. There will likely be no septic systems or building foundations. The use will predominately be recreation. There is a possibility of a septic connection to Alta Owbow with an extended pipe.

Mike Spelman asked about the need for any cap repairs. Tom Holder said there was root intrusion which would need some tree removal, stump grinding, and seeding of the area.

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-Cliff Lewis and Dave Pearlman. visited Neponset River Greenway in Neponset Dorchester. It was an industrial paper mill and had a lot of dumping in the river of contaminates. They gave a presentation of what the finished areas look like after completion. The site is made up of multiuse areas of parks, fields with river access, picnic areas, extended beautiful plantings, and passive recreation.

The big emphasis was the value of conducting a town wide survey to determine preferred uses to get a buy in from the town.

-Tom Tidman, Acton's former Natural Resources Director, made a presentation of a similar parcel of land in Acton called Nara Park. It consists of 40 acres renovated from a gravel pit that was going to be developed into a trash dump but was rejected by the DEP. A different use of the gravel pit was worked out and construction began with the excavation by a commercial company of the gravel pit. The company wanted the gravel for the Big Dig project in Boston so there was no cost to the town to prepare the site. The area was eventually developed into ball fields, swimming areas and an amphitheater for concerts and plays. The amphitheater is also rented out to group functions that generate money for the town.

The area was opened in 1999 and received CPC funding.

The area was expected to cost residents five million dollars, but it was reduced to two million dollars after selling the gravel. The issues to consider were noise and parking for 250 cars on site. No lighting is allowed on site except in the amphitheater. Maintenance is entirely handled by staff employees.

Tom Fay suggested that a public hearing be conducted as part of the process.

Erin Gibbons suggested the board should develop definitive proposals and layouts before any town hearing.

Cliff Lewis suggested "The Collaborative" be used to draw up potential concepts. Tom Tidman agreed to also be a resource for helping with the plans.

-4:15 Meeting was adjourned at 4:15, pursuant to a 7-0 vote.