

Meeting Minutes
Route 20 Visioning Committee March 3-6-2024
The Committee met by way of Zoom.

Attendance:

Tom Fay, Chair
Michael Spelman
Ira Montague
Clifford Lewis
Dave Pearlman
Acima Cherian

Tom Holder, P.E., DPW
Ed Shoucair, The Collaborative
Kaye Lynn Johnson, The Collaborative

Meeting was called to order at 8:01 am

Public Comment:

There was no public comment at this time. The committee unanimously agreed to move on to the next agenda.

Committee Business:

Members did not have any items for discussion on previous meeting minutes (held on November 9, 2023). The committee unanimously agreed to move on to the next agenda.

Presentation of ideas for RT20 Landfill by “The Collaborative” (referred to as TC from here on), Ed Shoucair and Kaye Lynn Johnson:

- TC Approach: Land Value matters more than Land use. What is Wayland’s current and future use for the parcel?
- TC proposal: 17 acres is divided into two areas. Area 1 is about 10.65 acres in the east and is the former land fill. Area 2 is the adjacent western section that has an undetermined landfill history.
- TC thinks Area 2 is the highest value for multiuse.
- TC suggests: Intensive future site development may be possible and not as expensive as the committee thinks.
 - o TC thinks that when Area 1 landfill was capped, part of the waste material was moved to the western section of Area 2. However, this is not confirmed through documentation, and further research will be needed. Based on this, part of Area 2 (2.5 acres) does not have landfill cells with waste materials, but it was capped as part of the original landfill closure. This section of Area 2 has the highest potential for redevelopment.
 - o TC suggests that because the cap had tree cover for so long, Wayland will not have to spend more money to pre-compact the land to prevent sinking before redeveloping it (a problem that exists for earlier landfills due the organic material below the cap). The site will be ideal for low-impact development and paved areas.

TC proposal for development:

- Area 1 - Lower impact development (smaller structures with small foundations), fields, paved areas, and trails.
- Area 2 – Higher impact development (buildings with larger foundations) in parts that have cells that are covered, Paved areas and trails.
- TC conducted an Informal community needs assessment:
 - Interviewed Mike Scipion, P.E., from Weston and Sampson (constructed original landfill capping), Susan Botton from Wayland Public schools, Katherine Brenna from Wayland recreation department, Brian Boggia from Wayland Housing Authority, Becky Stanizzi from Wayland Economic Development Committee.
 - Findings:
 - The highest priority is housing. Need for starter homes and ages 55+ housing. The need for housing for youth with disabilities was identified using a Wayland housing Authority white paper. These housing requirements must follow new MBTA regulations.
 - Second priority is recreational fields for soccer, lacrosse, baseball.
 - Third priority is materials handling and bus parking.
 - TC found that dog parks and informal development requirements were not a priority.
- TC Recommendation: Two phase approach.
 - Phase 1:
 - Area 1: recreation with materials handling
 - Area 2: starter and age 55+ homes (not included: housing for Youth with disabilities because of the isolated location of site)
 - Phase 2:
 - Areas 1: Temporary recreation (fields and trails) that the town can use landbank for future housing development.
- TC plan details for Phase 1:
 - Area 1 will have fields with parking to the west and an over-look/birding lookout in the east. There will be a trail that connects from lookout to Rte 20.
 - Area 2 Housing: 21 units
 - 10 starter homes (1000sq ft) on western side with no landfill cells
 - 11 ages 55+ housing (13-1700 sq feet).
 - Parking is adjacent for the field and residents.
 - Trail that connects Rte 20 (and Alta Oxbow) to the main trail by the river.
 - Trees can be planted over areas without landfill cells.

Dave Pearlman asked if Wayland was considering selling the land to developers or if Wayland would own the land and contract the project out to developers.

Tom Fay replied that land control for RT20 LV project was yet to be determined.

Ed Shoucair (TC) said that land control was up to the town, and he had seen examples of towns managing it both ways. Ed Shoucair brought up wastewater management from the proposed housing developments and suggested that the Alta Oxbow leach field could be used.

Ira Montague asked if smaller (starter) houses should be designated as affordable instead of calling it 55+ to help get credit and comply with 10% safe harbor requirements. And Kaye Lynn (TC) suggested that those options were available for the Town management.

- TC summary
 - o proposed that variation in the development of Area 2 can be made depending on the town's need. TC considered Part of Area 2 as developable but conservatively left that space undeveloped in their plan.
 - o Recommended that the current active 25-acre landfill (north of transfer station) should be rezoned for future housing development.
 - o Wayland should work with MDOT to build sidewalks that were treelined along RT20 to connect the existing trails.

Questions from attendees:

Clifford Lewis asked how big the proposed soccer/recreational field was.

Kaye Lynn (TC) was not sure on the exact requirement for size and TC picked a size for the proposed sports field size that would fit multiple sports.

Michael McCall (Wayland town manager) informed attendees that Wayland Town was working on factoring requirements into the RFP's (Request for Proposal) regarding land control and generating revenue for the town. This resource could be used by the committee to approach developers.

Acima Cherian asked if the parking lots in the uncapped portion and capped portion of landfill needed additional treatment, and if the slope of Area 2 would be acceptable for paving.

Ed Shoucair (TC) said that asphalt is ideal for capped landfill, and it prevented leaching or breaking of cap. Kaye Lynn (TC) thought the 7% slope to the river and main trail will not pose a problem and will be acceptable for trails the connect to it.

Mike Spelman asked if the landfill cells were physical barriers?

Ed Shoucair and Kaye Lynn (TC) said that they were not sure.

Tom Fay asked for an update on the current tree removal and management over the capped landfill.

Tom Holder confirmed that the tree stumping and grinding was in progress. They currently rent equipment for grinding and removal. He estimated another 4-6 weeks before the property is cleared, and soil stabilization is completed.

David Pearlman suggested that the plans for the sports field should prioritize a baseball field rather than soccer fields because Wayland recently built new soccer fields at Loker and Oxbow.

David Pearlman asked about the town's need for a space to house trucks and materials on this land parcel.

Clifford Lewis confirmed this requirement for a materials and truck parking center and added that this space was promised as a part of the Alta Oxbow project.

Clifford Lewis and Tom Holder said that it was more expensive to haul the material out of the town rather than have a center in town to house them. Tom Holder confirmed that currently the trucks were housed near the transfer station.

Anette Lewis (Planning Board) was acknowledged and she suggested looking at the “Nike Site” where they structured an RFP to find a developer to work with their needs.

- Anette Lewis suggested that any plans for sports fields should include adequate parking.

- Anette Lewis said that the Alta Oxbow leach field was under the purview of wastewater management district commission. This leach field would not be able to support the proposed housing sanitation needs at standard rate of 110 gallons per day per bedroom.

Ed Shoucair and Kaye Lynn (TC) said that their proposal had about 39 parking spots that were shared between the sports fields and housing.

TC highlighted that the proposal was a showcase of some ideas and there was room to develop more depending on the town requirements.

Carole Plumb asked if the conservation commission was consulted on the plan because the parcel is close to wildlife protected areas and pesticide run off from proposed sports fields would affect the river.

- Carole Plumb raised concerns that Rte 20 did not have the space for sidewalks and a previous proposal had suggested that raised sidewalks was the only feasible option.

- Carole Plumb asked if the tree barrier between Rte 20 and parcel would be managed for specific tree species.

- Carole Plumb also raised concerns for adequate parking for the proposed field.

Tom Holder mentioned that DPW and the tree clearing project passed through the conservation commission twice and that they were working closely with conservation commission.

Ed Shoucair (TC) clarified that they did not do an ecological study for this proposal and pesticide management would have to follow town rules.

Ed Shoucair (TC) asked if the sidewalk was feasible?

Tom holder said that Wayland was going through a “Rte 20 master plan” which proposed a sidewalk up to Alta Oxbow.

Tom Fay: asked about TC’s experience with dealing with MA Department of Environmental Protection (DEP) with projects such as this and if there were any problematic restrictions.

Ed Shoucair (TC) said that DEP regulations for residential redevelopment of landfill sites were strict and sometimes developers may choose to remove material from the site to comply and build at the site. However, TC had never come across any restrictions that prevented a landfill redevelopment project.

Tom Fay asked about public restrooms for sports fields and Ed Shoucair (TC) suggested using porta potties.

Clifford Lewis asked about adjacent property encroaching onto the parcel.

Tom Fay mentioned that he noted the problem and would address it.

Tom Holder said that the property owner leased that portion of that land to D & D Landscaping and that company was encroaching on town property by placing material across the official property lines. That company agreed to clear material and the DPW will build a physical barrier to prevent future encroachment.

For the next steps, Ed Shoucair (TC) suggested more research about the original landfill and capping project done by Weston and Sampson, and subsequent bore samples of the area to confirm materials

and cap depth. TC would also want a preliminary conversation with DEP about proposed plans for parts of the parcel where there are no landfill cells. DEP may have requirements about distance from cells.

Tom Holder added that DPW we would want to reduce the 17 needs and wants to make it more manageable.

The committee decided to set up a follow-up meeting to discuss the TC proposal.

The meeting was adjourned at 9:27 am.