

Wayland- High School Athletic Facilities
WSE Project No. 2180076.A.2

January 18, 2019

Mr. Sarkis Sarkisian
Town Planner
Wayland Planning Board
41 Cochituate Road
Wayland, MA 01778

Re: *Response to Comments*
Wayland High School Athletic Facilities and Loker Conservation and Recreation Facilities
Wayland, MA

Dear Mr. Sarkisian and Members of the Board:

On December 3, 2018, the Wayland Planning Board held a meeting to discuss the Wayland High School Athletic Facilities and Loker Conservation and Recreation Facilities. This letter is in response to comments received from the Planning through email before the meeting as well as comments received during the meeting itself. Each comment is provided, below, with a response.

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.

Weston & Sampson Response: Weston & Sampson has included an 11x17 sketch plan illustrating angled parking at the Loker site. See Sheet L5.00-OVERALL GRADING, DRAINAGE & UTILITY PLAN, dated January 18, 2019.

2. Provide a set of stairs from the parking lot directly to the field area.

Weston & Sampson Response: Weston & Sampson will provide a set of stairs from the parking lot to the turf field. See Sheet L5.00-OVERALL GRADING, DRAINAGE & UTILITY PLAN, dated January 18, 2019.

3. Provide greater detail on the driveway and emergency access road from Rice Road.

Weston & Sampson Response: The access from Rice Road is not intended to be used by the public. It will have a barrier (bollard and chain or swing gate) with existing pavement to remain for emergency vehicle access only. "No Parking" sign will be posted.

4. Provide a plan sheet(s) of the project showing proposed improvements overlaid on existing conditions.

Weston & Sampson Response: See L3.00-OVERALL SITE PLAN OVERLAY, dated January 18, 2109.

5. Provide a detail of the lighting plan (pole details, photometric plans, etc.).

Weston & Sampson Response: See attached sports lighting plans.

6. Clarify how crumb rubber will be contained and collected.

Weston & Sampson Response: The crumb rubber infill is contained within the field limits by way of a cast-in place concrete turf anchor flush curb at the surrounds of the synthetic turf field. Refer to detail 5/L7.01-CONSTRUCTION DETAILS, dated September 17, 2018.

7. Provide details on the concrete pad and fencing for the proposed porta johns.

Weston & Sampson Response: The concrete pad is a 6'-6" x 8'-6" x 4" thick slab at finished grade elevation. An 8' ht. solid screen fence will be provided on three sides of the port a john and constructed of solid wood cedar slat fence with access from the parking lot side. See L5.00-OVERALL GRADING, DRAINAGE & UTILITY PLAN sketch, dated January 18, 2019.

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.

Weston & Sampson Response: Should the Conservation Commission require them under an order of conditions for the permit and in compliance with the Massachusetts Stormwater Handbook and Standards, The Town and Weston & Sampson will coordinate and provide additional test pits to ensure adequate soil separation between the stormwater infiltration chamber invert and 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.

Weston & Sampson Response: Weston & Sampson will provide a vehicular rated wood guardrail. See L5.00-OVERALL GRADING, DRAINAGE & UTILITY PLAN sketch, dated January 18, 2019.

10. Need Board of Health conditions if the upper septic system distribution area is encountered during construction.

Weston & Sampson Response: Should the existing septic field be encountered during construction earthwork and excavation activities; the contractors will notify the Board of Health immediately.

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.

Weston & Sampson Response: See response to comment #3.

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).

Weston & Sampson Response: Weston & Sampson's understanding is that the Recreation Department is coordinating with the Conservation Commission on a Memorandum of Understanding.

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.

Weston & Sampson Response: See enclosed documentation.

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 current handled, and what improvements is are proposed.

Weston & Sampson Response: There is no anticipated upgrading of the catch basins

currently. The stormwater report and drainage design has been peer reviewed and signed-off as part of the Conservation Commission filing of the Notice of Intent.

15. Provide a complete set of 11x17" plans for each of the 6 board members.

Weston & Sampson Response: Weston & Sampson has provided six total 11" x17" plan sets to the board members previously.

16. Provide an alternate layout(s) of the proposed tennis and basketball courts along with the associated parking being located at the main entrance to the High School. I have enclosed a sketch of a suggested layout that would: (1) alleviate an unsafe intersection near the lights, (2) not place playing courts so close to Old Connecticut Path, (3) provide centralized parking for both the tennis and basketball courts and better serve the rest of the Wayland Community by providing direct access to this varsity-quality amenity without having to enter the main school site drive.

Weston & Sampson Response: Per discussions at the December 18, 2018 PMBC Meeting with Mr. Sarkisian present, it was discussed to not make modifications to the current layout proposal of the parking, basketball courts and tennis courts.

17. Provide a plan sheet(s) of the project showing proposed improvements overlaid on existing conditions.

Weston & Sampson Response: See L3.01-EXISTING CONDITIONS OVERLAY and L3.04-EXISTING CONDITIONS OVERLAY, dated January 18, 2019.

18. Provide a detail of the lighting plan (pole details, photometric plans, etc.).

Weston & Sampson Response: See attached sports lighting photometric plans for the High School.

19. Provide a revised plan with appropriate improved pedestrian and vehicular access to the softball field and the "rear soccer field".

Weston & Sampson Response: Weston & Sampson will provide a reinforced lawn access to the softball and rear soccer field. See L5.01-GRADING, DRAINAGE AND UTILITY PLAN sketch, dated January 18, 2019.

20. Provide additional separation between the softball field and track. Given the current site conditions, determine what aspects of the site work and or footprint of the field could occur

within the well-head protection zone.

Weston & Sampson Response: Weston & Sampson will shift the softball field to the limit of the Zone 1 well offset. See L5.01-GRADING, DRAINAGE AND UTILITY PLAN sketch, dated January 18, 2019.

21. Provide more detail of the large paved area adjacent to the track and home bleachers depicted on the plans.

Weston & Sampson Response: Weston & Sampson has provided a sketch that represents revisions to the large paved area at the home bleachers. See L3.02-MATERIAL PLAN sketch, dated January 18, 2019.

22. Provide alternative layouts of the bleachers and press box area, with alternatives to the current combination of ramps and storage units. Consider placing a separate pre-fab storage shed beside the bleachers to maximize storage volume and minimize costs. Consider expansion of the home bleachers. Consider alternatives to the greatly exposed ramp to the press box.

Weston & Sampson Response: Weston & Sampson in coordination with the PMBC and High School, determined it is best to leave the storage building below the bleachers and will consider a ramp and lift in lieu of the longer ramp system. See L3.02-MATERIAL PLAN sketch, dated January 18, 2019 and ramp and lift photos, sections.

23. Provide emergency access to all key points within the westerly portion of the high school athletic compound (i.e., track and field, softball, and "rear soccer field" area) and provide suitable base material for ambulance access.

Weston & Sampson Response: See Response to Comment #19.

24. Move the "utility" door of the bathroom building to the rear wall. Minimize unused space in the bathroom building by minimizing the central "chase"

Weston & Sampson Response: The utility door will be relocated to the rear of the building if determined feasible by the modular building manufacturer. The central utility chase will meet the code minimum requirements for clearances and reasonable access space for maintenance.

25. Clarify how crumb rubber will be contained and collected.

Weston & Sampson Response: The crumb rubber is contained within the limits of the synthetic turf field at the high school by a continuous flush 4" concrete nailer curb and slotted perimeter track drain with four total cleanouts. The crumb rubber with proper upkeep and maintenance is not known to migrate in large volumes. Any migration of

crumb rubber that is caused by use of the field would be brushed or “groomed” using an approved maintenance plan. Any crumb rubber that were to make its way into the slot perimeter drain of the track, would be collected into the 4 cleanouts.

Wayland Board of Health Comments

Wayland High School athletic complex

26. Is there a testing and monitoring plan and operation and maintenance plan for the athletic fields? The field is located very close to the Zone I/Happy Hollow Wells.

Weston & Sampson Response: There is a very robust monitoring plan that is required as part of the Order of Conditions for the high school.

27. Also, refer to letter from Lisa Egelston dated February 3, 2015.

Weston & Sampson Response: No response required.

28. Are there drainage details for the athletic field?

Weston & Sampson Response: The drainage details for the high school synthetic turf athletic field are located on Sheets L7.02 and L7.05 – CONSTRUCTION DETAILS, dated SEPTEMBER 17, 2019.

29. Is the bleacher capacity the same as existing?

Weston & Sampson Response: The home and visitor bleacher capacities are proposed to be the same as the existing capacity of the home and visitor bleachers. The home bleacher will have 1,000-person capacity and the visitor bleacher will have 400-person capacity for a combined capacity of 1,4000-persons.

Loker Recreation Field

30. I have questions about the environmental records review dated April 4, 2018 and soil assessment report; the footprint of the field and parking area and the sampling numbers do not match up with the current plans/layout and boring/test hole information. I would like the revised layout of the field/parking lot to be updated in the environmental records review report; along with the sampling reference numbers so it is clear where the testing was done for contamination and the testing for depth to ledge/refusal.

Weston & Sampson Response: Weston & Sampson has prepared a plan that consolidates the April 4, 2018 soil assessment report sampling numbers with the current proposed field configuration. See Sheet L5.00-TESTING OVERLAY, dated January 18, 2019.

31. The soil testing done in holes TP 1 and 2; show that the old leach field was encountered along with broken clay pipe which was part of the old leach field. The old clay pipe is likely to break up during construction of the athletic field and could create sink holes in those areas. Also, the old building foundation and septic concrete wall should be looked into further to determine if removal is needed; reference is made that a structural engineering and/or geotechnical team review is recommended; and the proper disposal method should be determined (page 4 of the report).

Weston & Sampson Response: The Weston & Sampson's excavation and subgrade earthwork design does not expect to encounter the leach field with a minimal depth of 2' clearance above the leach field. The Weston & Sampson geotechnical engineers reviewed the proposed elevations and of the field above the leach field and believe there is enough clearance for it to remain in place. Should portions of the leach field be encountered during construction, a geotechnical engineer would be contacted immediately.

32. Soil testing shows refusal ("ledge") was encountered and depths are around 5-7 feet to ledge in the test holes on the plan in the proposed field area. The parking lot shows a drainage area for stormwater drainage for what appears to be draining the entire field and parking area. It does not appear that there is test hole data in that area (far depth of ledge/refusal) and I am unsure if testing was done in this area for contaminants. I recommend soil testing be done to ensure a drainage system can be constructed as well as testing for contaminants considering it is a proposed stormwater drainage location. As per a letter from Weston and Sampson dated September 10, 2018, page 3 "technical items", the current plans do not meet DEP requirements of 2 feet from the bottom of stone of the infiltration chambers to refusal or estimated groundwater as determined by a boring but not by soil testing (offset to groundwater 193.4, bottom of stone of infiltration chambers 193.5).

Weston & Sampson Response: Should additional test pits be required as part of the Order of Conditions issued by the Conservation Commission; Weston & Sampson will oversee additional test pits. No further soil testing for contaminants are expected to be performed given the record documentation provided by the Town to Weston & Sampson's LSP and the April 4, 2018 memo prepared by Weston & Sampson.

33. Is an LSP going to be onsite to monitor construction? What if blasting is needed or if ledge is encountered and the locations shift? There is an area of concern hilited in the environmental review report, additional testing should be considered.

Weston & Sampson Response: At this time, an LSP is not anticipated to be on site. The earthwork and excavation do not anticipate encountering ledge given the depths identified in the geotechnical report. There is a contingency being provided within the construction estimated budget at this time should ledge be encountered.

34. I am not aware of any "leachate sampling" being done at the Wayland high school artificial (crumb rubber) field as referenced in a letter from Weston and Sampson dated September 10, 2018.

Weston & Sampson Response: Currently there is no leachate sampling being performed at the high school synthetic turf field. The Order of Conditions issued by the Conservation Commission do require a robust leachate sampling program during and post-construction.

Wayland Department of Public Works Comments

High School Complex

35. Need Maintenance Access (Maintenance Drive) to/onto Softball, Stadium Perimeter Grounds to be used by Truck/Trailer for Trash/Recycling Service, Mowers, Lining Equipment etc.

Weston and Sampson Response: Reinforced turf access to be provided to softball field and soccer field for maintenance and emergency vehicle access. See L5.01-GRADING, DRAINAGE AND UTILITY PLAN sketch, dated January 18, 2019.

36. Location to store Grooming Equipment (to be transported to Loker Field).

Weston & Sampson Response: A storage building is to be provided below the home bleachers at the stadium with the anticipated use for sport equipment storage and field maintenance equipment storage. The storage building is a two room, 1,060 s.f. total building. See Wayland High School Athletic Building Construction documents, Sheet L1.01-SITE CONTEXT PLAN and Sheet A1.01 through A1.02 – STORAGE BUILDING PLAN AND DETAILS, dated September 17, 2018.

37. Predetermined locations for Trash/Recycling containers (Stadium, Softball, Tennis, Basketball)

Weston & Sampson Response: Weston & Sampson will coordinate with the Town and the contractor during construction to determine the desired location of the trash / recycling receptacles.

38. Softball Field Storage (bases, mound cover, marking supplies, extra stone dust material placement area) Predetermined/Designed Fenced locations for Portable Toilet (Tennis & Basketball).

Weston & Sampson Response: Softball field equipment (bases, mound cover, marking supplies, etc.) can be stored at the below bleacher storage building. Infield mix/stone dust material can be determined by the Town following the closeout of construction. Currently there is no intention to provide portable toilets at the tennis and basketball location.

39. Need L5 Utility Sheets to review Water Line(s) relocation. Water Work should have unit pricing in Bid Document Tennis Storage (Neo during off Season)

Weston & Sampson Response: The GRADING DRAINAGE AND UTILITIES PLANS, Sheets L5.00 through L5.04, dated September 17, 2018 have been provided

previously. Unit pricing for the Old Connecticut Path Water Line is included within the bid submission package to be provided by contractors.

40. Tree Grates should be sized to allow tree removal and replanting Need L6 Planting Sheet to review Planting Plan.

Weston & Sampson Response: Tree grates are 60' sq. cast iron removable tree grates per detail 6/L7.03-Tree Grate detail, dated September 17, 2018. See Sheets L6.00 and L6.01-PLANTING PLANS, dated September 17, 2018.

41. Need Synthetic field Drainage Maintenance Plan

Weston & Sampson Response: A typical synthetic turf maintenance plan has been provided. A final maintenance plan is provided as part of the close out documentation as each manufacturer has specific requirements associated with their product maintenance. See sample maintenance plan.

42. Need Intended Level of DPW Involvement with Complex Amenity Maintenance

Weston & Sampson Response: Weston & Sampson is not aware of the expectations for DPW involvement of the complex maintenance currently. We are aware that the Town has investigated subcontracting certain maintenance tasks.

Loker Field

43. Establish platform with fencing for Portable Toilets at a location accessible to service vendor. Need Field and Parking Lot Drainage Maintenance Procedures.

Weston & Sampson Response: There is a proposed location currently within the plan identified as location for the ADA accessible portable toilet adjacent to the parking lot. See Sheet L3.02 – MATERIALS ENLARGEMENT PLAN, dated September 17, 2108. See response to comment number 7.

44. Need location of Trash/Recycling Containers - Need Access by Service Vehicles.

Weston & Sampson Response: Weston & Sampson has not identified the location of trash receptacles at Loker Field. Trash/Recycling Receptacles currently are not included in the program for Loker Field. Should the Town wish to include them within the scope of the project, Weston & Sampson will coordinate the preferred locations with the Town and the contractor during construction.

45. Need for Bucket Truck access to Stadium Lighting or other plan for lighting maintenance and bulb replacement Verify no Water Service to property

Weston & Sampson Response: A bucket truck will be required for any maintenance to the sport light fixtures. There is a maintenance service access to the field located southwest corner of the field. A 12' wide double leaf chain link gate has been provided

to allow for maintenance access.

46. Observe Spectator Seating located on Synthetic Turf. Does this Include bleachers? What are Seasonal Schedules? Is Complex open in Winter Months?

Weston & Sampson Response: Bleachers are not included for Loker Field. Seasonal schedules can be provided by the Wayland Recreation Department.

47. Looking for Field Perimeter Plantings Plan, what are intentions?

Weston & Sampson Response: See L6.00-OVERALL PLANTING PLAN for perimeter plantings. The intention of the planting pallet is to minimize maintenance. Plantings include conservation seed mix and grass lawn mix, trees and shrubs. See Sheet L6.00-OPTION 5 TREE REPLACEMENT STRATEGY, dated November 26, 2018. This Planting Plan was presented to the Conservation Commission and anticipated to the approved planting plan.

Attachments:

- *L5.00-OVERALL GRADING DRAINAGE & UTILITY PLAN Sketch (Loker)*
- *L3.00-OVERALL SITE PLAN OVERLAY (Loker)*
- *Loker field sport lighting photometric plans*
- *Environmental Conditions of Former Dow Chemical Facility, dated January 15, 2019*
- *Weston & Sampson Environmental Review and Records Assessment Memorandum*
- *L5.00-Testing Overlay*
- *L5.01-GRADING, DRAINAGE AND UTILITY PLAN Sketch (High School)*
- *L3.02-MATERIAL PLAN Sketch (High School)*
- *Lift and Ramp Photos, Plans and Elevations*
- *L3.01-SITE PLAN OVERLAY (High School)*
- *L3.04-SITE PLAN OVERLAY (High School)*
- *High School field and courts sport lighting photometric plans*
- *Synthetic Turf Maintenance Plan*
- *L6.00-OPTION 5 TREE REPLACEMENT STRATEGY (Loker Planting Plan)*
- *ANTICIPATED LOKER TURF SCHEDULE*