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**Date:** April 6, 2021  
**To:** Zoning Board of Appeals  
**From:** Planning Board  
**Re:** Loker Recreation Project – Planning Board Comments on Site Plan Review Application

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It is the Planning Board's understanding that the Town of Wayland (Applicant) will be withdrawing the original Special Permit/Site Plan Review application for a proposed athletic field project at the Loker Recreational Area, 412 Commonwealth Road (the "Project") and will be filing a new (but substantially similar) application with the Zoning Board of Appeals (ZBA).

The Planning Board met on March 2, 2021 with the Wayland Recreation Commission to discuss the Application and Board questions and concerns. The Planning Board met again on March 16, 2021 and April 6, 2021 to continue those discussions.

**This memo reflects a consensus of the Planning Board's recommendations for the Zoning Board of Appeals to consider, address, and/or incorporate in its decision.**

Suggested Preliminary Assessments

1. Because of: (1) the limited remediation undertaken, (2) the date of the remediation, (3) improved understanding of the adverse health effects of various chemical contaminants, and (4) the unanticipated disturbance of the site associated with the excavation for and construction of an athletic field:
  - a. The Applicant shall work closely with the Board of Health to ensure that all issues related to past land uses of the property associated with the former Dow Chemical facility have been addressed and the property is safe for recreational use.
  - b. Contract an independent review of the historical site contamination and remediation efforts on the Project site by a Licensed Site Professional ("LSP") who has not previously been involved in the site. Ensure a thorough review based on current standards and practices to ensure that the proposed athletic field construction and operation will not present any risks to public health, particularly to children.
  - c. If contamination is encountered, the contractors shall immediately stop work and retain a Massachusetts Licensed Site Professional to provide a professional opinion and consulting services to ensure compliance with the Massachusetts Contingency Plan, General Laws Chapter 21E. Further, the ZBA shall re-open the public hearing on the site plan review application to consider any changes to its Site Plan Approval decision to reflect the new information on the Site conditions.
2. Proactively address and plan for the potential for the abandoned septic system distribution area to be encountered during excavation. The Planning Board recommends

that the ZBA solicit input directly from the Health Director on this issue.

3. Determine whether lighting on the access road should be provided.
4. Ensure that Police and Fire are satisfied that emergency vehicle access is adequate.

#### Suggested Plan Revisions

5. Clarify how migrating crumb rubber from the proposed field will be contained and collected.
6. Provide improved pedestrian and bicycle accommodations within the project boundaries that will allow for future connectivity. Although no accommodations are currently provided along Commonwealth Road or Rice Road, pedestrian accommodations may be constructed in the future. Sidewalks in the project area are included in the Town's five-year Capital plan.
7. Proactively address the anticipated demand for drop-offs and pick-ups near the emergency along Rice Road, either with signage that will discourage such traffic patterns or a small loop road that would accommodate it.
8. Require the catch basins at the bottom of the access drive at Route 30 to be upgraded to provide enhanced treatment before runoff is discharged into the adjacent ponds. Increased use of this access drive will likely increase the pollutant load into these ponds unless mitigation is provided through stormwater BMP's. Note: The Board will rely on the Conservation Commission and BSC Group to provide a detailed review of the Project's drainage system.

#### Suggested Conditions

9. Require that: (1) during construction, all local, state and federal laws and regulations regarding noise, vibration, concussion, dust and blocking Town ways are followed, (2) at all times contractors use reasonable means to minimize inconvenience to the residents in the area, (3) all trucks transporting earth materials of any type to and/or from the site are covered in compliance with state law, and (4) any debris or materials that fall from such trucks onto public ways is removed and cleaned up promptly.
10. Require that lighting installations be installed and operated in accordance with the photometric studies provided to ensure that the minimum illumination necessary to facilitate the use of the site is used and that no light trespass upon adjacent properties or the right-of-way of Rice Road occurs.
11. Require the Applicant to prepare a post-completion monitoring assessment, which includes stadium lighting, trip generation, and parking utilization and demand for typical weekday afternoon/evening and typical Saturday morning/midday recreational events during the peak use period. The assessment should be prepared within 6 months of the first recreational events at the proposed field.
12. Require the Applicant to maintain the parking lot and the landscaping shown on the approved plans.

## APPENDIX

With respect to Recommendation 1.b, Board Member D. Hill prepared a memorandum that proposed a specific scope of review of the historic site contamination, summarized as follows:

(i) The Applicant obtain from an LSP an updated “human health risk classification” from the Response Action Outcome Statement issued in 2000, or a supplement, based on the proposed active recreation use of the former upper leaching area. The prior human health risk assessment assumed that the upper leaching area would not be used for active recreation.

(ii) The Applicant should request the LSP to cross reference the “tentatively identified compounds (“TICs”) that were identified in 2000 with the current EPA database of known toxic compounds, and if any the TICs are on the known compound list, provide an opinion to the Town as to what additional remediation actions, if any, should be undertaken.

(iii) The Applicant should request the LSP to undertake a comprehensive peer review of the 2000 laboratory analyses, and compare the toxicity levels for the compounds identified in 2000 with the current standards and thresholds set by MassDEP and the EPA. The LSP shall submit a report identifying any compounds that exceed current threshold limits.

(iv) Concerning PFAS, request the LSP to collect surface and groundwater samples from locations downgradient from the formerly-developed areas on the Site, and analyze the samples for the presence of the six PFAS compounds regulated by MassDEP, 310 CMR 22.07G. The complete laboratory results and the LSP’s analysis shall be made available for public review.