

LOKER PUBLIC DOCUMENTS

<https://www.wayland.ma.us/lokerdocs>

updated 3/12/2021

- This list compiles many of the publicly available documents regarding the Loker Turf Project between 2018 and 2021.
- If a document is missing or has a link is broken, please send a note to rec@wayland.ma.us or directly to the board of jurisdiction.
- This was compiled as a courtesy for the public, staff and members of Boards, Committees and Commissions to that assist with remote meetings and to save paper.
- The list may include older documents that are not part of the recently filed applications or documents that may not have been entered into the record for the open hearings.
- Remember, all official public documents that pertain to ZBA Case #21-02 exist in hard copy paper form and are housed in the Building Department.
- All official public documents related to permits with the Planning Board or Conservation Commission are housed in the respective departments at Town Building.

Group 1	ZBA: Site Plan Approval Application w/ Attachments (2/4/2021)
Group 2	Zoning Board of Appeals: Supplemental Documents
Group 3	Property Documents
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GROUP 1: ZBA: Site Plan Approval Application w/ Attachments (2/4/2021)

Title / Link		Date	From
Site Plan Approval Form A : Applicant's Determination that Site Plan Review and Approval Are/Are Not Applicable and Supplemental SPA Form A	All, Pages 1-142	2/4/2021	Town of Wayland
Yellow - Double Sided Request for Hearing	Page 1-2	2/4/2021	Town of Wayland
Site Plan Approval Form C: Application for Site Plan Review and Approval	Page 3 - 16	"	Weston & Sampson Engineers on behalf of Town of Wayland
Comments from Building Commissioner in regards to SPR special permit, illuminated athletic field : ZBA Jurisdiction	Page 17	4/1/2019	Town of Wayland Building Commissioner, G. Larsen
2021 Certified Abutter's List (500 ft)	Page 24 - 33	2/4/2021	Town of Wayland
Site Plans (Revised) 02/28/2019	Page 36 - 61	2/28/2019	Weston & Sampson on behalf of Town of Wayland

Color Key:

GREEN	Items listed in GREEN were included in the 2021 Site Plan Review application submitted to the ZBA in hard copy on 2/4/2021, which is housed in the Building Department.
YELLOW	Items listed in YELLOW are supplemental documents that have become relevant since the 2/4/2021 application was submitted; and were later discussed or submitted as an addendum to the #21-02 application as a result of public hearings and meetings.
WHITE	Items listed in WHITE were associated with various public meetings throughout the 2018-2020 design, development and permitting process. The links are a courtesy list of publicly available documents provided here to help facilitate remote meetings and save paper.

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GROUP 2: Zoning Board of Appeals: Supplemental Documents

Title / Link		Date	From
WSE Response to 12/3/2019 PB Comments: Loker Conservation and Recreation Facilities	Link	1/18/2019	Weston & Sampson Engineers, Inc.
Updated Comments from Planning Board (3/3/2021)	Link	3/3/2021	Planning Board
Summary Chart of Planning Board Recommendations	Addendum, Page 14	3/3/2021	Recreation summary of 12/3/2019 memo to the Planning Board
Expected Final Comments from Planning Board to ZBA for SPA	<i>Expected 3/16/2021</i>		TBD
Letter to B. Wright from K. Westcott on behalf of the Historical Commission regarding Bid Specification requests	Link	1/19/2021	Historical Commission, Kay Westcott
Email from K. Brenna to K. Westcott re: Historical requests	Link	3/10/2021	Recreation Director, K. Brenna
Vernal Pool Protection Plan	Link	3/4/2021	BSC Group, Inc., Matt Burne, PWS, Senior Ecologist
Kleinfelder MS4 Permit Phosphorus Comments	Link	2/18/2021	Kleinfelder
Letter: Response to Jon Sax 2/22 Comment Letter	Link	2/25/2021	Town of Wayland, Conservation Administrator, L. Hansen
Expected Final Condition from Conservation for permits	<i>Expected 3/24/2021</i>		TBD
Sliddeck - Presented to ZBA by Brud Wright on 3/9 re: Loker Overview	Addendum, Page 18-35	3/9/2021	Recreation Co-Chair, Brud Wright
Supplemental Information to ZBA, includes requested cross-sections and light fixtures, other visuals	Full Addendum (1-35 pages)	5/23/2018, 03/09/2021	Weston & Sampson Engineers, Inc.; various, Recreation Commission & Director
Email from WFD Chief McPherson re: access	Addendum Page, 35	03/09/2011	Wayland Fire Chief

MEMORANDUM

GROUP 3: Property Documents

Title / Link		Date	From
Locus Map [PDF] gis: Map 49 /Lot 064B	Page 34	10/30/2018	Town of Wayland
Map of Existing vs. Proposed Schematic Overlay	Page 35	11/2/2018	Weston & Sampson on behalf of Town of Wayland
Purchase and Deed: Massachusetts, Middlesex County Registry of Deeds Deed Book 31387 PG 175	Link	5/9/2000	Middlesex Registry of Deeds
Memo regarding Deed Restriction MassDEP AUL Status	Link	11/29/2018	Weston & Sampson Engineers, Inc. Daron G. Kurkjian, P.E. Project Manager

GROUP 4: Special Permit for Sports Lighting | Illumination

Updated Musco Lighting, Inc. Photometric	Page 62 - 71	1/21/2019	Musco Lighting, Inc.
Comments from Wayland Building Department Geoff Larsen regarding ZBA jurisdiction	Link	12/13/2018	Town of Wayland Building Commissioner, G. Larsen
Weston & Sampson Memo: By-law 198-606.2 Compliance for Lighting and Signage	Page 18 - 23	2/26/2019	Weston & Sampson, Brandon Kunkel
Supplemental Information to ZBA, includes requested cross-sections and light fixtures, other visuals	Full Addendum (1-35 pages)	5/23/2018, 03/09/2021	Weston & Sampson Engineers, Inc.; various, Recreation Commission & Director

GROUP 5: Tree Removal & Replacement

Memorandum: Tree Assessment and Summary	Link	7/17/2018	Weston & Sampson, Daniel Biggs, RLA, ISA
Tree Inventory A - Wetlands 30-100'	Link	7/17/2018	Weston & Sampson, Daniel Biggs, RLA, ISA
Tree Inventory B - Uplands	Link	7/17/2018	Weston & Sampson, Daniel Biggs, RLA, ISA
Proposed Planting Plan - Option 5 (221 replacements) (L6.00 Included in Site Plans)	Page 50	11/26/2018	Weston & Sampson Engineers, Inc.

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GROUP 6: Traffic & Parking

Title / Link	Page	Date	From
Weston & Sampson Technical Memorandum Traffic Evaluation	Page 84 - 141	10/31/2018	Weston & Sampson, Lisa Slonus, PE, PTOE
TEC, Inc. Site Access and Transportation Engineering Peer Review Authorization	Link	11/19/2018	TEC, Inc.
TEC, Inc. Peer Review of WSE Traffic Evaluation T0737.11	Page 76 - 81	12/3/2018	TEC, Inc. Samuel W. Gregorio, P.E., PTO Senior Traffic Engineer
Weston & Sampson Responses inserted into TEC, Inc. Site Access and Transportation Engineering Peer Review	Link	1/21/2019	Weston & Sampson Responses to Peer Review
Conservation Commission's Condition re: Parking Lot Lights	Link	2/26/2019	Town of Wayland, Conservation Administrator, L. Hansen on behalf of Conservation Commission
Projected Sample Maximum Schedule of Field Usage	Page 82 -83	06/06/2018	Recreation Department
Parking Lot Capacity Comparison	Page 142	06/06/2018	Recreation Department

GROUP 7: Vernal Pool Certification

Title / Link		Date	From
Mass Wildlife Letter re: Vernal Pool Certification to abutter John Sax	Link	1/24/2020	Assistant Director, Mass Wildlife Everose Schluter,
Vernal Pool Observation Report 2 - Sheila Carel to NHESP	Link	4/7/2019	S. Carel
Vernal Pool Observation Report 3 - Sheila Carel to NHESP	Link	4/7/2019	S. Carel
Vernal Pool Expert Opinion 1 - M. Burne	Link	4/11/2019	M. Burne
Vernal Pool Expert Opinion 2 - D. Wells	Link	4/10/2019	D. Wells
Information on Intersex Large Mouth Bass (Page 10) - Weston & Sampson	Link	9/13/2018	Weston & Sampson Engineers, Inc.
Vernal Pool Observation Report 1 - John Sax to NHESP	Link	4/7/2019	J. Sax
Vernal Pool Protection Plan	Link	3/4/2021	BSC Group, Inc., Matt Burne, PWS, Senior Ecologist

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GROUP 8: Previous SPA Comments to Planning, ZBA and/or Conservation regarding the initial design and previous ZBA Case #18-27

Title / Link		Date	From
Memo to Applicant from Planning Board, dated December 3, 2018 Re: Follow-up from Nov. 27, 2018 Hearing	Link	12/3/2018	Town of Wayland Planning Board
Slide Deck: SPA Process for Athletic Field Projects with list of public meetings to date	Link	12/3/2018	Town Planner
WSE Response to 12/3 Comments WHS Athletic Facilities and Loker Conservation and Recreation Facilities	Link	1/18/2019	Weston & Sampson Engineers, Inc.
Comments from the Planning board in regards to the site plan	Page 72 - 75	2/26/2019	Town of Wayland Planning Board
Updated Comments from Planning Board (3/3/2021)	Link	3/3/2021	Planning Board
Comment Letter from DPW Director	Link	12/12/2018	Tom Holder, DPW Director
Comment Letter from Director of Public Health	Link	12/3/2018	Director of Public Health, Julia Junghanns
Comments and questions from Public Health Director on Loker	Link	1/14/2019	Director of Public Health, Julia Junghanns
Comments on Site Plan Review from Public Health Director on Loker	Link	3/22/2019	Director of Public Health, Julia Junghanns
Comments from Public Safety: David Houghton(Wayland Fire Chief) cc: Chief Swanick	Link	1/10/2019	Wayland Fire Chief, D. Houghton
Comments from Conservation Administrator on behalf of Conservation Commission	Link	1/16/2019	Town of Wayland, Conservation Administrator, L. Hansen on behalf of Conservation Commission
Sliddeck: Loker Presentation, Town Planner Review Parking Lot /Sidewalk amendments	Link	12/3/2018	Town Planner

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GROUP 9: Stormwater / Conservation Documents / Notice of Intent (NOI)

Title / Link		Date	From
Stormwater Report NOI to MassDEP cc Conservation Commission	Link	7/11/2018	Weston & Sampson Engineers, Inc. on behalf of the Town of Wayland
Notice of Intent Application #1 Chapter 194 Permit - Wetlands Protection – (DEP# 322-0939)	Link	7/18/2018	Public NOI Hearings for Application 1 were held on 2018: Aug 2, Aug 23, Sept 13, Sept 27, Oct 11, Oct 25, Nov 8, Nov 29, Dec 13, 2019: Jan 3, Jan 31, March 14. Resulted in a procedural denial with a 2-2-0 vote.
Notice of Intent Application #2 Chapter 194 Permit - Wetlands Protection – (DEP# 322-0939)	Link	3/28/2019	Public NOI Hearings for Application 2 held on April 11 and April 25, 2019 resulted in a procedural denial with a 3-3-0 vote to approve.
Notice of Intent Application #3 Chapter 194 Permit - Wetlands Protection – (DEP# 322-0952)	Link	3/4/2020	Public NOI Hearing for Application 3 that was scheduled to be held on March 19, 2020, postponed to March 3, 2021. Opened and Closed 3/3/21
Kleinfelder MS4 Permit Phosphorus Comments	Link	2/18/2021	Kleinfelder
Vernal Pool Protection Plan	Link	3/4/2021	BSC Group, Inc., M.Burne, PWS, Senior Ecologist
Letter: Response to Jon Sax 2/22 Comment Letter	Link	2/25/2021	Conservation Administrator, L. Hansen

GROUP 10: Independent Third-Party Peer Review of Stormwater Report

Title / Link		Date	From
Memorandum: Focused Environmental Records Review and Soil Assessment	Link	4/4/2018	Weston & Sampson Engineers, Inc., Daron Kurkjian, PE, Sean Healey, LSP
Response to Comments on Initial NOI Application 1	Link	8/16/2018	Weston & Sampson Engineers, Inc.,
Letter Re: Notice of Intent Peer Review	Link	8/31/2018	BSC Group, Inc.
Response to BSC Group Notice of Intent Peer Review	Link	9/10/2018	Weston & Sampson Engineers, Inc.,
Updated Storm Water Report , Revised September 10	Link	9/10/2018	Weston & Sampson Engineers, Inc.,
WSE Memorandum: Re: 412 Commonwealth Road (Loker Conservation and Recreation Area), DEP File No. 322-0939	Link	9/13/2018	Weston & Sampson Engineers, Inc., Marie Rudiman Toxicologist/Senior Risk Assessor, James Pearson, PE
Letter Re: Notice of Intent Second Peer Review	Link	9/26/2019	BSC Group, Inc.,
Infill Options Report	Link		

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GROUP 11: Independent Third-Party Peer Review of Environmental Files

Title / Link		Date	From
MassDEP Records 412 Commonwealth Road, Waste Site # 3-0003866	Link	2000	MassDEP https://eeaonline.eea.state.ma.us/
CMG Environmental, Inc. Preliminary Findings	Link	11/21/2019	CMG Environmental, Inc. Benson R. Gould, LSP, LEP
Summary of B. Gould meeting with Board of Selectmen	Link	2/10/2020	CMG Environmental, Inc. Benson R. Gould, LSP, LEP
CMG Environmental Responses to Resident concerns	Link	2/10/2020	CMG Environmental, Inc. Benson R. Gould, LSP, LEP
Ransom Consulting, Inc. Letter Re: Environmental Conditions Former Dow Chemical Facility	Link	1/15/2019	Ransom Consulting, Inc. Timothy J. Snay LSP,LEP
Memorandum: Focused Environmental Records Review and Soil Assessment	Link	4/4/2018	Weston & Sampson Engineers, Inc., Daron Kurkjian, PE, Sean Healey, LSP
CDM Peer Review Report Draft: Subject: Due Diligence Investigation and Report to the BoS	Link	4/12/2000	Camp Dresser & McKee, Inc. William R. Swanson, PE, LSP
Executive Summary, Dow Chemical Facility Closure Report, Ransom Environmental Consultants, Inc. (2000)	Link	4/25/2000	Ransom Consulting, Inc.
JSI Center for Environmental Health Studies "From Confrontation to Collaboration"	Link	1/1/2004	JSI Center for Environmental Health Studies, By Anne Marie Desmarais, MSPH, LSP and Irwin Silverstein, Ph.D., P.E., LSP
Acquisition of 33-acre former Dow Chemical Property for Conservation and Recreation	Link	5/8/2000	Resident, Anette Lewis
Summary of Independent Third-Party Peer Reviews: Supplemental Submissions	Link, Page 1	3/10/2021	Recreation

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GROUP 12: Public Comment Documents

Title / Link		Date	From
Response Letter: Willow Brook Condominium Association (Abutters)	Link	8/16/2018	Abutter, J. Sax
Letter from John Sax to Wayland Zoning Board of Appeals	Link	1/6/2019	Abutter, J. Sax
Ransom Pollution Map Overlay on Weston & Sampson Sampling Map	Link	1/6/2019	Abutter, J. Sax
Comments to the Conservation Commission from Tonya Largy, M.A.	Link	1/31/2019	T. Largy
WSWQC Comments on the Artificial Turf Field	Link	4/10/2019	Surface Water Quality Committee
TO ZBA from Carole Plumb, Loker Field Balloon Test, April 2, 2019	Link	4/2/2019	C. Plumb
Clarification on Comments on SPR from Dan Hill, chair of planning	Link	5/20/2019	D. Hill, Planning Board Member
Precedent at 24 School St DEP letter	Link	6/18/2019	Abutter, J. Sax
1827 Site Plan Comments for abutter Mr. Sax	Link	1/21/2020	Abutter, J. Sax
Letter from Mr. & Mrs. Hatch (abutters)	Link	1/21/2020	Abutter, T. and M. Hatch
Memo and Slideshows re: Loker project, J. Sax	Link	2/22/2021	Abutter, J. Sax
Notes on the CMG Environmental File Review from D. Hill	Link	2/26/2021	D. Hill, Planning Board Member