

**Article 3. Feasibility Study for a Grass Field at 195/207 Main Street**

*Proposed by: Board of Selectmen, Recreation Commission*

*Estimated Cost: \$50,000*

To determine whether the Town will vote to:

- a) appropriate a sum of money, not to exceed \$50,000, to be expended under the direction of the Board of Selectmen for a feasibility study for a multi-purpose, natural grass athletic playing field at 195 and 207 Main Street, Wayland, Massachusetts, including, but not limited to, lighting, drainage, landscaping, recreational amenities, irrigation, access and parking areas, and any and all other costs incidental or related thereto; and
- b) determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing under Massachusetts General Laws Chapter 44 or other enabling authority. (If borrowing, the article should include standard authorization language for Treasurer and to apply bond premium.)
- c) authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow up to said sum in accordance with Massachusetts General Laws Chapter 44, section 7 and 8 and any other enabling authority, and issue bonds or notes of the Town therefor; and
- d) authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder in accordance with Massachusetts General Laws Chapter 44, section 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs.

**FINANCE COMMITTEE COMMENTS:**

This is one of three articles proposed by the Board of Selectmen for a vote at Special Town Meeting in 2021 for the purpose of planning or studying the addition of new athletic fields in the Town of Wayland. This article specifically requests funding to study a potential new athletic field at the site of the former Department of Public Works facility, adjacent to Wayland Middle School and along Cochituate Road (Route 27). A map showing the location of this site may be available at Special Town Meeting.

As noted in the write-up for Article 2 of this Special Town Meeting (Grass Field at Loker Conservation & Recreation Area Design Fees), several reports since 2010, and demand by Town residents, have demonstrated the need for additional playing fields in Wayland. This particular site has been available and noted as a potential site for an athletic field for the past several years. In 2016, the Town voted at Annual Town Meeting to not support a Recreation Commission request to study this site for an athletic field. It was also the proposed site for a new library in Wayland, a project that was not approved by voters at Annual Town meeting, but one that could be considered once again in the future.

The Board of Selectmen recommends \_\_\_\_\_. Vote:

The Recreation Commission recommends \_\_\_\_\_. Vote:

**ARGUMENTS IN FAVOR:**

- This land is an asset of the Town of Wayland that is not being utilized and studying its potential use as a playing field would make it an active and beneficial asset to the Town.
- The adjacency of this site to the Wayland Middle School would provide an opportunity to coordinate activities between school and recreational needs, thereby creating a more dynamic area for recreational opportunities, whether connected to school activities or purely non-school programs.
- This study could provide a good comparison to other sites being considered for athletic field development, as the Town should focus such development in areas that are most cost-effective.

**ARGUMENTS OPPOSED:**

- It could be argued that if the Town is moving forward with the development of a field at the Loker Recreation site, it should not simultaneously be expending funds to study the development of other fields.
- There is a possibility that the library will make a new request of the Town for a new facility when State funds once again become available, and this site might be preferred over other potential sites in Town.
- A capital committee in Wayland might be the place to commence studying the use of this parcel and others, and perhaps that initial study, by residents or a Town board or committee, does not require any funding.
- The source of funding for this article has not yet been determined and would be better done in conjunction with the Fiscal Year 2023 budget at Annual Town Meeting in the Spring of 2022.

**RECOMMENDATION:** The Finance Committee recommends \_\_\_\_\_. Vote

***Quantum of Vote:*** *2/3 vote if borrowing funds under General Laws, Chapter 44, Sections 7 and 8. Majority vote to appropriate funds pursuant to General Laws Chapter 40, Section 5*

*For more information about this article, contact Louise Miller, Town Administrator at [lmiller@wayland.ma.us](mailto:lmiller@wayland.ma.us)*