

ARTICLE LIST FOR NOVEMBER 14, 2017 SPECIAL TOWN MEETING

Article	November 2017 Article Name	Sponsor
A	Pay Previous Fiscal Year Unpaid Bills	Board of Selectmen
B	Current Year Transfers	Board of Selectmen
C	Accept Gifts of Land at Town Center	Board of Selectmen
D	Change Filing Deadline for Circuit Breaker Match Program	Board of Selectmen
E	Compensation for Town Clerk	Board of Selectmen
F	Personnel Bylaws and Wage and Classification Plan	Board of Selectmen
G	Town Union Collective Bargaining Agreements 2017-2020	Board of Selectmen
H	School Union Collective Bargaining Agreements 2017-2020	School Committee
I	Appropriate Funds to Construct New Library Building	Board of Library Trustees
J	High School Stadium Complex Renovation Design Fees	School Committee and Recreation Commission
K	Synthetic Turf Field at Loker Conservation and Recreation Area	Recreation Commission
L	107 Old Sudbury Road Demolition	Board of Public Works
M	Appropriate Funds to Install Weston Aqueduct Pedestrian Crossings	Conservation Commission
N	Non-Medical/Recreational Marijuana Six Month Moratorium – Zoning Bylaw Amendment	Youth Advisory Committee
O	Appropriate Funds to Restore/Preserve Stone Pillars at Castle Gate Road and West Plain Street	Community Preservation Committee
P	Appropriate Funds for Design of Part 2 of the High School Athletic Preferred Improvement Plan	Community Preservation Committee and School Committee

RECEIVED

AUG 29 2017

Board of Selectmen
Town of Wayland

ARTICLE FOR SPECIAL TOWN MEETING

SPONSOR: Board of Selectmen DATE RECEIVED: _____

CONTACT PERSON: Brian Keveny TELEPHONE/Day: (508) 358-3611

TELEPHONE/Evening: _____

BOARD VOTE: 5-0 DATE OF VOTE: 8/21/17

TITLE: Pay Previous Fiscal Year Unpaid Bills

COST: _____ NO COST: _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- (a) pay the bills of the prior fiscal years,
- (b) appropriate a sum of money for the payment of the foregoing bills of prior fiscal years; and
- (c) provide for such appropriation by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

Fiscal 2017 liabilities to be paid using Fiscal 2018 appropriations:

1) Town Office – W.B.Mason	\$269.80	Fiscal 2018 Town Office Budget
2) Town Office - W.B.Mason	\$211.87	Fiscal 2018 Town Office Budget
3) Town Office - W.B.Mason	\$57.98	Fiscal 2018 Town Office Budget
4) DPW – JP Noonan Transportation	\$673.20	Fiscal 2018 DPW Budget
5) School Budget – David Nickerson	\$1,089.25	Fiscal 2018 School Budget

COMMENTS: Occasionally, bills are not paid at the end of a fiscal year for a number of reasons, including late submission. The unpaid bills from Fiscal Year 2016 are summarized in the article.

1) Town Office – W.B.Mason	\$269.80	Chairmat / Labels
2) Town Office - W.B.Mason	\$211.87	Office Supplies
3) Town Office - W.B.Mason	\$57.98	Office Supplies
4) DPW – JP Noonan Transportation	\$673.20	Leachate
5) School Budget – David Nickerson	\$1,089.25	Equipment Rentals

PROS: This is a standard Article that allows the Town to pay bills for the previous fiscal year.

CONS: There are no apparent arguments against this Article.

SIGNATURE OF CHAIR Lea T. Anderson DATE 8/29/17

ARTICLE FOR SPECIAL TOWN MEETING

RECEIVED

AUG 29 2017

SPONSOR: Board of Selectmen DATE RECEIVED: Board of Selectmen
Town of Wayland

CONTACT PERSON: Brian Keveny TELEPHONE/Day: (508) 358-3611

TELEPHONE/Evening: _____

BOARD VOTE: 5-0 DATE OF VOTE: 8/21/17

TITLE: Current Year Transfers

COST: X NO COST: _____ COST ESTIMATE: \$130,090

TEXT: To determine whether the Town will vote to appropriate a sum or sums of money for the operation and expenses of various Town Departments for the current fiscal year; to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or federal government, by borrowing, or otherwise; and to determine which Town officer, board, or committee of combination of them, shall be authorized to expend the money or monies appropriated therefor.

CURRENT YEAR TRANSFERS FY 2018

PURPOSE:	AMOUNT
1 Septage Fund Expenses FY 04 – FY 15	\$68,614
2 Septage Fund Expenses FY 18	\$25,821
3 Dog Officer Expense	\$655
4 Wastewater Budget	\$35,000

TOTAL CURRENT YEAR TRANSFERS	\$ 130,090
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FUNDING SOURCES:	AMOUNT
1 Unreserved Fund Balance	\$68,614
2 Unreserved Fund Balance	\$25,821
3 Unreserved Fund Balance	\$655
4 Wastewater Retained Earnings	\$35,000

TOTAL FUNDING SOURCES	\$130,090
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COMMENTS: This article authorizes the expenditure of funds for the current fiscal year, which were not foreseen in the current budget. These transfers are required for the following reasons:

Septage Fund Expenses FY 04 – FY 15 (\$68,614) This request is to reimburse Sudbury from the Septage account for FY 04 – FY 15 retiree legacy costs paid by Sudbury which were not charged to the Septage fund. Payments are in accord with the amended 2015 Septage Agreement between the Town Wayland and the Town of Sudbury. The Septage Fund does not have sufficient funds remaining, so this appropriation is from the General Fund Unreserved Fund Balance.

Septage Fund Expense FY 18 (\$25,821) This request is to fund Wayland's 50% share of FY 18 retiree legacy costs attributable to Septage operations. The other 50% will be funded by Sudbury. The Septage Fund does not have sufficient funds remaining, so this appropriation is from the General Fund Unreserved Fund Balance.

Dog Officer Expense (\$655) This request is to fully fund the contract for the Dog Officer. When the FY 18 budget was prepared, the Dog Officer contract was not yet finalized. The line item does not have sufficient funding, so this appropriation is from the General Fund Unreserved Fund Balance.

Wastewater Budget (\$35,000) Due to aging infrastructure and past unanticipated emergency expenditures, the WWMDC wants to add a line item to the FY2018 budget. The item represents expenditures that are required as part of the operation of the WWMDC wastewater collection system. The funding source is existing retained earnings of the WWMDC. The funds will enable adequate response to a failure or disruption of the existing public collection system, provide for routine maintenance of the collection system, and allow for conformance with Massachusetts regulatory requirements associated with DigSafe mark-outs.

PROS: These expenses were not reasonably anticipated when forecasting the FY2018 budget and they represent binding obligations of the Town.

CONS: The Board of Selectmen is not aware of any.

SIGNATURE OF CHAIR

Lea T. Anderson

DATE

8/29/17

RECEIVED

AUG 29 2017

Board of Selectmen
Town of Wayland

ARTICLE FOR SPECIAL TOWN MEETING
NOVEMBER 2017

SPONSOR: Board of Selectmen DATE RECEIVED: _____
CONTACT PERSON: Nan Balmer TELEPHONE/Day: 508-358-3620
TELEPHONE/Evening: _____
BOARD VOTE: 5-0 DATE OF VOTE: 8-21-17
TITLE: ACCEPT GIFTS OF LAND AT TOWN CENTER

COST: _____ NO COST: X COST ESTIMATE: _____

TEXT: To determine whether the Town authorizes the Board of Selectmen, with approval by Town Counsel as to form, to acquire by gift, purchase, eminent domain or otherwise, for municipal purposes, on such terms and conditions as the Board of Selectmen deems appropriate, the fee or any lesser interest in all or any part of the parcels of land and the buildings and other structures thereon identified as Lot 9-1A and Lot 3-1, shown on a plan prepared by the Town Surveyor entitled "Plan of land Wayland, Massachusetts Showing Proposed Municipal Parcels" dated July 21, 2015 and recorded with the Middlesex South Registry of Deeds as Plan 616 of 2015, and Parcel 14, shown on a plan prepared by Hancock Associates entitled "Plan of Land in Wayland, MA" dated January 20, 2012, recorded with the Middlesex South Registry of Deeds as Plan 305 (1 of 2) of 2012 on file with the Town Clerk, and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto or take any action relative thereto.

COMMENTS: This article allows the Town to accept three parcels of land as gifts from Twenty Wayland LLC for municipal purposes and gives the Town ownership of land abutting the "Municipal Parcel" and nearby areas. The three parcels are shown on the map in Appendix **XX**.

"Green Area"	Lot 9-1A (in Map 23, Lot 052M) of approx. 29,953 sq ft or 0.68 acres Assessed value of \$33,300 for entire lot.
"Informal Town Green"	Parcel 3-1 (also known as Map 23, Lot 052I), approx. 1.75 acres Assessed value \$35,500
"Northern Fields"	Parcel 14 (also known as Map 23, Lot 052O), approximately 6 acres Assessed value \$47,200; large portion in wetlands

The Board of Selectmen entered into a Letter of Intent with Twenty Wayland LLC in August 2017 part of which foresees the gifting in fee simple of 8 parcels of land: these three land parcels, another two for Conservation purposes and four others already authorized at a previous town meeting

(Appendix XX). The map in Appendix XX shows all of these parcels with shading to define the Conservation parcels, those previously authorized for acquisition and the three being considered under this article. (At the November 2015 Special Town Meeting (STM), Twenty Wayland LLC had only offered those four parcels.) One of the parcels of land is broken into two lots – one lot previously authorized and one lot authorized under this article. The Settlement Agreement finalizing this transaction is anticipated to be signed in early November, prior to discussion of this STM article. If it is not, the Town vote to accept these parcels will show good intent to continue negotiations to acquire the land.

Note: updated maps are being created for the Warrant. Two have been provided for reference with this article submission. The BoS will forward them when completed.

The “Green Area” near the Municipal Parcel (Lot 9-1A) is part of a parcel that was broken into two lots. The other part, Lot 9-1B, was authorized for acquisition under STM November 2015 Article 3. At that time, Twenty Wayland LLC did not offer the whole parcel to the Town and so only Lot 9-1B was voted under the 2015 STM article. The parcel being addressed by this article contains a detention basin. Acquisition of this parcel adds to the contiguous land surrounding the municipal parcel and could help with land use calculations for future development.

The “Informal Town Green” is known as the town green and is maintained by Zurich. This arrangement will continue if the parcel is accepted as a gift. Currently, while the retail portion of Town Center is owned by Zurich, the town green is still owned by Twenty Wayland. Twenty Wayland has not allowed community events on the town green for the past two summers. However, the Planning Board’s Master Special Permit calls for this area to “be open to public use”. It is the Board of Selectmen’s intent to have this be public space again.

The “Northern Fields” area together with the parcels being gifted to Conservation provide linkage from Town Center to Cow Commons conservation land. While most of the parcel is wetlands, there are some upland areas. The Board of Selectmen have not discussed potential uses for this parcel and further research is required to determine legal restrictions on usage other than as open space.

Each of these three parcels is part of the RTNs (Release Tracking Number) assigned to Raytheon Company and covering the entire ±83 acre property which Raytheon occupied as of 1995. The “Green Area” (Lot 9-1A) and the “Northern Fields” (Parcel 14) currently have existing groundwater monitoring wells as part of an ongoing monitoring program. Raytheon is responsible for these wells, but its primary environmental consultant, ERM, is responsible for maintenance and ultimate decommissioning would also be addressed by ERM.

ARGUMENTS IN FAVOR: Accepting these gifts of land brings the Town over 8 acres of land in the Town Center providing land for both municipal and public use, including the potential for Town facilities and access to existing Conservation land. All eight pieces of gifted land total almost 25 acres.

Allowing the Town to own the “Informal Town Green” area will let it be used for public events, which has not been allowed by the present owner.

Accepting the gifts of land under this Article will give a path to complete Wayland’s relationship with Twenty Wayland LLC after more than 12 years.

Passage of this article and accepting the land will create a connection between Town Center, the Rail Trail/bike path and Cow Commons, thereby making a usable connection between various recreational

uses.

ARGUMENTS OPPOSED: Some would argue that we are removing land from the tax rolls. The total value of these three parcels is \$116,000 (estimated at \$2000 - \$2500 in tax revenue annually).

Some may be uncomfortable accepting a gift of land when groundwater monitoring is still ongoing.

There are usage limitations on some of the parcels.

Note: per town counsel, a gift of land requires a majority vote (G.L. c. 40, §14); a purchase of land requires a 2/3 vote

SIGNATURE OF CHAIR

Lea T. Anderson

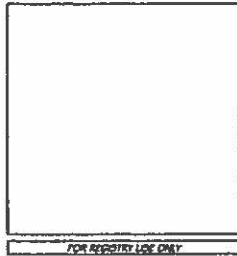
DATE:

8/29/17

TOWN COUNSEL REVIEW

DATE:

Map used for STM November 2015



FOR RECORDING LINE ONLY

WAYLAND PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED.

Paul H. Berry
7-28-2015

7-28-2015

CERTIFICATIONS

I CERTIFY THAT THE PREPARATION OF THIS PLAN
CONFORMS TO THE RULES AND REGULATIONS OF THE
REGISTERED OFFICE OF THE COMMONWEALTH OF
MASSACHUSETTS.

Michael M. Dwyer
PROFESSIONAL LAND SURVEYOR
DATE: 7/21/2015

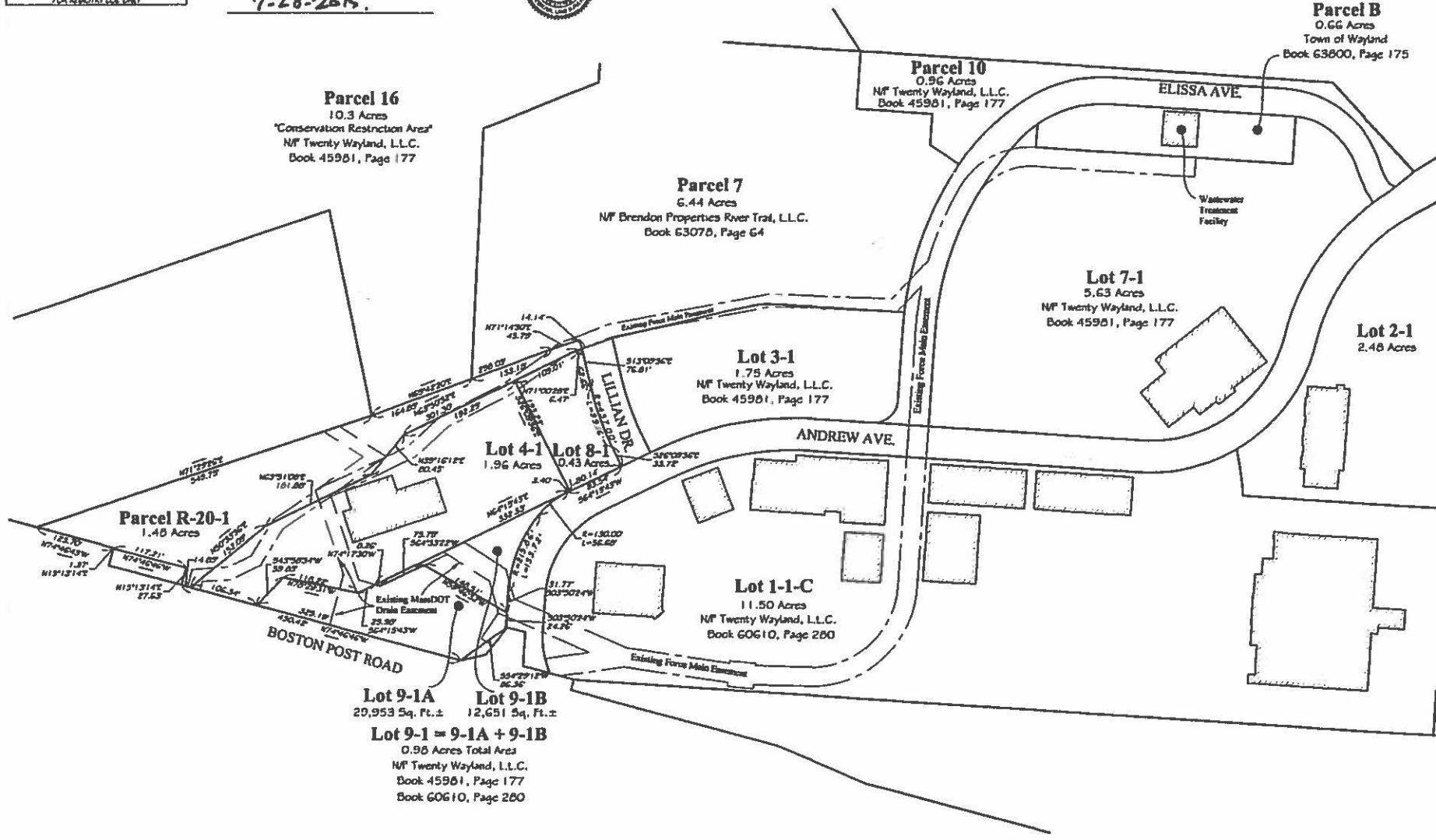


REFERENCE PLANS

1. J PLAN NUMBER 305 OF 2012.
2. J PLAN NUMBER 1000 OF 2013.
3. J PLAN NUMBER 194 OF 2014.

NOTES

1. J PARCEL AND LOT NUMBERS ARE AS SHOWN ON
REFERENCE PLANS #1 AND #2.
2. J LOT #8-1 AS SHOWN ON REFERENCE PLAN #1 IS
THE COMBINATION OF PARCELS 8-21 AND PARCELS
1-1-4. THE COMPOSITION OF LOT #8-1 AS SHOWN
ON THIS PLAN REFLECTS A 2014 MASSDOT TAKING
AS SHOWN ON REFERENCE PLAN #3.
3. J LOT 9-1B IS BE ACQUIRED BY THE TOWN OF
WAYLAND. LOT 9-1A IS TO BE RETAINED BY TWENTY
WAYLAND, L.L.C.

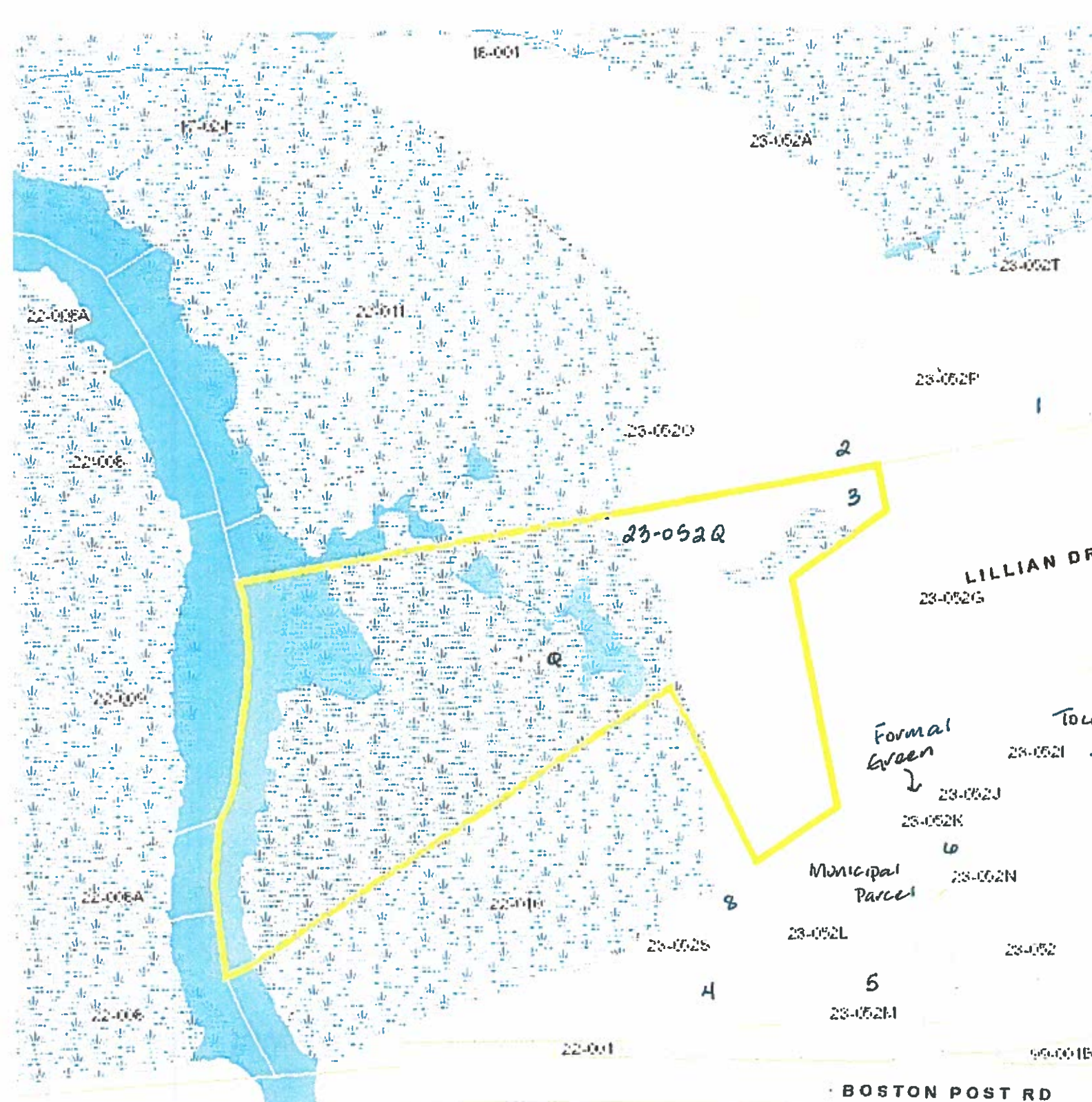


Potential Gifts of Land

1, 3 = Gift to
Conservation

4, 6, 8, part of 5 =
authorized 5TM
Nov 2015

2, 7, part of 5 =
Article 5TM
Nov 2017



**ARTICLE FOR SPECIAL TOWN MEETING
NOVEMBER 2017**

RECEIVED

AUG 29 2017

Board of Selectmen
Town of Wayland

SPONSOR: Board of Selectmen DATE RECEIVED: _____
CONTACT PERSON: Ellen Brideau TELEPHONE/Day: 508-358-3658
Director of Assessing TELEPHONE/Evening: _____
BOARD VOTE: 5-0 DATE OF VOTE: 8-21-17
CHANGE FILING DEADLINE FOR CIRCUIT BREAKER MATCH
TITLE: PROGRAM

COST: _____ NO COST: X COST ESTIMATE: _____

TEXT: To determine whether the Town will vote to amend the Code of the Town of Wayland by modifying paragraph G in Section 19-8 of the Code of the Town of Wayland by deleting the crossed-out text and inserting the underlined text as follows:

G. Local Circuit Breaker Program. Applications for senior tax relief under the Town Circuit Breaker program must be filed with the office of the Board of Assessors no later than December 31 April 1 of the year in which the original tax filing was due to which the tax relates, or within three months after the bill or notice of assessment was sent, whichever is later.

COMMENTS: This article changes the filing deadline for the local Circuit Breaker matching program, one of Wayland's tax relief programs for its senior residents, to coincide with all other exemption programs' filing deadlines and to align with the fiscal year. It does not change the program's eligibility or funding.

The Circuit Breaker income tax credit is for persons age 65 and older with low to moderate-income. Qualifying senior citizens may claim a credit on their State income tax returns for the real estate taxes paid on their Wayland residential property. In addition, the Town matches the Circuit Breaker Income Tax Credit with a like reduction in the local real estate tax. More information and instructions for filing can be found on the Assessors and the Council on Aging websites.

The current filing deadline of December 31 presents operational and administrative challenges for the financial operations of the Town. The December deadline requires the Town to leave open each Fiscal Year's budget more than six months into the next Fiscal Year because credits are for the prior fiscal year. In addition, because tax credits can only be

applied to the fiscal year in which the credit was received, applications received after the June 30 end of fiscal year receive a refund check instead of a tax credit. Refund checks generate additional work on behalf of the Tax Collectors office and the Accounting Office.

The Assessor's Office processes approximately 130 local Circuit Breaker applications annually with 80-90 applying prior to the 4th quarter real estate bill being due. The remaining applications are processed after the 4th quarter payment and require the disbursement of a paper check and should generate a 1099 tax form. The amount of the match has been \$1070 for several years.

Please see the chart below for a comparison of this change in deadline:

Wayland Circuit Breaker Town Match

<u>Current Process: FY 2017</u>	<u>Proposed Process: FY 2018</u>
Calendar Year 2017: 1/1/17-12/31/17	Fiscal Year 2018: 7/1/17 - 6/30/18
Applicant uses MA 2016 Income Tax Filing	Applicant to use MA 2016 Income Tax Filing
Applicants began applying January 2017.	Applicants apply
Applications received prior to April 30, 2017 received a credit to their tax bill.	July 1, 2017 to April 1, 2018 and receive a credit to their tax bill.
Applications received after April 30, 2017 to December 31, 2017 receive a paper check.* MA Law does not allow credits received in one fiscal year to be applied to a future fiscal year.	All applications will be processed prior to 4th Quarter Tax Bills being due. No need for paper checks.

*These checks should generate an IRS 1099 form annually.

The Board of Assessors, the Board of Selectmen and the Senior Tax Relief Committee voted to [support] this article. *To be updated if votes occur.*

ARGUMENTS IN FAVOR: Senior applicants for all other exemption programs are required to use their prior year federal tax returns to determine eligibility. Utilizing the same tax filing year for all programs will streamline the process and create uniformity.

Changing the application due date brings the Circuit Breaker application due date into alignment with all other Town run residential tax relief programs.

Changing the deadline will streamline the financial administration of the local Circuit Breaker program for the Finance Department, the Assessors, the Tax Collector and the Council on Aging.

ARGUMENTS OPPOSED: There may be confusion around changing the deadline which can be addressed with training workshops and written materials.

There are some residents who only qualify for the Circuit Breaker match every other year. Since the same tax return will be used for two years during the transition period, there may be some residents who do not qualify for the Circuit Breaker match two years in a row.

SIGNATURE OF CHAIR

Lisa T. Anderson

DATE

8/29/17

TOWN COUNSEL REVIEW

DATE

ARTICLE FOR FALL TOWN MEETING**RECEIVED****AUG 29 2017**

SPONSOR: Board of Selectmen DATE RECEIVED: Board of Selectmen
Town of Wayland
CONTACT PERSON: John Senchyshyn TELEPHONE/Day: (508) 358-3623
TELEPHONE/Evening: _____
BOARD VOTE: 5-0 DATE OF VOTE: 8/21/17
TITLE: COMPENSATION FOR TOWN CLERK

COST: XX NO COST: _____ COST ESTIMATE: Cost - \$3,996

TEXT: To determine whether the town will vote to fix the salary for the Town Clerk, pursuant to Massachusetts General Laws Chapter 41, Section 108, to be effective July 1, 2017, and vote to transfer from FY 18 budgeted Reserve for Salary Settlement account a sum of money for the purpose of funding the Town Clerk salary increase. The salary is printed below.

SALARY SCHEDULE – TOWN CLERK

	<u>FY 2017</u>	<u>FY 2018</u>
Town Clerk	\$ 70,504.00	\$ 74,500.00

COMMENTS:

At the April 2017 Annual Town Meeting, no wage adjustment was submitted for the Town Clerk. The above increase includes a 2% across-the-board increase, which is also proposed for all regular non-union staff, and includes the approximate value of a non-union step increase. Funds were approved in the FY 18 budget in the Reserve for Salary Settlement account. This article seeks to authorize the Finance Director to transfer funds from said account in the amount identified to the Town Clerk salary line.

PROS: The proposed wage allows for the equivalent of a periodic wage and step increase consistent with the proposed FY 18 salary charts for non-union employees and provides for reasonable wage growth over time depending on economic conditions. The FY 18 across-the-board portion of the increase is consistent with recently negotiated collective bargaining agreements for Town union employees.

CONS: Employees are sufficiently compensated under the existing wage scales.

SIGNATURE OF CHAIR Lea T. Anderson DATE 8/29/17
Town Counsel Approval _____ DATE _____

RECEIVED

AUG 29 2017

Board of Selectmen
Town of Wayland

ARTICLE FOR FALL TOWN MEETING

SPONSOR: Personnel Board DATE RECEIVED: _____
CONTACT PERSON: John Senchyshyn TELEPHONE/Day: (508) 358-3623
TELEPHONE/Evening: _____
BOARD VOTE: _____ DATE OF VOTE: 7/17/17
TITLE: PERSONNEL BY-LAWS AND WAGE AND CLASSIFICATION PLAN

COST: XX NO COST: _____ COST ESTIMATE: 2% increase of FY 18 wages for non-union employees effective July 1, 2017. Seasonal positions are excluded.

Appx cost - \$45,500

TEXT: To determine whether the town will vote to amend the Code of the Town of Wayland, Chapter 43, PERSONNEL and the Personnel Wage and Salary Classification Plan (Appendix TBD) previously adopted by the Town for non-union Town employees excluding seasonal positions and vote to transfer from FY 18 budgeted Reserve for Salary Settlement account a sum of money for the purpose of funding the non-union wage increase.

COMMENTS:

At the April 2017 Annual Town Meeting, no wage adjustments were submitted for non-union Town employees as collective bargaining was just beginning with the unions. Now that several contracts have settled, it is appropriate to address wages for the non-union employees for FY 18. The proposed FY 18 increase is consistent with collective bargaining settlements to date. Funds were approved in the FY 18 budget in the Reserve for Salary Settlement account. This article seeks to authorize the Finance Director to transfer funds from said account in the proper amounts to the respective Town Departments whose FY 18 salary accounts are affected by this wage adjustment.

PROS: The Wage and Classification Plan allows for periodic wage increases for non-union employees and provides for reasonable wage growth over time depending on economic conditions. FY 18 across-the-board increases to the non-union schedules are consistent with recently negotiated collective bargaining agreements for Town union employees.

CONS: Employees are sufficiently compensated under the existing wage scales.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

RECEIVED

AUG 29 2017

Board of Selectmen
Town of Wayland

ARTICLE FOR FALL TOWN MEETING

SPONSOR: Personnel Board DATE RECEIVED: _____
CONTACT PERSON: John Senchyshyn TELEPHONE/Day: (508) 358-3623
TELEPHONE/Evening: _____
BOARD VOTE: _____ DATE OF VOTE: 7/17/17
TITLE: TOWN UNION COLLECTIVE BARGAINING AGREEMENTS 2017 - 2020

COST: XX NO COST: _____ COST ESTIMATE: FY 18 Estimated Cost is Attached
_____ by Contract _____

TEXT: To determine whether the Town will vote to transfer from FY 18 budgeted Reserve for Salary Settlement account a sum of money for the purpose of funding FY 18, the first year of the collective bargaining agreements reached between the Town of Wayland and (insert the name of each union that has settled).

COMMENTS:

The Town has reached agreement with (insert the name of each union that has settled) for successor collective bargaining agreements for the period of July 1, 2017 through June 30, 2020. In accord with M.G.L. Chapter 150E, Section 7 the new employee cost items for FY 18, the initial year of the contract, are being presented to Town Meeting for funding. Funds were approved in the FY 18 budget in the Reserve for Salary Settlement account. This article seeks to authorize the Finance Director to transfer funds from said account in the proper amounts to the respective Town Departments whose FY 18 salary accounts are affected by these settlements.

PROS: The negotiated FY 18 settlements represent a fair wage adjustment in the marketplace and fall within the guidelines provided by the Finance Committee.

CONS: Employees are sufficiently compensated under the existing wage scales.

SIGNATURE OF CHAIR _____ DATE _____
Town Counsel Approval _____ DATE _____

RECEIVED

AUG 31 2017

Board of Selectmen
Town of Wayland

ARTICLE FOR FALL TOWN MEETING

SPONSOR: School Committee DATE RECEIVED: _____
CONTACT PERSON: _____ TELEPHONE/Day: 508.560.9888
TELEPHONE/Evening: _____
BOARD VOTE: 4-0 DATE OF VOTE: 8/29/2017
TITLE: SCHOOL UNION COLLECTIVE BARGAINING AGREEMENTS 2017 - 2020

COST: _____ NO COST: XX TRANSFER ESTIMATE: \$218,090

TEXT: To determine whether the Town will vote to transfer from FY 18 budgeted salary reserve account to the School Department budget a sum of money for the purpose of paying for negotiated and contractually binding wage settlements. .

COMMENTS:

At the April 2017 Annual Town Meeting, FY 18 funding was approved for a settlement with the Wayland Teachers Association. Since that time the School Committee has settled contracts covering FY18 with the Public Employees' Local Union 1116 Custodians and Maintenance, Wayland Educational Secretaries Association, and non-union positions. The settlements were within the financial guidelines provided by the Finance Committee.

Funds were approved in the FY 18 budget in the Reserve for Salary Settlement account. This article seeks to authorize the Finance Director to transfer funds from said account in the proper amounts to the School Department for FY18 to support the negotiated wage adjustments.

PROS: The transfer of funds is necessary for the School Department to pay for the cost of negotiated and contractually binding wage settlements. The negotiated settlements represent a fair wage adjustment in the marketplace and fall within the guidelines provided by the Finance Committee

CONS:

SIGNATURE OF CHAIR



DATE

8/31/17

Town Counsel Approval

DATE

RECEIVED

AUG 31 2017

ARTICLE FOR SPECIAL TOWN MEETING

Board of Selectmen
Town of Wayland

SPONSOR: Board of Library Trustees DATE RECEIVED: _____
CONTACT PERSON: Aida Gennis, Chair TELEPHONE/Day: 508-650-3869
TELEPHONE/Evening: Same
BOARD VOTE: 5-0 in favor DATE OF VOTE: August 23, 2017
TITLE: APPROPRIATE FUNDS TO CONSTRUCT NEW LIBRARY BUILDING

COST: x NO COST: _____ COST ESTIMATE: \$28,940,710

TEXT:

To determine whether the Town will vote to:

(1) raise and appropriate, transfer from available funds, or borrow the sum of **Twenty-eight Million, nine hundred and forty Thousand, seven hundred and ten dollars (\$28,940,710)** for the construction, equipping, and furnishing of a new **Wayland Free Public Library** to be located at **195 Main Street, Wayland, MA 01778**, and any and all incidental and related costs, including but not limited to, site evaluation, engineering and design services, and project management services for the design, bidding and construction, including but not limited to schematic and final design, construction documents, and bidding and construction oversight, building demolition and site preparation, paving, and landscaping, as well as a lease or leases for alternative operational space, storage, furnishings and related necessary costs for the duration of the project, and authorize the Board of Selectmen and/or the Board of Library Trustees to expend these funds, without further appropriation but with the approval of the Permanent Municipal Building Committee;

(2) authorize use of the construction management at risk delivery method pursuant to the provisions of G.L. c.149A, §§1-13;

(3) authorize the Treasurer with the approval of the Board of Selectmen, to borrow said sum pursuant to G.L. c. 44, §§7 or 8 or any other enabling authority, and issue bonds or notes of the Town therefor, and, in accordance with G.L. c.44, §20, 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, to be applied to the payment of costs approved hereunder, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; and

(4) authorize the Board of Selectmen and other appropriate officials to apply for federal, state, or private grants, enter into any agreements and execute all documents including contracts for a term in excess of three years as may be necessary to effectuate the purposes of this Article, and to accept any gifts or grants provided to the Town for such purposes;

provided, however, that the appropriation made hereunder shall be expressly contingent upon approval by the voters of the Town to exclude from the limitations of Proposition 2 1/2, G.L. c. 59, §21C the amounts required to pay for any such bonds or notes; and further that no funds appropriated hereunder shall be expended until the Town has been allotted a grant by the Massachusetts Board of Library Commissioners; or take any action related thereto.

COMMENTS:

Passage of this article will appropriate **\$28,940,710** to build a new library building at 195 Main Street. The new library will be located adjacent to the Middle School on the site of the former Highway Department Garage. It will be a 33,530-square foot, two-story building incorporating aspects that patrons enjoy at our current library and benefit more residents by providing appropriate functional spaces and services for: families with children; teens and young adults; those seeking quiet spaces for reading and study; those looking for spaces for small group study and collaboration, and more. It will bring the library into the 21st century and reflect the community's educational aspirations, offering access to information and knowledge through state-of-the-art library services and technology.

On July 13, 2017, the Massachusetts Board of Library Commissioners (MBLC) awarded the Town of Wayland a provisional grant of **\$10,137,980**. The Town will receive grant funds only if this article passes, these funds will be used to reduce the total \$28,940,710 cost to the Town. The deadline for the Town to authorize funding the project is January 12, 2018. **There is no other opportunity to vote at Town Meeting to fund the project and receive grant funds. If the article does not pass, the Town loses the state grant funds.**

History and Town Meeting Votes:

In January 2015, the Board of Library Trustees (the Trustees) formed the Library Planning Committee (LPC) to evaluate the library's space needs, assess the current building, and recommend whether to apply for a state library building grant. In August 2015, the LPC recommended that the Trustees pursue a state grant. At the November 2015 Special Town Meeting, \$150,000 was appropriated to fund the Library Planning & Design Study to examine the feasibility of either expanding and renovating the current library building or building a new library on a different site following the guidelines of the Massachusetts Public Library Construction Program (MPLCP) which requires a two-site analysis when applying for a state library building grant.

At the 2016 Annual Town Meeting (ATM), the Trustees secured authorization for the transfer of two parcels of land for evaluation as potential library sites. After studying and evaluating the current library site and the other two parcels, it was determined that expansion on 5 Concord Road was not possible because the 1.02-acre site in the Aquifer Protection District would not support an increase in the size of the building nor the amount of parking spaces needed. The Trustees selected 195 Main Street as the most appropriate site for a new library. The Trustees, the School Committee and the

Recreation Commission agreed to apportion this 4.7-acre site. The Board of Public Works and the Board of Selectmen then transferred 2.3 acres of the western portion of the site for a new library building.

In January 2017, the Trustees delivered a completed application for a state-funded library building grant to the MBLC. The grant would cover approximately 40% of eligible construction costs of a new building. The design includes green efficiencies for LEED certification, allowing an additional grant award at the completion of the project.

At the 2017 ATM, the Trustees secured the authorization to formally submit the application to the MPLCP, to accept and expend any state funds, and to accept the preliminary design of the proposed new library building.

Design and Opportunity:

The grant application required inclusion of a preliminary design and projected costs. The proposed building will offer current and new users up-to-date-resources, including access to technology and opportunities not possible in the current building. Highlights of the design include a children's wing with space for expanded collection, technology resources, programs and activities; a dedicated space for teens and young adults allowing the library to more adequately serve the needs of this age group that cannot be addressed in the current library; ample quiet reading and study spaces with comfortable seating; several small conference rooms, a larger capacity multipurpose meeting room; and a technology lab. There will be more shelf space for the collection, increased seating throughout the library, improved computer access and adequate parking. The building, designed with "green" efficiencies, will be ADA compliant and built on a site with no history of flooding.

The proposed building meets accepted guidelines and standards for a state-funded library and satisfies the space needs as set forth in Wayland's Library Building Program, vetted and approved by the MBLC, the LPC, and the Trustees. The building program was produced by an experienced outside library building consultant who worked closely with the staff to perform a thorough space-needs analysis of each department of the library. Final square footage was determined by consulting national standards and by evaluating Massachusetts libraries in similar and neighboring communities. The proposed location adjacent to the Middle School resulted in an additional increase in size based on guidance from the MBLC and other libraries that have included teen rooms and services. The new library building's square footage must be in compliance with the space-needs as determined by the Library Building Program which was accepted by the MBLC when the application was submitted.

Grant Announcement and Timeline:

On July 13, 2017, the MBLC announced grant recipients and awards. Wayland is one of nine immediate grant recipients with an award of \$10,137,980. The total project cost of \$28,940,710 will be reduced by this grant award with 20% payments in each of the next 5 fiscal years. The Trustees have begun a fundraising effort to assist with the costs of the project and will contribute Trustee funds as well. The offer of an immediate grant, one of the three largest of the nine awards, is a strong statement that the Massachusetts Board of Library Commissioners believes that the current building does not meet the current or future needs of the Wayland community.

With passage of this article, the Town will sign a contract with the MBLC and receive the first 20% of the grant in May or June of FY18; this will be followed by the development of the schematic design for the project. The second 20% will be received in May or June 2019, once construction documents are submitted to the MBLC. The third 20% will be received in May or June 2020 upon issuance of a building permit. The fourth 20% will be received upon issuance of a certificate of occupancy in the next fiscal year, in May or June 2021. The fifth and final 20% will be received in May or June 2022 after a final audit. LEED certification will be determined in the final year, with the Town anticipating the achievement of LEED Gold or Platinum, which would entitle the Town to receive an additional 3% or 3.5% of the current grant award as an extra disbursement.

Unlike the state funded school projects, the MBLC offers this award before Town funding is approved, incremental payments are made as construction progresses. The project total is a very conservative estimate based on the experience of the Permanent Municipal Building Committee, under whose guidance this project is run, and incorporates contingency and escalation costs to ensure the project does not exceed the budget. The Town will receive grant funds only if this article passes.

Current Building and Opportunity:

With construction estimated to begin in mid- to late 2020 and completion in 2021, there will be ample time for the Wayland community and Town officials to thoughtfully determine the future of the current library building at 5 Concord Road. Moving from the current building will provide a ripple effect, offering space for other town and community needs to be met at the current library site. Public input will be essential in planning a creative reuse of this historic building.

PROS:

- One-time offer of a substantial State library construction grant of \$10,137,980 to help defray the cost of a municipal building
- The proposed building meets the future needs of Wayland residents, is appropriately sized for the community, meets standards for eligibility for a state library construction grant, and includes space to address the following needs not currently met:
 - children's room with adequate collection, program and activity spaces;
 - teen/young adult room for a population underserved in the current building;
 - ample quiet reading and study spaces;
 - small separate quiet study and meeting spaces;
 - larger multipurpose program room;
 - ADA compliance;
 - appropriate space for the collection;
 - appropriate staffing spaces to operate essential library functions efficiently and safely;
 - appropriate space to house library's technology infrastructure;
 - flexible interior design for optimal space configurations; and
 - adequate safe parking.
- Synergy with schools, sited near Wayland Middle School and recreation parcels
- Located near population-dense area of the Town with easy access for pedestrians and bicyclists
- Low probability of flooding
- Green building efficiencies

CONS:

- Cost of the project and effect on the Town's debt schedule
- Increased staffing and operating costs in a larger building
- Undetermined future of the current building at 5 Concord Road
- Cost of operating 5 Concord Road after the library has moved

SIGNATURE OF CHAIR *Dita Gennis* DATE 8/31/2017
TOWN COUNSEL REVIEW _____ DATE _____

RECEIVED

ARTICLE FOR SPECIAL TOWN MEETING

AUG 31 2017

SPONSOR: School Committee
& Recreation Commission DATE RECEIVED: _____
CONTACT PERSON: Jeanne Downs TELEPHONE/Day: 508 358 0270 (h)
TELEPHONE/Evening: 508.397.7934 (c)
BOARD VOTE: 4-0 (SC) DATE OF VOTE: 8/29/17 (SC)
3-0 (Rec) 8/30/17 (Rec)
TITLE: High School Stadium Complex Renovation Design Fees

COST: ✓ NO COST: _____ COST ESTIMATE: \$202,000

TEXT:

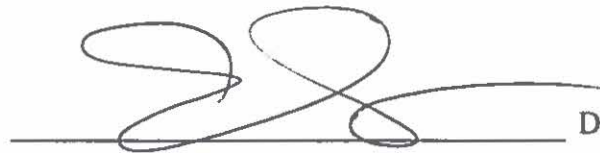
COMMENTS:

PROS:

CONS:

See attached

SIGNATURE OF CHAIR



DATE

8/31/17

TOWN COUNSEL REVIEW

DATE

To: Board of Selectmen

From: School Committee and Recreation Commission

Date: August 31, 2017

Dear Board of Selectmen,

In submitting the attached article, we recognize that the Finance Committee has asked for no money articles in the fall. We would like to request an exception to that guideline for the following reasons.

First, the School Committee, the Recreation Commission and the Community Preservation Committee have worked together to find funding outside of taxation and borrowing for approximately two-thirds of the total \$482,000 being requested for design funds for the High School Master Athletic Plan and corresponding synthetic turf field at the Loker Conservation and Recreation site. Although there are three separate articles being submitted for this project, each article is reliant on the others being passed at Town Meeting. The attached article is the only article of the three that requires "new money" from the town. To recap the funding of the three articles:

- Article 1 (attached) – High School Stadium Complex Renovation
 - \$202,000 *to be funded from the Recreation Revolving Fund Turf Account (up to \$65,000) and by taxation, borrowing or other town funding*
- Article 2 – Tennis Courts, Softball Field, Outdoor Basketball and Volleyball Courts
 - \$126,000 *to be funded from CPC funds*
- Article 3 – Development of Synthetic Turf Field at Loker Recreation and Conservation Site
 - \$154,000 *to be funded from the Recreation Stabilization Fund*

Secondly, the condition of the high school outdoor athletic facilities and fields are in such a state of deterioration that we risk having to close them within the next twelve months. These facilities are used by both the schools and the community. Specifically:

- The track cannot be used for varsity competitions and was taken offline for those competitions before the 2017 spring season. Depending on what the winter freeze/thaw brings, the track may or may not be able to be used for team practices and community use in the spring of 2018.
- Each of the ten tennis courts has a crack at least one inch wide running across it. Two of the courts will be taken offline before school begins in September. Again, depending on what the winter freeze/thaw brings, more tennis courts may be taken offline before the 2018 spring season begins for our state championship tennis teams and the community.
- The synthetic turf at the high school is at the end of its useful life. It has been repaired again for use this fall and will most likely be usable in the spring, but it is unclear whether it will still be usable in the fall of 2018.

Thirdly, a synthetic turf field at the Loker Conservation and Recreation area would provide practice and competition capacity within the town for both the community and schools while the high school facilities and fields are under construction.

Finally, by requesting and getting approval in the fall for design funds to renovate the facilities, an article for construction funds can be presented in the spring. If successful, construction could begin in the summer of 2018.

If we need to wait until the spring of 2018 to request design fees, the project would be pushed out a year with construction starting in the spring of 2019. There is a high probability that our facilities would fail before that time from continued overuse and deterioration resulting in an extended period of time that they cannot be used by the schools and community. This would in turn impact the operating budget as temporary space out of town would be needed.

Thank you for your consideration.

ARTICLE XXXX: High School Stadium Complex Renovation Design Fees

Sponsored by the School Committee and the Recreation Commission

To determine whether the Town will vote to:

- 1) appropriate a sum of money of up to \$202,000 to spend on design services for Part 1 of the Wayland High School Facility Strategic Master Plan (High School Athletic Preferred Improvement Plan-Stadium Complex Renovation)
- 2) determine whether said appropriation should be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$65,000 of the funds shall be transferred from the Recreation Revolving Fund Turf Account

SCHOOL COMMITTEE and RECREATION COMMISSION COMMENTS:

Funding is being requested for design services for the renovation of the high school athletic facilities and fields. This article specifically requests funds for the design of Part 1 of the High School Athletic Preferred Improvement Plan (Stadium Complex Renovation) consistent with the High School Athletic Preferred Improvement Plan***(See Appendix 1, pg. 5-8)*

****Note:** The request for design fees for Part 2 of the plan is being requested in a subsequent article co-sponsored by the Community Preservation Committee and the School Committee.

The primary reasons for this project are:

- 1) To renovate, replace and repair deteriorating, deficient and non-conforming athletic facilities and fields at the high school thereby providing safe playing venues for all town residents
- 2) To relocate athletic facilities and fields from the Happy Hollow Wells Zone I Protection Area and Capture Zone and improve field drainage thereby protecting the public water system, wetland resources, and the Sudbury River Watershed for current and future generations
- 3) To provide appropriate fields to meet the current demand and alleviate the overuse of town and school fields

Background:

High School Athletic Facilities

Except for the Field House, the high school athletic facilities were not improved during the High School Building Project completed in 2012.

Needed improvements to the high school's outdoor athletic campus have long been identified. The Gale Report* estimated the cost for its recommended improvements to replace bleachers, press box and athletic field lighting, improve ADA accessibility,

install an additional synthetic turf field, and renovate the tennis courts to be \$2.2MM in July 2010.

*(http://www.wayland.ma.us/Pages/WaylandMA_Recreation/School%20Report.pdf)

These recommended improvements were never done and remain on the town's five year capital plan (with the exception of the recommended additional synthetic turf field at the high school which is not part of the capital plan) with preliminary cost estimates of \$2.9MM in 2017.

During the fall of 2016, Weston and Sampson, the town's on-call design consultants, was hired to develop schematic plans and cost estimates for a revised Wayland High School Athletic Facility Strategic Master Plan. This included field investigations, public forums, and evaluation of prior studies, data and plans.

A key recommendation to the revised improvement/master plan incorporates community concern for the environmental issues related to the athletic facilities and fields being so close to the town's drinking water supply. The increased scope of the improvement proposal includes:

- 1) Relocate the tennis courts to outside the Wellhead Protection Zone
- 2) Reposition the stadium complex, improve drainage, sub-drainage and appropriate underlay materials to enhance the protection of the wetland resources and Sudbury River Watershed.

The additional construction costs associated with addressing the environmental issues have been included in the cost estimates below.

Although Weston and Sampson has recommended Part 3 of the High School Athletic Preferred Improvement Plan (reconstruction and intensive maintenance upgrade of the high school baseball and multi-use fields as well as a maintenance and drainage upgrade of "the Rock" and "Wet" fields), these improvements are not being considered at this time due to budgetary constraints.

The Project

Weston and Sampson has provided a current estimated cost of this project of \$5.4MM based on the schematic design as follows:

- a) \$3.6 MM – Part 1 - High School Stadium Complex
- b) \$1.8 MM – Part 2 - Tennis Courts/Softball Field Swap, Outdoor Basketball and Volleyball Courts

The delta between the capital cost of \$2.9MM being carried in the town's five year plan for this project and the \$5.4MM cost estimate by Weston and Sampson is due to:

- \$1.1 MM - addressing the environmental issues
- \$600,000 – unanticipated full depth renovation of the track and tennis courts
- \$500,000 – additional renovation/construction of the outdoor basketball and volleyball courts and associated parking

- \$300,000 – construction inflation costs

The town was unaware of the full extent of the repairs/renovation needed to address the environmental concerns and overall deterioration at the high school athletic facilities and fields until the Weston and Sampson work was completed.

Upon design fund appropriation, detailed designs will be guided by the High School Athletic Preferred Improvement Plan and finalized to allow for proper permitting and accurate bidding. The project would be phased in two parts starting with the the repairs and renovation to the high school stadium complex followed by the tennis courts/softball field swap and renovation/construction of the outdoor basketball and volleyball courts.

Plan Details:

- 1) **Part 1 - High School Stadium Complex** – Among the renovations being proposed are to replace existing synthetic turf field (carpet) and track, bring stadium seating into ADA compliance, correct deficiencies, replace stadium lights, reposition stadium to the northeast to allow for compliance with the Wellhead Protection Zones, and improve field drainage to protect the wellhead, wetlands and watershed
- 2) **Part 2 - Tennis Courts/Softball Field Swap, Outdoor Basketball and Volleyball Courts** – Among the renovations being proposed are to swap the location of the current softball field and tennis courts to relocate tennis courts out of the Happy Hollow Wells Zone I Protection Area, add or improve outdoor basketball and volleyball courts and related parking, and improve drainage to protect the public water system, wetland resources, and the Sudbury River Watershed

The current high school synthetic turf field is at the end of its useful life, the current high school track's condition does not allow for varsity competitions and may not allow any use (practice, competition, or recreational) in the spring, two of the ten tennis courts have been taken offline due to disrepair and more may be taken offline before the spring season, the high school stadium bleachers are not in ADA compliance, and the stadium lights are inefficient compared to modern lights. Additionally, the current high school grass fields are overused by three or more hours per day, contributing to the deteriorating playing and poor field conditions and presenting potential safety concerns.

Currently a portion of the high school tennis courts are in the Happy Hollow Wells Zone I Protection Area and a portion of the high school stadium is in the Happy Hollow Wells Capture Zone. Whenever the town does work in Zone I, a concerted effort is made to pull any activities out of Zone I to protect the town's drinking water. This would be a continuation of that practice.

The School Committee has asked the Board of Selectmen to assign oversight of this project to the Permanent Municipal Building Committee and would ensure an

adequate process is in place for residents to provide feedback and concerns with the design process.

ARGUMENTS IN FAVOR:

- Repair and replacement of the high school synthetic turf field and track will allow town youth sports teams, middle school sports teams, high school sports teams, and town adult teams to continue to practice and compete without interruption due to sudden needed repairs.
- Swap of the tennis courts and softball field will bring the town into compliance with the Happy Hollow Wells Zone I Protection Area regulation.
- Moving the tennis courts to the front of the high school will allow for replacement of the tennis courts and thus continued practice and competition by the high school sports teams without interruption due to sudden needed repairs. It will also allow for the public to access the tennis courts during school hours as they will not need to walk through the high school to gain access to the courts.
- Intermediary improvements to the deteriorating track and tennis courts are no longer cost effective.
- Modern stadium lights will reduce the amount of light spillage to the surrounding neighbors.
- Improved drainage for the protection of the wellhead, wetlands, and watershed remains a priority for the town and this project will design the reconfiguration of athletic facilities and fields out of these sensitive areas and address the drainage issues. The existing drainage at the synthetic turf field at the high school is questionable.
- Designing the project now will allow the town to include exact construction costs from the bidding process in a subsequent warrant article for approval of construction funds at a future town meeting.

ARGUMENTS OPPOSED:

- Concerns about synthetic turf fields including increased heat and potential leaching of infill material which could affect the public water system, wetland resources, and the Sudbury River Watershed. Additionally, some studies have shown there is a potential for increased health risks and increased risk of injury.
- Although they need to be replaced, some might say that minimal repairs to the stadium complex and tennis courts are sufficient.
- Although some of the high school facilities are currently in the Happy Hollow Wells Zone I Protection Area and capture zone, no impact to the water quality has been detected.
- This expenditure of funds was unanticipated in this budget cycle.
- There are other large capital projects in town that are asking for money.



Figure 1: Aerial image of Wayland High School

Wayland High School Master Plan | Summary Report

During late 2016 and 2017 Weston & Sampson worked with School Department and Recreation Commission/Department representatives to develop a master plan that identifies a strategy for bringing meaningful improvements to the outdoor sports and recreation facilities at the Wayland High School property.

While the High School itself was reconstructed as part of a major project in 2012, the outdoor facilities remained, and continue to remain, in varying conditions that can be described as poor, fair and good. Many of the facilities are in poor or fair condition and certain facilities (notably tennis courts, track and synthetic turf) have deteriorated to the point where the scheduling of events is at risk and alternate venues will need to be sought.

The purpose of this summary report is to identify the information that was garnered during the process and to describe the preferred renovation strategy that was vetted at the final public hearing. An outline of the information contained herein is included below:

- Existing Conditions
- Sensitive Environmental Characteristics
- Public Hearings
- Preferred Improvement Plan
- Budget Considerations
- Phasing and Sequencing Strategies
- Conclusion

Existing Conditions

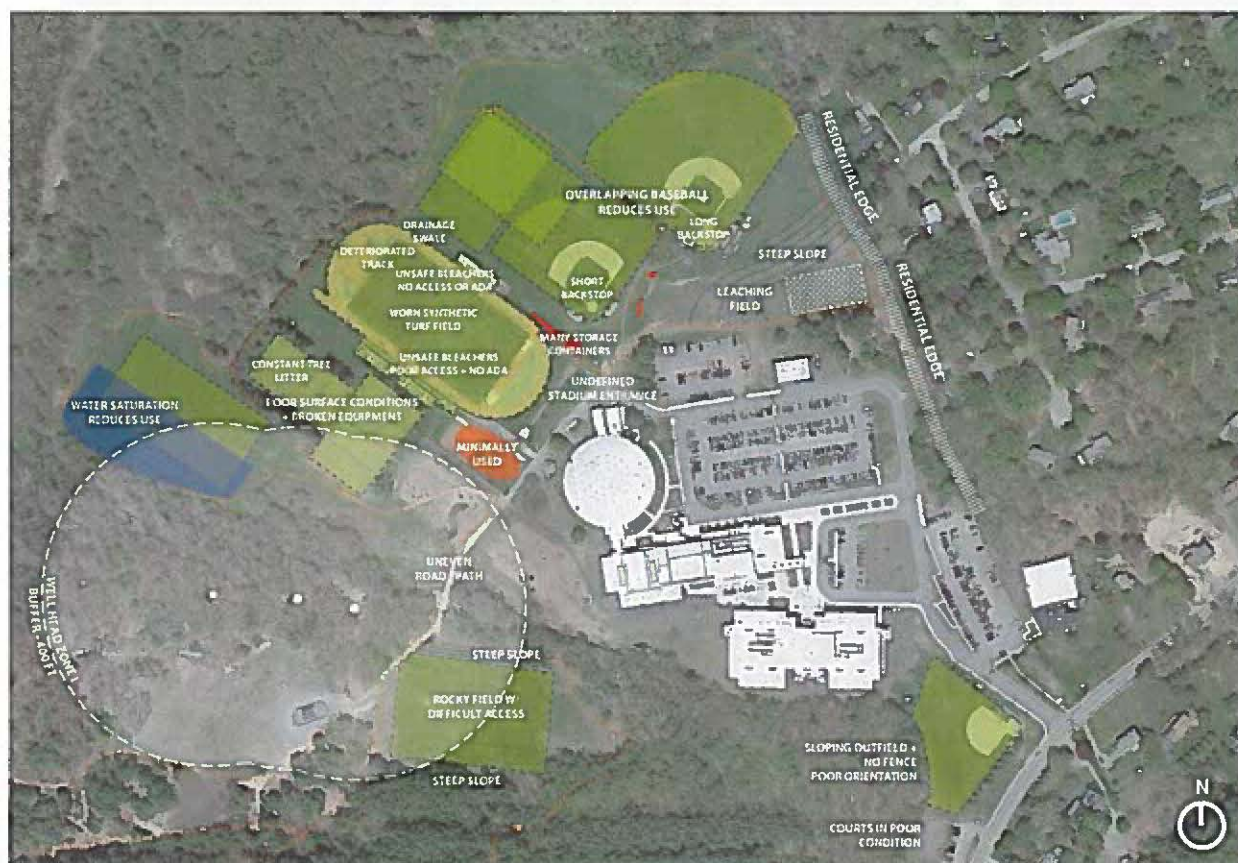


Figure 2: Summary of existing field conditions and limitations as well as well head zone 1 protection areas. Wetland resource areas form the much of the southern, western and northern perimeter of the property.

A summary of outdoor sports and recreation facilities located at Wayland High School includes the following:

- Six (6) lane track
- Synthetic turf multi-use field
- Girls softball field
- Ten (10) tennis courts
- Varsity baseball field (with overlapping uses)
- Junior varsity baseball field (with overlapping uses)
- Multi-use field (northern edge of property) (overlaps with baseball fields)
- Multi-use field (western edge of property) (known to be seasonally wet)
- Multi-use field (southern edge of property) (known to be rocky and difficult to access)
- Cross country trail
- Basketball court

The facilities listed above serve the high school physical education and sports/athletics programs during the spring, fall and to a lesser extent winter seasons. Many facilities also serve youth sports leagues from the greater community and during certain times of years are permitted to out-of-town groups.

An additional summary of basic conditions of each facility is included below:

- Field conditions deteriorating
- Turf quality substandard
- Drainage facilities are lacking
- Grading substandard (lack of positive pitch to shed water)
- Irrigation systems are inadequate
- Ancillary facilities (dugouts, backstops, fence systems, players' benches, bleacher systems) are in poor or fair condition and/or are non-code compliant
- Track deteriorated (home meets potentially cancelled!)
- Bleachers at track/field non-code compliant / deteriorated
- Storage lacking site-wide
- ADA accommodations lacking
- Pathways connecting the school, field house and parking areas to sports and recreation facilities are lacking
- Tennis courts deteriorated (impacts to match scheduling)
- JV baseball field has safety issues (lip at infield creates bad hops)
- Softball field with poor solar orientation and undersized outfield

The figure below identifies the groups that make use of the various sports and recreation facilities at the Wayland High School property. Demand (as previously documented through various studies) far exceeds the capacity of the various facilities. High usage, poorly constructed facilities and maintenance challenges all combine to create a largely untenable situation that causes many events to be cancelled and less than desirable playing conditions to prevail throughout.

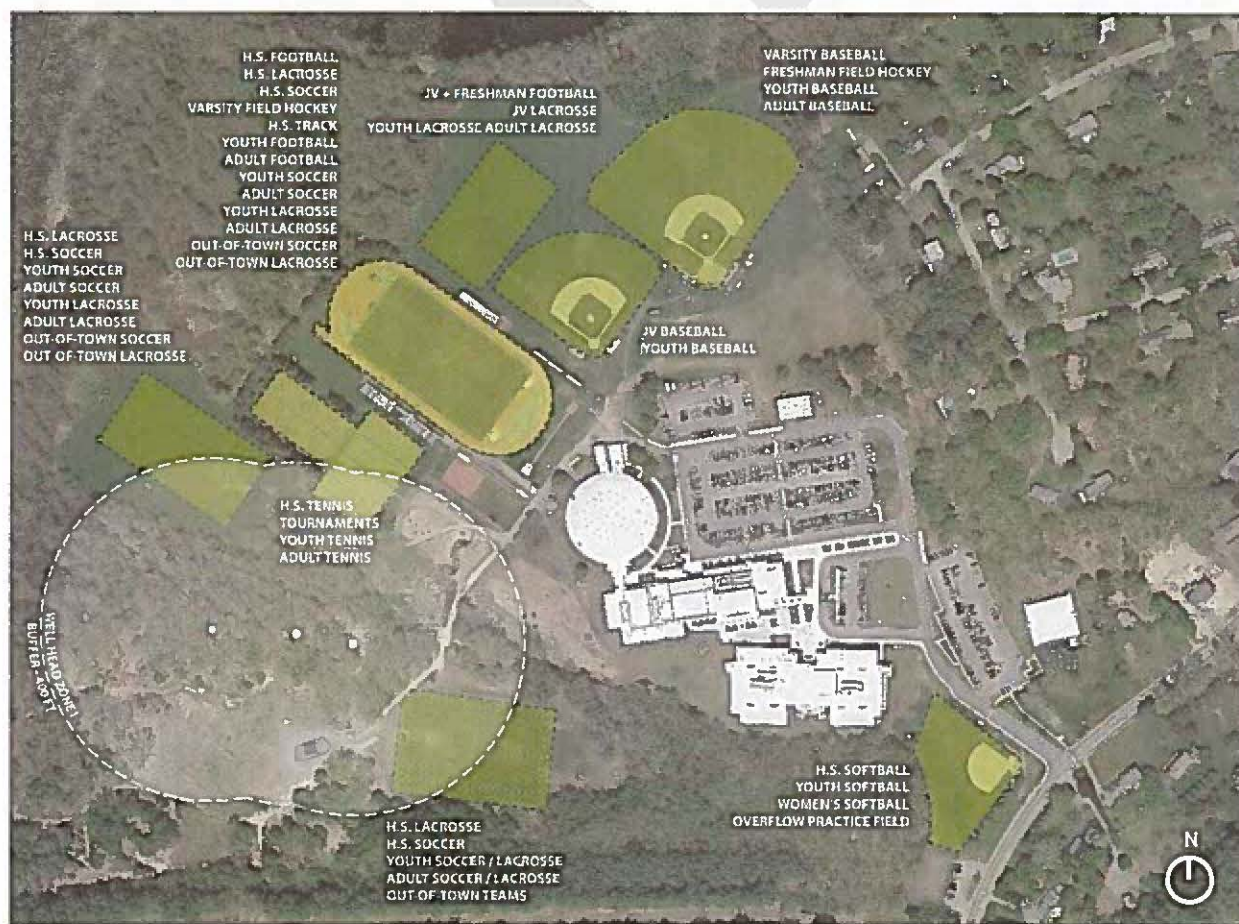


Figure 3: Various user groups (school and community) of the outdoor high school athletic facilities.

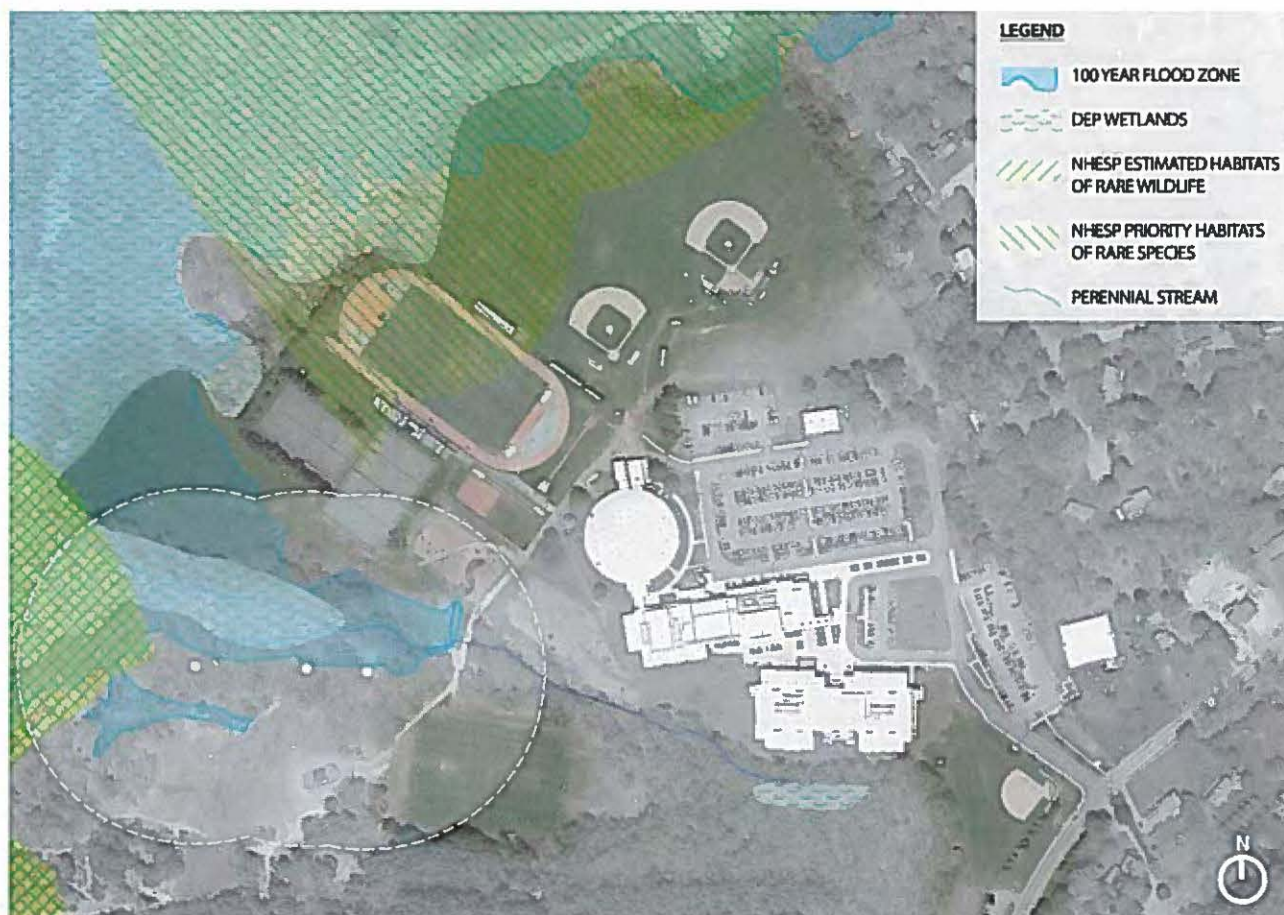


Figure 4: The diagram above indicates the extent of sensitive environmental receptors (wetland resource areas, streams, rivers, habitats, and flood zones) as well as the 400' Zone 1 well head protection areas that surround each of the town's three public drinking supply wells.

Sensitive Environmental Characteristics

Lands that surround the developed Wayland High School property contain many sensitive resources that impact the direction of any renovation strategy. In summary, these resources include:

- Large expanses of wetlands that form part of the Sudbury River Watershed
- Habitat for rare species and wildlife
- 400' Zone 1 protection areas of the Happy Hollow wells
- Perennial stream
- 100-year floodplain

For any facility renovation project, a Notice of Intent (NOI) filing with the Wayland Conservation Commission will likely be required. This process generally leads to the issuance of an Order of Conditions (OOC). During the work of this master plan, it was determined that two outstanding Orders of Condition remain in effect for the Wayland High School property. One OOC dates to the construction of the synthetic turf field in 2007 and the other dates to the construction of the new high school in 2012. As part of a related effort, Weston & Sampson is working with town representatives to close out the two Orders of Conditions by complying with all Conservation Commission and/or Massachusetts Department of Environmental Protection (MA DEP) stipulations. (For the field project, the MA DEP issued a Superseding Order of Conditions, which means that verification of compliance and final sign-offs must be issued by them.

Much of the property lies within areas that fall within the jurisdictional purview of the Conservation Commission. Wetland resource areas surround much of the site and the Commission reviews projects that occur within the first 100-foot buffer zone associated with the wetlands. In addition, a 100-year floodplain also encompasses portions of the site and this is also regulated by the Commission.

Three major facilities lie within the Zone 1 protection areas associated with one or more of the three drinking water supply wells recently installed at the site. This includes much of the tennis court complex and portions of the multi-use fields located at the western (known to be seasonably wet) and southern (known to be rocky and difficult to access) edges of the property. While the DEP restricts new development within Zone 1 protection areas (i.e. new fields and courts would be prohibited) the two existing fields and courts are "grandfathered" allowing their use to continue. However, with the protection of drinking water supply wells being of paramount concern, the master plan does not propose new capital improvements to these three facilities. In fact, the preferred plan recommends the relocation of the hard surfaced, impermeable and badly deteriorated tennis courts to a location near the front of the property at Old Connecticut Path.

Public Hearings

To receive comment from key project stakeholders, a series of public meetings and informal staff meetings were convened. Public meetings included the following:

Meeting Type	Location	Date
General Public Hearing No. 1	Town Building	12.06.16
General Public Hearing No. 2	Town Building	01.18.17
Recreation Commission Meeting	Town Building	02.28.17
Recreation Commission Meeting	Town Building	03.21.17
Joint School Committee/Recreation Commission Meeting	Town Building	04.24.17
General Public Meeting No. 3	Town Building	05.23.17
Recreation Commission Meeting (to deliver this draft report)	Town Building	06.12.17

Meetings included abundant discussion and input from town residents and representatives of various town boards and commissions. Comments received focused on the following topics:

- Drinking water supply well head status
- Notice of Intent status and compliance with the corresponding Order of Conditions
- Natural turf vs. synthetic turf
- Concerns (environmental, health and safety) related to synthetic turf
- Backstop relationship to fields
- Concession stand requirements
- Track + field needs to be proximate to HS
- Improved access to facilities
- Tennis court relocation supported
- Need for improved condition of grass fields (turf, drainage + subsoil interventions)
- Storage accommodations are needed to eliminate haphazardly placed containers
- Softball field improvements needed
- Circulation improvements needed (pedestrian connections between facilities)

Preferred Improvement Plan

Four plans are included on the following pages as follows:

Preferred Plan (overall)
 Enlargement Plan A
 Enlargement Plan B
 Enlargement Plan C

The preferred plan identifies the full scope of recommended improvements property wide. Geographically there are three basic groupings of improvements as follows:

- **Track and field, softball field-** work within this zone would include installation of a new track and synthetic turf field, a gateway leading to the track and field complex from the school, field house and parking area, new bleachers (home and away) and enclosed storage space below the home bleachers. A concession building, formal pathways, a new softball field with new backstop, fencing, player's benches and other ancillary components would round the list of major improvements.
- **Baseball fields and multi-use field-** improvements include relocated or slightly reoriented baseball fields with new upgraded ancillary facilities (player benches, bleachers, backstops, perimeter fencing, foul poles). New pathways would conveniently connect facilities to the school, field house and parking lot.
- **Court complex-** at the southern tip of the property, a new court complex would be created. This would better serve both school and community use by constructing 6 new high performing tennis courts at the site of the former substandard girls' softball field and 2 new basketball courts (which represents a net gain of 1 court).



Figure 5: The preferred plan shows the full array of reconstructed and renovated facilities within the three basic geographic zones referenced above.

Enlargement Plans A, B + C (see following page) present a more detailed view of the proposed site improvements.



Figure 6: While Enlargement Plan C identifies one large multi-purpose field toward the center of the diagram, it should be noted that there are at least half a dozen field configurations that could be used within this area that accommodate a wide range of practices and games.

The recommended upgrades will help to achieve dramatically better playing conditions. Properly constructed sports and recreation facilities will also be more easily maintained and support greater programmed usage with far fewer impacts caused by normal heavy use. Implementing the preferred plan will provide enormous benefit to school and community users, reduce safety concerns, provide environmental benefit and accomplish the following:

- New facilities correct deteriorated conditions, deficiencies, code issues and ADA concerns
- Higher performance of all facilities, relief to maintenance forces and increased field use
- Improved track configuration
- Highly efficient lighting systems with less spillage and reduced operational costs
- Larger primary field footprint inside the track (+ ½ acre) and increased capacity
- Improved baseball field footprints + improved orientation
- Upgraded, dedicated softball field with perimeter fencing
- Tennis courts located to allow better access for the larger the community without having to penetrate school grounds
- One additional basketball court
- Upgraded and more flexible multi-use field footprint
- Storage conundrum solved
- Pathways link to all facilities
- New gateway created to track + field
- State of the art irrigation systems and stormwater management systems that provide environmental benefit (more efficient watering, recharge of rainfall to soils below and protection of all surrounding environmental resource areas)
- Synthetic turf systems with improved infill options and performance characteristics

There have been many improvements in synthetic turf systems since the last synthetic turf field was constructed at Wayland High School a decade ago. As such, we recommend that the existing synthetic turf field be replaced with a new synthetic turf field system.

A synthetic turf field will support over 2,000 hours of use and play and is nearly always available in the difficult to predict spring weather months, when so many crunches for field space occur. Most communities, many like Wayland, have determined that an inventory of mostly natural turf sports and recreation fields coupled with one or more synthetic turf fields have helped to solve critical playing field shortages. Wayland has an acute shortage that has caused many fields to prevail in less than desirable conditions due to heavy use, particularly heavy use during poor weather months.



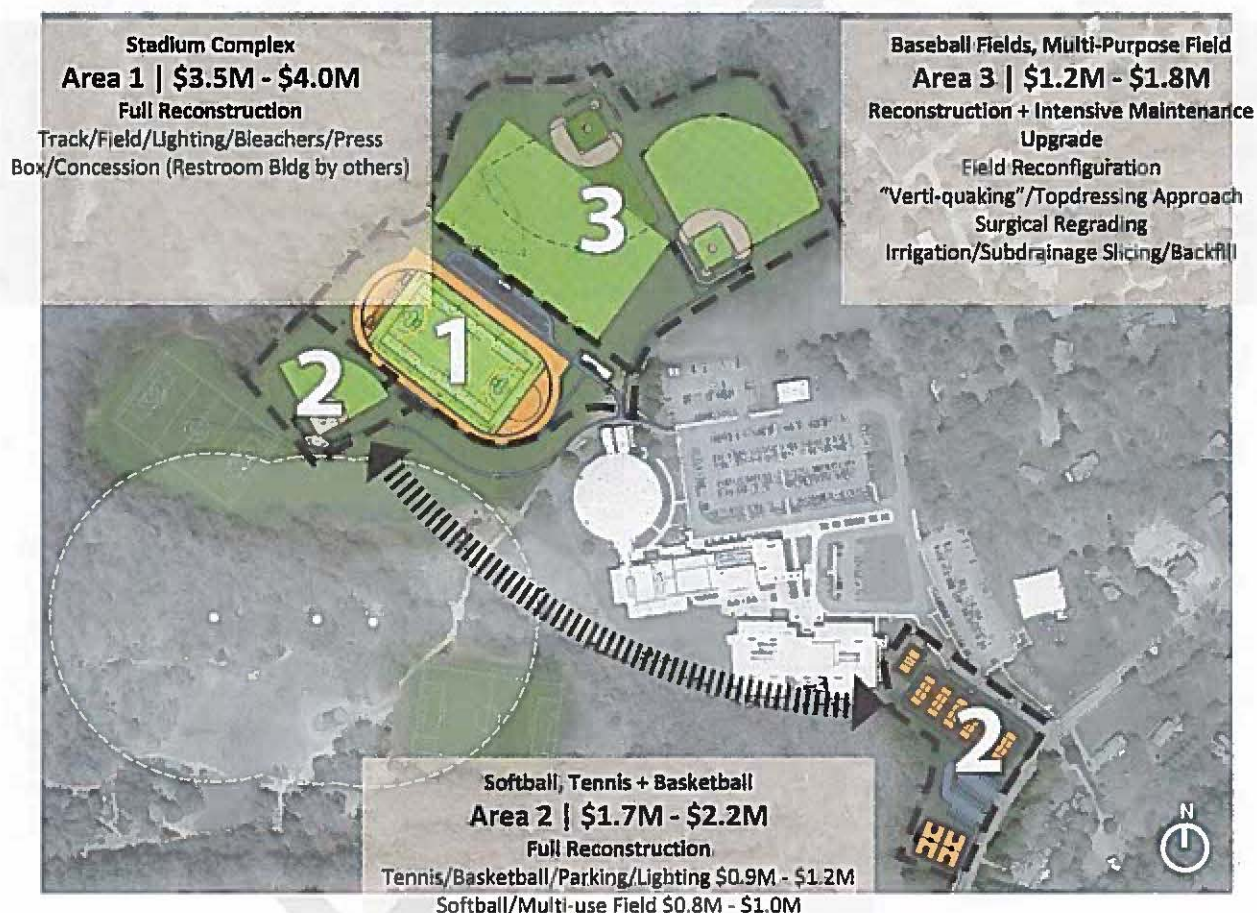
Figure 7: Track and Field Enlargement Plan

Nevertheless, we recognize that questions remain about the environmental, health and safety concerns of synthetic turf. As such, we believe that there should be a community conversation about the merits of synthetic turf fields and the type of infill to be used within the top fiber surface of the system. There are more than a dozen options that include rubber, organic and mineral.

Budget Considerations

The diagram below identifies the basic cost ranges, depending on final confirmed approaches to renovation, for each recommended sports and recreation facility improvement. As noted, a renovation approach might include one, two or three phases. However, there are benefits to considering a single phased approach based on funding availability. Benefits include:

- Less costly to undertake one phase vs. two or more phases due to reduced mobilization and demobilization and economy of scale.
- Inflation creeps in with project completed over multiple years.
- There would be less disruption with a single construction effort vs. multiple.
- Larger projects tend to attract more competitive bidding.
- Larger projects tend to attract more qualified general contractors



The table below summarizes the budget numbers identified in the plan above:

AREA	PROPOSED PLAN	LOWER RANGE	HIGHER RANGE
1	Stadium complex	\$3.5M	\$4M
2	Softball, tennis + basketball	\$1.7M	\$2.2M
3	Baseball fields, multi-purpose field (many configurations)	\$1.2M	\$1.8M
TOTAL		\$6.4M	\$8.0M

POTENTIAL FUNDING SOURCES: Local capital funding, CPC, User Fees, Donations

Phasing and Sequencing Strategies

There are many critical needs with current Wayland High School sports and recreation facilities, and of particular urgency are the track, field and tennis court complex. This means that if improvements are not undertaken meets, games and matches may have to be relocated to other venues due to deteriorated and unsafe conditions that might prevail. To avoid this, a significant initial reconstruction effort is required. A minimal approach might include the reconstruction of designated areas 1 and 2, as shown above. This would allow, track, field and court deficiencies to be corrected. The town, through continued public dialogue, should adopt a strategy that works from a financial perspective. Once a Phase 1 program is established an approach to sequencing, which creates the least amount of disruption, should then be confirmed.



Figure 8: The diagram indicates how a single project could be potentially sequenced. It is also possible to construct improvements under multiple phases.

Time is of the Essence- under any scenario, disruptions to certain sports will be likely, with events having to be scheduled at other locations in town (where available) or at away venues. And as discussed at numerous public meetings, the time to secure funding, then design, permit, bid and construct could approach 2 years. The chart below summarizes basic considerations related to timeline. Even under an aggressive approach, new facilities would not likely be available for use until the spring of 2019.

Approximate Timeline for Corrective Action	
Task	Time
Secure Funding	6-12 Months
Design + Permit	6 Months +/-
Bidding Process	2-3 Months
Construction	6-12 Months

As the process moves forward, it will be important to note:

- Environmental compliance is a critical component
- Creative solutions are available to address site constraints
- Future designs will need to be fully vetted through continued community dialogue
- Physical conditions warrant immediate attention
- Events will need to be relocated and there will be inconveniences during construction
- A Town-Wide Recreation Facilities Strategic Plan is underway, which will culminate in a prioritized capital plan for both active and passive recreation improvements for the broader community beyond the high school facilities. Initial discussions and public feedback indicate that the high school improvements, as well as a need for a second synthetic turf field, will need to be vetted as part of this process.

Conclusion

Most master planning participants supported the implementation of critical sports and recreation facility improvements at Wayland High School. While the costs may seem daunting, the upgrades needed are extensive and critical to prevent interruptions to scheduling certain activities. A lack of investment in recent decades has contributed to the deteriorated state of fields, courts, track and important ancillary elements at the property. This is not unique to Wayland and while many other towns have built new state-of-the-art high schools, their outdoor facilities had to be upgraded through different mechanisms (state school construction funding does not cover the construction/renovation of outdoor sports assets). This is also the case for Wayland which will need to evaluate the best approach to securing sufficient capital for improvements.

Some participants expressed reservations about the renovation approach. At each meeting, several individuals spoke against the use of synthetic turf fields with infill and many attendees expressed support for the protection of the town's drinking water supply assets and the surrounding wetland resource areas. We believe that the use of synthetic turf field is appropriate and that current systems are superior to those introduced a decade ago in important ways. We also believe that improvements can be undertaken in a way that protects and enhances the unique environmental character of the larger property and surrounding lands.

This Master Plan Summary Report is intended to help frame the ongoing conversation in Wayland about the most appropriate path to achieving improved playing conditions for school sports teams and community groups who rely heavily on these assets for competition, enjoyment and the maintenance of good health.

RECEIVED

ARTICLE FOR SPECIAL TOWN MEETING 2017 AUG 31 2017

Board of Selectmen
Town of Wayland

SPONSOR: RECREATION COMMISSION DATE RECEIVED: _____

CONTACT PERSON: KATHERINE BRENNA TELEPHONE/Day: 508-358-3660

TELEPHONE/Evening _____

BOARD VOTE: APPROVED 3-0-0 DATE OF VOTE: AUGUST 30, 2017

TITLE: SYNTHETIC TURF FIELD AT LOKER CONSERVATION & RECREATION AREA

COST: _____ NO COST: _____ COST ESTIMATE: 154,000

TEXT:

To determine whether the Town will vote to:

- 1) Appropriate a sum of money of up to \$154,000 to be expended under the direction of the Wayland Recreation Commission for design services for development of a synthetic turf field at the Loker Recreation site per the [Wayland Recreation Commission Field Development Master Plan]. (*See Appendix 1*)
- 2) determine whether said appropriation should be provided by taxation, transfer from un-appropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided that:
 - a) Not more than \$154,000 be transferred from the Recreation Stabilization Fund

RECREATION COMMISSION COMMENTS:

This article appropriates funding for design services for the development of a synthetic turf field at the Loker Recreation site consistent with the [Wayland Recreation Commission Field Development Master Plan]. (*See Appendix 1*)

The primary reasons for this project are:

- 1) To provide appropriate fields to meet the current demand of Wayland users.
- 2) To alleviate the overuse of existing town, recreation and school fields. Currently, all Wayland fields are overused by three or more hours per day. The addition of a turf field with lighting would allow more evening hours on the field; this will become increasingly important if Wayland Public Schools follow the national trend to shift school start time later in the day.
- 3) To allow the rehabilitation of existing recreation fields that need repair; existing conditions are deteriorating and deficient. Rehabilitation would thereby ensuring safe playing venues for all town residents.
- 4) To provide continuity of programming for practice and competition within the town during the period the High School Athletic Facilities and Fields may be under construction.
- 5) To allow Recreation to enhance and expand current program offerings for preschool, adult and senior groups.

Background:

Wayland acquired the Loker Recreation Parcel in 2000 for Recreation and Conservation purposes. The Loker site was included in the 2010 Town-Wide Athletic Field Master Plan provided by Gale Associates, Inc., (Appendix 2 “Gale Report”) where the Gale Report referenced a dire need for a second turf to support the needs of Wayland.

At 2013 Annual Town Meeting, the town voted and approved the Recreation Commission’s article to develop fields at the Loker site with funds from the Community Preservation Committee (CPC.) During this process, the Recreation Commission conducted extensive research including a Wetlands Study, Historical Artifact Study and two Licensed Site Professional (LSP) Reviews. Included in the design process of laying out potential fields, Recreation conducted Well Investigation and Fracture Trace analysis, to determine possibility of drilling wells to irrigate grass fields. It was determined that wells would be cost prohibitive, and the initiative to develop grass fields at Loker was abandoned, all funds not spent on the project were returned to CPC. At the time, there was a restriction through a bylaw on irrigation/watering source, but since then the bylaw has been rescinded.

The 2010 Gale Report indicated that this site was ideal for a synthetic turf field, but because the initial CPC design money was allocated for grass field development, the Recreation Commission felt it was appropriate to return the funds to CPC and pursue a synthetic turf field at a future Town Meeting.

The Project:

Weston and Sampson, Inc. have provided a current estimated cost of a Synthetic Turf Field at Loker Recreation site of \$2.0M.

If the High School Master Plan is also approved, there may be cost efficiencies in both design services and construction costs as the project may be phased in three parts starting with the construction of the synthetic turf field at the Loker Conservation and Recreation site, the repairs and renovation to the high school stadium complex next, and the tennis courts/softball field swap and outdoor basketball and volleyball courts last.

Plan Details:

A. Synthetic Turf Field at Loker Conservation and Recreation Area

Field Development being proposed would include a large multi-sport synthetic turf field with lighting, and appropriate parking.

PROS:

ARGUMENTS IN FAVOR:

- a. Synthetic turf fields do not require watering, fertilizing or mowing, they do not attract geese. They are available for play during and after rain and result in fewer weather cancellations. They extend a playable season by many weeks, when grass fields are not playable.
- b. Lighting a field would allow more evening hours on the field; this will become increasingly important if Wayland Public Schools follow the national trend to shift school start time later in the day.
- c. One synthetic field can accommodate three times the capacity of a grass field (based on time and day of use in Wayland). Three grass fields would be needed to handle the capacity of one synthetic turf field.
- d. Since the high school synthetic turf field was completed in 2007, the number of youth, middle school and high school students participating in town or school sports teams has steadily increased. For example, over 75% of high school students participate on the 61 high school teams.
- e. An additional turf field will provide appropriate fields to help meet the current demand of Wayland users and alleviate the overuse of existing town, recreation and school fields. Currently, all Wayland fields are overused by three or more hours per day.
- f. An additional turf field will allow the rehabilitation of existing recreation fields that need repair; existing conditions are deteriorating, deficient and non-conforming, thereby ensuring safe playing venues for all town residents.
- g. An additional turf field will allow continuity of programming without interruption due to unplayable or unsafe conditions or sudden needed repair on existing fields; and allow Recreation to enhance and expand current program offerings for preschool, adult and senior groups.
- h. An additional turf field will allow programming for practice and competition within the town during the period the High School Athletic Facilities and Fields may be under construction. This will save the approximately \$20,000 cost per season to relocate middle school and high school sports team practices and games during the high school athletic facility construction.
- i. Designing and bidding this project now may maximize financial efficiencies if High School Master Plan is also approved; and will allow the town to have exact construction costs from the bidding process when presented to a future town meeting for approval of construction funds.
- j. The average cost to maintain a synthetic turf field (\$10,000-\$15,000 annually) is less than the average cost to maintain a grass field. (\$25,000-\$50,000 annually.)

CONS:

ARGUMENTS OPPOSED:

- a. Concerns about synthetic turf fields including increased heat and potential leaching of infill material which could affect wetland resources, and the Sudbury River Watershed.
- b. There are other large capital projects in town that are asking for money.
- c. The negative impact of developing the Loker Conservation and Recreation site including lighting, noise and traffic.

SIGNATURE OF CHAIR



DATE

8/31/17

TOWN COUNSEL REVIEW

DATE

ARTICLE FOR SPECIAL TOWN MEETING **RECEIVED**

SPONSOR: Board of Public Works DATE RECEIVED: AUG 30 2017

CONTACT PERSON Tom Holder – DPW Dir TELEPHONE/Day: 508-358-3672
Board of Selectmen
Town of Wayland

BOARD VOTE: 4-0 DATE OF VOTE: 8/8/2017

TITLE: 107 Old Sudbury Road Demolition

COST: X NO COST: COST ESTIMATE: \$100,000

TEXT: To determine whether the town will vote to:

a.) appropriate a sum of money:

- i.) up to \$100,000 for the demolition of the structure and appurtenances at 107 Old Sudbury Road, which was acquired through a two-thirds vote at the 2016 Fall Town Meeting for water resource protection and potential upgrade of the Town's Baldwin Pond water treatment plant.
- ii.) said appropriation shall be provided by transfer from the Water Enterprise fund by borrowing.

COMMENTS

Demolition of the existing structure at 107 Old Sudbury Road is the first step in preparing the property for future Water Division use.

PROS

This property adjoins the town's Baldwin Pond wells, and just under an acre of this parcel is within in the capture zone of the wells.

The structure was purchased for water resource protection and possible expansion of the treatment process. The demolition of the structure and removal of lead and asbestos protects the water supply and enables future expansion of the water treatment process. Removal of this deteriorating structure will complete the process of protecting the Town's investment in the Baldwin Pond wells and the water supply.

The structure has been identified by the Wayland Fire Department as unsafe. Should there be a fire at the structure; fire fighters would not be allowed into the structure. Because of the unsafe status of the structure, it should be demolished as soon as practically possible.

CONS

None.

SIGNATURE OF CHAIR: 

DATE: 8/30/17



DEPARTMENT OF PUBLIC WORKS
TOWN OF WAYLAND

*Entrusted To
Manage The
Public
Infrastructure*

Thomas M. Holder
Director

Joseph Doucette
Superintendent

Don Millette
Superintendent

Paul Brinkman
Town Engineer

Alf Berry
Town Surveyor

To: Tom Holder, Director
From: Paul Brinkman, Town Engineer
Date: August 7, 2017
Subject: Engineer's Estimate of Probable Construction Costs – 107 Old Sudbury Road Demolition

As requested, I have developed the following engineer's estimate of probable construction costs for the demolition of the 107 Old Sudbury Road property that was recently purchased by the Water Department for the purposes of water supply protection, as well as the potential to provide a future location for ancillary operations of the Water Department.

The property contains a single family multi-story structure. The building is in extreme disrepair and has been deemed dangerous – persons are forbidden to enter without appropriate permissions. One of the brick chimneys recently collapsed. The property is undergoing an archeological research project, which is anticipated to be complete prior to the commencement of the demolition.

The Water Department has had the structure assessed for Asbestos, which was found in the heating system and other isolated areas of the structure.

The scope of the project includes:

- Wetland flagging to determine the limits of the resource areas adjacent to the demolition of the building
- Survey to identify the limits of the structure and the area that will be impacted by the demolition.
- Permitting; the project is immediately adjacent to resource areas, it also will require other Town permits associated with the removal of a septic system and the demolition of the building
- Bidding; the project is anticipated to cost well more than \$25,000, which will require public advertisement and bidding in the Central Register
- Contractor; as currently envisioned the project will be performed by an entity that would be able to perform or contract with others to complete all work within one contract.

HIGHWAY – WATER – PARKS – CEMETARIES – TRANSFER STATION – ENGINEERING

DPW FACILITY | 66 RIVER ROAD | WAYLAND, MASSACHUSETTS 01778 | TEL 508-358-3672

Item	Value	Basis of Estimate
Flagging	\$0	Anticipated to be provided by Conservation Commission Agent. If not able then about \$2000 (from contingency)
Survey	\$0	Town Surveyor to perform
Permitting – Conservation	\$0	Town Staff to prepare and attend meetings
Permitting – Building	Within Construction Cost	By General Contractor
Permitting – Board of Health	Within Construction Cost	By General Contractor / Town Staff
Plans and Specifications - Design	\$0	DPW Staff
Bidding & Construction Administration	\$0	Facilities Staff
Construction – Demolition and Disposal of Existing Structure	\$40,000	General Contractor (Quote by PB)
Asbestos Abatement	\$23,000	General Contractor (quote by DM)
Septic Tank Removal	\$5,000	General Contractor (Quote by PB)
Conservation Commission Requirements - Erosion / Siltation Controls	\$5,000	General Contractor (Estimate by PB)
Site Restoration – Loam and Seed	\$5,000	General Contractor (Estimate by PB)
Sub-total	\$78,000	
Contingency	\$22,000	A large contingency is required as the project is small and variability in bidding can be very extreme
Total Project	\$100,000	

RECEIVED

ARTICLE FOR SPECIAL TOWN MEETING

AUG 30 2017

Board of Selectmen
Town of Wayland

SPONSOR: Conservation DATE RECEIVED: _____
CONTACT PERSON: Linda Hansen TELEPHONE/Day: 508-358-3669
Conservation Administrator TELEPHONE/Evening: _____
BOARD VOTE: Conservation Commission DATE OF VOTE: August 10, 2017 (5-0)
TITLE: **APPROPRIATE FUNDS TO INSTALL WESTON AQUEDUCT PEDESTRIAN CROSSINGS**
COST: Yes NO COST: _____ COST ESTIMATE: \$ 98,500

TEXT:

To determine whether the Town will vote to appropriate a sum of money to be expended by the Conservation Commission for the costs of construction to install pedestrian crossings at three locations where the Weston Aqueduct trail crosses roadways:

1. Old Connecticut Path
2. Pine Brook Road
3. Stonebridge Road;

and 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, or otherwise.

COMMENTS:

The Town of Wayland applied for and was granted public access to the Weston Aqueduct by the MWRA on June 1, 2016. The Conservation Commission has been working with the MWRA to establish a passive recreational trail from the Weston town line to the Framingham town line. The permit requires the Town to construct the necessary pedestrian crossings to insure the safety of the users of the trail.

The Weston Aqueduct crosses public streets at five locations. The crossing at the Routes 126 and 27 intersection was completed with a portion of the trail routed along the existing sidewalk. The crossing at Old Connecticut Path (adjacent to # 274) will use the existing crosswalk at the high school. The purpose of this warrant article is to construct the remaining three crossings listed above. The two crossing at Old Connecticut Path (adjacent to 40 Old Connecticut Path) and Pine Brook Road require pavement striping and signage (\$ 44,700). The crossing at Stonebridge Road will require pavement striping and lighted signage due to limited visibility and traffic speed in that location (\$ 44,600). An additional cost for an imprinted crosswalk (\$9,200) at Stonebridge Road is included.

The purpose of this Article is for Town Meeting to vote to authorize the expenditure of funds to now institute those measures.

PROS:

The pedestrian crossings are the responsibility of the town to construct for the public safety of users of the trail. This trail is a tremendous asset to the Town and provides connectivity to the established aqueduct trails in Weston and Framingham. The designs for the crossings were prepared by TEC and included the cost estimate provided here. The trails will not be officially opened until the pedestrian crossings are installed.

CONS:

The funds appropriated for these pedestrian crossings could be used for other public safety expenses.

SIGNATURE OF CHAIR

Gene Greenbaum

DATE

8/30/17

TOWN COUNSEL REVIEW

DATE

CONSTRUCTION COST ESTIMATE

DATE: 7/11/2017

WAYLAND AQUEDUCT CROSSINGS AT OLD CONNECTICUT PATH AND

DESCRIPTION: PINE BROOK RD

LOCATION: WAYLAND, MA

ESTIMATOR: KRP

TEC PROJ. #: T0558.18

DESIGN STAGE: Construction

CHECKED BY: PFE

SPEC	ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
	102.1	TREE TRIMMING	FT	400	\$15.00	\$6,000.00
*	102.51	INDIVIDUAL TREE PROTECTION	EA	10	\$200.00	\$2,000.00
*	102.52	TEMPORARY TREE PROTECTION FENCE	FT	133	\$5.00	\$665.00
	120.1	UNCLASSIFIED EXCAVATION	CY	30	\$25.00	\$750.00
	151.	GRAVEL BORROW	CY	38	\$30.00	\$1,140.00
	170.	FINE GRADING AND COMPACTING	SY	270	\$3.50	\$945.00
*	622.101	WOOD SAFETY RAIL	FT	165	\$35.00	\$5,775.00
	701.2	CEMENT CONCRETE WHEELCHAIR RAMP	SY	38	\$75.00	\$2,850.00
*	704.	STONE DUST WALKS	TON	8	\$120.00	\$960.00
*	707.8	REMOVABLE BOLLARD	EA	4	\$425.00	\$1,700.00
	751.	LOAM BORROW	CY	16	\$45.00	\$720.00
	765.	SEEDING	SY	112	\$2.50	\$280.00
	832.	WARNING-REGULATORY AND ROUTE MARKER - ALUM. PANEL (TYPE A)	SF	145	\$11.00	\$1,595.00
	847.1	SIGN SUP (N/GUIDE)+RTE MKR W/1 BRKWAY POST ASSEMBLY - STEEL	EA	17	\$110.00	\$1,870.00
	852	SAFETY SIGNING FOR TRAFFIC MANAGEMENT	SF	94	\$15.00	\$1,410.00
	859	REFLECTORIZED DRUM	DAY	40	\$0.25	\$10.00
	860.112	12 INCH REFLECTORIZED WHITE LINE (PAINTED)	FT	250	\$1.00	\$250.00
	864.04	PAVEMENT ARROWS AND LEGENDS REFL. WHITE (THERMOPLASTIC)	SF	80	\$5.00	\$400.00
*	874.2	TRAFFIC SIGN REMOVED AND RESET	EA	6	\$100.00	\$600.00
*	874.4	TRAFFIC SIGN REMOVED AND STACKED	EA	6	\$40.00	\$240.00

SUBTOTAL = \$30,160.00

15% CONTINGENCY & CONSTRUCTION ENGINEERING = \$4,524.00

POLICE DETAIL ALLOWANCE = \$10,000.00

TOTAL = \$44,684.00

CONSTRUCTION COST ESTIMATE

DATE: 7/11/2017

DESCRIPTION: WAYLAND AQUEDUCT CROSSINGS AT STONEBRIDGE RD

LOCATION: WAYLAND, MA

ESTIMATOR: KRP

TEC PROJ. #: T0558.18

DESIGN STAGE: Construction

CHECKED BY: PFE

SPEC	ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
	102.1	TREE TRIMMING	FT	200	\$15.00	\$3,000.00
*	102.51	INDIVIDUAL TREE PROTECTION	EA	5	\$200.00	\$1,000.00
*	102.52	TEMPORARY TREE PROTECTION FENCE	FT	67	\$5.00	\$335.00
	120.1	UNCLASSIFIED EXCAVATION	CY	10	\$25.00	\$250.00
	151.	GRAVEL BORROW	CY	12	\$30.00	\$360.00
	170.	FINE GRADING AND COMPACTING	SY	80	\$3.50	\$280.00
*	622.101	WOOD SAFETY RAIL	FT	45	\$35.00	\$1,575.00
	701.2	CEMENT CONCRETE WHEELCHAIR RAMP	SY	27	\$75.00	\$2,025.00
*	704.	STONE DUST WALKS	TON	2	\$120.00	\$240.00
*	707.8	REMOVABLE BOLLARD	EA	2	\$425.00	\$850.00
	751.	LOAM BORROW	CY	9	\$45.00	\$405.00
	765.	SEEDING	SY	58	\$2.50	\$145.00
*	824.21	RECTANGULAR RAPID FLASHING BEACON	EA	2	\$10,000.00	\$20,000.00
	832.	WARNING-REGULATORY AND ROUTE MARKER - ALUM. PANEL (TYPE A)	SF	120	\$11.00	\$1,320.00
	847.1	SIGN SUP (N/GUIDE)+RTE MKR W/1 BRKWAY POST ASSEMBLY - STEEL	EA	10	\$110.00	\$1,100.00
	852	SAFETY SIGNING FOR TRAFFIC MANAGEMENT	SF	46	\$15.00	\$690.00
	859	REFLECTORIZED DRUM	DAY	40	\$0.25	\$10.00
	860.112	12 INCH REFLECTORIZED WHITE LINE (PAINTED)	FT	100	\$1.00	\$100.00
	864.04	PAVEMENT ARROWS AND LEGENDS REFL. WHITE (THERMOPLASTIC)	SF	40	\$5.00	\$200.00
*	874.2	TRAFFIC SIGN REMOVED AND RESET	EA	4	\$100.00	\$400.00
*	874.4	TRAFFIC SIGN REMOVED AND STACKED	EA	4	\$40.00	\$160.00

SUBTOTAL = \$34,445.00

15% CONTINGENCY & CONSTRUCTION ENGINEERING = \$5,166.75

POLICE DETAIL ALLOWANCE = \$5,000.00

TOTAL = \$44,611.75

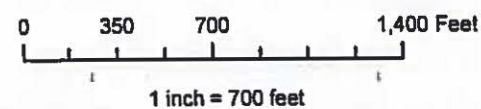


Figure 2
Weston Aqueduct Public Access Path
Town of Wayland, Massachusetts

Massachusetts Water Resources Authority 8(m) Permit May, 2016



5/28/2016 map1779-8



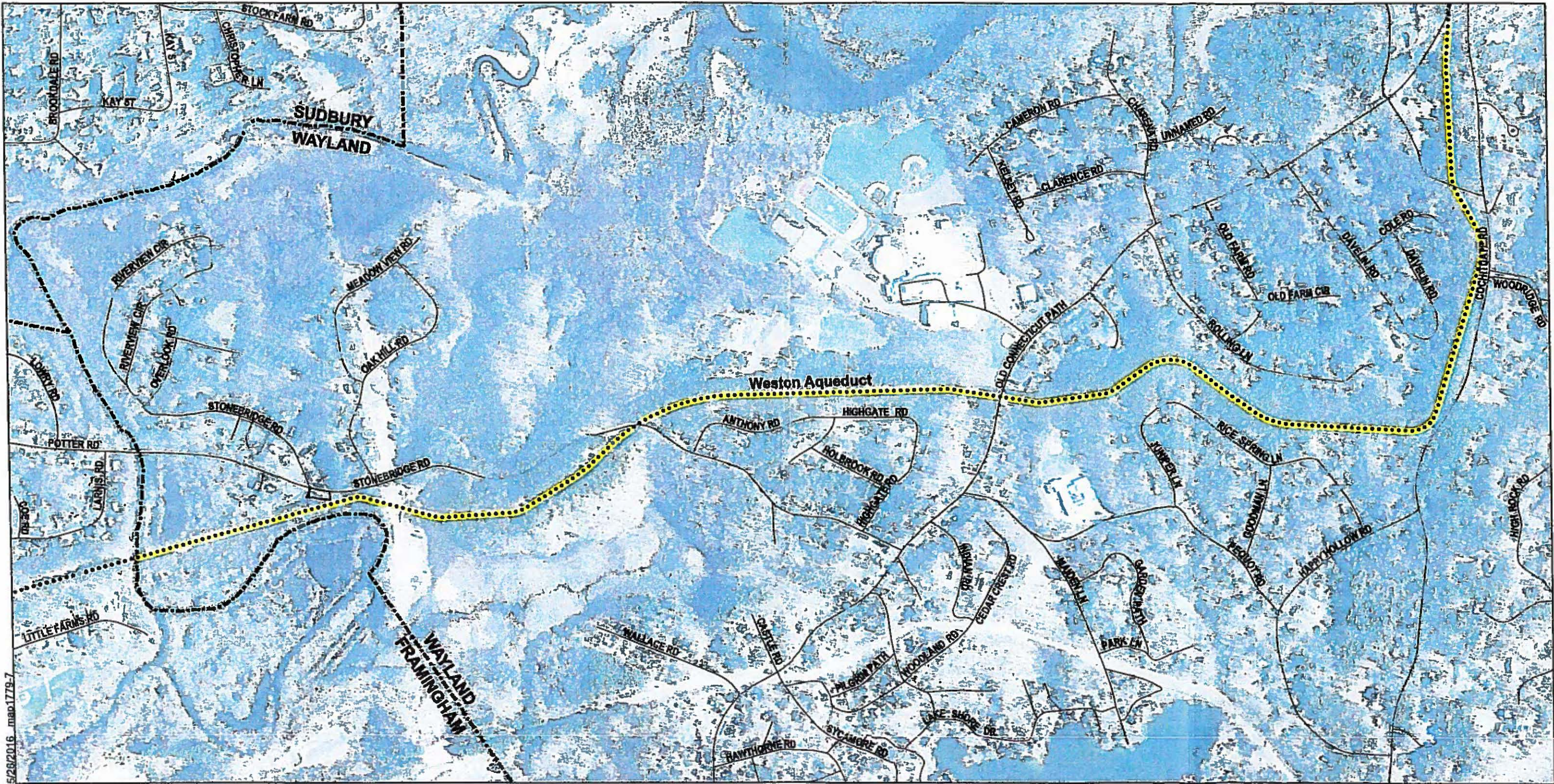
- Weston Aqueduct Public Access Path
 - Weston Aqueduct
- Total length of Public Access Path on this map: 1.8 miles
Total length of Public Access Path in Wayland: 4.2 miles

Map for Reference Only
This dataset/map is for convenience only. There are no warranties as to the accuracy and/or use.

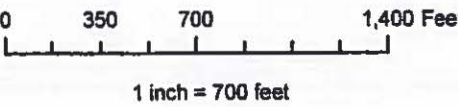


Figure 1
Weston Aqueduct Public Access Path
Town of Wayland, Massachusetts

Massachusetts Water Resources Authority 8(m) Permit May, 2016



5/28/2016 map1779-7



Weston Aqueduct Public Access Path
Total length of Public Access Path on this map: 2.4 miles
Total length of Public Access Path in Wayland: 4.2 miles

Weston Aqueduct

Map for Reference Only
This dataset/map is for convenience only. There are no warranties as to the accuracy and/or use.

RECEIVED

ARTICLE FOR SPECIAL TOWN MEETING **AUG 30 2017**

SPONSOR: Youth Advisory Comm DATE RECEIVED: Board of Selectmen
Town of Wayland

CONTACT PERSON: Jason Verhoosky TELEPHONE/Day: _____
TELEPHONE/Evening: _____

BOARD VOTE: _____ DATE OF VOTE: _____

TITLE: Non-Medical/Recreational Marijuana 6 Month Moratorium - Zoning Bylaw Amendment

COST: _____ NO COST: _____ COST ESTIMATE: _____

TEXT: To determine whether the Town will vote to amend Chapter 198 of the Town Code, the Town's Zoning Bylaw, by adding a new definition for "Marijuana Establishment" and establishing a temporary moratorium on the use of land, buildings or structures for said Marijuana Establishments in all zoning districts in the Town of Wayland, as follows:

I. Section One

Amend Section 104.2 by adding the following new definition:

Marijuana Establishment – as defined in Section 1 of Chapter 94G of the General Laws, meaning a "marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business."

II. Section Two

Amend Section 803.5 by adding the following new subsection:

Section 803.5.8. There shall be a temporary moratorium on Marijuana Establishments until January 1, 2019, or six months from the date that final regulations are issued by the state Cannabis Control Commission under Chapter 94G of the General Laws, whichever date is later.

COMMENTS: On November 8, 2016, the voters of Massachusetts voted by referendum to allow certain personal use and possession of marijuana, which went into effect on December 15, 2016. It also requires the formation of a Cannabis Control Commission, which will issue regulations regarding the licensing of related commercial activities associated with the growing, processing, distribution, and sale of marijuana and marijuana products. While regulations to be issued by the Cannabis Control Commission may offer some guidance for local regulation, the Town will need to wait to see how state-level regulations impact, or may need to be supplemented by, local ordinances for this newly legalized product and related commercial enterprises. Subsequent legislation on the state level established a cap of 20% as the maximum tax that can be charged in the sale of marijuana and related products, including up to 3% local tax.

As it currently stands, Cannabis Control Commission regulations are due to be issued by March 15, 2018, and license applications will be accepted beginning April 1, 2018. This article proposes to extend a moratorium on the licensing process in Wayland, until January 1, 2019, or six months after the issuance of regulations from the Cannabis Control Commission, whichever is a longer period of time. The purpose is to allow the Town additional time to study the state regulations and determine what local bylaws may be needed to address legal, planning, and safety issues that may arise in conjunction with this new industry within the Town borders. The Massachusetts Attorney General's Office issued a ruling that a local zoning bylaw that imposes a temporary moratorium on recreational marijuana business and land use is consistent with the Town's authority to impose

reasonable time limitations on development so that the Town can engage in a legitimate planning study.

This article is *not* a proposal to rescind the right of adults over the age of 21 to grow, possess, and use marijuana within the scope of the law passed on November 8, 2016. This article simply proposes to allow more time to for the Town to learn about how to best plan Wayland's response to this new industry. If no moratorium is in place, as of April 1, 2018, Wayland will be forced to accept applications for up to 6 licenses for marijuana retail establishments (20% of the number of liquor licenses in Wayland, as set by the November 2016 referendum).

PROS: An extension of time will enable the Town and its various Boards and Committees to research and understand the impact of stores selling recreational marijuana in their communities or in other states where licensing has already gone into effect.

There are conflicts between state and federal law regarding this issue that need to be understood. Currently, marijuana is a Schedule 1 controlled substance in the eyes of the DEA and Federal Government. Due to this conflict most banks are unwilling to become involved in marijuana commerce, rendering it a cash business. A lucrative business that deals in cash only is a security risk and may increase the crime rate in Wayland. A 6 month moratorium would provide the Town of Wayland time to research this issue and see how other businesses and towns navigate this issue.

The legalization of marijuana in Massachusetts introduced a new commercial industry to the state. Infrastructure and policies must be developed as well as implementation strategies. As of this writing (8/16/17) the infrastructure and regulations on the state level are not in place.

Location and permitting of retail stores near schools and recreational areas needs to be understood and then appropriate zoning bylaws need to be developed similar to those dealing with alcohol sales. The moratorium will allow time for a thorough and thoughtful process before these local bylaws are adopted.

Settled substance abuse prevention science states that youth substance abuse is best minimized when 1) the youth perceives that the substance is harmful; 2) that the youth perceives that his/her parents disapprove of use by youth; and 3) youth access to the substance is reduced. Wayland needs time to consider how to manage retail marijuana establishments, given the above research findings.

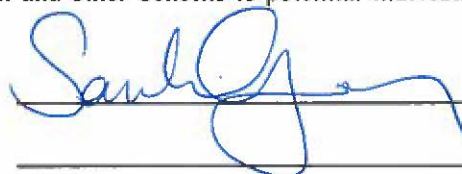
The moratorium will allow the Town time and opportunity to work with neighboring communities to have a consistent legal framework to manage the sale and use of recreational marijuana.

A yes vote to provide a 6-Month moratorium provides the town of Wayland with a stop-gap if state regulations are not set in a timely fashion. Town regulations cannot be set prior to the completion and issuing of state regulations from the Cannabis Control Commission.

CONS: Recreational use of marijuana is legal in Massachusetts, and Wayland can play a part in the initial implementation of the law. Without a 6-month moratorium commercial recreational marijuana establishments could be open as soon as July 1, 2018.

A moratorium delays financial and other benefits to potential individual business owners and customers.

SIGNATURE OF CHAIR



DATE

8/30/17

TOWN COUNSEL REVIEW

DATE

ARTICLE FOR SPECIAL TOWN MEETING – 2017

RECEIVED

AUG 29 2017

SPONSOR: Community Preservation Committee DATE RECEIVED: Board of Selectmen Town of Wayland

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: 8-0-0 DATE OF VOTE: 8-28-17

TITLE: Appropriate Funds to Restore/Preserve Stone Pillars at Castle Gate Road and West Plain Street

COST: \$12,000 NO COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- appropriate a sum of money up to \$12,000 to be expended to restore/preserve the town-owned stone pillars at Castle Gate Road and West Plain Street; and
- determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$12,000 of the funds so appropriated shall be transferred from the Community Preservation Fund's Historic Preservation Fund.

COMMENTS: The Castle Gate stone pillars mark the original entrance to the Mansion Inn, constructed in 1882 by Michael Simpson. The inn burned in 1954 and the stone pillars are the only remaining evidence of this unique property. They are within the town right-of-way at the intersection of Castle Gate Road and West Plain Street. The stones of each pillar will be labeled, disassembled in order to create new footings, and reconstructed.

PROS: This resource is in need of preservation before more deterioration increases such costs. The use of Historic Preservation funds to preserve the Castle Gate stone pillars is an appropriate use of CPA monies. Funding of this project would come from the Community Preservation Fund, monies that have already been collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for affordable housing. A favorable vote by Town Meeting will not increase the Town's tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Although the law requires at least 10% of collected CPA funds to be allocated to historic preservation initiatives, Wayland's CPC can elect to retain annual funding for the benefit of a future historic preservation initiative. There may be other historic preservation initiatives not yet identified by the Historical Commission that will require future funding.

SIGNATURE OF CHAIR Gretchen Schuler DATE 8/29/17

Town Counsel Approval _____ DATE _____

ARTICLE FOR SPECIAL TOWN MEETING – 2017 **RECEIVED**

AUG 31 2017

Board of Selectmen
Town of Wayland

SPONSOR: Community Preservation Committee and School Committee DATE RECEIVED: _____

CONTACT PERSON: Gretchen Schuler TELEPHONE/Day: 508-358-7980

TELEPHONE/Evening: 508-245-4115

BOARD VOTE: (CPC) 8-0-0 / (SC) 4-0-0 DATE OF VOTE: 8-28-17

TITLE: Appropriate Funds for Design of Part 2 of the High School Athletic Preferred Improvement Plan

COST: \$126,000 ^{NO} COST _____ COST ESTIMATE AVAILABLE ON: _____

TEXT: To determine whether the Town will vote to:

- a) appropriate a sum of money up to \$126,000 to be expended to prepare the design for Part 2 of the High School Athletic Preferred Improvement Plan (tennis courts/grass softball swap and reconstruction, outdoor basketball and volleyball courts, and related parking); and
- b) determine whether said appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from available funds appropriate for other purposes, by borrowing, or otherwise, provided not more than \$126,000 of the funds so appropriated shall be transferred from the Community Preservation Fund's Uncommitted fund.

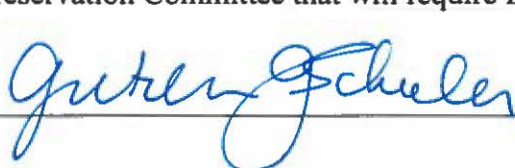
COMMENTS: This article appropriates funding for design services for Part 2 of the planned renovations of the high school athletic facilities to include: swapping the location of the current softball field and tennis courts, relocating tennis courts out of the Happy Hollow Wells Zone I Protection Area, adding or improving outdoor basketball and volleyball courts, and improving related parking. The primary reasons for this project are:

- 1) To relocate athletic facilities and fields from the Happy Hollow Wells Zone I Protection Area and Capture Zone;
- 2) To provide public access to the tennis courts during school hours due to new location in front of High School

PROS: These resources are in need of improvement. This is an allowed use of CPA monies. Funding of this project would come from the Community Preservation Fund, monies that have already been collected by the Town. The CPA mandates that at least 10% of receipts be earmarked for historic preservation initiatives, 10% for open space, and 10% for affordable housing. Uncommitted funds may be used on any of those three disciplines as well as recreation projects. A favorable vote by Town Meeting will not increase the Town's tax rate; CPA funds to be used for this initiative have already been collected.

CONS: Wayland's CPC can elect to retain annual funding for the benefit of future historical, open space, housing or recreational initiatives. There may be other allowed uses not yet brought to the attention of the Community Preservation Committee that will require future funding.

SIGNATURE OF CHAIR



DATE

8/31/17