Approved 1/28/13

TOWN OF WELLESLEY
NATURAL RESOURCES COMMISSION
MEETING MINUTES
January 7, 2013, 7:00 PM
Wellesley High School Faculty Dining Room

Attending: Ursula King, Chair, Stephen Murphy, Secretary, Joan Gaughan, Neal Seaborn, Janet Hartke Bowser, NRC Director.

Absent: Heidi Gross, Vice Chair.

Guests: Tom Harrington, Chair of the High School Stadium Task Force and the Recreation Commission, Steve Burtt, School Committee Representative to the HS Stadium Task Force, Cynthia Westerman, Town Resident on the HS Stadium Task Force, and additional residents from the High School Neighborhood (see attached document).

Public Voice

No one attending the meeting spoke at Public Voice.

Presentation of High School Stadium Improvement Conceptual Design Plan Options

The Town's Consultant on this project, Stantec, made a presentation on two conceptual design plans, narrowed from the original 4 design plans, for the High School Football Stadium and Track that were based on feedback from elected officials and the public at the December 17, 2012 public meeting on the project. The consultants led a discussion on the two revised conceptual design plans, which incorporated various features for a new track, a synthetic playing field as well as new bleachers, press box and new accessory buildings including a concession stand and team locker rooms. Following the presentation, there was a general consensus among those attending the meeting in support of Design Concept Plan B. Approximate costs for the two design plans were presented and discussed and totaled $5.7 million, exclusive of new home grandstands. **See attached meeting notes from this presentation for more detailed information.**

After further discussion, it was the sense of the NRC, which has jurisdiction over the Hunnewell Athletic Field Complex including the Stadium, that they are supportive of Design Concept Plan B and that they do not see any issues with the plan, which does not include lighting, since the plan as proposed does not constitute a change in use of the land. The NRC will ultimately need to take a vote with regard to the final proposal, including lighting. Prior to the final design and permitting phase, the project will need to be supported by the School Committee since they will need to be the proponent of the plan. The Task Force will contact the School Committee to schedule a meeting to present and discuss the final design plan. Ms. Westerman will contact the Selectmen to request that the project be included in the 5-Year Town-Wide Financial Plan.

The next High School Stadium Task Force Meeting was scheduled for January 28, 2013 at 7 PM at the High School. Ms. Bowser will continue to keep the NRC updated on the status of this project.

Next NRC Meeting

The next NRC meeting will be held on January 15, 2013 at 7:30 PM in the NRC Office.

Adjournment

After a motion was made and seconded, the NRC voted 4– 0 to adjourn the meeting.
The meeting adjourned at 9:45 PM.

Respectfully submitted,

Janet Hartke Bowser
Janet Hartke Bowser
NRC Director

Meeting Notes

Town of Wellesley – Renovation of High School Stadium Field and Track
Meeting No. 3 – High School Stadium Task Force
07 January 2012, 7:00 pm

Attendees:

Rocky Batty, WHS Lacrosse
Janet Bowser, NRC Director
John Brown, Athletic Director
Steve Burtt, Task Force Member (School Committee)
Bill Cadigan, Football / Track Parent
Cliff Canaday, Task Force Member (Neighbor)
Bob Capozzi, Advisory / Rec.
Michael Cohen, Parent
Peter Connolly, Task Force Member (Neighbor)
Jesse Davis, High School Coach
Tom Harrington, Chair of Recreation Commission / Task Force Member (PFTF)
Doug Hershelman, Wellesley Youth Football
David Hickey, Town Engineer
Ursula King, NRC Chair
Larry Murphy, Neighbor
Stephen Murphy, Task Force Member (NRC)
William Noonan, Parent
Neal Seaborn, NRC
Bill Westerman, Parent / Neighbor
Cynthia Westerman, Task Force Member (Youth Football)
Odessa White, WHS / Wellesley Youth Football Parent
Melissa Wilson, Task Force Member (Neighbor)
Josh Atkinson, Stantec Sport
Megan Buczynski, Stantec Sport

General:

1.0.01 The following Meeting Notes are from the scheduled Stadium Task Force Meeting held in the Wellesley High School Faculty Dining Room in Wellesley, Massachusetts.

1.0.02 The items and comments are not listed in order of the discussion, but are grouped by topic for easier reference and interpretation.

Introductions:

1.1.01 Tom Harrington began the meeting to brief everyone on the purpose of the meeting which is to narrow down the two concepts and to take a look at budgetary estimates. Once the ideas are narrowed down, Stantec will provide a Final Schematic Design with Memo and Opinion of Probable Project Costs.

1.1.02 Megan Buczynski gave a brief description of the work done based off the comments from the previous meeting that has led to the most recent design concepts.

Existing Conditions Information:

1.2.01 Josh Atkinson began the presentation with an aerial photo of the existing conditions which then transitioned to show an overlay image of Preferred Concept A and then showed the same transition from existing conditions to overlay of Preferred Concept B.

Proposed Preferred Concepts:

1.3.01 Preferred Concept A:

- One (1) multipurpose infilled synthetic turf field accommodating football, 70yd x115yd soccer plus safety run off, boys' and girls' lacrosse, and field hockey
- One (1) 400m 6 lane Non-Equal track layout with main straight away on the home grandstand side
- Existing Grandstands utilized at existing location
- One (1) handicap accessible press box behind Grandstands with new PA system
- One (1) program building adjacent to Grandstands (bathrooms, team rooms, and storage)
- One (1) program building adjacent to main entrance (concessions, ticket booth, and storage)
- One (1) small set of 5 row bleachers at track finish line (approx. 140 seats)
- A series 5 row bleachers at visitors side along Smith Street (approx. 770 seats). Visitor bleachers shall sit at elevation even with track elevation (not elevated)
- Relocation of shot put to west end of site
- New Long / Triple Jump pits
- Athletic equipment (team benches, Football goal post, Soccer goals, Lacrosse goals, Field Hockey goals)
- Sports lighting
- Pedestrian lighting
- Plaza area along Smith Street near existing maintenance drive entrance
- Renovated path connection from school along Smith Street
- Main entrance plaza at east end of site off maintenance drive along Smith Street at ticket booth
- Secondary emergency / handicap entrance in the west end of site
- Tertiary emergency/maintenance entrance in the north side of site
- Vehicular control bollard and chain at maintenance access from Smith Street to Hunnewell playfields
- Pervious perimeter walkway along outside of entire track
- 4' high perimeter fencing along outside of track
- 30' high protective ball netting at both ends of field
- 6' high ornamental fence and masonry piers along Smith Street, at main entrance, and at secondary entrances
- 8' high perimeter site fencing at all other perimeter areas
- 7' wide sidewalk along Smith Street with 6" high granite curbing to

prevent cars from parking on sidewalk and make it pedestrian friendly
- Landscape improvements
- Electrical / Utility upgrades
- One (1) Scoreboard with play clocks
- 5' high informal seating berm in south part of site with additional seating wall next to new bleachers. Berm also acts as visual barrier from Smith Street. Final berm layout dependent on flood plain issue.

1.3.02 Preferred Concept B:

The concept is essentially the same as Preferred Concept A with the exception of the following items:

- One (1) Steel I-Beam Grandstand located closer to track and provides more storage underneath. This requires removal of existing grandstands.
- Entry Plazas are different shape
- An Entry Plaza begins at the renovated path along Smith Street across from the High School and connects to the Main Entry Plaza. Plaza at maintenance drive along Smith Street is eliminated.

Design Details:

1.4.01 Stantec went through examples of the Press Box and Steel I-Beam Grandstands. The Steal I-Beam Grandstands would provide additional storage capabilities underneath the bleachers but are not large enough to accommodate a building. A new grandstand would also give the opportunity to move the grandstands closer to the track and provide more of a buffer from the Fuller Brook Path.

1.4.02 Stantec presented images showing possible site details they had in mind for the site. They showed ornamental fencing and masonry piers utilized in previous projects as well as entrance plazas, pervious paving, informal berm seating, and planting examples.

1.4.03 Stantec displayed a slide showing their capabilities for 3D graphics if requested by the Task Force.

Opinion of Probable Costs:

1.5.01 The opinion of probable construction costs for the entire project, exclusive of new home grandstands, is approximately $5.7 million.

1.5.02 The opinion of probable construction costs for Steel I-Beam Grandstand is approximately $412,000, including the removal of the Existing Grandstands.

Discussion Items:

1.6.01 The NRC wanted to make sure the proposed building is within the same footprint of the existing complex and not in the Fuller Brook path. Stantec referred to the Fuller Brook plans when designing the concepts and used the fencing shown on the current Fuller Brook plans as the limit of work.

1.6.02 John Brown asked if the visitor bleachers were at grade with the track. Stantec confirmed they are at grade with the track and they are carved into the berm with a 5' high retaining wall behind the bleachers. There will be an 18" high seat wall along each end of the visitor bleachers to provide additional seating.

1.6.03 Ursula King had a concern with Concept A where the plaza area along Smith Street and the entrance to the maintenance/emergency access intersect. She felt there may be a safety issue where pedestrians and vehicles may interfere with each other. The group decided to eliminate that plaza area along Smith Street.

1.6.04 There was discussion that the gate and sidewalk from Smith Street along the maintenance access to the ticket booth is not needed. This would reduce the pedestrian access points which may reduce the amount of issues with neighbors. Pedestrians could walk up the maintenance drive like they do today, but the idea is to encourage use at the path connector from the High School.

1.6.05 Ursula wanted to make sure there is plenty of room at the concessions area so people do not feel packed in while waiting in line and are possibly blocking pedestrian traffic. Stantec will rotate the concessions / ticket booth to accommodate a larger queuing area.

1.6.06 The group discussed the use of the team rooms on the site and the necessity for heat as athletes will be changing in the team rooms. Stantec will look into including heat in the buildings.

1.6.07 The existing grandstands do not offer storage space underneath because they are angle frame construction. Concept B includes the Steel I-Beam Grandstand so that additional storage can be provided underneath. It also moves the Grandstands closer to the track, and away from the mature trees that drop acorns onto the spectators. There are ways to screen and limit public use to the back side of the Grandstands using landscaping, fencing, or masonry walls/columns.

1.6.08 Stantec explained that the proposed pavement for the walkways would be porous asphalt and the plaza areas would be permeable pavers.

1.6.09 Stantec explained that the current concepts assume removal of the mature evergreen trees along Smith Street for budgetary purposes. While they may serve as providing a visual barrier onto the site, most of the evergreens are beyond their life expectancy and are dead or dying causing safety concerns to the pedestrians, spectators, and neighbors. Once the project moves forward there would be inventory on what should stay and what should be removed along with removal of dead or dying branches.

1.6.10 There was discussion of having the gates open to the track at all times. This would invite public use and anyone using the Fuller Brook path or the rest of Hunnewell Playfields to have access. For crowd control during a ticketed event, the north gate would be strategically closed.

1.6.11 The NRC requested that the entrance at the north be more inviting for the Fuller Brook and Hunnewell Playfield users and to have a small entrance plaza to invite pedestrians into the site.

1.6.12 Before the group decides if they would go with a new set of grandstands, members of the group requested there be an analysis of the amount of storage possible under the Steel I-Beam Bleachers. This would determine if it would significantly enhance storage capabilities.

1.6.13 The NRC requested that the press box and Grandstands fit the characteristics of the Town of Wellesley and the Fuller Brook naturalistic look, if possible.

1.6.14 Janet Bowser requested that the consultants evaluate and include as many sustainable /LEED design elements as possible including composting toilets, solar panels, recycled materials, LID stormwater management, as well as native and low maintenance landscaping.

1.6.15 The NRC does not see an issue with what was presented for the plans since there is not a change in use. Once the lights get involved in the discussion, then it would be a change in use and they would need to be more informed on the issue.

1.6.16 Stantec will add a footnote in the cost estimate that identifies elements qualifying for CPC funding.

1.6.17 The general consensus was that the group would like to see Preferred Concept B with the minor changes discussed, along with separating out the new Steel I-Beam bleachers.

1.6.18 There will be one more meeting with the Task Force to go over the final schematic design and cost estimate. From there Stantec will write up a report summarizing the process of this design study. The Task Froce will present their information to the school committee to see if there is budget for this project in the future.

Schedule / Deliverables/ Next Meeting:

1.7.01 The next meeting for the High School Task Force has been scheduled for Monday, January 28th at 7pm at the Wellesley High School Faculty Dining Room.

1.7.02 Between now and the next meeting, Stantec will take into consideration all the comments from the group and combine the ideas to finalize the conceptual design and associated opinion of probable construction costs.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Planning and Landscape Architecture

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