

## Meeting Notes



**Stantec**

### **Town of Wellesley – Renovation of High School Stadium Field and Track**

Meeting No. 2 – High School Stadium Task Force

17 December 2012, 7:00 pm

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#### **Attendees:**

Janet Bowser, NRC Director  
John Brown, Athletic Director  
Steve Burt, Task Force Member (School Committee)  
Cliff Canaday, Task Force Member (Neighbor)  
Martha Collins, (Neighbor)  
Peter Connolly, Task Force Member (Neighbor)  
Jesse Davis, High School Coach  
Owen Dugan, Task Force Member (BPW)  
Joan Gaughan, NRC-CPC  
Tom Harrington, Chair of Recreation Commission / Task Force Member (PFTF)  
David Hickey, Town Engineer  
Ursula King, NRC Chair  
Barbara McMahon, Task Force Member (Youth Lacrosse)  
Larry Murphy, Neighbor  
Stephen Murphy, Task Force Member (NRC)  
Cynthia Westerman, Task Force Member (Youth Football)  
Melissa Wilson, Task Force Member (Neighbor)  
Josh Atkinson, Stantec Sport  
Megan Buczynski, Stantec Sport

**Distribution:** See Attachment

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#### **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 with an introduction to the project to brief everyone on the purpose of the meeting. Tom described briefly the previous work of the High School Stadium Task Force and reminded everyone that the decision to include or exclude field lights will not be made in this phase, but will be made in the final design and permitting stage.
- 1.1.02 Everyone in attendance introduced themselves and their affiliation with the project.

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- 1.1.03 Megan Buczynski gave a brief description of the history of the site and the experience Stantec has in the Town of Wellesley and similar projects Stantec has worked on recently.

## Existing Conditions Information:

- 1.2.01 Josh Atkinson discussed the existing conditions observations performed by Stantec.
- 1.2.02 The site is currently in a flood plain and surrounded by 200' Riverfront Area.
- 1.2.03 The conditions of the natural grass field show signs of compaction and wearing of the field due to high use which could cause concern for the athlete safety.
- 1.2.04 The existing natural grass field only allows a full size football field and does not provide the width needed for a full size soccer field. This is due from the constraints given from the width of the existing track.
- 1.2.05 The track is worn and needs renovation. The field events are in poor condition.
- 1.2.06 The existing fencing is falling apart in some areas and there is damage from the past hurricane. There are gates and barbed wire fencing in locations unwanted by the school.
- 1.2.07 Currently there are mature evergreen trees along Smith Street. A majority of these trees do not offer the visual screen they once provided. The lower base of the trees have been cleared and there are several dead / dying trees. Some trees still provide a visual screen, but need to be trimmed to remove any dead branches.

## Proposed Concepts:

- 1.3.01 Concept 1:
- Existing Grandstands move along the Smith Street side of the site to allow sound to be directed away from the Smith Street neighbors.
  - New handicap accessible press box behind Grandstands with new PA system
  - New Program buildings along Smith Street (bathrooms, concessions, team rooms, storage)
  - New set of bleachers in the north
  - New small set of bleachers at track finish line
  - Synthetic turf field (fits football and 70yd x115yd soccer field)
  - New 400m Non-Equal track layout to accommodate soccer, lacrosse, football, and field hockey
  - New 4' high perimeter fencing along outside of track
  - Protective ball netting at both ends of field
  - Relocation of shot put in west end of site
  - Sports Lighting
  - Drop off area along Smith Street
  - Main entrance plaza at east end of site with ticket booth. There would

- be a secondary emergency entrance in the west end of site
- Renovating path from High School and making a connection to the main entrance plaza
- Perimeter walkway along outside of entire track
- Ornamental fence and masonry piers along Smith Street
- New perimeter site fencing
- 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
- Informal seating berm in north and west part of site

1.3.02

Concept 2:

- Existing Grandstands move 20' north
- New handicap accessible press box behind Grandstands with new PA system
- New program buildings at Main Entrance (bathrooms, concessions, team rooms, storage, ticket booth)
- New set of bleachers along Smith Street
- Synthetic turf field (fits football and 75yd x117yd soccer field)
- New 400m Broken Back track layout to accommodate soccer, lacrosse, football, and field hockey
- New 4' high perimeter fencing along outside of track
- Protective ball netting at both ends of field
- Relocation of shot put in west end of site
- Sports Lighting
- Drop off area along Smith Street
- Main entrance plaza at east end of site, with secondary emergency entrance in the west end of site
- Renovating path from High School and making a connection to the main entrance plaza
- Perimeter walkway along outside of track in north, east, and south
- Ornamental fence and masonry piers along Smith Street
- New perimeter site fencing
- 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
- Informal seating berm in north and west part of site

1.3.03

Concept 3:

- Existing Grandstands move 20' north
- New handicap accessible press box behind Grandstands with new PA system
- New program buildings at Main Entrance and adjacent to Grandstands (bathrooms, concessions, team rooms, storage, ticket booth)
- New small set of bleachers at track finish line
- Existing bleachers along Smith Street utilized at existing location
- Synthetic turf field (fits football and 70yd x115yd soccer field)
- New 400m Non-Equal track layout to accommodate soccer, lacrosse, football, and field hockey

- New 4' high perimeter fencing along outside of track
- Protective ball netting at both ends of field
- Relocation of shot put in west end of site
- Sports Lighting
- Drop off area along Smith Street
- Main entrance plaza at east end of site along Smith Street, with secondary emergency entrance in the west end of site
- Perimeter walkway along outside of entire track
- Ornamental fence and masonry piers along Smith Street
- New perimeter site fencing
- 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
- Informal seating berm in south part of site with additional seating wall next to existing bleachers. Berm also acts as visual barrier from Smith Street

1.3.04

Concept 4:

- Existing Grandstands utilized at existing location
- New handicap accessible press box behind Grandstands with new PA system
- New program building adjacent to Grandstands (bathrooms, concessions, team rooms, storage)
- New small set of bleachers at track finish line
- New set of bleachers along Smith Street
- Synthetic turf field (fits football and 70yd x115yd soccer field)
- New 400m Non-Equal track layout to accommodate soccer, lacrosse, football, and field hockey
- New 4' high perimeter fencing along outside of track
- Protective ball netting at both ends of field
- Relocation of shot put in west end of site
- Sports Lighting
- Drop off area along Smith Street
- Main entrance plaza at east end of site along Smith Street with ticket booth. There would be a secondary emergency entrance in the west end of site
- Perimeter walkway along outside of entire track
- Ornamental fence and masonry piers along Smith Street
- New perimeter site fencing
- 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
- 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

**Site Detailing:**

1.4.01

Stantec went through site detail images showing ideas they had in mind for the site. They showed entrance plazas, informal berm seating, planting, ornamental fencing and masonry piers utilized in previous projects.

## Discussion Items:

- 1.5.01        The group discussed the use of the team rooms on the site. John Brown would like the team rooms to be used primarily for football because there is currently nowhere for the football teams (both home and visitor) to go during halftime or in inclement weather. The group also mentioned that currently the existing high school lockers are not adequately sized for football pads or helmets and that there is a need for more space.
- 1.5.02        The group would like Stantec to include maintenance cost for the landscaping in their cost estimates
- 1.5.03        There was discussion about removing the existing sidewalk along Smith Street since it is not utilized currently by pedestrians and cars tend to illegally park along it. Some members were concerned with the removal being a safety concern for people accessing the site and the Fuller Brook Path. Stantec will keep the proposed sidewalk in the design until future discussion.
- 1.5.04        The group agreed to remove the proposed drop-off area along Smith Street because it may cause more traffic problems and we want to direct the cars to the high school parking lot.
- 1.5.05        The group agreed that the main entrance plaza should be in the location that connects the existing path from the high school to the site, similar to Concept 1 and 2. This will require renovation of the existing path to make sure it is handicap accessible.
- 1.5.06        The group preferred the proposed program building be centrally located for the Hunnewell athletic complex, but also providing a ticket booth/concessions building at the main entrance. There was discussion of whether or not to have an additional ticket booth at the west entrance or to have a portable table and chairs setup. Stantec will design a space for a small ticket booth until a decision is made.
- 1.5.07        The existing grandstands do not offer storage space underneath because they are angle frame construction. The group asked that Stantec look at an option including a steel I-Beam structured grandstand so that the storage can be provided underneath.
- 1.5.08        Stantec will also review the Fuller Brook Plans to coordinate with Beta on the pathways and the landscaping along the new path.
- 1.5.09        Overall it looks like the revised 2 Concepts will utilize the general layout of Concept 4 and the entrance of Concept 2. There would be 2 variations of the building and storage locations, with 1 taking into account the new I-Beam bleachers.

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### **Schedule / Deliverables/ Next Meeting:**

- 1.6.01            The next meeting for the High School Task Force has not been scheduled.
  
- 1.6.02            Between now and the next meeting, Stantec will take into consideration all the comments from the group and combine some ideas to come up with one, possibly two if needed, preferred concepts with a cost estimate. Stantec will provide a copy of the presentation for the Town to post of the website.

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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