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ZBA 2015-83  
Petition of Wellesley Country Club  
228 Forest Street  
(between Wellesley Avenue and Forest Street)

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Tuesday, October 20, 2015 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of Wellesley Country Club requesting a Special Permit and Site Plan Approval pursuant to the provisions of Section XIVE, Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District. The Petitioner proposes to construct a six-hole short course consisting of five new holes, an existing practice hole and additional cart paths. The course will be located at 228 Forest Street (between Wellesley Avenue and Forest Street), with the majority of the course being located in Needham. The site is located in a Water Supply Protection District and a Single Residence District.

On September 23, 2015, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

**Public Hearings**

The Board held public hearings on October 20, 2015, January 21, 2016, March 10, 2016 & March 24, 2016.

Presenting the case at the hearing were Leslie Shea, Esq., Wilder & Shea, Philip Cordeiro, P.E., Allen & Major Associates, Inc. and Michael Toohill, Environmental Scientist, BSC, Worcester, MA, representing Wellesley Country Club (WCC), the Petitioner.

Mr. Shea said that the request is for major Site Plan Approval (SPA) for grading or re-grading more than 5,000 square feet. He said that the request is also for a Special Permit for a major construction project in a Water Supply Protection District (WSPD). He said that the project involves installation of six short holes of golf that will primarily be used by beginner golfers, teenagers and older golfers. He said that the minimum age to play unaccompanied will be 12 years old.

Mr. Cordeiro said that the course will be located on 10 acres in Needham and 3.5 acres in Wellesley. He said that the short course will operate in parallel with the main course as it exists today, with hours from 8 am to 5:30 pm, May to October, with some end of season flexibility depending on the weather.

Mr. Cordeiro said patrons will be required to check in with the Pro at the Clubhouse and will be directed use the pedestrian crossing at Wellesley Avenue and travel along the existing cart paths along the aqueduct to get to the short course area. He said that there is a marked crosswalk with a flashing signal

where members crossing the street are required to press the button to activate the signal to stop oncoming traffic from the east and west. He said that the club is actively working with the Department of Public Works (DPW) to replace that with a motion control that is actuated and provides a more vibrant LED illumination for the sign and a blinking light to alert motorists much further in advance. He said that the sole point of access will be along Wellesley Avenue.

Mr. Cordeiro said that WCC provided traffic calculations to DPW that show a minimal increase of less than 10 percent due to trips associated with the short course. He said that in most cases there will be a one percent increase during peak times in the morning or late afternoon.

Mr. Cordeiro said that the majority of the project will occur in Needham. He said that this will be an earth work project that will involve adjusting the grade. He said that it is essentially a balanced site, so that material that they knock down on one location will be used to fill another location. He said that they will move 7,000 to 8,000 yards on the property to keep import to a minimum. He said that a portion of the area that is currently used as a practice green will be redeveloped and incorporated into one of the new holes. He said that holes two to six will be new. He said that they anticipate three to four months of construction time, slated for the end of the year in 2016.

Mr. Cordeiro said that there is an existing entry on Brookside Road, adjacent to a vernal pool, that they would like to use for the construction entrance. . He said that the stump dump area will be repurposed for construction staging.

Mr. Cordeiro said that the layout of the course follows the existing topography. He said that this will be an extension of the existing course with manicured lawn and fairways. He said that they will connect existing cart paths with some new impervious area.

Mr. Cordeiro said that there are concerns in Needham and Wellesley due to the location of the Water Supply wells, tributaries to Rosemary Brook, and ultimately, the Charles River. He said that the site is located in a WSPD. He said that WCC is very cognizant of the water quality and quantity as it relates to this project. He said that there will be no loss of recharge into the ground. He said that they will not introduce any hazardous chemicals.

Mr. Cordeiro said that he has been in contact with George Saraceno, Dave Hickey and Bill Shaughnessy from DPW. He said that a Turf Management Plan and a Water Management Plan for the entire grounds was prepared on behalf of the Natural Resources Commission (NRC). He said that it outlines the herbicides, pesticides and fertilizers used. He said that there are a number of monitoring wells throughout the site that WCC monitors to make sure that groundwater is not adversely affected by any of the treatments that are applied to the surface. He said that the intent is that the short course be a natural extension to that program.

Mr. Cordeiro said that WCC currently holds a Water Withdrawal Permit through the Massachusetts DEP for withdrawal from three sources, not to exceed 25 million gallons annually. He said that WCC currently draws approximately 20 million gallons annually and should consume an additional 1.4 million gallons for the short course, based on irrigation estimates by the course designer. He said that there was an error in the reporting of the 2013 to 2015 water withdrawal rates due to double counting. He said that WCC's

expert provided a letter to be submitted to MA DEP to correct those withdrawal rates to show adherence to the permits. He said that WCC does want to enter into some water conservation methods on the course grounds to make sure that they can properly handle the additional 1.2 million gallons for the short course and stay under the 25.2 million gallon cap. He said that WCC will reduce watering in certain areas including lawn tennis areas, rough areas of the course, and landscape beds that may be overwatered. He said that they have to certify the numbers annually to MA DEP. He said that DPW asked to receive the well pumping and water use data.

Mr. Toohill said that the supply for the irrigation system comes from two wells, one that is on the opposite side of Wellesley Avenue near the big irrigation pond and another that is close to the second wetland area. He said that well is not currently heavily used but is a permitted source. He said that the irrigation pumps are all located in the irrigation pond on the opposite side. He said that water is moved through the course by that singular irrigation pumping system. He said that the water supply puts the water into the pond and the water is taken out of the pond by a higher weight pump system. He said that it goes by pressure across the entire course. He said that the proposed irrigation system for the short course will tie into the existing irrigation system. He said that there will be a new series of lines that will provide water out to sprinkler heads for the short course. Mr. Cordeiro said that they will install the trunk lines which can run between four and six inches, and then finger lines that will reach out into areas of the course. He said that the lines will go in during the rough grading process and the sprinkler heads will be brought in when the fine grading is done. He said that it is a design/build system. He said that once the course is laid out they will figure out positioning of the heads. Mr. Toohill said that it will be double row, individual head control so that they will be able to turn certain heads on or off where needed so that they do not have to water the whole course.

Mr. Cordeiro said that there is a Stormwater Pollution Prevention Plan under the Federal NPDES Program. He said that more than one acre will be disturbed. He said that, as part of that documentation, if they open an area and it is not modified or actively constructed upon within 14 days, they have to provide temporary stabilization. He said that after a period of 30 days they have to provide permanent stabilization. He said that there will be a large area open to move the earth that they will have continually monitor it for signs of erosion and stabilization. He said that they did not provide particulars on a Phasing Plan because they will have to open up such a large area.

Mr. Cordeiro said that there are several wells located on the grounds that they have been testing yearly for nitrogen and phosphorous. He said that Mr. Saraceno's letter of December 24, 2015, requested additional testing for synthetic organic compounds (SOC), toxic chemicals that are designed to treat for specific pests. He said that, going forward, the test parameters will include SOC for the entire course. He said that testing to date has been done in conjunction with DPW. He said that the sampling will remain the same but the tests that WCC requests from the labs will change. He said that WCC will work with DPW on protocols for testing.

Mr. Cordeiro said that they just finished testing in December of 2015. He said that they can do a baseline testing before construction of the short course and then establish an annual compliance date at the close of the regular season when, theoretically, the levels will be at their highest.

Mr. Cordeiro said that there is an Existing Watershed Plan. He said that water generally drains from the MWRA aqueduct toward Brookside Road. He said that it is uncontrolled and there are no drainage structures in place. He said that it routes and ponds at two isolated wetlands at the shoulder of Brookside Road where it generally recharges. He said that calculations for the 100 year storm show that the water will not overflow to Brookside Road toward Rosemary Brook but will stay within the ponded areas.

Mr. Cordeiro said that the trees provide an important function in terms of water absorption. He said that the runoff will be slightly higher with manicured landscaped grass. He said that they will maintain the same drainage patterns. He said that the routes will become slightly more circuitous because of the change in topography but all of the water will continue to run down toward the isolated wetland. He said that they will install perforated pipe under all of the proposed six holes in the tee box and the greens areas. He said that the water will seep into the ground to the sandy soil below. He said that there are discharge points from each of the pipes back into the natural topography and routed to the isolated wetland. He said that a benefit of the open air detention basin is that phosphorous evaporates in open air.

Mr. Cordeiro said that WCC has to implement a Water Quality Monitoring Program that includes installation of monitoring wells on the property. He said that they met with representatives from the Water Department to coordinate testing protocols and procedures. He said that a technical expert has been monitoring the groundwater on the course for several years. He said that the groundwater program will continue and the short course will be incorporated into it. He said that the conditions of the groundwater program have been reviewed by DPW but not the Water Department. He said that he spoke with Meghan Condon and Bill Shaughnessy of the Water Department and they said that they did not have specific requirements but were looking for WCC's experts to put forward an appropriate protocol.

Mr. Cordeiro said that the town is about to enter into a MS-4 Permit under the NPDES Program. He said that as part of that there is a reduction in phosphorous to protect the Charles River Watershed. He said that in advance of that permit going into effect later this year, DPW asked WCC to come up with a program to reduce phosphorous for the short course development. He said that WCC brought in an expert, Stuart Cohen, who is a PhD from the Baltimore area who works exclusively with golf courses. He said that Mr. Cohen is working on behalf of the club to prepare a Phosphorous Control Plan. He said that it takes several months to analyze the phosphorous, identify what the treatment will be and calculate what the net reduction will be for conformance with the NPDES Program. He said that because the NPDES Program will not go into effect until later this year, WCC is requesting that any conditions that the Board might impose allow for completion of the phosphorous study that will be provided to DPW with conditions about how they will operate the course. He said that they will provide the plan to the Board when it is available. He said that the program is focused on the short course only at this point but WCC expects that DPW will ask them to expand the program to the whole course at a later date. .

Mr. Toohill said that he has been working with WCC for over 15 years. He said that since 2005 they have been working on water quality monitoring for both ground and surface water, and sediment monitoring for certain projects. He said that the Water Quality Monitoring Program that was instituted in 2006 is completely voluntary. He said that there are four groundwater monitoring wells. He said that there were several in existence prior to them doing any work. He said that they put in four piezometers, which are shallow groundwater wells, in pairs with one upslope and one downslope of two of the greens closest to Rosemary Brook and the water supply. He said that the greens are typically the most heavily maintained

areas. He said that there are three surface water monitoring stations. He said that Academy Brook starts at Babson College, runs under Wellesley Avenue, through the course and back into the neighborhoods, back onto the course and then off again toward Brookside Road where it discharges into Rosemary Brook. He said that they did some extensive sediments monitoring that was required for permits.

Mr. Toohill said that when they first put the program together, they had four testing periods over three years. He said that they monitored for conservative constituents, including nitrate, nitrite, total and ortho phosphorous, which are typically found in fertilizers. He said that they also monitored for pesticides in various chemical classes. He said that pesticides include herbicides, insecticides, and fungicides. He said that they chose the particular methods based on the fact that this is a turf facility and there are specific classes of chemicals that are typically used on turf. He said that they did that for four cycles and never got any hits. He said that all of the work was done by state certified laboratories using appropriate sampling methods and chain of custody. He said that it is fairly costly to do that amount of testing. He said that they reconvened with the client to discuss going forward. He said that the feeling was that they would look at nitrogen and phosphorous. He said that nitrogen is a concern in drinking water because of oxy-hemoglobin issues, especially for young babies. He said that they decided to keep looking at nitrates, nitrites and phosphorous for surface water quality. He said that nitrogen can be mobile. He said that phosphorous has a high affinity for soil. He said that the efficacy of many pesticides is based on the fact that they stay where they need to be effective. He said that all of the reporting goes to the town. He said that the feedback that he got in the past from the Water Department is that the groundwater quality that they are seeing in the samples is better than the water quality that initially comes out of the well field.

Mr. Toohill said that what is proposed for the short course is to extend the voluntary protocol and put in a groundwater monitoring well and piezometers. He said that, given the size of the short course and the trend of the groundwater and the surface water in that area, putting in a nest of two piezometers and a groundwater monitoring well in the same vicinity will be representative of what is happening on the course. He said that they will monitor those wells for the same suite of chemicals that they have been monitoring for on the main course. He said that they are proposing to test for the full suite for a few years to see if they get the same results as when they monitored the main course. He said that the main course has been in existence since 1910. He said that some of the chemicals that were used on courses years ago would not be used today. He said that they did not find those chemicals. He said that going forward with the short course, they will look at the groundwater for a few years and if they come with non-detects, pull back the sampling and monitoring in what they are looking for, not the frequency. He said that they will look for the conservative constituents that do have some mobility and some concern, especially phosphorous.

Mr. Toohill said that the wetland in Wellesley will have a groundwater monitoring well next to it and two piezometers on the green that is adjacent to that area. He said that wetland system is most often dry and is not like the one in Needham that retains water most of the year. He said that they added a surface water monitoring point for the small wetland just over the line in Needham.

Mr. Cordeiro said that the piezometers at Wetland 2 are existing and part of the developed course area. He said that is where they retrieve the testing for nitrogen and phosphorus. He said that the proposal is to install an additional monitoring well and piezometers around isolated Wetland 1, similar to Wetland 2, as shown on Plan G-1, dated January 6, 2016. He said that just north of the isolated wetland and adjacent to

the access road is a proposed monitoring well and just further north of that is a piezometer by proposed hole 5. He said that the monitoring well is sandwiched between the 100 foot buffer of the wetland and the construction access road. He said that it is as close as they can get to the wetland system.

The Board asked about the protocol if there is a detect. Mr. Toohill said that it is the same program they have been running under since 2006. He said that you go through a Remedial Action Plan. He said that you resample where you got the hit to make sure that you did not get a false positive. He said that if you get another hit of the same level, you consider having additional monitoring points to figure out where the problem is and the extent of contamination. He said that based on that, you design an appropriate response that depends on what you find and where.

Mr. Toohill said that when they first set up the IPM program, they talked about a monitoring network and who it would be appropriate to send information to. He said that they have been sending the information to the Water Department because it is a drinking water quality concern.

Mr. Toohill said that the Water Department is mandated to test using protocols by the Safe Water Drinking Act. He said that testing for SOC is mandated. He said that the Water Department asked WCC to put together a protocol for the types of chemical families that they use on the site for DPW to review. He said that they tested for chemicals that were identified as being used or could be used on the course. He said that the list of chemicals listed in the IPM Plan is a menu and is not necessarily the chemicals that are used. He said that under State Law, the Superintendent, who is a Licensed Pesticides Applicator, has to do an annual report to the State Department of Food & Agriculture stating exactly what they did use. He said that is public record. He said that they added heavy metals to the two times a year/two year testing schedule to address questions from the BOH and the Water Department. He said that WCC does not use arsenic on the course but will monitor for that. Mr. Shea said that any results and IPM Plans will be sent to the Water Department, BOH, NRC and the Town Engineer.

Mr. Toohill said that the Golf Course Superintendent is the expert who deals with the chemicals used under the IPM Plan. He said that the purpose of the chemicals is to treat the turf. He said that the design is to maintain it at the effective layers. He said that chemicals that leach are expensive and inefficient. He said that most of the chemicals that are used are designed to be used in a curative fashion rather than a preventative one. He said that they are not broadcasting. He said that they scout the course for potential problems. He said that the suite of chemicals used changes constantly because of new formulations and experience. He said that some previously approved chemicals come off the list. He said that the purpose of the program is to maintain turf in healthy mode to reduce outside inputs that you need to keep it going. He said that healthy turf grows with significantly less water and chemical input.

Mr. Toohill said that one of the tenets of IPM is that as newer chemicals that are more effective but less toxic are developed, they should be integrated into the plan. He said that they should be using more chemicals that are derived from natural sources and are more effective in treating the turf. He said that there is a whole suite of chemicals that were used in the past that cannot be used anymore. He said that this site is located in a Zone 2 and there is a list of chemicals that cannot be used there. He said that as they change the IPM Plan in the fifth year and they have a new list, they can do testing again the following year that will incorporate any new chemicals on the list.

Mr. Shea said that there has been discussion in some of the letters back and forth between the Water Department and the BOH regarding the number of times that WCC will test. He said that the reason that WCC's experts think that two times a year is correct is because a fertilizer application is put down in the spring and one in the fall. He said that they test after the applications. He said that they have not had any results that have been anywhere near above normal. Mr. Toohill said that typical Monitoring Programs for golf courses establish spring and fall because that is when you have pest outbreaks. He said that you use more fertilizer in the spring to get things going and then it quiets down over the summer. He said that spring and fall are wetter, so there is more potential for water movement from the surface to the groundwater.

The Board said that it received a letter from Bill Shaughnessy at the Water Department. Mr. Shea said that WCC reviewed the letter and questioned why they would have to give the Board 72 hours notice before testing. He questioned why BOH would want WCC to test for precipitation and why installation of a lysimeter would be useful in this case. Mr. Toohill said that a lysimeter is intended to test the zone that is not saturated in the soil. He said that it is a negative pressure test where you suck water out of the turf. He said that type of device used almost specifically for agricultural purposes. He said that he did not think that using lysimeters is an appropriate technique for looking at potential groundwater impacts.

Mr. Cordeiro said that the fertilizers and chemicals are stored in the Turf Management Facility that is located on the north side of the Aqueduct, closer to Forest Street. He said that the groundskeeper controls access and egress to the Environmental Management Facility.

The Board said that neighbors had asked that it consider alternative locations for the construction entrance. The Board said that the entrance off of Forest Street to the Turf Maintenance Facility entails crossing the Algonquin Gas Line and there are concerns about having a number of heavy trucks crossing over that line and running truck traffic through the course. The Board said that it is located far away from where the work will be done. The Board said that the access in Needham to the Algonquin Gas Line will cross over the gas line and run along the back yards of residences in Needham. The Board said that those impacts would be much greater than the impacts on Brookside Road where the houses are further removed from the entrance. The Board said that Brookside is a road, not an unusual pathway and it is the logical location for the construction entrance.

Mr. Cordeiro said that WCC recognizes that there is general concern with using Brookside Road as the entry point. He said that there is an existing curb cut on Brookside Road at the Needham/Wellesley town line, in the Town of Wellesley, that is the access point for the construction staging area. He said that it will be gated during and after construction. He said that access off of Brookside Road is considered to be the best alternative by WCC. Mr. Shea said that that access to the site off of Brookside Road is a public way and there are no restrictions placed on that roadway.

Catherine Johnson, Planning Board, said that because the Maintenance Facility was part of a PSI application, changing the access point may be something that would need to go through the Planning Board for review.

Mr. Cordeiro said that they provided a Construction Sequencing Plan that starts by identifying staking the centerline of the fairways, the tees and the greens. He said that there is a certain amount of fluidity to the

exact position relative to staking it in the field. He said that once they have identified the site lines, they will clear the trees associated with that. He said that they will establish where holes one through six will be located. He said that they will limit mass tree clearing. He said that it will be a cut and fill operation where all of the material needed for fill will be sourced from within the course grounds. He said that they will have to expose most of the short course area to generate the cut material. He said that if it were an import or export job, they could do more efficient phasing. He said that the area is located south of the existing 8<sup>th</sup> and 9<sup>th</sup> fairways. He said that they want to make sure that their impacts are localized so that they do not disturb club operations. He said that the project will be directly adjacent to Brookside Road and the isolated wetlands that occur just downstream. He said that they will implement erosion protection at the base of the slopes in that area. He said that the protection will move as the construction commences. He said that it will initially start at the lowest limits to prevent any erosion or sediment tracking to off-site areas and the isolated wetlands. He said that they will implement other controls as necessary.

Mr. Cordeiro said that construction hours will be from 7 am to 3 pm. He said that WCC agreed to Needham ZBA's condition that no heavy machinery construction will start until 7:30 am to accommodate the neighbors. He said that WCC agreed to work with the contractors to ensure that the only vehicles using Brookside Road to access the site would be large trucks, the general site contractor and the superintendent. He said that daily laborers will be required to enter from Forest Street and park at the Turf Care Maintenance Facility where they will either walk or be brought over by golf carts to the short course area. He said that once the heavy machinery is on the site, it will remain there. He said that the site superintendent who will oversee construction will be the person most likely to come and go several times a day.

Mr. Cordeiro said that once the construction team is in place, they will work with the suppliers to condense the times for minimal disruption to the neighbors. He said that the majority of the trucks will come to the site during the final stages of the project to bring in approximately 600 yards of finish materials. He said that depending on the size of the truck, there should be 20 to 30 in total. He said that there will probably be 20 to 30 trucks for lumber removal, depending on the size and diameter of the trees and how well they pack the trucks.

The Board confirmed that WCC is offering a police detail on Brookside Road for all deliveries and truck access. Mr. Cordeiro said that the detail will be at a location to be coordinated with the Police Department.

The Board said that whatever area will be used to park vehicles or equipment overnight must have its surface prepared to prevent gas and oil leakage into the ground.

The Board said that the site is located in a WSPD and there are restrictions for the materials that will be brought onto the site. Mr. Cordeiro said that typically when they seek loam for construction projects, there is a specification that they need to meet in terms of organics. He said that an information sheet is usually provided. He said that the loam will be tested by a reputable outside facility for ph and for any organic makeup that could affect the well. He said that those results can be provided to anyone who is interested.



Mr. Cordeiro said that the passive wash down construction access pad just inside the Brookside Road entrance was modified to include a wash down area. He said that materials that are washed off vehicles coming into or off of the site will go to a lined containment area that will not allow the wash down to percolate. He said that if the wash down materials are safe, they will be hauled off site by the contractor.

Mr. Cordeiro said that there is undulating topography comprised of a wooded section that separates the 8<sup>th</sup> fairway from the neighbors. He said that a tree buffer surrounds the rear of the property. He said that trees will be removed as part of the project but they will maintain a buffer near the abutting properties.

Mr. Cordeiro said that a Tree Removal Plan was submitted that clarifies and quantifies the actual area of trees to be removed. He said that the trees are generally a New England hardwood mix of white pines, spruce and maples. He said that they will take the fallen logs to the existing staging area where the timber will be loaded onto trucks to be hauled away. He said that smaller brush will be chipped on site and then removed. He said that normally chipping occurs within the fallen tree area. He said that they will provide a dedicated staging area for the tree workers and their equipment while they are de-foresting the area. The Board said that wood chipping is a very noisy process. The Board said that it would take the hours for that operation into consideration.

Mr. Cordeiro said that they will not provide a Revegetation Plan. He said that they will loam, seed and sod similar to what is on the course grounds. He said that there is no tree replanting operation planned. He said that they want to work with the layout of the short course holes and identify the trees to be removed. He said that once they have laid the holes out in the field, if there are opportunities to save trees, they will look to do that.

Mr. Cordeiro said that, post-construction, grass clippings will be recycled into the rough. He said that leaves will be collected and removed from the site through the Turf Care Facility. He said that the dumpster in the general vicinity of the short course that was discussed at the initial hearing has been removed from the application. Mr. Shea said that trees and branches will go to a dumpster at the Turf Management Facility.

Mr. Cordeiro said that DPW made a recommendation in their initial report that Brookside Road be repaved as part of this project. He said that repaving Brookside Road to the town line is a significant undertaking, given where it is, the regulations that apply to it, and the people that they will have to coordinate that with. Mr. Shea said Brookside Road is a designated Scenic Road. He said that a lot of people fought hard to have the road left just as is because it is unique. He said that paving the road would have to go through the Planning Board and WPC for approval.

Mr. Cordeiro said that they can photo document the road to establish a baseline. He said that sweeping and cleaning, relative to trucking, are covered in the plans. The Board said that the contractors should be told to not overload the trucks so that they are not so heavy that they will break up the surface or to use smaller trucks to bring everything in. The Board said that any damage that is attributable to the project should be paid for by WCC.

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Mr. Cordeiro said that WCC committed to replacing the fencing on the Needham side of Brookside Road that is in significant disrepair as opposed to the fencing in Wellesley that is still fairly serviceable. The Board said that the area in Needham fronts an undeveloped portion of the WCC property whereas, except for last 80 feet or so, the area in Wellesley is really developed. The Board said that the fence in Wellesley is rusty but looks better than the fence in Needham. The Board said that the fence does not directly affect the proposed construction.

Mr. Shea said that WCC made a commitment to Needham and will make a commitment to Wellesley about becoming a member of Audubon International. He said that they cannot apply for certification until the course is up and running.

Gordon Russell, 62 Brookside Road, said that he has lived there for 32 years and is a taxpayer in Needham and Wellesley. He said that he is in favor of the project and sees it as a step in the right direction. He said that the neighbors want to have the project done properly. He expressed concerns about use of the curb cut on Brookside Road during construction and after the project ends, the neglected area along Brookside Road between the proposed golf course and Brookside Road in both Needham and Wellesley, and an on-site dumpster that will be emptied approximately once a month during the spring and fall and possibly twice a month during the summer.

Laura Fragasso, 315 Oakland Street, expressed concerns about access to and egress from the course to Brookside Road, Wellesley's Water Supply, tree removal, line of stagnation for the aquifer, toxicity of chemicals, what chemicals are being tested for, use of chemicals near water, testing of materials brought onto the site, and sharing updates to the IPM Plan with NRC and the public.

Ms. Fragasso said that the site is located in a WSPD. She submitted an article regarding the USGA commenting on the US Open. She discussed going more organic and Audubon certification. She said that she is a big proponent of the Scenic Road. She said that potholes and wear are not big issues because fixing them does not change the historic landscape of the road.

Pete Solomon, 17 Leighton Road, said that he called Bill Shaughnessy in the Water Department. He said that his understanding is that a Sampling Analysis Plan including details for the Turf Management had been requested to be provided to the Town. He discussed a 2002 SWAP Report and the IPM Plan. He said that he thought that it was doing a disservice to residents of the town to allow anything other than organic to go down within the Zone 2 Protection Area versus having it be the wooded space that exists now.

Mr. Solomon asked about the runoff to the pools on Brookside Road and the truck tire wash.

Jonathan White, Esq., said that he is a land use attorney in Weston, representing Gordon Russell from Wellesley and Jordan Burke from Needham. He said that his clients support the project and think that it will be a benefit to the neighborhood.

Mr. White said that his clients are concerned about the entrance from Brookside Road with respect to safety and disruption to the residential neighborhood, dust, vibrations, clean up of the neglected area of Brookside Road with removal of the fence and invasive plants and revegetation with native species, repair

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of damage to Brookside Road, consolidation and limitation of truck deliveries, and appearance of the gate across the entrance.

Wendy Von Peccoz, 26 Oakland Circle, expressed concerns about protocols for testing, water getting into the brook, animals living in the brook, treating for mosquitoes, surface pollution going into the wetland, chemicals that are being monitored, MCL levels for all of the chemicals, thresholds that determine the notable presence of the chemicals, chemicals used, and timing of tests.

Sarah Little, 14 Montvale Road, said that she has lived in Wellesley for 20 years. She read a letter to the Board that was submitted for the record.

John Frankenthaler said that he is an abutter in Needham, directly south of where all of this work is going to be done. He said that the trees afford his property a bit of a buffer for line of sight, noise, etc. He asked about limiting the number of trees to be taken down.

Lemonia Fotiadis, 34 Redwing Road, asked why Wellesley is not requesting that surface water testing be done on Wetland 2. She expressed concern for animals and wildlife in Wetland 2 that could be affected by runoff.

Marge Lippincott, 6 Garrison Road, said that she is concerned about the water supply. She said that she understands that the business has to be economical but it has to be balanced with the health of individuals. She said that the best way to deal with having it is to be a green, organic project from the start. She expressed concerns about the chemicals being used, testing, chemicals potentially drifting or leeching into groundwater, half lives, effects of commonly used pesticides, and effects on golfers who are on the course two to three times a weeks, .

Lloyd Tarlin, BOH, said that BOH is comfortable with the plan as presented but is not comfortable with termination of the testing after two years. He said that this is something that he would not be able to support without input from the Health Department Director. He said that BOH has no knowledge of testing that has been done. He said that the results were never shared with the Health Department. Mr. Shea said that WCC will supply all the past tests to the Health Department.

Mr. Tarlin said that a couple of years ago he and the Health Department Director visited all of the water monitoring plants in town to see how they are doing things. He said that the Health Department has a role in monitoring some of what is done but he did not know where that ends and where the DPW picks up.

Mr. Tarlin said that BOH does not have authority under the local bylaws to limit pesticide and other fertilizer use on private property. He said that pesticides and the people who apply them are licensed by the State.

Shep Cohen, BOH, said that there was an incident last summer where there was contamination of one of the reservoirs. He said that the ruling that the water is contaminated and the order to boil the water comes from the State Department of Environmental Protection. He said that the responsibility to oversee the quality of the water to protect the public becomes a Health Department issue. He said that BOH works

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with the Water Department. He said that the Health Department has responsibilities under the State's Sanitary Codes.

Mr. Cohen said that testing a monitoring well prior to the time that the water enters public use is a preventive measure. He said that, in large part, it is an issue of cooperation with WCC. He said that what BOH is saying is that here is an opportunity to take some measures to protect the water supply.

### **Submittals from the Petitioner**

- Application for Site Plan Approval, dated 8/19/15, revised 1/6/16
- Site Plan Approval Plan Checklist, dated 8/19/15, revised 1/6/16
- Development Prospectus, dated 8/19/15, revised 1/6/16
- Wellesley Country Club – Short Course Grow-In – Proposed Management Plan, dated 9/12/15, prepared by Mungeam Cornish Golf Design, Inc.
- Memo to George J. Saraceno, Senior Civil Engineer, dated 1/6/16, from Philip Cordeiro, PE
- Wellesley Country Club – Executive Short Course – Construction Traffic Management Plan, revised 3/1/16
- Letter to Bill Sansone, Golf Course Superintendent, dated 11/27,13, from BSC Group, re: Water Quality Sampling Report for 2013
- Letter to Bill Sansone, Golf Course Superintendent, dated 12/1/15, from BSC Group, re: Water Quality Sampling Report for 2015
- Google Earth Map of WCC Monitoring Locations
- Stormwater Management (Drainage) Operation and Maintenance Plan, dated 1/7/16, prepared by Allen & Major Associates, Inc.
- Turfgrass Management plan for the Wellesley Country Club Using an Integrated Pest Management Approach, dated 5, 2007, revised June, 2012, prepared by Michael Toohill, Senior Environmental Scientist, Coneco Engineers & Scientists, Inc., and Bill Sansone, Golf Course Superintendent, Wellesley Country Club
- Turf Products to be Used on Short Course
- Renewal Registration Statement for Verified Water Withdrawal, Effective from January 1, 2008 to December 31, 2017, from Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs, Department of Environmental Protection
- Registered & Permitted Withdrawals Annual Report Form – Year 2013, dated 2/25/14, prepared by Bill Sansone
- Registered & Permitted Withdrawals Annual Report Form – Year 2014, dated 2/25/15, prepared by Bill Sansone
- Registered & Permitted Withdrawals Annual Report Form – Year 2015, dated 2/25/16, prepared by Bill Sansone
- Wellesley Country Club – Water Usage – Proposed 6-Hole Facility, prepared August, 2015
- Wellesley Country Club Short Course, Project Description, prepared by Allen & Major Associates, Inc.
- Email with attachments to George Saraceno, dated 2/12/16, from Phil Cordeiro, re: WCC Water Usage Records

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- Email with attachments to George Saraceno, dated 2/18/16, from Phil Cordeiro, re: Hypothetical tee sheet Short Course, Estimated Short Usage, ITE Golf Course
- Email to David Hickey, dated 2/29/16, from Phil Cordeiro, re: Wellesley Country Club Water Sampling Protocol
- Letter to Zoning Board of Appeals, dated 3/1/16, from Phil Cordeiro, re: Proposed Short Course Project
- Wellesley Country Club – Short Course – Anticipated Development Schedule – 2016, dated 12/7/15, prepared by Mungeam Cornish Golf Design, Inc.
- Letter to Marty Ryan, General Manager & Bill Sansone, Golf Course Superintendent, dated 2/25/16, modified 3/11/16, from BSC Group, re: Walter Quality Monitoring Program/Protocol – Draft for Review
- Letter with attachments to Zoning Board of Appeals, dated 3/1/16, from Phil Cordeiro, re: Proposed Short Course Traffic and Operations
- Letter with attachments to Zoning Board of Appeals, dated 3/10/16, from Phil Cordeiro, re: Water Conservation & Irrigation
- Letter to Elizabeth McCann, MassDEP Water Management Program with attachments, dated 3/4/16, from Michael Toohill, re: Wellesley Country Club Annual Reporting Corrections: Registration 32031703
- Email with attachments to Lenore Mahoney, dated 3/22/16, from Phil Cordeiro, re: 2016 WCC Monitoring Protocol v2

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Title Page with Locus Map	8/19/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	1/6/16
C-0.1	Existing Zone 2 Locus Map	12/30/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	
Sheet 1	Property Line Plan	8/19/15	Allen & Major Associates, Inc.	
MP	Project Plan	3/16/15	Mungeam Cornish Golf Design	3/18/15, 7/7/15
G-1	Proposed Grading & Drainage & Erosion Control Plan	11/1/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	1/6/16
GD	Grading & Drainage Plan	3/16/15	Mungeam Cornish Golf Design	3/18/15, 7/7/15
EC-1	Proposed Erosion Control Plan	8/19/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	
D-1	Details	8/19/15	Philip L. Cordeiro, P.E., Allen & Major	5/1/13, 1/6/16

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			Associates, Inc.	
EW-1	Existing Watershed Plan	11/11/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	1/6/16
PW-1	Proposed Watershed Plan	11/11/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	1/6/16
T-1	Proposed Tree Clearing Plan	11/15/15	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	1/6/16, 2/16/16, 3/1/16
CP-1	Construction Routing Plan	3/1/16	Philip L. Cordeiro, P.E., Allen & Major Associates, Inc.	

On September 14, 2015, the Design Review Board voted unanimously to approve the proposed project, as presented.

On October 8, 2015, Jim Verner, Superintendent, Wellesley Municipal Light Plant, reviewed the project and submitted comments.

On October 20, 2015, the Planning Board reviewed the project and submitted comments.

On December 24, 2015 & February 29, 2016, George J. Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

On January 11, 2016, the Wetlands Protection Committee reviewed the project and submitted comments.

On January 11, 2016, the Natural Resources Commission reviewed the project and submitted comments.

On March 10, 2016, Leonard A. Izzo, Director of Public Health, reviewed the project and submitted comments.

On March 22, 2016, William Shaughnessy, Town of Wellesley, Department of Public Works, Water & Sewer Division, reviewed the project and submitted comments.

**Materials received Needham Zoning Board of Appeals**

- Letter to Anthony DelGaizo, Town Engineer, Town of Needham, dated 11/11/15, from Phil Cordeiro, P.E., re: Short Course Review Comments
- Letter to Anthony DelGaizo, Town Engineer, Town of Needham, dated 2/12/16, from Phil Cordeiro, re: Short Course Review
- Figure 4-7 – Composite BMP Schedule – All Minimum Control Measures

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- Wellesley Country Club – Executive Short Course – Construction Traffic Management Plan
- Drainage Routing – Revision 1, printed 2/16/16
- Proposed Grading & Drainage & Erosion Control Plan, G-1, dated 11/11/15, revised 1/6/16 & 2/16/16, stamped by Philip L. Cordeiro, Professional Engineer
- Existing Watershed Plan, EW-1, dated 11/15/15, revised 1/6/16, stamped by Philip L. Cordeiro, P.E.
- Proposed Watershed Plan, PW-1, dated 11/15/15, revised 1/6/16 & 2/12/16, stamped by Philip L. Cordeiro, P.E.
- Details, D-1, dated 8/19/15, revised 9/27/12 & 10/5/12
- Special Permit, dated 2/25/16, for Wellesley Country Club, 9 Forest Street, Map 113, Parcel 29
- Email with attachment to Lenore Mahoney, dated 2/25/16 from Sheila Page, re: Wellesley Country Club construction vehicles crossing at Wellesley Ave/Brookside Rd
- Email with attachment to Lenore Mahoney, dated 3/7/16, from Sheila Page, re: Conservation Memo\_Wellesley Country Club\_2-25-16
- Letter to Marty Ryan, General Manager, Wellesley Country Club, dated 3/24/16, from Sheila Page, Administrative Specialist, Board of Appeals, re: 0 Forest Street Special Permit

The Board received correspondence from:

Lloyd Tarlin  
Sarah Little  
Laura Fragasso  
Jonathan A. White, Esq.  
Leslie Hanrahan  
Andrew Fink  
Friends of Brookside (Laura Fragasso, Brookside Road Residents, Gordon Russell, Andrew Fink, Jordan Burke)

## DECISION

Based on the application and other information described in this Decision, the Board found that the proposed Major Construction Project is otherwise in compliance Section XIVE, Section XVIA and Section XXV of the Zoning Bylaw. The project consists of construction of a six-hole short course consisting of five new holes, an existing practice hole and additional cart paths. The course will be located at 228 Forest Street (Between Wellesley Avenue and Forest Street), with the majority of the course being located in Needham. The site is located in a Water Supply Protection District and a Single Residence District.

The Board voted unanimously to grant a Special Permit and Site Plan Approval for a major construction project in a Water Supply Protection District, having found that the Design and Operation Standards are adequately satisfied and not otherwise prohibited.

The Board's approval of the Special Permit and Site Plan for the Project is premised on the Petitioner's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions of this Special Permit and Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Petitioner, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Petitioner agrees to the terms, covenants, conditions, and agreements contained herein.

#### **General Conditions**

1. By accepting this Site Plan Approval and the Special Permit for construction in the Water Supply Protection District the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval and Special Permit shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval and Special Permit for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw, general bylaws, and all the rules and regulations of the Planning Board and the Board of Health generally applicable to a project approved on **XXXXXX, 2016**. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval and for the Special Permit for construction in a Water Supply Protection District, except as modified by these Conditions.
4. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Board of Health, the Fire Chief, the Town Engineer, or any other applicable local inspector or board. Construction of the Project shall be subject to on-site compliance inspections by the Building Department in the customary manner.

#### **Use Conditions**

5. Members and guests using the Short Course will check-in at clubhouse and walk or cart to the Short Course via existing pedestrian crossing at Wellesley Avenue and will reverse the process when play is complete. Pick-up is not allowed at Brookside Road.
6. Property entrances at Brookside Road and Gate #5 will be gated and



normally locked and will be used for intermittent access (not more than three times per month during the golf season) and emergency access only.

7. Consistent with maintenance of the remainder of the golf course, the Short Course will be maintained in accordance with the Integrated Pest Management (the "IPM") plan dated [date]. When the IPM plan is normally updated, or when material changes are made to the implementation of the IPM plan (whether procedural changes or new or changed chemicals) the Club will send the updated IPM plan to the DPW's Water Division, with the advice of the Health Department, for concurrence with such changes.
8. Grass clippings from normal mowing operations will be distributed in the roughs adjacent to greens, tees and fairways. Leaves, brush and tree debris may be stored in a dumpster located adjacent to the turf maintenance facility prior to off-site disposal at an environmentally acceptable location. Access for disposal vehicles will be from Forest Street as frequently as the Club chooses to dispose of the contents of the dumpster.
9. The Club will monitor existing monitoring well (MW-1) and existing piezometers (PZ-1, PZ-2), and new monitoring well (MW-n) and piezometers (PZ-x, PZ-y) for analytes agreed with the DPW Water Division in accordance with the "Water Quality Monitoring Protocol" dated February 25, 2016, modified March 11, 2016, for a minimum period of two years after the first application of chemicals as part of the establishment of the Short Course. In the event that no analytes representing pesticides are detected during the two year period the testing program may be reduced for those analytes until the earlier of (i) IPM is updated; or the (ii) IPM is changed to include new pesticides, in which case the Club will present the changes to the DPW's Water Division, and the two parties will mutually agree on changes to the monitoring and testing program to accommodate the changes to the IPM. In the event that analytes of concern are detected, but at levels below the MCL, the monitoring and testing for those analytes will be continued until such time as test results show the analytes are no longer detected for a period of consecutive two years.
10. During each year of the testing program, the Club shall submit an annual report to the Water Division and the Board of Health presenting a summary of the implementation of the IPM during the year, the testing performed, and the results of the testing. The report shall include as an appendix the documentation submitted to the Commonwealth of Massachusetts with respect to the volumes of water pumped during the year. Water sampling field logs shall be available for inspection upon request, but need not be submitted with the annual report. The annual

report shall be in a form similar to the “Water Quality Sampling Report for 2015” dated December 1, 2015.

11. In the event that analytes of concern are detected at levels at or above MCL, the Club will immediately suspend the use of the product originating the analytes detected, and within 24 hours of the discovery of such detection, will notify the Water Division and the Board of Health of such detection, providing the reports that demonstrate such detection, and then develop and submit to the Water Division and the Board of Health a remedial action plan that includes at least: (1) repeat sampling for suspected contaminants; (2) added monitoring to characterize the spacial and temporal extent of contamination; and (3) design and implement remedial response to return the levels of analytes detected to below the MCL. The remedial action plan shall be submitted to the Water Division for concurrence, after the Water Division’s consultation with the Board of Health, that the plan is reasonably likely to remediate the detected analytes. Costs for testing under the remedial action plan and costs for implementing the remedial actions shall be borne by the Club.
12. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan submitted by the Applicant. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town’s “Municipal Stormwater Drainage System Rules and Regulations”.
13. During the post-construction period, all parking for members, guests, and employees shall be within the parking lot adjacent to the clubhouse at 300 Wellesley Avenue, in the open air lot adjacent to the turf management facility off Forest Street, or in the improved spaces adjacent to the golf cart maintenance building off Wellesley Avenue.

**Design Conditions**

14. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations. The Project shall be designed and constructed on the site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
15. The Club may upgrade the pedestrian crossing warning system at Wellesley Avenue from a manually activated system to an automated system activated by motion detectors or other similar devices, but the upgrade is not required as a condition of the Site Plan Approval.

**Construction Conditions**

16. The Applicant shall implement its Wellesley Country Club – Executive

Short Course Construction Traffic Management Plan as specified in its submittal dated March 1, 2016, as modified or clarified by these Conditions.

17. During the period of construction, all construction equipment and material deliveries shall utilize: (1) Route 128/I-95 to Route 9 to Cedar Street to Wellesley Avenue to Brookside Road to the site entrance; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use, provided that the construction entrance shall be on Brookside Road.
18. The Club will provide for traffic control measures, including a police detail and traffic warning signs at the Wellesley Ave-Brookside intersection and traffic warning signs for northbound traffic, at the site entrance from Brookside Road during hours in which construction traffic utilizes those intersections or such location as determined by the Wellesley Police Department.
19. Insofar as is reasonably practicable, the Club will cause the deliveries of equipment and material and/or the removal of material to be consolidated and coordinated such that the total time for such traffic during any day is minimized, and such that the total number of days during the construction process for such traffic is also minimized.
20. The Club will install and use the truck wheel wash detailed on the Plans to prevent traffic from importing materials into the Water Supply Protection District as well as to prevent materials on-site from being carried off-site.
21. Prior to acceptance at the site, fill materials imported to the site (whether loam for finished surfaces or common fill) will be tested for solid waste, toxic or hazardous material, or hazardous waste, and no fill containing such components shall be placed on-site. Documentation demonstrating that the fill complies with these requirements will be maintained on-site during the work, and will be retained in the project records for two years after opening of the Short Course to play, or until the groundwater monitoring program demonstrates that no such materials have been detected over that time span.
22. During the period of construction, on-site parking for construction workers is specifically permitted in the paved, marked area adjacent to the turf maintenance facility, and no vehicles of construction workers and no construction equipment shall be parked on any public way of the Town. The Applicant may park construction vehicles on-site in the areas shown on its Plans incorporated into its Construction Management Plan. Trucks and construction vehicles on-site shall shut off engines when not in use, or

when idling time exceeds five minutes. Access through the Brookside Road entrance may be utilized by construction supervisory personnel where parking at the turf maintenance facility is not conducive to construction needs.

23. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 5:00 p.m. Construction work may be performed on the site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 5:00 p.m., provided that the operation of noisy equipment such as tree chippers and heavy construction equipment, shall not commence until 7:30 a.m. on those days. In the event that the Applicant determines that construction work is required to be performed on Saturday, such work may be performed between the hours of 8:00 a.m. and 3:00p.m., provided that the Applicant notifies the Inspector of Buildings at least three days prior to such work, and the Inspector of Buildings, in conjunction with the Wellesley Police Department, consents to such work. No work shall be permitted either on Sunday or on a legal holiday in the Town of Wellesley.
24. Prior to the commencement of construction and after the completion of the construction (but not the completion of the “grow in” period for the Short Course) the Club and the DPW Highway Division will jointly inspect and document the condition of Brookside Road from the intersection with Wellesley Ave to the entrance to the site, whether through videographic, photographic, or other means. In the event that the post construction inspections demonstrate that damage beyond reasonable wear and tear and reasonably attributable to the construction was done, then the Club will either: (1) repair the damage to not less than the pre-construction condition; or (2) make a contribution to the Town in an amount that reasonably reflects the cost for the Town to repair such damage, which the Town may only use to repair the damage or, together with funds from other sources, repave Brookside Road.

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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

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Richard L. Seegel, Chairman

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J. Randolph Becker

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Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm