

December 10, 2019

**To:** J. Randolph Becker, Chairman  
c/o Lenore Mahoney  
Zoning Board of Appeals  
Town Hall  
525 Washington Street  
Wellesley, MA 02482

**A&M Project #:** 1828-02H  
**Re:** Major Construction Project  
Irrigation Improvements  
Wellesley Country Club  
300 Wellesley Avenue

**Copy:** Wellesley Country Club

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Dear Mr. Becker and Members of the Zoning Board of Appeals,

On behalf of our Client, Wellesley Country Club, Allen & Major Associates Inc. (A&M) would like to submit an application for Site Plan Approval associated with a major construction project and a Special Permit for construction within the Water Supply Protection District for the proposed irrigation and bunker improvement project at the Wellesley Country Club.

According to Section 16A, subsection B a Major Construction Project shall mean any construction project which involves a change in the outside appearance of a building or buildings or premises, and includes one or more of the following:

1. Construction of twenty-five hundred (2,500) or more square feet gross floor area;
2. An increase in gross floor area by fifty (50) percent or more which results in a gross floor area of at least twenty-five hundred (2,500) square feet;
3. Grading or regrading of land to planned elevations, and/or removal or disturbance of the existing vegetative cover, over an area of five thousand (5,000) or more square feet;
4. Any activity regulated or restricted under Section 14B; or
5. Any activity regulated under Section 14E.

The proposed project does not involve a permanent change in the outside appearance of a building, buildings or premises, and would otherwise not be noted as a major construction project and/or a special permit. The applicant reviewed the proposed project with the Zoning Enforcement Officer, Mr. Michael Grant. Mr. Grant's opinion of the work requires the application included herein.

The proposed project consists of the upgrade of the existing, outdated irrigation system by installing a state of the art system featuring moisture tensiometer feedback and extensive zone control. The new system will consist of larger distribution pipes that move the irrigation water from the two (2) existing pump stations. The system updates will continue the Club's desire for efficient use of resources under the water withdrawal permit regulated by MassDEP. Work will be done in a controlled manner to minimize disturbance to the golf course.

The project will have a total disturbance of greater than 5,000 square feet, but will not involve any change to the outside appearance of the premises.

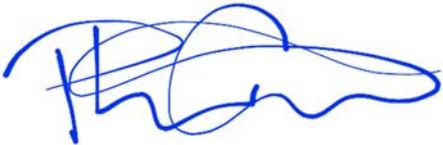
Work under a Major Construction Project also requires obtaining a Special Permit for construction within the Water Supply Protection District issued concurrently through the Zoning Board of Appeals. Please be advised that a majority of the items typically required for a fuller site development project on the Site Plan Review checklist are not applicable to this narrow scope project, and are therefore noted as not applicable (N/A). An existing conditions plan has been provided as well as the proposed irrigation plan for the entirety of the club property. The recently constructed short course area is not slated for irrigation improvements. Please note that the proposed project has been reviewed by the Conservation Commission and has received an Order of Conditions.

Under separate transmittal, A&M has provided copies of the application to the Town Engineer and Department of Public Works for review and comment prior to the Zoning Board hearing. Also an application has concurrently been submitted to the Design Review Board.

Allen & Major Associates, Inc. looks forward to discussing the project with you in further detail. Please notify us to the date and time of the hearing. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (508) 923-1010

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Philip Cordeiro, PE

Branch Manager

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