



ZONING BOARD OF APPEALS

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January 30, 2020
7:30 pm
Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker
Richard L. Seegel
Derek B. Redgate

ZBA 2020-05, WELLESLEY COUNTRY CLUB, 300 WELLESLEY AVENUE

The Chairman said that the request is for Site Plan Approval for irrigation and bunker improvement and a Special Permit for a major construction project in a Water Supply Protection District (WSPD).

Present at the public hearing was Philip Cordeiro, PE, Allen & Major Associates, Inc., representing Wellesley Country Club, the Petitioner. He said that the scope of the project includes comprehensive replacement of an aging and inefficient existing irrigation system that was improperly located per current course management standards. He said that they engaged Tanto Irrigation to provide a detailed design for a more efficient water system. He said that they will be excavating at the primary 18 holes. He said that the work does not include the short course. He said that they will dig shallow trenches, two feet wide, across the grounds of the Club, excavate materials, place a pipe and backfill. He said that they will perform the work linearly throughout the day with a couple of crews operating on one hole and then navigating their way through the remainder of the course. He said that they will remove the sod in the affected area and place it on tarps that are adjacent to the work site, excavate the materials and place that on the tarp, install the piping, backfill with the material and replace the sod. He said that routine will be repeated every day. He said that at the end of the day there will be no open trenches. He said that the plan is to do the work from May to Labor Day, 2020, with standard construction hours of 7 am to 4 pm. He said that there will be bulk delivery of the entirety of the materials that will be staged at the clubhouse parking lot and brought to the holes using skid steers and track machines. He said that the excavator and crew will go from hole to hole. He said that everything will be done via trench to maintain control and do discreet areas. He said that there will be no changes to course management in terms of Integrated Pest Management (IPM) or testing protocol. He said that water usage operates on water withdrawal permit that is issued by MA DEP that allows for withdrawal of up to 25.2 million gallons per year from the aquifer below the grounds. He said that it is drawn from the groundwater layer and is brought to the irrigation ponds and then pumped for use throughout the course. He said most of the watering happens overnight for approximately five minutes at each hole.

Mr. Cordeiro said that there has been no increase in water withdrawal over the last 11 years and it has remained under the permit threshold. He said that reports are sent annually to MA DEP. He said that they

are hoping that because of better layout, efficiency with newer heads and appropriate patterns, that actual usage will go down an estimated 10 to 20 percent. He said that they will verify that estimate upon conclusion of installation and then checking the annual yield. He said that they will be operating on a hybrid system between old and new this year. He said that next year they will operate entirely on the new system, and that is when they will be able to note the water efficiency.

Mr. Cordeiro said that the other element of the project involves bunker improvements. He said that some of the bunkers are degrading around the edges and need some shaping and manicuring. He said that they will bring in 1,500 tons of new bunker sand and that will be staged at the Maintenance Facility. He said that the sand will be trucked to the holes.

Mr. Cordeiro said that any extra materials from bunker removal or installation of irrigation piping will remain entirely on site. He said that it will be brought to the Maintenance Facility on the southerly side of Wellesley Avenue and will be used to deepen berms, pack slopes, and for general course materials. He said that the only import of materials will be the sand for the bunkers and the pipe materials for irrigation. He said that the pumps will remain in place

Mr. Cordeiro said that they have appeared before the Wetlands Protection Committee (WPC) and have an Order of Conditions for the project. He said that they met with DPW several times, who provided a list of questions that they seek clarification on. He said that they are working with the MWRA for an 8M permit for work on the aqueduct and with Algonquin Gas for a permit to cross transmission lines that are on the course grounds.

Mr. Cordeiro said that the request for Site Plan Approval for a major construction project is based on disturbing more than 5,000 square feet of earth. He said that there will be no new structures, lights or signs. He said that the request is also for a Special Permit for a major construction project in a WSPD.

Mr. Seegel asked if there is any monitoring of Rosemary Wetlands at various times during the pumping season. Mr. Cordeiro said that they have a monitoring well program for wells located throughout the course, including the wetland areas adjacent to Rosemary Brook. He said that they draw the water out of the ground to ensure that the wetland is not degraded. He said that the Country Club is well aware of the wetlands and there has been no change to the areas or the wetland bearing capacity as they have continued to draw water from the ground.

Mr. Becker asked about additional detail sheets. He said that there are various stretches of the work to be done that are not shown on the plans provided. Mr. Cordeiro said that DPW asked the Petitioner to provide appropriate details so that they could understand the scope of the work. He said that they just wanted to know what the typical work would entail. He said that they understand that there is a gap in the information and they can provide additional detail sheets to cover it. He said that the work scope and product will be the same on the outside as shown on the inside.

Mr. Becker said that part of the work looks very linear, or straight at right angles, which makes sense for trenching. He said that the second part is curvilinear all around. He questioned whether that is pipe on Sheet 2 of 6, surrounding Hole 8 and goes down the fairway is just marking the fairway. Mr. Cordeiro said that it is marking out the extent of the fairway. He said that everything for the irrigation system will be in a linear layout pattern.

Mr. Becker said that the narrative discusses old piping that will be demolished and removed in some places and abandoned in other places. Mr. Cordeiro said that it may be both. He said that if they trench and encounter it, it will be cut and removed but they will not widen the trench to remove what is outside of the area. He said that they will remove what they encounter and abandon what they do not encounter.

Mr. Becker said that the water comes from the pumping station near the 8th hole, goes to a pond and then is pumped into the system. He asked how the old system will be kept live while installing the new system. He asked how the work will be done at the pump station and at the pond. Mr. Cordeiro said that there will be no work at the pump station, and the suction lines from the pond and the submersible pumps that draw up from the ground will remain intact. He said that the new layout mimics the existing layout. He said that as each new hole is completed, they will be attached to the main lines and allowed to go live. He said that they may have some flexibility as the work progresses but that is the intent. He said that the idea is that they add the new lines as taps to the old lines until the new main is attached and everything switches over. Mr. Seegel confirmed that there will be all new piping going all the way to the pump station.

Mr. Becker asked about the location of the tensiometers and the controllers and how they talk to each other. Mr. Cordeiro said that the tensiometers are located throughout the course and the control panels have been relocated to the Maintenance Facility. He said that they will talk wirelessly. He said that they will leave the location of the tensiometers to the irrigation consultant and the groundskeeper once they layout the system.

Mr. Redgate confirmed that there will be no crossings of Wellesley Avenue as part of the project. He discussed including George Saraceno's comments in his letter as part of ZBA's approval. He asked if the 8M permit has to be in place. Mr. Cordeiro said that they cannot work in the MWRA easement without the 8M permit. He said that they cannot cross the Algonquin Gas easement until both of the permits are secured. He said that. He said that they can work on a portion of the Club while they are finalizing those permits. He said that both of those agencies have already responded to the Club and the permit are in process now.

Mr. Redgate said that Mr. Saraceno commented on the process of directional drilling and recommended and that the Club hire an inspector during construction of the irrigation system and to provide a report. Mr. Cordeiro said that the Club will accept a condition to incorporate the report as part of the approval. He said that they coordinated with Mr. Saraceno to keep all environmental controls on site in case of a plume to stop any movement of water downstream. He said that they discussed with Mr. Saraceno that the spoils from the ejector pit from the directional drilling will be contained on tarps, not directly on the ground.

Mr. Redgate asked if the estimate of 20 percent decrease from new technology is reasonable. Mr. Cordeiro said that is what has been discussed and they are hoping to achieve that.

Mr. Redgate said that Mr. Saraceno's letter said that they could not find prior reporting from Wellesley Country Club. He asked that the data from last 10 ten years be provided to Mr. Saraceno, if possible, and have a schedule to provide that report for each year going forward. Mr. Cordeiro said that he has a complete response letter for Mr. Saraceno that contains the reports that he is seeking. He said that they will provide annual reports going forward. He said that Mr. Saraceno's comments are primarily bookkeeping or protection of the resources.

Mr. Becker discussed the bunker improvement chart on the last drawing. Mr. Cordeiro said that size is the area of the bunker and low is the limit of the work. He said that Mr. Saraceno had asked that the bunker plan be labeled better. He said that he has an updated plan from the course designer that clarifies that.

Mr. Cordeiro said that renovation is a widening and expansion and refurbish is removal and replacement of the sand.

Mr. Becker said that the WSPD bylaw has requirements for what can and cannot be done in the district. He said that if they are importing sand, it has to meet specifications that there are no hazardous materials in it. He said that they will have to keep track of where the sand came from and getting certification from the supplier that the sand has been tested. Mr. Cordeiro said that the Club is very familiar with that as a condition in terms of tracking the bill of lading as to the source of the material. He said that will tracking and monitoring for clean material can be added as a condition to the approval.

Mr. Becker said that materials will be stored on the northern side of Wellesley Avenue but part of it will be installed on the south side. He asked how it will be transported. Mr. Cordeiro said that they have to take delivery of the irrigation system as a whole. He said that the largest open area is the Clubhouse parking lot. He said that they will segregate an area by the Fuel & Wash Center. He said that they will use vehicles with rubber sole tires or skid steers to move the materials at the protected crossing to the aqueduct easement to stage at the various holes. Mr. Becker discussed adding a condition that the operation not occur during peak morning or evening hours. Mr. Cordeiro said that a condition will be acceptable. He said that it will likely be only one or two days to move the materials from the north to the south side.

Mr. Becker discussed the table in Section 5 that talks about the Construction Management Plan (CMP). He said that it was not clear how the bunker work rolls into the irrigation work. He asked if it will be the same two crews. Mr. Cordiero said that the Club purchased an irrigation package that includes the crew that will install it. He said that a different crew will work on the bunkers on a rolling basis. He said that they will take one hole offline to install irrigation and the bunker work will be done parallel to that for the hole.

Mr. Becker read the Planning Board recommendation. Mr. Cordeiro said that they met with the Design Review Board (DRB) and they made a recommendation for water management. He said that DRB submitted a revised letter.

Mr. Redgate said that this is a replacement for a better irrigation system and not starting new.

Mr. Becker discussed the Board's permitting of the short course. He said that along Brookside Road a couple of ponds connect to the water supply system. He said that the Board looked at the management plan for the golf course. He said that for this project they will just be changing the container for the fluid, not changing the fluid.

The Board discussed draft conditions including incorporating the Order of Conditions, including Mr. Saraceno's letter, receipt of the 8M permit prior to any work on the aqueduct and approval from Algonquin Gas before work on the gas line easement, and a requirement for 3rd party inspection of directional drilling and submittal of reports to DPW and to ZBA. The Board said that there will be one set of conditions for Site Plan Approval and the Special Permit in a WSPD.

Mr. Seegel asked where the sand will be stockpiled. Mr. Cordeiro said that it will be stockpiled at the existing Turf Maintenance Facility on the south side of Wellesley Avenue. Mr. Seegel asked about a wheel wash there. Mr. Cordeiro said that the area is hard asphalt all the way down with a collection pit at the base.

Mr. Becker said that there should be tracking of any materials imported to the site because of the WSPD.

Mr. Redgate said that former and future water draws should be supplied as reported to MA DEP.

Mr. Becker confirmed that there will be seven conditions: compliance with Mr. Saraceno's final letter; compliance with the Order of Conditions; no work until the 8M and the Algonquin consent is received for the aqueduct and the gas transmission right of way; third party inspection and report for the directional drilling; tracking the origin and ensuring compliance with the requirements of the WSPD bylaw; and tracking the water usage, with copies to DPW

Mr. Redgate moved, Mr. Seegel seconded the motion, and the Board voted unanimously to grant Site Plan Approval for a major construction project without PSI for WCC irrigation project.

Mr. Redgate moved, Mr. Seegel seconded the motion, and the Board voted unanimously to grant a Special Permit for a major construction project in a WSPD. The Site Plan Approval and Special Permit shall be subject to the same set of conditions.

As there was no further business to come before the Board, the hearing was adjourned at 8:10 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

DRAFT