

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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2020 MAR 26 A 11:30 AM
ZONING BOARD OF APPEALS
TOWN HALL

ZBA 2020-05

Petition of Wellesley Country Club
300 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 30, 2020 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley Country Club requesting Site Plan Approval pursuant to the provisions of Section 16A and Section 25 of the Zoning Bylaw for replacement of an existing irrigation system with larger distribution pipes that move the irrigation water from the two existing pump stations and bunker improvements that will disturb more than 5,000 square feet of vegetated cover, at 300 Wellesley Avenue, in a 30,000 square foot Single Residence District. The Petitioner is requesting a Special Permit pursuant to the provisions of Section 14E and Section 25 for a major construction project in a Water Supply Protection District.

Present at the public hearing was Philip Cordeiro, PE, Allen & Major Associates, Inc., representing Wellesley Country Club (WCC), the Petitioner. He said that the scope of the project includes comprehensive replacement of an aging and inefficient irrigation system that was improperly located in accordance with current course management standards. He said that they will be excavating at the primary 18 holes, work that does not include the short course. He said that they will dig shallow two feet wide trenches, excavate materials, place a pipe, backfill and replace the sod. He said that work will be performed linearly throughout the day with two crews operating on one hole and then navigating their way through the remainder of the course. He said that sod that is removed in the affected areas will be placed on tarps that are adjacent to the work site. 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 and that will be staged at the clubhouse parking lot and brought to the holes using skid steers and track machines. 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 a water withdrawal permit 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 water 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 actual usage will go down by an estimated 10 to 20 percent because of better layout, efficiency with newer heads and appropriate patterns. He said that they will verify that estimate upon conclusion of installation and then checking the annual yield. He said that they will operate on a hybrid system between old and new this year and will operate entirely on the new system next year.

Mr. Cordeiro 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 sand 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 the Wetlands Protection Committee (WPC) issued an Order of Conditions for the project. He said that they met with DPW several times, who provided a list of questions for clarification. 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 there will be no new structures, lights or signs associated with this project. He said that the petition includes a request for a Special Permit for a major construction project in a Water Supply Protection District (WSPD).

Mr. Cordeiro said that WCC has a monitoring 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 area is not degraded.

The Chairman 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 WCC to provide appropriate details so that they could understand the scope of the work and what it would entail. He said that WCC understands that there is a gap in the information and they can provide additional detail sheets to cover it.

The Chairman confirmed that the irrigation system will be in a linear layout pattern. He 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.

The Chairman asked how the old system will be kept live while installing the new system and how the work will be done at the pump station and 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, the pipes will be attached to the main lines and allowed to go live. He said that they will add the new lines as taps to the old lines until the new main is attached and everything switches over. He said that they may need some flexibility as the work progresses.

Mr. Cordeiro said that the tensiometers will be 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 location of

the tensiometers will be determined by the irrigation consultant and the groundskeeper once the system is laid out.

A Board member confirmed that there will be no crossings of Wellesley Avenue as part of the project. He asked if the 8M permit has to be in place. Mr. Cordeiro said that they cannot work in the MWRA easement or cross the Algonquin Gas easement until both of the permits are secured. He said that they can work on a portion of the course while they are finalizing those permits. He said that both of those agencies have responded to WCC and the permits are in process.

A Board member discussed including the Town Engineer's comments as a condition of approval. He said that Mr. Saraceno commented on the directional drilling and recommended that WCC hire an inspector during construction of the irrigation system and to provide a report. Mr. Cordeiro said that WCC will accept that as a condition of approval. He said that they coordinated with Mr. Saraceno to keep all environmental controls on site to stop any movement of water downstream in case of an accidental plume. He said that they discussed containing the spoils from the ejector pit from the directional drilling on tarps, not directly on the ground.

A Board member said that Mr. Saraceno commented that DPW could not find prior reporting from WCC on water usage. He asked that data from the 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.

The Chairman asked for clarification of terms in 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 Renovation is widening and expansion and Refurbish is removal and replacement of the sand. He said that Mr. Saraceno had asked for better labeling on the bunker plan. He said that WCC will provide an updated plan.

The Chairman discussed WSPD bylaw requirements. He said that the imported sand has to meet specifications that there are no hazardous materials in it. He discussed adding a condition that WCC keep track of where the sand came from and get certification from the supplier that the sand has been tested.

The Chairman 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 where they will segregate an area by the Fuel and Wash Center. He said that they will use vehicles with rubber tires or skid steers to move the materials at the protected crossing to the aqueduct easement to stage at the various holes. He said that it will likely only take one or two days to move the materials from the north to the south side. The Chairman discussed adding a condition that moving the materials across Wellesley Avenue will not occur during peak morning or evening hours.

The Chairman discussed the Construction Management Plan (CMP). He said that it was not clear how the bunker work rolls into the irrigation work. Mr. Cordiero said that the irrigation package that WCC purchased includes the crew that will install it. He said that they will take one hole offline to install irrigation and a separate crew will do the bunker work at the same time.

A Board member 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. He said that because the area is hard asphalt with a collection pit at the base, there is no wheel wash planned for there.

There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

Submittals from the Petitioner

- Letter to Zoning Board of Appeals, dated 12/10/19, from Philip Cordeiro, PE, Allen & Major Associates, Inc.
- Project Summary
- Existing Conditions
- Proposed Conditions
- Drought Management Plan – Per the WMA Permit Requirement
- Construction Traffic Management Plan
- Site Plan Approval Plan Checklist
- Development Prospectus
- Application for Special Permit for a Major Construction Project in a Water Supply Protection District
- Application for Site Plan Approval
- Application for Design Review
- Abutters List
- Order of Conditions Draft v2 – MA DEP # 324-0929

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 PUBLIC USE ONLY

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
V-101	Existing Conditions Plan	11/15/19	Allen & Major Associates, Inc.	
Sheet 1 of 1	Hydraulic Layout	5/13/19	Paul F. Granger, Certified Irrigation Designer	
Sheet 1 of 6	Hydraulic Layout	5/17/19	Aqua Agronomic Solutions, Inc.	
Sheet 2 of 6	Hydraulic Layout	5/17/19	Aqua Agronomic Solutions, Inc.	
Sheet 3 of 6	Hydraulic Layout	5/17/19	Aqua Agronomic Solutions, Inc.	
Sheet 4 of 6	Hydraulic Layout	5/17/19	Aqua Agronomic Solutions, Inc.	
Sheet 5 of 6	Hydraulic Layout	5/17/19	Aqua Agronomic Solutions, Inc.	

Sheet 6 of 6	Hydraulic Layout	5/17/19	Aqua Agronomic Solutions, Inc.	
	Site Plan			
	Project Plan	Mungeam Golf Design	9/2/19	10/11/19, 11/13/19, 12/2/19

On December 12, 2019, David M. Allen, Engineering Manager, Wellesley Municipal Light Plant, reviewed the project and submitted comments.

On December 18, 2019, Stephen G. Mortarelli, Deputy Chief of Fire Prevention, reviewed the project and submitted comments.

On January 8, 2020, George J. Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

On January 17, 2020, the Design Review Board reviewed the project and submitted a recommendation.

On January 29, 2020, the Planning Board reviewed the project and submitted a recommendation.

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 14E, Section 16A and Section 25 of the Zoning Bylaw. The project involves replacement of an existing irrigation system with larger distribution pipes that move the irrigation water from the two existing pump stations and bunker improvements that will disturb more than 5,000 square feet of vegetated cover, at 300 Wellesley Avenue, in a 30,000 square foot Single Residence District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section 14E and Section 25 for a major construction project in a Water Supply Protection District.

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 Special Permit and Site Plan Approval, the Petitioner agrees to the terms, covenants, conditions, and agreements contained herein.

The Board voted unanimously to grant a Special Permit, pursuant to Section 14E and Section 25, 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.

Site Plan Approval for replacement of an existing irrigation system with larger distribution pipes that move the irrigation water from the two existing pump stations and bunker improvements that will disturb more

than 5,000 square feet of vegetated cover is granted, as voted unanimously by the Board at the Public Hearing, pursuant to Section 16A and Section 25 of the Zoning Bylaw; subject to the following conditions (the "Conditions"):

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 January 30, 2020. 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. Copies of water use reports submitted to the Massachusetts Department of Environmental Protection shall be supplied to the DPW's Engineering Division contemporaneously with submittal to the Mass DEP.

Design Conditions

6. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

7. The Applicant shall implement its "Construction Traffic Management Plan" as specified in its submittal dated December 6, 2019, as modified or clarified by these Conditions.
8. 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 the parking lot 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 Wellesley Avenue.
9. 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 8:00 a.m. and completing not later than 6:00 p.m. 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.
10. Work shall conform to the comments set forth in the letter dated January 8, 2020, from George J. Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, and to the requirements set forth in the Order of Conditions issued by the Wetlands Protection Committee dated December 5, 2019.
11. No work shall commence on the MWRA right-of-way or the Algonquin Gas easement until the 8M permit and the Algonquin Gas consent, respectively, are obtained.
12. During the directional drilling operations, the Applicant shall provide third-party inspection services to observe and document that the operations are performed in accordance with specifications and the requirements of the Water Supply Protection District provisions of the Zoning Bylaw. The report of the third-party inspector shall be shared with the DPW's Engineering Department.
13. Imported sand for the bunker remediation shall meet the requirements of Section 14E(F)(3) of the Zoning Bylaw.

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300 Wellesley Avenue

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.


J. Randolph Becker, Chairman


Richard L. Seegel


Derek B. Redgate

2020 MAR 26 A 11:30
TOWN OF WELLESLEY
RECORDING

ZBA 2020-05
Applicant Wellesley Country Club
Address 300 Wellesley Avenue

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm