



33 Waldo Street  
Worcester, MA 01608

December 19, 2012

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Wellesley Wetlands Protection Committee  
Attn: Diane Torres, Asst. NRC Director  
525 Washington Street  
Wellesley, Massachusetts 02482

[www.bscgroup.com](http://www.bscgroup.com)

Re: Wellesley Country Club  
New Maintenance Facilities Project; DEP File No. 324-647  
Wellesley, Massachusetts  
Proposed Substitution for the GrassPave™ System

Dear Members of the Committee:

As outlined in the attached letter from Phil Cordeiro of Allen & Major (the engineer for the project) the Wellesley Country Club has been meeting with other Town Boards as part of the permitting process for the proposed maintenance facilities. The comfort station project which was the subject of DEP 324-647 is part of that review process.

During the recent Planning Board meeting on the PSI submission several of the neighbors again voiced complaints over the proposed GrassPave™ access point along Brookside Road near the proposed comfort station. Mr. Michael Grimes, a representative of the Club, met with Laura Fragrasso of the Friends of Brookside to discuss her group's opposition to this design and to attempt to broker a solution which would be acceptable to both parties. Ms. Fragrasso agreed that if the design that their consultant, Patrick Garner, suggested in his September 14, 2012 letter to the Wetlands Protection Committee (first full paragraph of page 2 of his letter) was constructed in lieu of the GrassPave™ system that the Friends of Brookside would support the project. As detailed in Mr. Cordeiro's attached letter this is exactly what the Club is proposing to the WPC.

We are asking that the change in stabilized access from a sub-base with loam and seed and a GrassPave™ system be changed to a sub-base with loam and seed and no GrassPave™ system be viewed as a de minimus change and that no further permitting be required. It is important to the Club that the ongoing PSI permitting process continues on schedule. When the Club applies for a Certificate of Compliance for 324-647 it will note that the work was done in "substantial compliance" and will memorialize the change in materials.

If you have any questions please feel free to contact me. If you would like to discuss this proposal at an upcoming meeting we would be happy to attend.

Engineers  
Environmental  
Scientists  
GIS Consultants  
Landscape  
Architects  
Planners  
Surveyors



Sincerely,

Michael J. Toohill, PWS, CE  
Senior Environmental Scientist

Cc: Marty Ryan, Bill Sansone, Michael Grimes, and Paul DeYesso; Wellesley  
Country Club  
Arthur Kreiger, Rebekah Lacey; Anderson & Kreiger LLP  
Les Shea; Wilder & Shea  
Phil Cordeiro, Allen & Major  
DEP NERO

December 19, 2012

Diane E. Torres  
Assistant Director  
Wellesley Natural Resources Commission  
525 Washington Street  
Wellesley, MA 02482

RE: A&M Project #1828-02  
Wellesley Country Club  
Wellesley, MA

Ms. Torres and members of the Natural Resources Commissions:

On behalf of our client, the Wellesley Country Club and General Manager Martin Ryan, I am providing this letter to request review of a modification to an approved site plan. Members of the Wellesley Country Club, Michael Toohill (BSC Group), attorney Arthur Kreiger, and myself appeared in front of the Commission on October 4, 2012 presenting the final iteration of an impact and restoration plan for the proposed WCC course comfort station located at Brookside Road. The plan was a coordinated effort between comments received from the Commission and the "Friends of Brookside" neighborhood group. The final plans were approved by the Commission and are permissible under Order of Conditions #324-0647 dated December 19, 2012.

In due course, WCC proceeded with a submission to the Town of Wellesley Planning Board as a Project of Significant Impact (PSI). The public hearing for the PSI was opened on December 17, 2012. At the hearing, the neighborhood group expressed continued concern over the proposed driveway that was to access the comfort station during periods of maintenance. The base concern of the group was the construction of an asphalt driveway apron and a stabilized paver system within the right of way of the roadway with scenic road designation. Some of the neighborhood concerns were echoed by members of the Planning Board. To address the issues raised, WCC would like to modify the approved design and review the changes with the Commission. In reviewing the changes, we would seek a determination as to whether the change can be considered 'minor' and require only administrative amendment to the Order of Conditions versus a 'major' change that would require refiling of a Notice of Intent.

Along the western sideline of Brookside Road at club gate #1 there is a current clearing of approximately 16'. It is in this area where the change is proposed. The club requests to return this clearing to its natural state while maintaining the ability to access this remote portion of the course if deemed necessary. The proposed construction would include the installation of an 8" crushed stone based on top of which 4" of loam would be spread. A New England Wildflower seed mix will be spread in keeping with the rest of the restoration area as approved by the Commission. This method of improvement is also outline in the recommendations set forth by Patrick Garner in a letter to the Commission dated September 14, 2012.

Restoration of this area will occur in two phases to minimize impact of the existing vegetation. The 8" stone base will be installed first and will remain in place as a designated construction entrance while the comfort station is built. Once major construction ceases, the loam will be spread over the construction entrance which is to remain in place. This will negate installation and removal of a temporary construction access drive and subsequent stone placement.

Included herewith, please find six (6) copies of the proposed modifications entitled "Order of Conditions Minor Modification Plan", Fig-1 and "Construction Details", Fig-2. A&M believes the performance standards of the Wetlands Protection Act ('Act') and Massachusetts Rivers Act continue to be met with the proposed change. The additional drainage improvements from the approved plan and as reproduced on Fig-1 remain unchanged and shall be installed as shown to control stormwater to the maximum extent practicable as is the mandate under the Act.

We look forward to discussing the matter with you at the next available hearing. Please contact our office if you have any additional questions.

Very truly yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



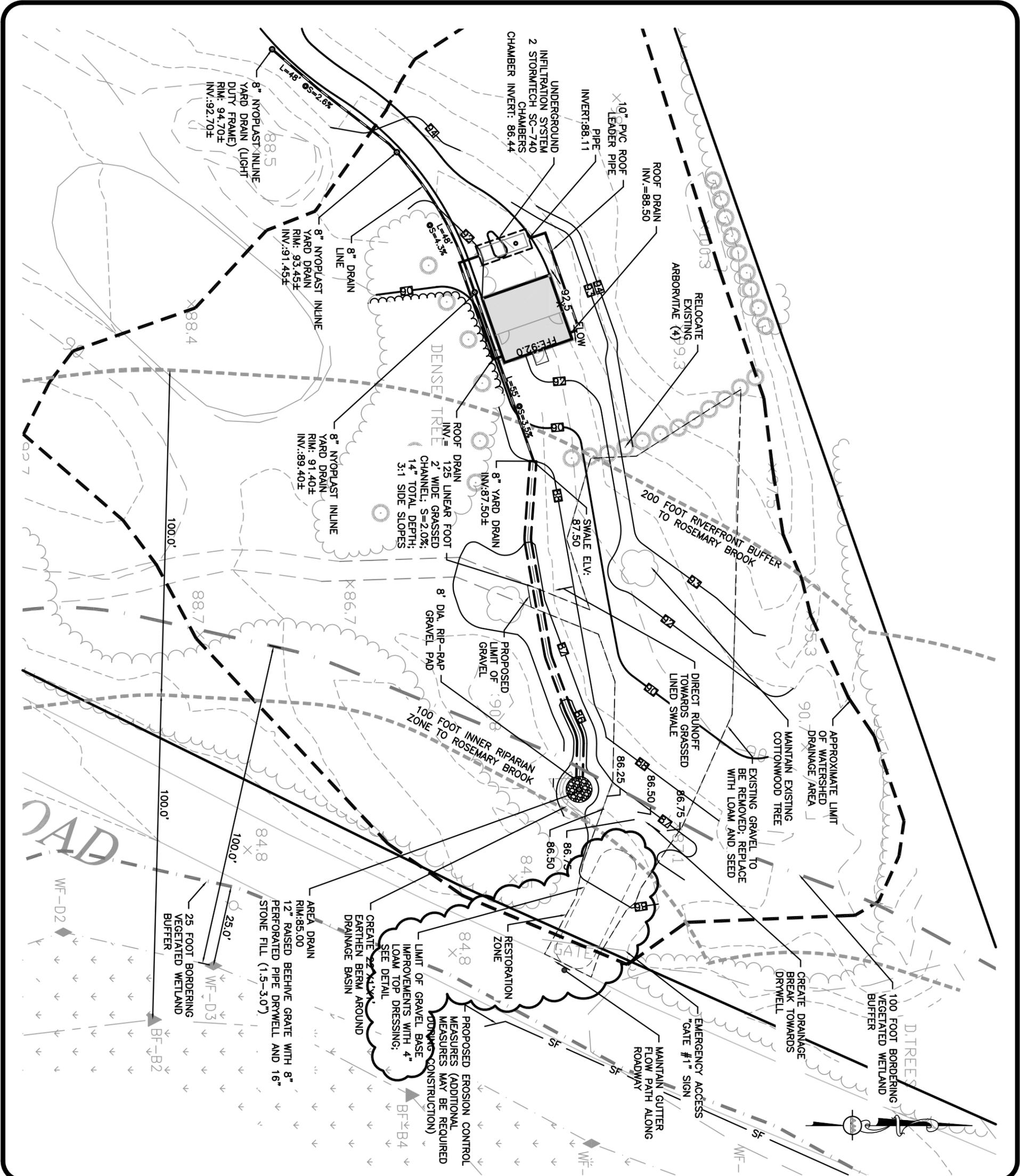
Philip Cordeiro, PE

Project Manager

[pcordeiro@allenmajor.com](mailto:pcordeiro@allenmajor.com)

cc: M. Grimes/P. Deyesso/M. Ryan/B. Sansone, Wellesley Country Club  
L. Shea, Wilder and Shea  
L. Hudon, New England Construction  
MA DEP NERO  
A&M File 1828-02

enclosures



**APPLICANT/OWNER:**  
**WELLESLEY COUNTRY CLUB**  
**294 WELLESLEY AVE.**  
**WELLESLEY, MA 02481**

**PROJECT:**  
**WELLESLEY COUNTRY CLUB**  
**WELLESLEY, MA**

<b>PROJECT NO.</b>	1828-02	<b>DATE:</b>	DECEMBER 19, 2012
<b>SCALE:</b>	1" = 30'	<b>DWG. NAME:</b>	C1828-02-G
<b>DESIGNED BY:</b>	PLC / ES	<b>CHECKED BY:</b>	PLC

**ALLEN & MAJOR ASSOCIATES, INC.**  
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 environmental consulting ♦ landscape architecture  
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**DRAWING TITLE:** ORDER OF CONDITIONS  
**MINOR MODIFICATION PLAN**  
**FIG-1**

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**NEW ENGLAND WETLAND PLANTS, INC**

820 WEST STREET, AMHERST, MA 01002  
 PHONE: 413.548.8000 FAX: 413.549.4000  
 EMAIL: [INFO@NEWP.COM](mailto:INFO@NEWP.COM) WEB ADDRESS: [WWW.NEWP.COM](http://WWW.NEWP.COM)

**New England Wildflower Mix**

BOTANICAL NAME	COMMON NAME	IND.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM, NY ECOTYPES	FACU
FESTUCA RUBRA	CREeping RED FESCUE	FACU
SORGHASTRUM NITENS	INDIAN GRASS	LIPL
ELYMUS CANADENSIS	CANADA WILD RYE	FACU+
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACU+
CHAMAECRISTA FASCICULATA	PARTIRIDGE PEA	FACU
LUPINUS PERENNIS	WILD BLUE LUPINE	NI
ASCLEPIAS SYRIACA	COMMON MILKWEED	FACU-
ZIZA AUREA	GOLDEN ALEXANDERS	FAC
RUDEBECKIA HIRTA	BLACK EYED SUSAN	FACU-
MONARDA ESTULOSA	WILD BERGAMOT	UPL
ASTER LATIFOLIUS	CAULCO ASTER	FACU-
ASTER NOVAEANGIAE	NEW ENGLAND ASTER	FACU-
OENOTHERA BIENNIS	EVENING PRIMROSE	FACU-
PENSTEMON DIGITALIS	BEARD TONGUE	FAC
VERBENA HASTATA	BLUE VERVAIN	FACU+
VERNONIA NOVIBORACENSIS	NEW YORK IRONWEED	FACU+
ASTER LAEVIS	SMOOTH BLUE ASTER	UPL
EUTHAMIA GRAMINIFOLIA	GRASS LEAVED GOLDENROD	FAC
SOLIDAGO JUNCEA	EARLY GOLDENROD	NI

PRICE PER LB. \$66.00  
 REQ. QUANTITY: 1 LBS.  
 TOTAL \$66.00  
 APRIL: 23 LBS./ACRE  
 MINIMUM QUANTITY: 1 LBS

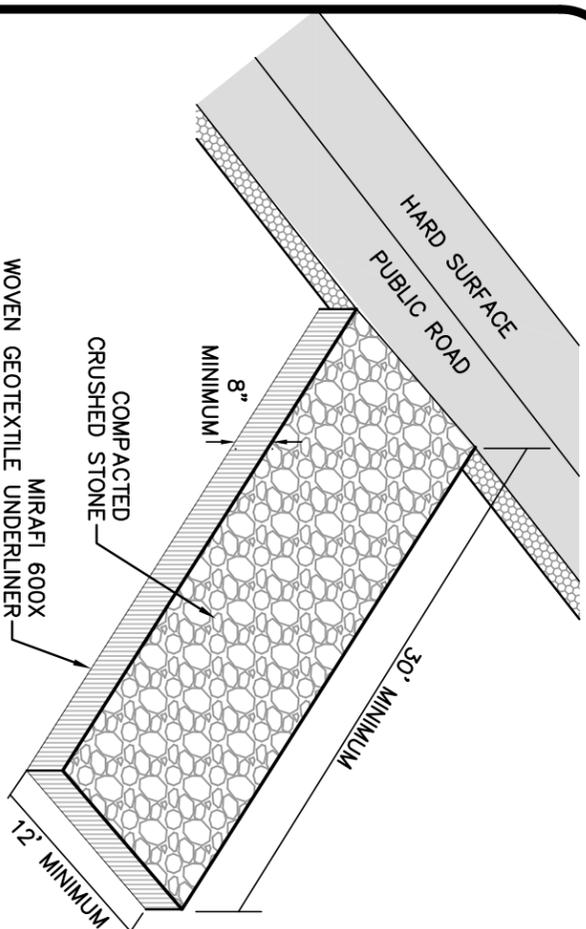
The New England Wildflower Mix includes a selection of native wildflowers and grasses that will mature into a grass and forb native meadow. It is an appropriate seed mix for roadsides, commercial landscaping, parks, golf courses, industrial sites and ecologically sensitive areas. Always apply on clean bare soil. The mix may be applied by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring or late Fall dormant seeding. Late Spring and Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free soil surface is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged.

Price is Struck pound, FOB warehouse, plus S&H and applicable taxes

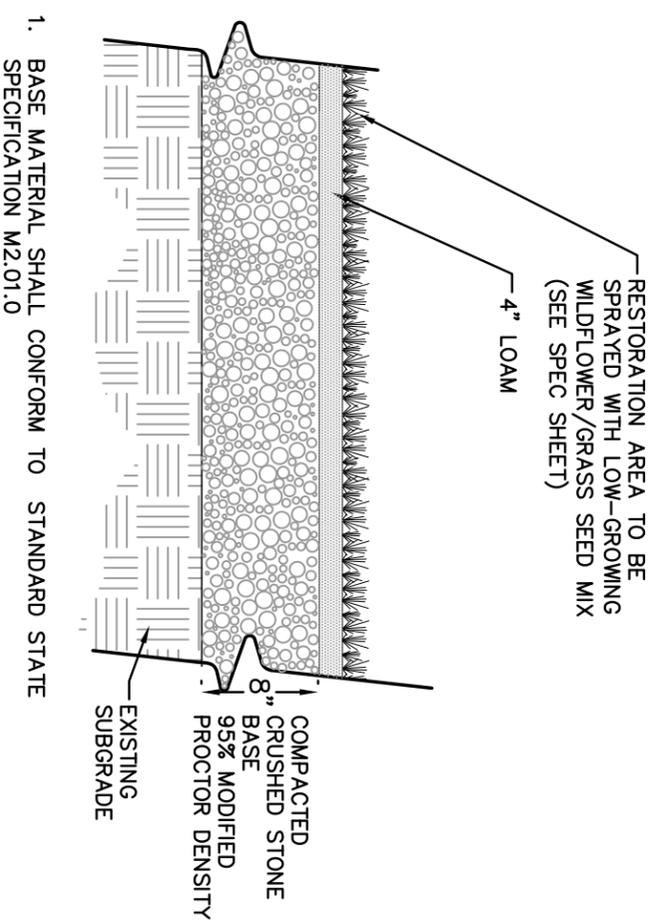
**WILDFLOWER SEED MIXTURE SPECIFICATION**

NOT TO SCALE



**CONSTRUCTION ENTRANCE**

NOT TO SCALE



**RESTORATION CROSS SECTION**

NOT TO SCALE

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 294 WELLESLEY AVE.  
 WELLESLEY, MA 02481

PROJECT:  
**WELLESLEY COUNTRY CLUB**  
 WELLESLEY, MA

PROJECT NO.	1828-02	DATE:	DECEMBER 19, 2012
SCALE:	1" = 20'	DWG. NAME:	C1828-02-G
DESIGNED BY:	PLC / ES	CHECKED BY:	PLC

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
 civil & structural engineering ♦ land surveying  
 environmental consulting ♦ landscape architecture  
 w w w . a l l e n a n d m a j o r . c o m

10 MAIN STREET  
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DRAWING TITLE: **CONSTRUCTION DETAILS** SHEET No. **FIG-2**