

*The Wellesley  
Country Club*  
*Est. 1910*

WELLESLEY COUNTRY CLUB

June 16, 2006

Board of Selectmen  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482

Planning Board  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482

Ladies and Gentlemen:

In connection with our application for approvals relating to the proposed relocation of our clubhouse, the Wellesley Country Club would like to confirm and clarify for the Board of Selectmen and the Planning Board various statements made on behalf of the Club over the past several months.

1. Club Membership.

The clubhouse project is not being undertaken in order to attract additional members or in connection with any kind of recruitment effort for new members. The Wellesley Country Club currently has approximately 530 so-called "Certificate Holder" members (*i.e.*, this is the "full" membership category), and this number has remained relatively stable over the past several years. In addition, the Club's existing By-laws impose a limit on the number of certificate holders at 550, and there has been no discussion within the Board of Governors or the membership of increasing that cap, nor is there any expectation that such a proposal would be raised or given serious consideration within the next five years.

As we have stated in various forums, while the Club offers a number of facilities and activities for the members, the primary focus is golf. Our course is a standard 18-hole course, and we do not have sufficient property to add another nine or 18 holes, as some other clubs have. That being the case, we are effectively limited in the number of golfers who can be playing at any given time and membership is averse to increasing the number of members due to potential golf course congestion and the resulting unavailability of tee times. Furthermore, our pricing structure is such that a prospective member would be unlikely to join if it was unreasonably difficult to get a tee time or to play regularly.

Finally, there is simply no reason at this point for the Club to want to generate additional membership. We are fortunate to be financially healthy and to have a membership that is involved and committed to preserving the Club's legacy and strengthening its future. We have been, and we expect to continue to be, a family-oriented recreational and social club, and to use our facilities for the benefit and enjoyment of the membership.

## 2. Function Activities

As has been discussed at some length, the Club does make its clubhouse facilities available to members and their guests for a variety of social functions. These range in attendance anywhere from small luncheons of 14 in our Oak Room to "Sweet 16" birthday or graduation parties to ballroom wedding receptions or *bar* or *bat mitzvahs* of 180 or so. Of the 270 total functions held at the club in 2005, 60 were held in the ballroom and of those, only 22 (less than 1/10<sup>th</sup>) had more than 100 attendees. In addition, of those 22 large functions, 15 were in the evening, four were on Monday afternoons, and the remaining three were held on Sunday afternoon. We believe that 2005 was a typical year in this regard and generally consistent with other years (although obviously the exact numbers do vary from year to year).

The Club's policy is, and has been, that only guests who are sponsored by existing members may use the Club's facilities, and that the sponsoring member is responsible for all charges incurred. Our experience with the larger functions of this type has been that approximately one-third are member-sponsored "guest" events (*i.e.*, events sponsored by a member, but where the member is not necessarily present). We are proposing a modest 8% increase in the seating capacity of the ballroom from the current 185 to 200. While we do not expect a significant increase in function usage, we do hope that members and their guests will continue to use the Club for their significant family events and other social functions. As with the above discussion of membership policies, we are not undertaking the clubhouse project in an effort to attract more function business or to increase the revenues generated from function business.

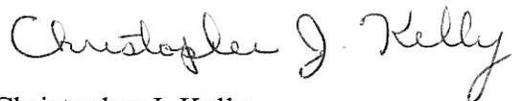
## 3. Traffic Impacts

Through its consultant, the Club has submitted a number of memoranda and other supporting materials regarding the traffic impacts expected from the clubhouse relocation project. At the request of the Board of Selectmen, we have also gathered and provided information on post-renovation experience from other local golf and country clubs, as well as nationwide "industry" information from other sources relative to the increase in member activity that might be generated by the project. Based on these materials, and allowing for a normal post-build curiosity factor that may create a temporary "bump" in usage, the Club and its consultants believe that it would be reasonable to expect an increase in the food service business of between 10 and 11%. Our traffic consultant, VHB, has advised us that based on actual data regarding pool and tennis usage, golf rounds played and meals served, our peak business period is expected to be early June through mid August (although this may vary to some degree with the weather conditions,

especially as regards pool usage). We will have actual traffic counts recorded for a typical week during that period this year, and will make that information available to the Town and its consultant for use as a "baseline" that can be compared with future studies.

As we advised you on Wednesday, we are submitting separately the report of Acentech Inc., the Club's acoustics consultant, which we hope will help to allay concerns that activities in the new clubhouse would present a nuisance to the immediate neighborhood. We hope that you will find all of this material to be useful and informative, and we will make ourselves and our consultants available at your convenience to answer any questions you may have. We look forward to meeting with the Board in the near future to conclude the Selectmen's review of the traffic & pedestrian safety portion of the PSI process.

Respectfully,

A handwritten signature in cursive script that reads "Christopher J. Kelly". The signature is written in black ink and is positioned above the printed name and title.

Christopher J. Kelly  
Construction Committee Chair