

Golf Course Landscape Master Plan Design Review Committee	Meeting Minutes
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Date: February 9, 2022

Place: Zoom Webinar

DRC Members Attending: John Bain, Clara Batchelor, Phillip Bell, Antonia Bellalta, Carol Hillman (late), Leigh Jackson, Justin Lawson, John Parla

Members Absent: Theresa Mooney

Guests: Tim Gerrish, Mark Mungeam, Mike Toohill

TOPIC	KEY POINTS/DISCUSSION
Welcome/Introduction Approval of Minutes Vote for Chairperson of DRC Committee	<ul style="list-style-type: none"> • Meeting commenced @ 2:03 PM • J. Lawson opened the meeting welcoming the committee members and guests. A vote was taken for Antonia Bellalta to become chair of the DRC. C. Batchelor moved by nominating A. Bellalta. P. Bell 2nd. Roll Call: P. Bell, C. Batchelor, J. Bain, J. Parla. Unanimously approved A. Bellalta moved to approve the January minutes, P. Bell 2nd. Roll call: C. Batchelor, J. Bain, J. Parla, A. Bellalta. Unanimously approved.
Golf Course Environmental Introduction	<ul style="list-style-type: none"> • J. Lawson introduced M. Toohill, Environmental Wetlands Specialist, and part of the Mungeam design team. He will also be dealing with the environmental constraints of the course as well as the permitting process. • M. Toohill discussed the major issue of drainage as water tends to sit in low areas – which is most of golf course (see slide here). He detailed the flow of water over the golf course with only one way for it to flow out, so it percolates on top of the soil. The golf course is in the jurisdiction of the Brookline Conservation program who they will work closely with during the process. He then showed the different soil types on the course (see slide here). Much of the course is hydric which indicates this was once a wetland. Other areas consist of peat or tight soils which poorly drain, and it is hard to move water. Plus, the land is flat, so it doesn't drain. Capturing water in a pond, water storage, irrigation supply may be possibilities. We are unable to divert the water elsewhere. There are streams either above or below ground. Pipes are part of Brookline Conservation jurisdiction. • J Lawson said The Country Club does have control through a damming mechanism from their pond. We work with them during large rain events in controlling release from their ponds.

	<p>He shared a Google Map of the 18th hole to show drainage patterns. Sand lines are where sand had been put into the ground with a 2” pipe associated with each line. Sand acts as a conduit for surface water to get down into the pipes. This is a typical method for draining flat athletic fields</p> <ul style="list-style-type: none"> • M. Toohill shared a watershed map of the course that shows where water comes from that gets onto the flat course. 	
<p>Tree/Vegetation Management Plan</p>	<ul style="list-style-type: none"> • T. Gerrish shared the Tree/Vegetation Management Plan with two outlined areas: Forest Area: There are some forested areas we will work into the plan. He presented photos of different greens to show how we can prosper and use the forested areas. Linear Trees: They do not offer any benefit. A view of 15th fairway shows linear trees. Shade is important to the golf course, but good turf needs sunlight (12th green). Tree roots impact ability to grow turf, impacts play. There has been a selective tree removal plan in process for sunlight and quality of tree issue. Looking at streams and ditches help with water quality and habitat and to plant some interesting species. The parking lot has opportunities for controlling water and adding aesthetic value. Wayne Stiles did a significant job landscaping with his planting plan. We may want to emulate his grouping of trees, etc. Tree Groupings visual help separate the holes, provide safety. With climate change, we should look at mid-Atlantic trees for groupings. Northern New England species will be having a hard time. Stately Trees: Add a lot to the scale of the experience of being in Brookline • C. Hillman asked could a program be developed for people contribute to buying a tree? Has the Hemlock disease issue been taken under consideration? • T. Gerrish acknowledged the Hemlock disease despite treatment, some will need to be removed. Decisions need to be made. • J Lawson added we are considering a memorial tree plan. • P. Bell asked if there any invasive species that have been causing damage to the course. • M. Toohill responded that there are, but it does not look prevalent in Putterham woods. • C. Batchelor asked if you are going to identify what trees are a hazard and what should come down. • M. Toohill responded that some trees need to come out sooner rather than later. In the wooded areas, we need to determine educational component or other issues. • Antonia stated there will be a phased manner of taking down trees and what we take down, and we are adding back to our urban forest and quality of golf course. She asked regarding expanding ponds and wetlands how it will affect trees? Are there any plans for detention basins on site? 	

	<ul style="list-style-type: none"> • M. Toohill responded that there is limited space but there could be some space above ground but the soil is bad even under parking lot. 	
<p>Discussion of Concepts for US Open Restoration Phase</p>	<ul style="list-style-type: none"> • M. Mungeam discussed the US Open Restoration Plan. He listed tasks that can be done this summer and should not involve permitting. These fine-tuning jobs would improve playability and aesthetics. Tasks would include: Forward tee additions (4, 2, 7, 9, 10, 13, 14) Tee leveling (5,10,12, 13, 14) Raise and add drainage on left side of #4 fairway Approach fairway drainage improvements 3rd hole (will require permitting and may not be possible) Bunker restorations (1, 2, 3, 4, 5, 9) Bunkers should be redone every 6 or 7 years Addition of a rear tee on the 16th hole Fairway grading/turf improvements (1, 4, 7, 13, 15) Cost Breakdown Estimates of Concepts Forward Tee Additions \$56K Tee leveling \$60K Raise & add drainage hole 4 \$50K Gravel Cart Path hole 6 \$12K Approach Fairway Drainage hole 3 \$8.5K Bunker restoration \$143K New rear tee hole 16 \$25K Fairway grading/Turf improvements \$5K • C. Hillman commented that drainage tubes that have risen up interfering with play. When and if will they be dealt with? • M. Mungeam said the 2nd phase of the master plan is where all drainage work will occur. • C. Batchelor asked are you putting this out to bid soon? Does the US Open money cover these costs? • J Lawson responded that these funds do not cover all items on the list. The US Open budget is \$150K. Mark will revise the list eventually after committee input. Then we will put it out to bid pre-US Open. • A. Bellalta would like to see a site plan where the work is being done. It may help prioritize work to be done. • M Mungeam agreed to provide a site plan. He mentioned how some clubs choose to work all in one area of the course or take on certain tasks. For example – just do bunkers. None of these projects will impact future projects. • J Parla would like to add to the list adding back tee on 13 to balance forward tee, a forward tee on 16, redo bunkers on 16. • M. Mungeam stated it will be on masterplan. • P. Bell suggested we chip away at the list incrementally so there is a constant progression. • J. Lawson responded we are looking at how to get bang for buck 	

	<p>and best for players.</p> <ul style="list-style-type: none"> • M. Mungeam added after the golf course is reopened after the championship, we want to show the public that something positive resulted – new bunkers, level tees, etc. • J. Bain asked if we have this list in writing with the price of each task? Who will do the prioritization? • J. Lawson responded we will solicit feedback and the present the priority list to M. Mungeam. We will follow up with a presentation at our next meeting for final review. Then we'll start getting more accurate estimates on cost. 	
Public Comment	<ul style="list-style-type: none"> • H. Mattison: Collecting groundwater in a pond sounds great. • E. Liriano: Why are there hesitations about ponds? • M. Mungeam responded that this is due to permitting and how it may impact drainage. • M. Toohill added due to the topography and soils, putting a pond at grade means the area around it will be wetter not drier. • B. Allen said as we prioritize, it would be nice to see some of course improvements from surrounding streets and then chip away to the interior space. • J. Lawson said #2 has greatest opportunity to become an unbelievable golf hole. Forward is our future, and the best is yet to come! 	
Adjourn	<ul style="list-style-type: none"> • Vote to adjourn • J. Lawson moved to adjourn. C. Batchelor 2nd. Adjourned @ 3:25 PM 	

Next Meeting: March 2, 2022

Location: Zoom Webinar

A true record

Attest: Laurie Ferrell

Date: February 9, 2022