TOWN OF WILBRAHAM
COMMUNITY PRESERVATION COMMITTEE
240 SPRINGFIELD STREET,
WILBRAHAM, MASSACHUSETTS 01095

PROJECT PROPOSAL FORM

JAN 14 2016

PROJECT TITLE: Wilbraham Country Club Drainage of Fairways #1 & #3

CPA Funding Requested: $51,772.00 Total Project Cost: $ 51,772.00

Name of Applicant: Country Club of Wilbraham
Sponsoring Organization (if applicable): _____

Mailing Address: 859 Stony Hill Road

Daytime Phone: 413-596-8897 Email: tmenard@ccofwilbraham.com

Are supporting documents attached to this form? Yes x Number of Pages 9

Please indicate to which of the Community Preservation categories this project applies :

☐ Open Space Preservation ☐ Affordable Housing
x Historic Preservation x Public Recreation

PLEASE ATTACH THE FOLLOWING INFORMATION. Please respond to each question separately, indicating the question number. Please type all responses.

1. General project description and goals with projected schedule for project completion, including target dates for interim tasks and goals.

2. Community Need: Why is this project needed?

3. Community Support: What is the nature of support for this project?

4. Budget: What is the total budget for the project and how will CPA funds be spent? All items of expenditure for CPA funds must be clearly identified. What other funding sources have been committed for this project? (use Budget Form provided)

5. Maintenance: If ongoing maintenance is required for this project, how will it be funded and who will be responsible?

6. Project location: Please include a map showing property location and any schematic drawings of the proposed project as appropriate.

Additional information, if applicable:

7. Documentation that the applicant has control over the site.

8. Evidence that the project conforms to the conservation, zoning, building and other regulations of the Town of Wilbraham.
   See Attached Report.

Applicant's Signature: Mary E McNally Date: 1/8/16

Printed Name: Country Club of Wilbraham
By its President
Mary E. McNally

For Community Preservation Committee Use

Received on _____ Reviewed on _____
Recommendation: _____ Amount _____ Funding Cycle FY _____

TOWN OF WILBRAHAM

COMMUNITY PRESERVATION COMMITTEE

240 SPRINGFIELD STREET,

WILBRAHAM, MASSACHUSETTS 01095

BUDGET FORM

Project Name: Country Club of Wilbraham Drainage of Fairways #1 & #3

Applicant: Country Club of Wilbraham

SOURCES OF FUNDING		
Source	Amount	
Community Preservation Act Fund	$51,772.00	
Total Project Funding	$51,772.00	

PROJECT EXPENSES		
Expense	Amount	Please indicate which expenses will be funded by CPA Funds:
Sod 2,800 sq. ft. Blue/rye/fescue @.37sq.ft	$1,036.00	CPA Funds
Sod 10,500 sq. ft. Bent @ .51 sq. ft.	$5,355.00	CPA Funds
Pipe 1,600 sq. ft. of 6" perforated w. sock @$1.75	$2,800.00	CPA Funds
Stone 3/4 " Washed Stone @ $480.00 per Load need 14 loads	$6,720.00	CPA Funds
Catch Basins/Covers/Adapters/Grates	$2,261.00	CPA Funds
Labor 4 Men @ 40 Hours @ 15.00 Hour (est. 14 weeks)	$33,600.00	CPA Funds
Total Project Expenses	$51,772.00	CPA Funds

Please feel free to photocopy or recreate this form if more room is needed.

PROJECT TITLE: Wilbraham Country Club Drainage of Fairways #1 & #3

1. General project description and goals with projected schedule for project completion, including target dates for interim tasks and goals.

   The project goal is to improve the existing drainage on fairways #1 and #3 at the Country Club of Wilbraham located at 859 Stony Hill Road, Wilbraham, MA. The project consists of re-sodding and re-piping these fairways (3,000 square feet on #1 and 10,300 square feet on #3) with associated installation and replacement of washed stone and catch basins. The existing pipe is almost one hundred (100) years old and is made of clay. This pipe carries water but it does not absorb any groundwater. The request for CPA funding includes the cost of these materials as well as the labor associated to complete the project. The project, if funded, would commence in the fall of 2016 and if weather cooperates, will be finished by the summer of 2017.

2. Community Need: Why is this project needed?

   The golf course is a semi-private club situated on land owned by the Town of Wilbraham. The Club leases the property from the Town and pays an annual rent equal to 2% of its gross revenues. This project is necessary in order to enhance the conditions of the golf course and to prevent further deterioration of the land. When rain occurs, under the current conditions of poor drainage on fairways #1 and #3, water accumulates and creates puddles and ponds (commonly called birdbaths) on the fairways. As temperatures rise, the water can heat to the scalding temperature of 180 degrees, which boils the crown of the grass and kills the plant. The course is losing turf as a result of these conditions and on many days in the season, the course is unplayable at worst and often cannot accommodate use of golf carts which many of our members rely on to enjoy their recreation.

3. Community Support: What is the nature of support for this project?

   The golf course is located on Town owned land and is used for active and passive recreation purposes. This project is necessary to preserve, rehabilitate and restore this recreational use. Completion of this drainage replacement project would enhance a Town asset, increase the revenue stream to the Club, thereby increasing the Club's payment to the Town, and would make a Town asset much more accessible to all people during and after poor weather.

   The Club has a significant number of older members, (over 50 years of age) some of whom also suffer from a variety of physical disabilities. The unplayable conditions which result from this lack of proper drainage negatively impact the use and enjoyment of this Town asset, not only by dues paying members, but also by local residents who can pay to play on a daily basis. The excess accumulation of water on the fairways also prohibits the use of golf carts on many days which in turn has a negative impact on club revenue, and by extension, Town revenue.

There is a precedent for this type of use of CPA funds. In 2009, the Town of Lexington, MA approved $200,000 for a drainage project at the Pine Meadows Golf Club. That Project involved poor drainage and flooding conditions on the recreational resource.

See attached approval sheet from Town of Lexington

4. Budget: What is the total budget for the project and how will CPA funds be spent? All items of items of expenditure for CPA funds must be clearly identified. What other funding sources have been committed for this project? (use Budge Form provided)

   See Budget Form provided for cost and CPA fund spending.

5. Maintenance: If ongoing maintenance is required for this project, how will it be funded and who will be responsible?

   The ongoing maintenance for this project will be accomplished by the Grounds Superintendent using resources from his annual budget. No Town funds will be necessary.

6. Project Location: Please include a map showing property location and any schematic drawings of the proposed project as appropriate. See attached

7. Documentation that the applicant has control over the site.

   The Town owns the property which is leased to the Club

8. Evidence that the project conforms to the conservation, zoning, building and other regulations of the Town of Wilbraham.

   Several members of the Town Conservation Commission toured the project site December 12, 2015 with Matthew Kowal, Grounds Superintendent and Mary E. McNally, Club President. The observations made at the site walk were that the contemplated project did not involve the wetlands or any other conservation issues as all work will be more than 100 yards away from wetlands.

Project Information

Project Name
Pond/Drainage Improvements at Pine Meadows GC

City/Town Name	Project ID	Town ID
Lexington	5624	155

Description
This project preserves the Pine Meadows Golf Course by addressing the poor drainage and flooding conditions on this recreational resource. This work will result in less annual damage to the course.

Status	Approval Date
Project complete	04-06-2009

Project Category

Open Space **Housing** ✓ **Recreation** **Historic**

Project Details

Housing Units

New	Rehab	Total
0	0	0

Acres

Open Space	Housing	Recreation	Historic
0	0	0	0

Mixed Use	Uncategorized Acres	Total
	0	0

CPA Funding

Open Space	Housing	Recreation	Historic	Uncategorized	Total
$0	$0	$200,000	$0		$200,000

CPA Bonded Amount	Bond Term
$0	0

Transferred TO a Fund/Trust	Transferred FROM a Fund/Trust
	$0

Other Funding Sources Leveraged

Other Town Funds	Private Funds	State Funds	Federal Funds
$0	$0	$0	$0

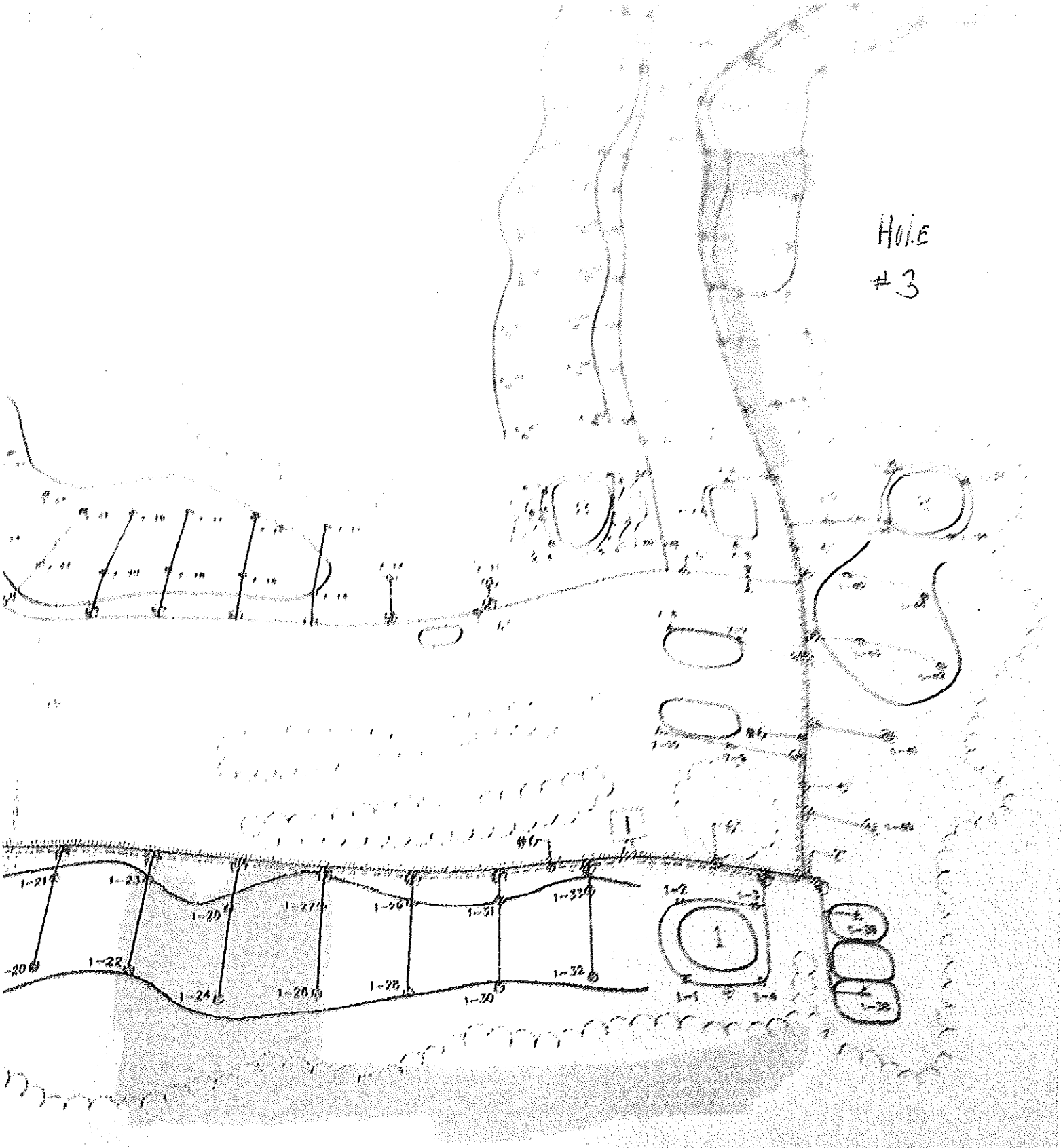
Other Misc Funds	Other Funds Description
$0	

Total Project Cost

$200,000

Total Funds Leveraged From Other Sources

$0



HOLE #1

HIGH LITE AREA IS PROPOSED DRAINAGE

HOLE #
1

Hole
#3