

**Date:** July 27, 2022

**Place:** RTL Golf Course

**DRC Members Attending:** John Bain, Clara Batchelor, Antonia Bellalta, Carol Hillman, Justin Lawson, John Parla.

**Guests:** Tim Gerrish, Mark Mungeam, Mike Murphy

TOPIC	KEY POINTS/DISCUSSION
<p><b>Chairperson's Welcome/Introduction</b> <b>Approval of Minutes</b></p>	<ul style="list-style-type: none"> <li>• Meeting commenced @ 5:05 PM</li> <li>• J. Lawson welcomed the committee and guests to the Robert T. Lynch Clubhouse</li> <li>• A. Bellalta moved to approve the May 17<sup>th</sup> meeting minutes, J. Bain 2<sup>nd</sup>.</li> <li>• Roll call: C. Batchelor, C. Hillman, C. Batchelor, J. Bain, J. Parla A. Bellalta. Unanimously approved.</li> </ul>
<p><b>Clubhouse Surrounding Area Proposed Changes</b></p>	<ul style="list-style-type: none"> <li>• M. Mungeam explained that our current meeting schedule is a bit different from others as we have had Zoom meetings to discuss the plan prior to walking the golf course. Today we will have a chance to view the proposed plan live on the course.</li> <li>• He and T. Gerrish then passed out a map of the course with the proposed changes found here.</li> </ul>
<p><b>Review of Current Holes 1-9 – Walking Tour</b></p>	<ul style="list-style-type: none"> <li>• As we proceeded out to the course, M. Mungeam stated circulation and flow is important near the clubhouse. Currently it is a long way to the #1 tee. The starter does not know who is starting and who is ending play plus he/she cannot see the 1<sup>st</sup> tee. Moving the 1<sup>st</sup> tee would be a benefit for all. It is proposed that the bocce ball court be removed, and a short game practice area takes its place. This would allow for a chipping practice area next to the putting practice area. A nice flow as one proceeds to the new location of the 1<sup>st</sup> tee (currently the 13<sup>th</sup> tee) from the clubhouse and pro shop. There would be no change to the current putting green though the cart path would be rerouted to allow more space for the chipping practice area.</li> <li>• He continued stating the current 9<sup>th</sup> green would become the new 6<sup>th</sup> green as we are hoping to sell 6-hole rounds.</li> <li>• There was a question of what will be done with the half-way building as it is a good place to grab a bite or drink.</li> <li>• M. Mungeam responded it could be moved.</li> <li>• J. Lawson envisions an event space or possibly a pavilion next to the chipping area for large golf events, weddings, a local farmers market, etc. This would create an atmosphere of “not just a golf course”. Lighting would have to be added for evening events.</li> <li>• C. Batchelor was concerned about safety concerning errant shots.</li> <li>• J. Parla commented how much added revenue weddings would bring.</li> <li>• J. Lawson mentioned how small the clubhouse is for large events and people would prefer to be outside.</li> <li>• M. Mungeam responded that the space is too small to have both a</li> </ul>

practice area and a pavilion.

- J. Parla said tiles could be put down to protect the turf.
- M. Mungeam and T. Gerrish were not in favor of that idea.

#### **Move to 9<sup>th</sup> hole**

- M. Mungeam proposed that the 9<sup>th</sup> green become the new 6<sup>th</sup> green. The sand bunkers would be restored, and new drainage would be added with new sand.  
He also pointed out the new pond would be placed left of #9 and in front of the 10<sup>th</sup> green. The pond would serve multiple uses such as irrigation source, flood storage, horticultural and wildlife space, ice skating, etc. It would contain the drainage from the West Roxbury Parkway and then would slowly release it, to avoid flooding on the course. Smaller sediment pools would be added near the 18<sup>th</sup> fairway.  
M. Mungeam has gone before the conservation board regarding the initial post-Open in-kind tee renovation plans. Once the construction drawings for the master plan are complete, he will appear before the board again.
- C. Bachelor asked if the pond will be aeriated.
- M. Mungeam responded yes.
- J. Parla commented the pond and vistas will be visually stunning.
- M. Mungeam added there is much engineering and permitting to be done before we start on construction.
- From the 9<sup>th</sup> hole M. Mungeam pointed out brown patches of grass are due to the standing water during the spring. Small drainage pipes will help remove the water and make it more playable.  
He reminded us of the course having to close last fall due to the rains and flooding resulting in significant loss of revenue.
- J. Lawson would like to see the pond incorporated more into the play of the 9<sup>th</sup> hole. It would make a spectacular green. One could see it from the 2<sup>nd</sup> shot as the first shot is a blind shot. Could we expand the pond footprint more to include a section of the fairway, creating a forced carry?
- M. Mungeam responded absolutely.
- J. Parla commented that it would also enhance #10. Loves the idea of a forward tee.
- J. Lawson added that a forward tee is a brilliant idea!

#### **Move to 8<sup>th</sup> hole**

- M. Mungeam said the 8<sup>th</sup> hole would become the new 14<sup>th</sup> hole. He noted the current large drainage pipe has been pushed out of the ground due to use of concrete. It will be removed, and the ditch will be day lighted all the way to the 15<sup>th</sup> hole creating a wetland ditch with plant material which conservationists will love. It will add difficulty to the play but add strategy. Bridges will be added, and the cart path will be rerouted. Currently lined up along the green. Some of the weaker trees will be removed and a grouping will be created as the designer, Wayne Stiles, originally planned.

- A. Bellalta asked how the drains will be removed without disturbing the large tree at this site.
- T. Gerrish responded this tree is already in poor health and will be removed.
- M. Mungeam added that the ditches do not have to be in a straight line so we could also look at moving the ditch around the tree.
- C. Batchelor suggested calling an arborist to look at the tree.
- T. Gerrish also suggested vegetation could be added to mask the creek.
- M. Mungeam stated the challenge for trees is the root system (pointed out roots creeping under the cart path) and weak turf. We need to raise the tree canopy, prune roots, and remove weak trees. Also, the creeks need to be maintained.
- As we passed the 6<sup>th</sup> hole, he mentioned that the cart path near the approach would be moved closer to the creek.

#### **Move to 4<sup>th</sup> hole**

- M. Mungeam noted at this hole the tee box is small and rounded versus the square tees at other holes. We want consistency throughout the course and square tees are what Stiles intended. The tee will be reshaped, and a new forward tee will be added.  
Also, the ditch along the right side of the hole will be significantly expanded for a better functionality.
- J. Lawson asked if native grasses can be worked into the plan – along the main corridor of the main creek.
- M. Mungeam responded that natural corridors are good for wildlife, allows for pollination, and it looks great.  
He continued by stating hole #4 needs the most work. The ditch needs to be bigger; pipes need to be added, etc. It is an intimidating hole, so the plan is to remove the 1<sup>st</sup> bunker, keep the 2<sup>nd</sup> bunker, and extend the fairway. A hole shouldn't have 2 interruptions and this plan will resolve that issue.  
Hole #5 tee box will be leveled, new topsoil added, and then resodded resulting in 3 weeks out of play.

#### **Move to 2<sup>nd</sup> green/3<sup>rd</sup> tee**

- M. Mungeam said the cart path will be moved away from the 2<sup>nd</sup> green and contour the slope, so balls roll away from the wooded area. On the 3<sup>rd</sup> tee, the cart path will be moved closer to the tee so there is less slope up to the 3<sup>rd</sup> tee. The fence between the 2<sup>nd</sup> hole and 1<sup>st</sup> hole will be changed from a chain link to a split rail fence.
- C. Bachelor noted the fence should be high enough for cross-country skiers to see it through the snow.
- M. Mungeam stated with good vegetation management, removal of trees and raising the tree canopy of the existing trees will create great views across the golf course.
- R. Nagle commented he is pleased with the incorporation of the walking trails in the plan.

	<ul style="list-style-type: none"> <li>J. Lawson stated there is no restroom on the course. Are there options for composting toilets?</li> </ul> <p style="text-align: center;"><b>Back to the clubhouse</b></p> <ul style="list-style-type: none"> <li>J. Lawson and others thanked and gave kudos to the design team – T. Gerrish and M. Mungeam.</li> <li>J. Parla added that though this will be an expenditure, it is a well-worth investment that will have many returns to the community.</li> </ul>
<b>Public Comment</b>	<ul style="list-style-type: none"> <li>There was no public comment</li> </ul>
<b>Adjourn</b>	<ul style="list-style-type: none"> <li>A. Bellalta moved to adjourn, J. Bain 2<sup>nd</sup>.</li> <li>Adjourned @ 6:55 PM</li> </ul>

**Next Meeting:  
August 31, 2022**

**Location:** RTL Golf Course

**A true record  
Attest: Laurie Ferrell**

**Date: July 27, 2022**