

Date: August 31, 2022

Place: RTL Golf Course

DRC Members Attending: Clara Bachelor, Phillip Bell, Antonia Bellalta, Justin Lawson, John Parla, Wendy Sheridan Ames

Guests: Tim Gerrish, Mark Mungeam, Mike Murphy

TOPIC	KEY POINTS/DISCUSSION
<p>Chairperson’s Welcome/Introduction Approval of Minutes</p>	<ul style="list-style-type: none"> • Meeting commenced @ 5:14 PM • J. Lawson welcomed the committee and guests to the Robert T. Lynch Clubhouse • A. Bellalta moved to approve the July27th meeting minutes; C. Bachelor 2nd; Roll call: P. Bell, J. Parla, C. Bachelor, A. Bellalta
<p>Review of Current Holes 10 – 18 Walking Tour</p>	<ul style="list-style-type: none"> • M. Mungeam began by stating this plan started 10 months ago. We did a site review, met with commissioners, and began the design process. We want to come up with the best plan for the site, make the golf course better, restore it to its original design, make it more playable, etc. He hopes to get input from the community. A map with proposed changes can be found here. M. Mungeam also provided a Constraints Plan that highlights the layer of constraints the property faces with respect to buffer zones, soil conditions, ledge, forested areas etc. <p style="text-align: center;">Outside the club house</p> <ul style="list-style-type: none"> • M. Mungeam noted the putting green area is a focus. The bocce ball court will be converted to a chipping practice area. Changes in hole sequence: the 13th hole will become the 1st hole for easier access from the club house. The 19th hole will become the 6th hole along with changes to the cart paths. Holes 1 & 2 are short difficult holes as there is a 12-minute tee off interval right now. We can cut that to 10 minutes as a result of the new 1st hole. New forward tees will allow for slower swing speeds. The Mass Golf Association will re-rate the course after construction. The current work is renovating tee boxes – forward and rear tees. We want to control the water but not the impact of play. The proposed pond is designed to take sediment away, provide and aesthetic value. Expanding the width of the ditches will help with drainage and create pools. Forward tee on hole 10 will become hole 5. <p style="text-align: center;">Move to Hole #11</p> <ul style="list-style-type: none"> • T. Gerrish stated we want to save as many Hemlocks as we can, but continued maintenance of weaker trees is expensive, and some are dying. Some need to be removed for sunlight and air flow. We want to break up some groupings and add forest. He has a preliminary plant list of deciduous trees, evergreens, and some flowering trees. <p style="text-align: center;">Move to hole #12</p> <ul style="list-style-type: none"> • M. Mungeam said the tee box has been renovated for more usable teeing area. This hole has great terrain –rocky hills, pretty site.

Move to hole #13

- M. Mungeam informed us that the 13th hole will now become the 1st tee with a new forward tee. Vegetation management will include pruning of trees for under story, expose rock for better/easier maintenance, better look, and air flow. Of the 2 crossings on the green, the 1st crossing will be piped and additional mounding between the new #1 hole and 18th. We are considering another back tee.
- There are 2 kinds of buffer zones – river front protection (200 feet) and wetlands (150 feet). See Constraints Plan map [here](#).
He reiterated that drainage is a challenge. The fairway looks flat but there are many moderate undulations which hold water. It is impossible to level and will need to direct the water with pipes which lead to open ditches. Ditches could be expanded from 3 feet to 10 feet wide. Maintenance of ditches should be easy – hoping not to dredge.

Move to hole #14

- M. Mungeam noted how golf architects used terrain with high tees on ridges, greens that go around corners following the tree line. Challenges are again drainage. Proposal is to reroute the water flow to other side of #15. There will be a new tee area. Survey said this is golfer's favorite and least favorite hole. J. Lawson asked if the fence between the 2 tee boxes (14 & 17 tee area) will be removed.
M. Mungeam responded it would not be safe to remove.
J. Lawson added maybe creating a softer dogleg? 95% of golfers are new or at an intermediate level. He suggested we move majority of golfer to the new forward tee area to get their drives beyond the rock outcropping on right side. This would provide safe access to woods on the right potential space for pickleball – a racquet center. This space is town land (along Newton Street). Moving the hole would increase the tee surface on 17 and allow the fence to come down.
M. Mungeam responded moving the tee would make the woods usable. Also, opens the game to more beginners. This highly visible space could potentially accommodate a racquet center, parking, rest rooms, and it is closer to mass transit. Sidewalks could provide access to the neighborhoods and lead to the cart paths to the club house. All utilities are here.
W. Sheridan Ames added this would bring winter sports to the golf course. There is some concern about hardscaping, wildlife, maintaining the tree canopy. These will be community decisions that need to be made with respect to recreational opportunities and clearing forested areas to accommodate those new facilities.

Move to 17th green/18th tee

- J. Lawson said that taking down the fence and moving the 14th tee will increase playing surfaces for the par 3.
M. Mungeam will consider adding tee area to the left (Newton St. side). Proposed to rebuild low lying area in flood plain by raising the green and move to the right. Drainage issues result from runoff from the streets. Other changes include improving ditches to remove sediment and increase water flow.
T. Gerrish noted removing some trees will increase space, provide a view from the street. Plan could include lower-level vegetation and evergreens.
- M. Mungeam stated this is a low-lying green – a wet sponge. Proposal is to raise the green above the water table and move it to the right. Plant more forest

	<p>area to the right as well.</p> <p style="text-align: center;">Move to 18th hole</p> <p>T. Gerrish added tree management will open up street view and create a nature area with under story. We can use wood from cut trees for benches.</p>
Public Comment	<ul style="list-style-type: none"> • W. Sheridan Ames: She is pleased we are being thoughtful about winter activities such as cross-country skiing. • L. Wholey: It would be nice to have a bike path from Newton Street to Hammond Street to avoid having to using the round-about. Was a very experience for him and his son. • J. Kahn: We want use for multiple activities. Impressed with the vision. She added that her neighbors have been cross-country skiing and snowshoeing for years. Good stewardship coming. • W. Sheridan Ames: The town lacks transportation to/from the course. • J. Murphy: Really appreciates this space. An 18-hole golf course is great for the community. These are terrific ideas. • J. Canon: Club house is one of the best places to eat in town! • C. RiDruejo: Loves the space! This is more than a community resource. Impressed with young players. Space does not cost the town. If we change that, it comes from the town budget. The golf course operates on an Enterprise Fund and isn't a burden for the general fund. • W. Sheridan Ames: Club house roof and trees paid for by town. Formalize winter activities – use 12 months of the year. • J. Carroll: We are so fortunate to have this golf course. Great to be outdoors. • A. Franklin: When she tells people she plays at Putterham, the response is, “You play at Putterham!”. This is an iconic course. She snowshoes here. This space is very unique for a community. • A. Bellalta: You don't have a golf course without trees and landscaping. This is a huge resource for Brookline. If we keep up our trees and wildlife, it will be healthy in the future. She announced the next meeting on 9/20/22 will be a Public Hearing with the architect. D. Ford (BHS Golf Team Coach): Praised J. Lawson for being a junior golf supporter. Great to have the ability to play in town. The porch is the best vista! J. Fine: Golf is a sport for life starting with kids. The value of golf is you can play by yourself. Kudos to J. Lawson and thanked the team for the future vision of the course. J. Lawson: Thanked the commission, the design team and the community. The vision for this property is only limited by our imagination. Accessible to all golf levels. This plan will reduce our dependency on Town, MWRA water, provide a ice skating experience, Nordic activities, community events, walking trails and racquet sports. It can be a model for other municipal golf courses.
Adjourn	<ul style="list-style-type: none"> • A. Bellalta moved we adjourn, J. Parla 2nd. Adjourned @ 7:20 PM

Next Meeting:
September 20, 2022

Location: Zoom Webinar

A true record
Attest: Laurie Ferrell

Date: August 31, 2022