



July 29, 2022

Mr. Todd Dumais Town Planner
Planning & Zoning Division West Hartford, Town Hall
50 South Main Street, Room 214
West Hartford, CT 06107

**Subject: IWWA Application for Regulated Activity
Proposed Golf Course Restoration Project
Wampanoag Country Club
60 Wampanoag Drive
West Hartford, CT 06117**

Dear Mr. Dumais,

Weston & Sampson Engineers Inc. (Weston & Sampson) on behalf of the Wampanoag Country Club is pleased to submit the attached IWW application and supporting information to the Inland Wetland and Watercourse Agency for the Town of West Hartford for an activity within a regulated area. Supporting information shall consist of the following:

- Site plans and details
- Wetland Delineation and Site Evaluation Narrative (Evans Associates)
- CT DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form
- Project Narrative
- Golf Course Restoration Narrative by Tyler Rae Designs (Golf Course Architect)
- Attachment 1 (Hydrologic Analysis for Golf Turf Underdrain System)
- Volume Calculation within Special Flood Hazard Area
- Application filing fee

The proposed activities in regulated areas include site improvements associated with restoration of the golf course to the original design configuration. Much of the work will be accomplished using cosmetic methods like strategic mowing and turf planting, which are consistent with current operation and maintenance practices. Some of the proposed restoration activities, like construction of new bunkers, fairway mounds, cart paths, drainage and rebuilding of tee grounds and greens will require earthwork within regulated areas. All proposed activities will be completed within areas already developed for golf. No proposed activities will be completed within undeveloped regulated areas.

We appreciate your assistance in this process. Please contact me directly at (860) 616-6623 or peruginij@wseinc.com if you have any questions.

Kind regards,
Weston & Sampson Engineers Inc.

A handwritten signature in blue ink that reads "Joseph S. Perugini".

Joseph S. Perugini, PE
Senior Project Manager
Weston & Sampson
712 Brook Street, Suite 103
Rocky Hill, CT 06067
Cc: Peter Joyce (Wampanoag Country Club)



**PROJECT NARRATIVE
GOLF COURSE RESTORATION PROJECT
WAMPANOAG COUNTRY CLUB**

INTRODUCTION

On behalf of the Wampanoag Country Club, Weston & Sampson Engineers Inc. (Weston & Sampson) has prepared this project narrative to provide supporting information for an application for a Regulated Activity to the Inland Wetlands and Watercourse Agency (IWW) of the Town of West Hartford, Connecticut (the Town). The proposed activities in regulated areas include site improvements associated with restoration of the golf course to the original design configuration. Much of the work will be accomplished using typical operation and maintenance practices like strategic mowing and turf planting designed to enhance agronomy and restore tees, greens, and fairways to their original configuration. Some of the proposed restoration activities, like construction of new bunkers, fairway mounds, cart paths, drainage and rebuilding of tee grounds and greens will require earthwork within regulated areas. The proposed activities are located entirely within a previously disturbed areas already developed for golf. No proposed activities or disturbance will be conducted within undeveloped regulated areas.

The narrative shall address relevant and applicable portions of the *Application Requirements* listed in Section 7 of the IWW Regulation of the Town, last amended April 1, 2013.

**SUPPORTING INFORMATION
SECTION 7.5 OF THE IWW REGULATIONS**

Section 7.5 (a) – Applicant Information

The Applicant is the Wampanoag Country Club, represented by Peter T. Joyce, General Manager and Chief Operations Officer. The Applicant contact information is provided on the Permit Application Form.

Section 7.5 (b) – Owner Information

The Owner is Wampanoag Country Club, represented by Mr. Joyce. The Owner contact information is provided on the Application for Permit Form.

Section 7.5 (c) – Applicant's Interest in Land

Wampanoag Country Club is a private country club with an 18-hole golf course, swimming pool and clubhouse, which has operated at its current location at 60 Wampanoag Drive, West Hartford since 1924.

Section 7.5 (d) – Geographical Location and Description of Proposed Changes to Land Features

The Site Plans show the geographical locations for the proposed activities. All proposed changes are in areas already developed for golf and will maintain the general layout and function of the golf features. The proposed changes are designed to restore the golf course to the original design configuration and will include the following activities:

1. Tees and Tee Grounds
 - Combine/build/remove tee grounds for back tee boxes
 - Rebuild or remove tees
 - Build new back, middle and forward tees
2. Fairways
 - Expand or widen fairways
 - Add new fairway
3. Bunkers
 - Build new cross, fairway, fore, approach and greenside bunkers
 - Reshape existing fairway, approach, and greenside bunkers
4. Greens
 - Rebuild, expand and/or regrade existing greens
 - Remove existing green
5. Drainage
 - Install new underdrain systems beneath existing fairways
 - Install drainage around greens and beneath new bunkers
6. Irrigation
 - Install new irrigation pipe
7. Cart Paths
 - Remove existing cart paths
 - Install new cart paths
8. Short-Game Practice Area
 - Build new short-game practice area (located outside regulated areas)

The proposed activities will be completed within specific restoration areas throughout the golf course, and within the following regulated areas:

- FEMA 100-year Floodplain
- Inland Wetland Boundary as delineated by *Evans Associates Environmental Consulting, Inc.* (No work is proposed within any undisturbed wetland. Any wetland disturbance is proposed within a previously disturbed area)
- 150' Upland Review Area

Section 7.5 (e) – Purpose and Description of Proposed Activity

The Wampanoag Country Club (the Club) operates a private country club with an 18-hole golf course, clubhouse, swimming pool and amenities established in 1924 on approximately 140 acres in northern West Hartford. Over the past nearly 100 years of operation, use and maintenance practices have changed or modified the original layout design. Advances in golf play and equipment have also resulted in new design elements. The purpose of the proposed project is to restore the golf layout to the original design configuration, and, where practical and appropriate, to address the

evolution of current golf play.

The proposed activities within regulated areas include site improvements associated with restoration of the golf course. Much of the work will be accomplished using typical operation and maintenance practices like strategic mowing and turf planting designed to enhance agronomy and restore tees, greens, and fairways to their original configuration. Some of the proposed restoration activities, like construction of new bunkers, fairway mounds, cart paths, drainage and rebuilding of tee grounds and greens will require earthwork within regulated areas. The proposed activities are located entirely within a previously disturbed areas already developed for golf. No proposed activities will be completed within undeveloped regulated areas.

Although no direct impact to any wetland/watercourse is proposed or anticipated under this project, there will be a disturbance to the regulated area as follows:

• Total Disturbance in Upland Review:	128,650 SF
• Total Disturbance in Previously Disturbed Wetlands:	5,300 SF
• Total Disturbance in Undisturbed Wetlands:	<u>0 SF</u>
Total Disturbance in Regulated Area:	133,950 SF

It is worth noting that all portions of regulated area where the proposed activities will occur is previously disturbed areas consisting of developed golf turf and associated features. All proposed site disturbance will be temporary and mitigated through the use of erosion & sedimentation control measures selected in accordance with the latest *Connecticut Guidelines for Soil Erosion and Sediment Control*. These measures are depicted on plan sheet C200 and consist of the following:

- Down-gradient sediment controls (compost filter tubes)
- Soil stockpile with perimeter erosion controls
- Catch basin/yard drain inlet protection (if applicable)
- Tree protection
- Dust control

For the proposed project, Weston & Sampson has evaluated the stormwater impacts. Weston & Sampson has determined there will be no increase in peak runoff or adverse impact to compensatory storage or equal conveyance. Refer to Attachment 1 (*Hydrologic Analysis for Golf Turf Underdrain System*), included with the submission. Our evaluation indicates the proposed activities will result in a slight increase in water-holding capacity of the Floodplain resulting from a negative balance in the proposed cut/fill (more cut than fill) and increased infiltration of stormwater runoff, with metered groundwater discharge to Tumble Brook, resulting from installation of fairway underdrains, new bunkers, and removal of impervious cart path surfaces. A “*Volume Calculation within Special Flood Hazard Area*” has been prepared and included with this submission to demonstrate that a slight increase in compensatory flood storage will result from the proposed activities.

Section 7.5 (f) – Future Development for Subject Area

Currently, there is no other development proposed or anticipated for the subject area within the next five years.

Section 7.5 (g) – Alternatives Assessment

The proposed project is designed to enhance the existing golf course features, will consist of activities that are typical for golf course operations and maintenance, and will be carried out within areas already developed and maintained as golf turf.

Throughout the design and engineering process leading up to this application, certain alternatives for location and construction of proposed golf course amendments have been considered and adopted to avoid any disturbance within previously undisturbed wetlands or upland review areas. All proposed changes are within previously developed golf course areas and can be accomplished by temporary disturbance using standard erosion and sediment controls, without impacts to wetlands and watercourses.

Hydrogeologic and engineering analysis has confirmed that the proposed activities will not increase peak runoff or result in adverse impacts to compensatory storage or equal conveyance.

Further consideration of alternatives for relocation of proposed activities away from the Town wetland boundary would not provide any additional protection of the wetland and watercourse resources. This is because the entire project area is previously disturbed, the proposed disturbances are temporary, and erosion and sediment controls can effectively be utilized to prevent unwanted impacts. There is no proposed activity within existing undisturbed (natural) wetland or buffer to justify the alternative layout.

Section 7.5 (h) – Site Plan Showing Existing and Proposed Conditions

DRAWING INDEX	
SHEET	SHEET TITLE
T100	COVER SHEET
C100	GENERAL NOTES
C200	EXISTING CONDITIONS PLAN
C300	OVERALL RESTORATION PLAN AND INDEX
C400	PROPOSED RESTORATION PLAN (CENTRAL)
C401	PROPOSED RESTORATION PLAN (EAST)
C402	PROPOSED RESTORATION PLAN (SOUTH)
C403	PROPOSED RESTORATION PLAN (WEST)
C500	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN (CENTRAL)
C501	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN (EAST)
C502	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN (SOUTH)
C503	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN (WEST)
C600	PROPOSED CUT/FILL IN REGULATED AREA
C700	PROPOSED IRRIGATION PLAN
C800	PROPOSED UNDERDRAIN PLAN
C901	DETAILS
C902	DETAILS

Section 7.5 (i) – Soil/Wetland Scientist Report

A “Wetland Delineation and Site Evaluation Narrative”, prepared by Evans Associates Environmental Consulting, Inc. is included with this submission under separate cover.

Section 7.5 (j) – Names and Addresses of Abutting Property Owners

A list of names and addresses of abutting property owners and mailing labels compiled using the Town online GIS maps is included with this submission under separate cover.

Section 7.5 (k) – Applicant Certification

By signature of the application form, the Applicant, Wampanoag Country Club, certifies they are familiar with all the information provided in the application and is aware of the penalties for obtaining a Permit through deception or through inaccurate or misleading information.

Section 7.5 (m) – CT DEEP Reporting Form

The application includes a completed CT DEEP Reporting Form, under separate cover.

Section 7.5 (o) – Application Fee

A filing fee of \$2,610 is included with this application for an IWW Regulated Activity Permit. This fee amount was indicated in correspondence with the Town Planner. The applicant is prepared to submit any additional filing fee that may be required for this application.

Section 7.7 (a) – Proximity to Adjoining Municipality

Proposed regulated activities in a small area of the northeast portion of the Property, within approximately 80 feet south of the northern property boundary and 160 feet west of the eastern property boundary are located within 500 feet of the boundary of Bloomfield. These activities are within the upland review area and include removal of existing cart path (approximately 1,460 sf), building and removal of tee grounds for back tee boxes (approximately 4,300 sf) and building of a new back tee (approximately 620 sf). All proposed regulated activities within 500 feet of the Bloomfield boundary are within existing developed golf turf areas.

Weston & Sampson Engineers Inc.



Joseph S. Perugini, PE
Senior Project Manager

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

DEEP Land & Water Resources Division
Inland Wetlands Management Program
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report EACH action taken by the Agency. Complete this electronic fill-in form as described below. If completing by hand please print and use the [pdf version](#). Do NOT submit a reporting form for withdrawn actions.

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A** = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B** = Any Permit Denied by the Inland Wetlands Agency
 - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D** = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E** = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the CT Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).

7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N."

- | | |
|--|--|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of concept, subdivision or similar plans with no-on-the-ground work) |
| H = Wetland Restoration, Enhancement, Creation | |

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

- | | |
|--|---|
| 1 = Filling | 8 = Underground Utilities Only (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction (including related culverts) |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): West Hartford
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): AVON or [quad number](#): 36
[subregional drainage basin number](#): -440404
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Wampanoag Country Club Inc.
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): Master Restoration Plan, 60 Wampanoag Drive, West Hartford, CT 06117
briefly describe the action/project/activity (check and type information): temporary permanent description: Site improvements associated with restoration of the golf course, utilizing cosmetic changes and minor excavation.
- ACTIVITY PURPOSE CODE (see instructions for code): K
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 8, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.12 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 2.95 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



est. 1924

Introduction

The design team of Kyle Franz, Tyler Rae and Bradley Klein is honored to be charged with the responsibility for presenting a restoration Master Plan for Wampanoag Country Club. We take this task very seriously, have great respect for the design heritage of the property and are in awe of the course and its features.

The plan we have presented represents the collective wisdom of our involvement in close to 200 golf course projects, most of them involving classic design restoration, over 50 of them the handiwork of Donald Ross himself.

In working with Wampanoag we take note of the tremendous resources available to us that forms the basis of this plan. The club has a fine trove of historic material, including Ross' own field drawings for the course; overhead aerials from the early 1930s onwards, and design records indicating the involvement of a succession of architects, including William Flynn, A.W. Tillinghast, Bill Diddel, Al Zikorus and Brian Silva. We are also aware of a more recent proposed renovation by Steve Smyers that was not implemented.

The historic material, especially the original Ross drawings and the subsequent greens renovations by Bill Diddel in the 1950s, provide us with a very clear picture of the evolution of the golf course. Moreover, we have been impressed with the original design ambition that Ross built into the club; this is clear from the extensive bunkering he proposed. It's also evident from the tone and imagery of the original membership offer booklet issued in 1924 extolling the vision and ambition of the club. It's clear that extended views of the surrounding hills were crucial to the golf experience, that the pond(s) played an integral role in the strategic and aesthetic character of the golf course, and that the presence of numerous cross bunkers would pose a stern test for golfers. We have kept all of this in mind.

The plan we present is the result of almost a year of site visits, careful analysis of the documentary material and conversations with key club personnel. We have also benefited from the input of individual members of the Donald Ross Society.

The plan, as presented, achieves a number of goals simultaneously:

- restores the character and extent of the greens, thus overcoming years of shrinkage;
- enhances agronomy by providing more sunlight and air movement to turfed areas;
- fixes bunker problems (washouts, inconsistent sand);
- extends the golf course up to 7,000 yards to accommodate elite play, while providing more intermediate and forward tees at distances carefully calibrated to represent the actual playing skills of the diverse membership that uses the course on a daily basis;
- restores the original long vista to the property;
- preserves the original routing, with minor modifications of tee placements;
- overcomes the liabilities of the few poorly constructed greens that were built in the late 1980s (Nos. 4,5,14).
- draws upon the unique, existing character of the mounding;
- pays particular attention to making the par-5s relevant and interesting while maintaining their basic character
- creates more contrast of playing textures by adding native (fescue) areas to out-of-play zones;
- creates short-game practice area (right of 2nd tee).

Unlike all previous work at the golf course done since the course opened in 1927, this Master Plan is restorative. We are trying to recreate the original design intent and vision of Donald Ross, adjusted for modern conditions of play and maintenance.

We have prepared this plan keeping in mind prudent budget considerations. It is our hope and expectation that the resulting restoration of Wampanoag Country Club will (re-)establish the club as the premier golf architectural gem in central and northern Connecticut and that in the process, the club will generate national conservation and "buzz" in the ratings community. More importantly, the membership will find the golf course more fun, more beautiful and more engaging to play every day.

We look forward to working with you in implementing a plan that enhances your experience of this classic gem. Wampanoag Country Club and its membership deserve nothing less.

Kyle Franz
Tyler Rae
Bradley Klein

-

Hole #1

Blue: 386
White: 350
Yellow: 330
Red: 295

- A: Combine the teeing grounds on hole #1 and 10 and build one new large tee that ties into the current putting green leading from the Clubhouse. This will help give the hole more options for tournaments and also provide a seamless look from the Clubhouse, putting green and bar area
- B: Add a new middle tee and shift the cart path in between the two leading from the staging area to hole #9 and 18
- C: Add a new forward tee
- D: Spade and plant new trees to block the view of the high school and range from hole #9 tee and hole #1 fairway
- E: Restore the original cross bunkers to showcase the grand vision Donald Ross once had for Wampanoag Country Club
- F: Rebuild and restore two bunkers on the right side of the fairway in the landing area
- G: Bring back the approach bunkering scheme utilized by Ross
- H: Expand the putting surface in the corners and along the back edge to its original dimensions found on the historic 1934 aerial and Donald Ross field sketches from 1924
- I: Remove the right greenside bunker and reintroduce the original mounding right of the green
- J: Plant and screen the houses behind the green with Holly's, Skip Laurels and/or another type of plantings that keep their foliage year round



Hole #2

Blue: 433
White: 395
Yellow: 325
Red: 252

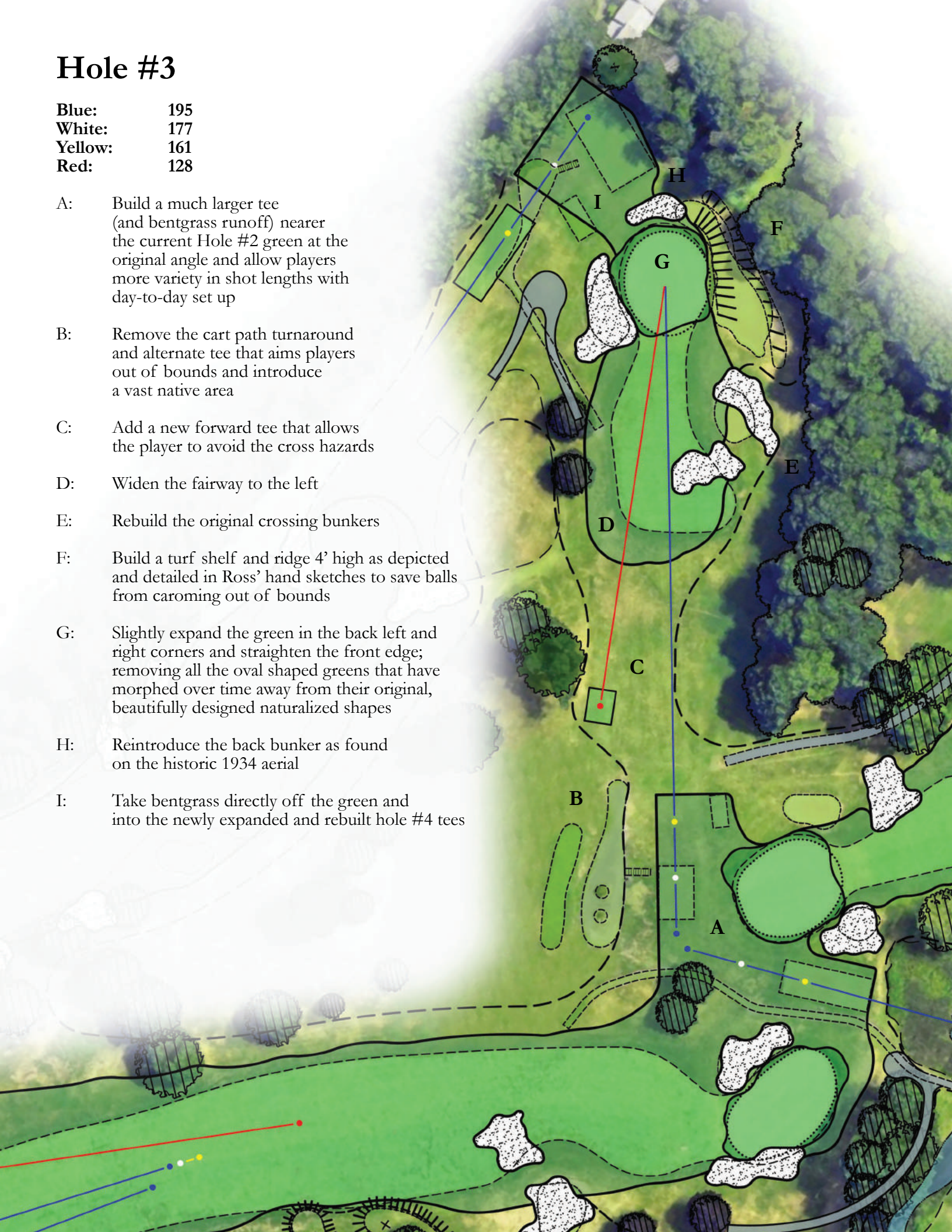
- A: Potential to build a new short game area in the open space right of the tees
- B: Build new Blue tee on the land further back nearer the property line +15 yards
- C: Remove the right side teeing grounds and shift the cart path closer to the tees, lending more space to the potential short game area
- D: Add a new forward tee
- E: Reintroduce the original Ross cross bunkers and shift the cart path to the right
- F: Add another set of mounds further down the hole to challenge the longer hitter
- G: Widen the fairway and add a copious amount of drainage in the fairway and rough
- H: Expand the fairway and add more drainage in one of the lowest parts of the golf course
- I: Shift the front right greenside bunker back down the hillside to its original location in the approach
- J: Build a large left greenside bunker to block shots from flying over to hole #9 tee
- K: Expand the green in the back corners and extend a bentgrass chipping area directly into the teeing grounds on hole #3 and 9



Hole #3

Blue: 195
White: 177
Yellow: 161
Red: 128

- A: Build a much larger tee (and bentgrass runoff) nearer the current Hole #2 green at the original angle and allow players more variety in shot lengths with day-to-day set up
- B: Remove the cart path turnaround and alternate tee that aims players out of bounds and introduce a vast native area
- C: Add a new forward tee that allows the player to avoid the cross hazards
- D: Widen the fairway to the left
- E: Rebuild the original crossing bunkers
- F: Build a turf shelf and ridge 4' high as depicted and detailed in Ross' hand sketches to save balls from caroming out of bounds
- G: Slightly expand the green in the back left and right corners and straighten the front edge; removing all the oval shaped greens that have morphed over time away from their original, beautifully designed naturalized shapes
- H: Reintroduce the back bunker as found on the historic 1934 aerial
- I: Take bentgrass directly off the green and into the newly expanded and rebuilt hole #4 tees



Hole #4

Blue:	505
White:	486
Yellow:	463
Red:	409

- A: Build new, level teeing grounds for the future that looks clean and low profile from hole #3 green
- B: Add much more teeing space further down the hole to aid the higher handicapper and shorter hitter
- C: Add a new forward tee to navigate around the cross hazards
- D: Restore the original cross bunkers that can still be seen as large indentation in the ground
- E: Reintroduce the inside corner dogleg bunkers
- F: Push the two left side bunkers slightly down the hole to challenge the lower handicap golfers
- G: Restore Donald Ross' approach bunkering
- H: These two bunkers will look as if they are greenside from the fairway, when in essence they will sit 50 yards from the green, giving the player that optical illusion. The approach will also be vast, allowing the lower ball flight golfer to run a ball into the green from the right side
- I: Build a new green 50 yards further back, making the hole a solid par 5



Hole #5

Blue: 430
White: 395
Yellow: 361
Red: 268

- A: Add a new Blue tee +20 yards
- B: Re-route the worn out cart path slightly and expand for cart access and take golfers up the right side of the golf hole
- C: Restore the forebunkers in the hillside off the tee
- D: Greatly expand the fairway
- E: Rebuild the bunkering in the hillside on the right side of the fairway
- F: Restore the long bunker at 100 yards from the green on the left
- G: Widen the approach for the lower ball flight player for access to the green
- H: Rebuild the green and reintroduce the Ross shape and size, giving the player a larger target to attack



Hole #6

Blue: 481
White: 459
Yellow: 408
Red: 370

- A: Abandon the tees build down in the corner and rebuild the tees on the high point near the current cart path
- B: Build a set of dual tees for hole #6 and 12 for variety, where the tee on 6 is a new forward tee location and the same tee is used as a new tournament tee (+40 yards on hole #12)
- C: Restore the cross bunker as Ross intendent, setting up the hole from the tee visually
- D: Rebuild the overly penal bunker 115 yards from the green
- E: Rebuild the bunkering at the green, showcasing one of the more aesthetically pleasing approach shots found at Wampanoag Country Club
- F: Restore the original green shape and back left and right (!!) corners



Hole #7

Blue:	375
White:	340
Yellow:	325
Red:	282

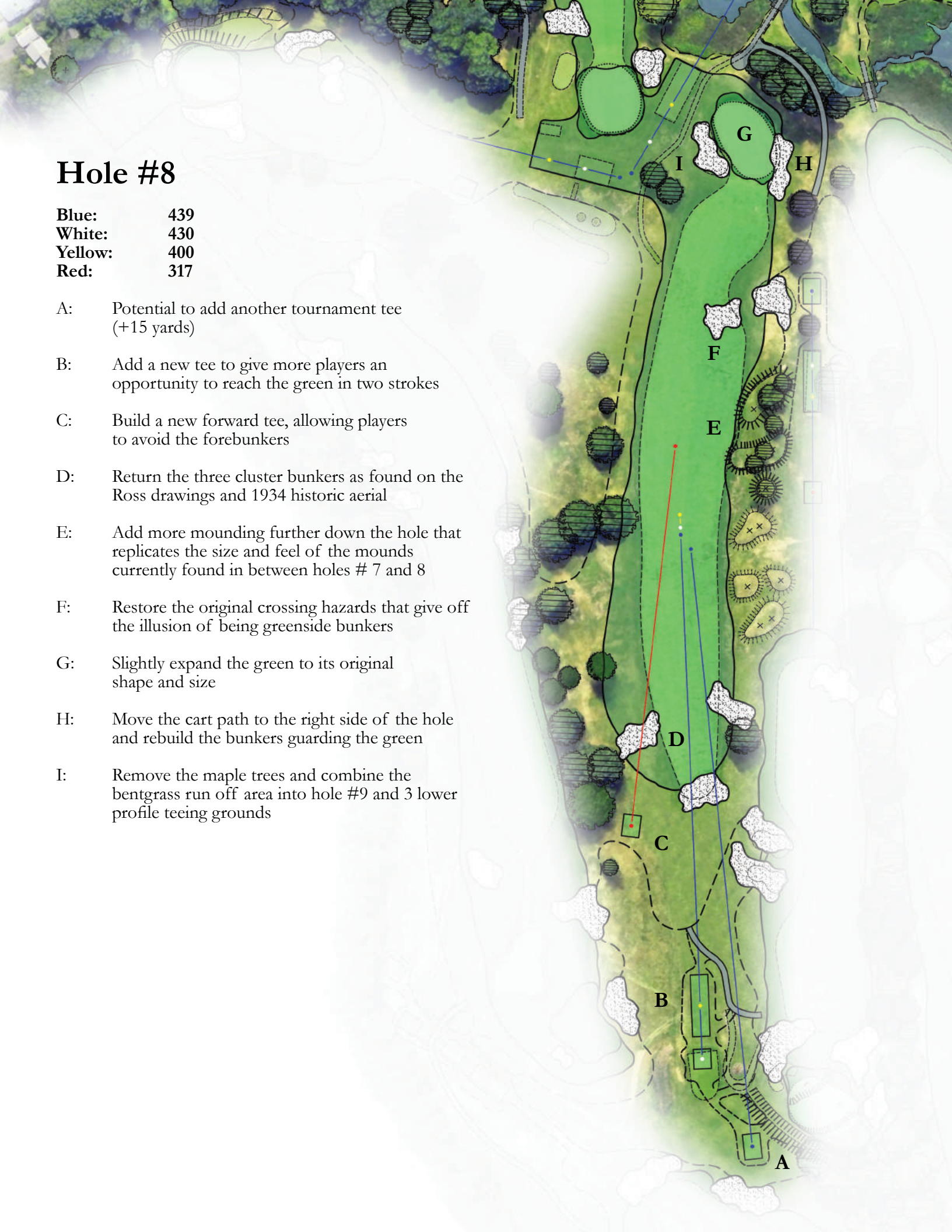
- A: Add a new Blue tee +20 yards
- B: Rebuild the tees and spread out the tee pads to give each class of player more opportunity
- C: Reintroduce the old forebunker that is found on the 1934 historic aerial
- D: Expand the fairway to the right and left so that the forward tee player can negotiate the reinstated forebunker and rebuild the bunkers to the right of the fairway
- E: Reshape and cut in the bunkering as found on Donald Ross' field sketches. The green also contained 3 levels at one time and has since been flattened. It is our goal to bring out the character once found in the green, while not making the green "harder", but more enjoyable and fun
- F: Lightly regrade the green to bring back the three distinct levels as once described in The Hartford Courant newspaper articles in the 30's
- G: Eliminate the maple and white pine trees behind the green and regrade the swale to move water around the putting surface



Hole #8

Blue:	439
White:	430
Yellow:	400
Red:	317

- A: Potential to add another tournament tee (+15 yards)
- B: Add a new tee to give more players an opportunity to reach the green in two strokes
- C: Build a new forward tee, allowing players to avoid the forebunkers
- D: Return the three cluster bunkers as found on the Ross drawings and 1934 historic aerial
- E: Add more mounding further down the hole that replicates the size and feel of the mounds currently found in between holes # 7 and 8
- F: Restore the original crossing hazards that give off the illusion of being greenside bunkers
- G: Slightly expand the green to its original shape and size
- H: Move the cart path to the right side of the hole and rebuild the bunkers guarding the green
- I: Remove the maple trees and combine the bentgrass run off area into hole #9 and 3 lower profile teeing grounds



Hole #9

Blue: 195
White: 177
Yellow: 157
Red: 140

- A: Removing the cart path and trees to allow for the hole to be lengthened for tournament play while also allowing more turf recovery for member play
- B: The cart path will have a turn around behind the green for safety
- C: Add a new forward tee
- D: Rebuild the bunkering at the green to coincide with the historic aerials and Ross field sketches
- E: Reintroduce the 15' wide small (8" deep) indentation that ran through the green diagonally as similarly found at Barton Hills Country Club, MI (Ross, 1923) and Monroe Golf Club, NY (Ross, 1924) and as found and expertly drawn and explained by Ross himself on his Wampanoag CC #9 Green Drawing from 1924!
- F: Push the cart path further from the green
- G: Remove the unsightly maple trees in between hole #9 and 18 greens



Hole #10

Blue: 380
White: 370
Yellow: 305
Red: 275

- A: Combining the tees at holes #1 and 10 gives the course more elasticity and room to shift certain tees around for events
- B: Rebuild, expand and level the forward teeing grounds
- C: Move the cart path to the left side of the golf hole
- D: Add a few large hardwoods to help screen the maintenance area for the future
- E: Build a new maintenance A frame building for cold storage to help recruit new talent to take care of the golf course in the future
- F: Push the fairway to the right to bring the pond back into play and help give the hole a slight turn
- G: Greatly widen the fairway
- H: Bury the power lines in conduit and remove the unsightly telephone polls
- I: Gently expand the green to recapture corners



Hole #11

Blue: 486
White: 455
Yellow: 425
Red: 352

- A: Add a new Blue tee further back up the hill towards hole #16 green for 25+ yard
- B: Rebuild and shift the tees slightly to the left, along with the cart path, giving the player a better angle up the hill
- C: Remove the Oak trees and open up the landform as devised by Ross, widening the fairway to the right
- D: Rebunker the tee shot landing area as drawn and built by Donald Ross in 1924
- E: Restore the two left approach bunkers
- F: Expand the front right corner of the green



Hole #12

Blue:	555
White:	495
Yellow:	464
Red:	432

- A: Build a new tournament tee (+40 yards) combined with the forward tee on hole #6
- B: Remove the tees and cart path to the right of the golf hole along the fenceline and turn into native area
- C: Add a new forward tee to make the hole more negotiable for all classes of golfers
- D: Build two “spectacle bunkers” in the hillside to give players an aiming point. All nine holes on the front nine were originally designed and had forebunkers in 1924 while the back nine only had one (hole #13). We thought adding these “spectacle bunkers” would help bring more consistency to the overall nines
- E: Plant two oaks and a sycamore tree to help block tee ball from landing on hole #14 tee and 13 green in the future
- F: Rebuild the incredible Ross cross bunkers that stretched across both #12 and 13
- G: Remove all small cedar trees along the golf hole
- H: Bring back the original Ross bell shape to the green
- I: Rebuild the cluster bunkers on the right of the approach



Hole #13

Blue: 260
White: 213
Yellow: 165
Red: 149

- A: Stretch the golf hole back as far as possible for Connecticut Amateur and Open events (potentially +35 yards)
- B: Greatly expand and laser level the main teeing grounds
- C: Add new forward tees to help lessen the burden on the shorter hitter
- D: Bring back the original cross bunker that once existed that sets up the look of the hole from the teeing grounds
- E: Rebuild more incredibly beautiful necklace bunkers on the right side of the hole
- F: Slightly expand the green back to its original shape
- G: Remove the cart path behind the green



Hole #14

Blue: 366
White: 310
Yellow: 291
Red: 247

- A: Rebuild and level the teeing grounds, giving the players multiple options depending on the day, from 291 yards to 366 yards
- B: Screen the houses to the right of the tee so that players on hole #13 have a softer view while playing the hole
- C: Introduce a new forward tee
- D: Rebuild and restore the approach bunkers found on the 1934 historic aerial leading up the hill to the green
- E: Rebuild the green to the dimensions found on the Ross field sketches
- F: Rebuild the mounding on the right of the green to help keep balls in play
- G: Rework the back left of the green surrounds to improve drainage



Hole #15

Blue:	455
White:	400
Yellow:	378
Red:	325

- A: Remove the oak tree and add a new Blue tee at 440 yards
- B: Rebuild, expand and level the main teeing grounds
- C: Build a new tee for a more advantageous line and angle for the Yellow tee player
- D: Add a new forward tee down by the creek crossing
- E: Expand and add drainage in the fairway
- F: Add a large amount of approach fairway to open up the shot into the green for the lower ball flight player
- G: Reintroduce the bunkers surrounding the green as found on the aerial in 1924
- H: Gently expand the green and the bell shaped front edge



Hole #16

Blue: 222
White: 169
Yellow: 157
Red: 144

- A: Potential to add a tournament tee at 222 yards, directly off hole #15 green tied into a bentgrass chipping area
- B: Remove select hardwoods and expose the rock face of the wall leading up to the main teeing grounds for views from hole #15 green to 16 green. Exposing and highlighting the gorgeous creek setting should be a priority
- C: Shift the cart path from the right side of the hole to the left side and build a new crossing bridge
- D: Expand the fairway and add drainage
- E: Widen and expand the putting surface at the green
- F: Rebuild the grand “volcano” hole that once existed, reminiscent of hole #6 at the Country Club of Buffalo (Ross, 1925)
- G: Eliminate the cart path turn around leading up to the green in the back and create goat trails and pathways for walkers to gently traverse up and down from the green



Hole #17

Blue: 396
White: 360
Yellow: 345
Red: 298

- A: Add a new dual tournament tee with hole #11 (+30 yards) at 396 yards
- B: Rebuild, level and expand the current teeing grounds to give players many more yardage options from day to day and move the cart path to the right side of the tee. Also, eliminate the mounding found at the tee
- C: Rebuild the cross hazards built into the landforms
- D: Remove the large Beech tree shrinking the playing corridor
- E: Remove the White Pine trees on the right side of the hole and open the right side, restoring the original views of the steep hillside and spectacular bunkering
- F: Enlarge the green to its original dimensions
- G: Rebuild the bunkers at the green
- H: Restore the trench bunker on the left side of the green. The aesthetic look of this will be gorgeous



Hole #18

Blue: 467
White: 427
Yellow: 385
Red: 307

- A: Add a potential new Ross tournament tee (+35 yards) at 467 yards
- B: Shift the tees closer to Hole #6 for better angle approaching the steep hill and fairway on Hole #18
- C: Expand the forward tee and move slightly closer to the fairway
- D: Add fairway to the right of the small drainage ditch along the hole to give players options off the tee. This will also give shorter players a route that does not require the massive forced carry that presently exists.
- E: Expand the fairway leading up to the creek and dredge and demuck the waterway to increase water flow and circulation, removing the reeds as well
- F: Expand the fairway leading up and around the approach bunker to aid all classes of golfers
- G: Expand the green and consider restoring the two levels (front and back) once originally drawn by Ross
- H: Rebuild the two bunkers at the rear to better fit into the landform



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