

Mary Trudeau
Wetlands Consultant
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Lexington, Massachusetts 02420

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marytrudeau@ymail.com

February 5, 2017

Conservation Commission
Carby Street Municipal Building
50 Carby Street
Westwood, Massachusetts 02090

To the Commission:

The Dedham Country and Polo Club is proposing a complete replacement of the existing irrigation system with a more efficient, state of the art watering system. The enclosed Notice of Intent application is filed for activities related to this work. An almost identical application is being submitted to the Dedham Conservation Commission. As required, I have included ten copies of each permit application.

Under the Massachusetts Wetlands Protection Act, I have assumed that the work included in this filing would be considered a Category 2(j) "other activities", as there does not appear to be a more suitable category for the filing of this description of the Club's landscaping/maintenance plan. This category consists of a fee of \$500.00 (five hundred dollars). This is the fee that was paid to the Westwood Conservation Commission with the filing of a similar Notice of Intent in 2009, and in 2012, as well as to the Dedham Conservation Commission for a similar request.

Under the local bylaw, I have calculated a \$250.00 (two hundred fifty dollar) fee for the irrigation system. The work proposed requires 9137 linear feet of irrigation line within a designated freshwater wetland, buffer zone or Riverfront Area associated with the Rock Meadow Brook, in Westwood. I have calculated the variable portion of the fee by assuming that the irrigation line occupies approximately one (1) square foot and used that to determine the remaining \$913.70 portion of the fee.

The DCPC is not requesting that the Commission review the wetlands delineation shown on the plan under the Massachusetts Wetlands Protection Act. The delineation shown was originally used by the Commission in 2006, and continues to accurately reflect the hydrology of the site. All work is within landscaped areas, and there is no permanent alteration of any wetland resource areas proposed, nor is there any work outside of the footprint of the managed, landscaped course.

Please feel free to call me if you have any questions.

Sincerely,


Mary Trudeau, for
Dedham Country and Polo Club



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Westwood

City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

124 Country Club Road Westwood
 a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: _____
 d. Latitude e. Longitude

_____ f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Ryan Kenney
 a. First Name b. Last Name

Dedham Country and Polo Club
 c. Organization

124 Country Club Way
 d. Street Address

Dedham MA 02026
 e. City/Town f. State g. Zip Code

_____ h. Phone Number i. Fax Number rkenney@dedhamclub.org
 j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

_____ a. First Name b. Last Name

Dedham Country and Polo Club
 c. Organization

124 Country Club Way
 d. Street Address

Dedham MA 02026
 e. City/Town f. State g. Zip Code

_____ h. Phone Number i. Fax Number rkenney@dedhamclub.org
 j. Email address

4. Representative (if any):

Mary Trudeau
 a. First Name b. Last Name

_____ c. Company
141 Lowell Street
 d. Street Address

Lexington MA 02420
 e. City/Town f. State g. Zip Code

781 424 4768 marytrudeau@gmail.com
 h. Phone Number i. Fax Number j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$ 750.00 \$362.50 \$387.50 plus local fees
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Work includes installation of a new irrigation system within the existing golf course.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home, 2. Residential Subdivision, 3. Commercial/Industrial, 4. Dock/Pier, 5. Utilities, 6. Coastal engineering Structure, 7. Agriculture (e.g., cranberries, forestry), 8. Transportation, 9. Other (checked)

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes (unchecked) No (checked) If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

734 and 630

c. Book

b. Certificate # (if registered land)

162 and 3, respectively

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. Inland Resource Areas (checked) (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	9137 linear feet 1. square feet	9137 linear feet 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	0 1. square feet 0 3. cubic feet of flood storage lost	0 2. square feet 4. cubic feet replaced

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Rock Meadow Brook - Inland 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 474,666 square feet
square feet

4. Proposed alteration of the Riverfront Area:

2919 linear feet 0 0
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____ 2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

- 2008 _____
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 1213 Purchase Street – 3rd Floor
 New Bedford, MA 02740-6694
 Email: DMF.EnvReview-South@state.ma.us

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

- a. Yes No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

- a. Yes No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.

- b. No. Check why the project is exempt:

1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Westwood

City/Town

D. Additional Information (cont'd)

- 3. [X] Identify the method for BVW and other resource area boundary delineations...
4. [X] List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. [] If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. [] Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. [] Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. [X] Attach NOI Wetland Fee Transmittal Form
9. [] Attach Stormwater Report, if needed.

E. Fees

- 1. [] Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

Dedham Country and Polo Club

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

[Handwritten Signature]

Feb 5, 2017

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

124 Country Club Road
 a. Street Address
 Dedham
 b. City/Town
 c. Check number
 d. Fee amount

2. Applicant Mailing Address:

Ryan
 a. First Name
 Dedham Country and Polo Club
 c. Organization
 124 Country Club
 d. Mailing Address
 Dedham
 e. City/Town
 MA
 f. State
 02026
 g. Zip Code
 rkenney@dedhamclub.org
 j. Email Address
 h. Phone Number
 i. Fax Number

3. Property Owner (if different):

a. First Name
 Dedham Country and Polo Club
 c. Organization
 124 Country Club Road
 d. Mailing Address
 Dedham
 e. City/Town
 MA
 f. State
 02026
 g. Zip Code
 h. Phone Number
 i. Fax Number
 j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Irrigation	1	\$500	\$
(category 2 (J))	x 1.50		\$750.00

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

Total Project Fee:	\$750.00
State share of filing Fee:	a. Total Fee from Step 5 \$362.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$387.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Worksheet for Fees
Westwood Wetlands Bylaw - Article 18
(in Addition to DEP filing Fees)**

Applicant: Dedham Country and Polo Club

Address: 124 Country Club Road, Dedham, MA 02026

Location of Project: Dedham Country and Polo Club (Westwood portion)

Notice of Intent

- 1. Minor project \$100.00
- 2. Major project X \$250.00 plus \$1.00 additional ten sq. ft of disturbance

(9137 Linear feet of irrigation line at (0.10 / sf) = \$913.70 dollars)

- 3. New single family home _____ \$500.00 plus \$1.00 per 10 sq. ft. of disturbance
- 4. Subdivision road and utility _____ \$750.00 plus \$5.00 per road sideline in resource or buffer zone
- 5. Drainage detention/retention _____ \$750.00 plus \$1.00 per 100 sq. ft. of basin in resource or buffer zone
- 6. Multiple Dwelling _____ \$500.00 plus \$100.00/unit and \$1.00 per 10 sq. ft. of disturbance
- 7. Commercial institutional, industrial _____ \$750.00 plus \$1.00 per 10 sq. ft. of disturbance

- 8. Request for Del. of Applicability _____ **@ \$100.00**

- 9. ANORAD _____ \$750.00 plus \$1.00 per 10 sq. ft. of disturbance

- 10. Application filed after enforcement _____ Double application fees

- 11. Amendments \$100.00

- 12. Certificate of Compliance
 - Residence \$100.00
 - Non Residence \$) 00.00
 - Commercial or subdivision \$200.00
- 13. Emergency Certificate \$100.00

- 14. Agent Site Visit
 - Resident _____ \$25.00 per hour
 - Non Resident _____ \$45.00 per hour

Total \$ 1163.70 dollars

See Westwood Wetlands Protection Bylaw Regulations for more detail.

**Notification to Abutters
Under the
Massachusetts Wetlands Protection Act
And
Westwood Wetlands Protection Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is ___Dedham Country and Polo Club ___
- B. The applicant has filed a Notice of Intent with the Dedham Conservation Commission, for the installation of a new irrigation system within the golf course. This is filed under the Wetlands Protection Act (General Laws Chapter 131, Section 40 and the Dedham wetlands protection bylaw.
- C. The address or location of the lot where the activity is proposed is: 124 Country Club Road, Dedham, MA
- D. Copies of the Notice of Intent may be examined at the Conservation Commission's office, located at Westwood Town Office Building at 50 Carby Street Street, Westwood , by appointment with the Conservation Commission Administrator. For more information call the Conservation Committee at (781) 252 2580, or the applicant's representative at 781-424 4768 (Mary Trudeau)_.
- E. Copies of the Notice of Intent may be obtained (at a fee) from the applicant's representative by calling 781-424-4768 (Mary Trudeau) between the hours of 8:30 to 4:30 and on the days Monday thru Friday.

The public hearing for this project is scheduled for March 8, 2017 in the Champagne Meeting Room.

PLEASE NOTE:

1. Notice of the public hearing, including its date, time and place will be published at least five (5) business days in advance in a local paper.
2. Notice of the public hearing including date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.
3. You also may contact the Department of Environmental Protection (DEP) Regional Office for more information about this application, or the Wetlands Protection Act. To contact the DEP, Northeast Region, call ((781) 694-3200 (Northeast Regional Office).

List of Attachments

**Dedham Country and Polo Club
Westwood, Massachusetts**

**Notice of Intent Filing
February 2017**

- 1. USGS Locus Map**
- 2. FEMA Mapping for Westwood Portions of Site**
- 3. NHESP mapping**
- 4. Wetlands Delineation Mapping**
- 5. Westwood GIS locus**
- 6. Description of Work**
- 7. Site Plans**

71°15.000' W

71°14.000' W

71°13.000' W

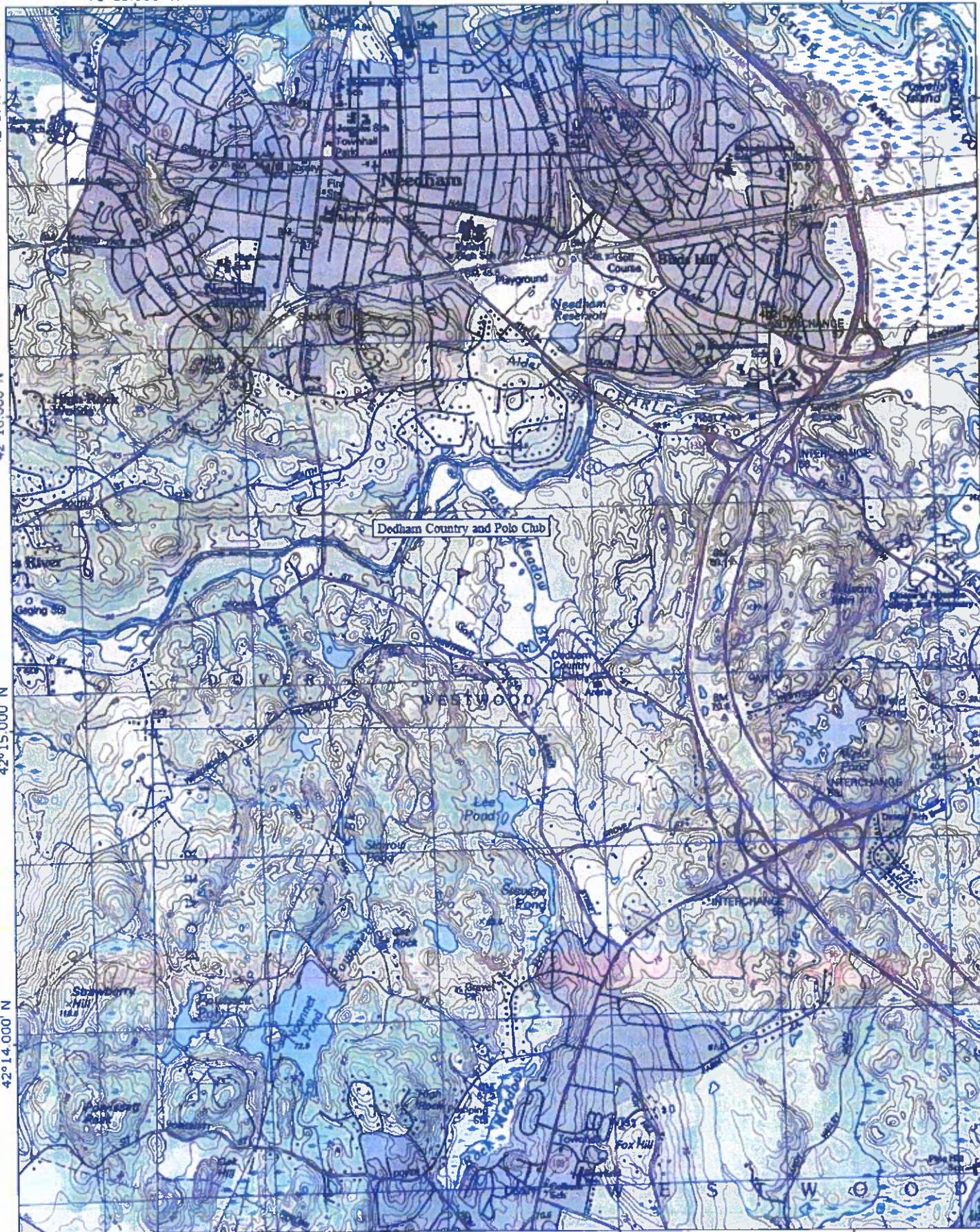
WGS84 71°12.000' W

42°17.000' N

42°16.000' N

42°15.000' N

42°14.000' N



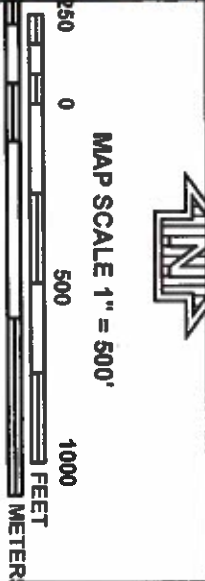
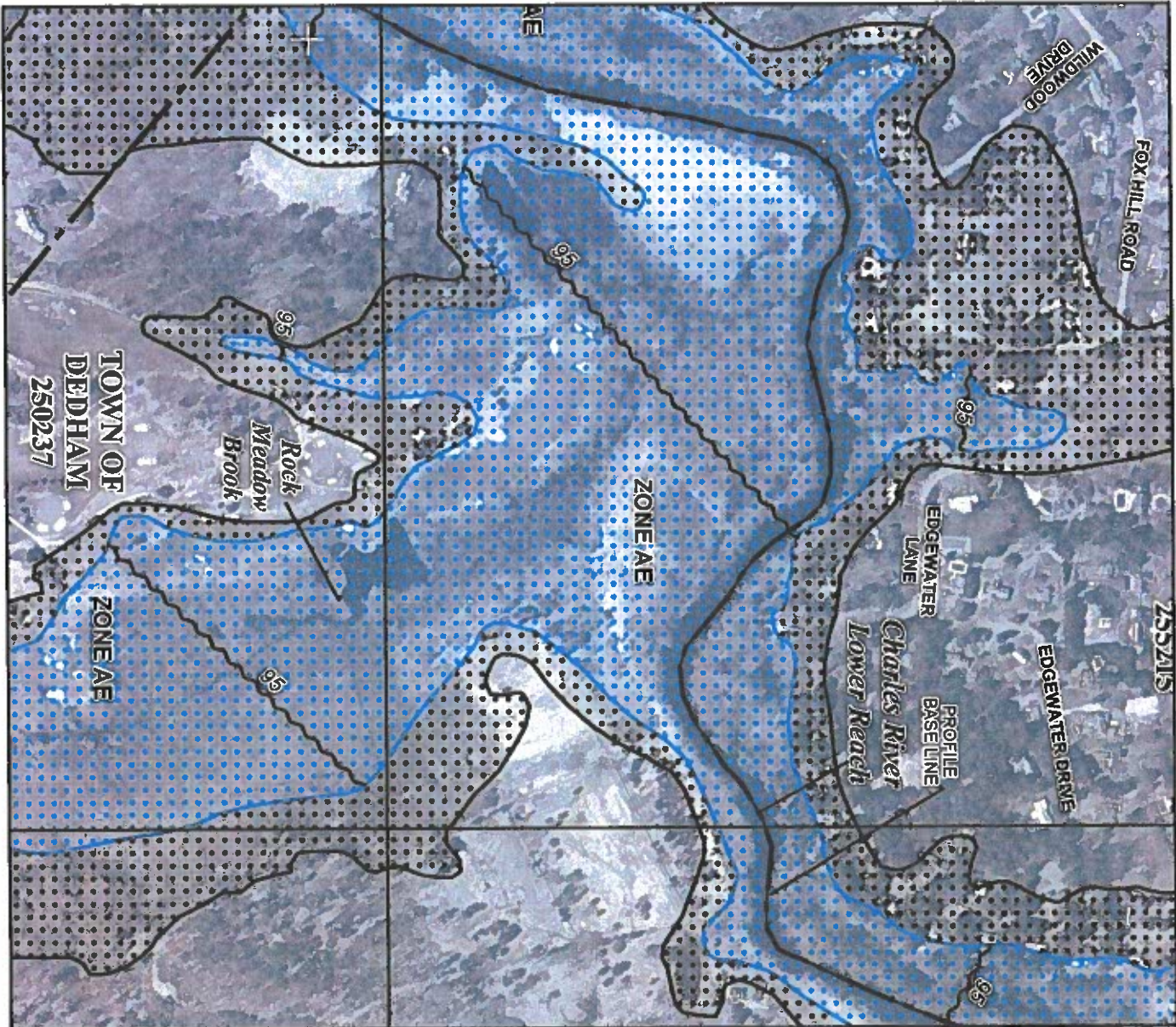
71°15.000' W

71°14.000' W

71°13.000' W

WGS84 71°12.000' W





NFIP

PANEL 0038E

FIRM

FLOOD INSURANCE RATE MAP

**NORFOLK COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)**

PANEL 38 OF 430
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DEDHAM, TOWN OF	250237	0038	E
DEDHAM, TOWN OF	250238	0038	E
NEEDHAM, TOWN OF	250215	0038	E
WESTWOOD, TOWN OF	252225	0038	E

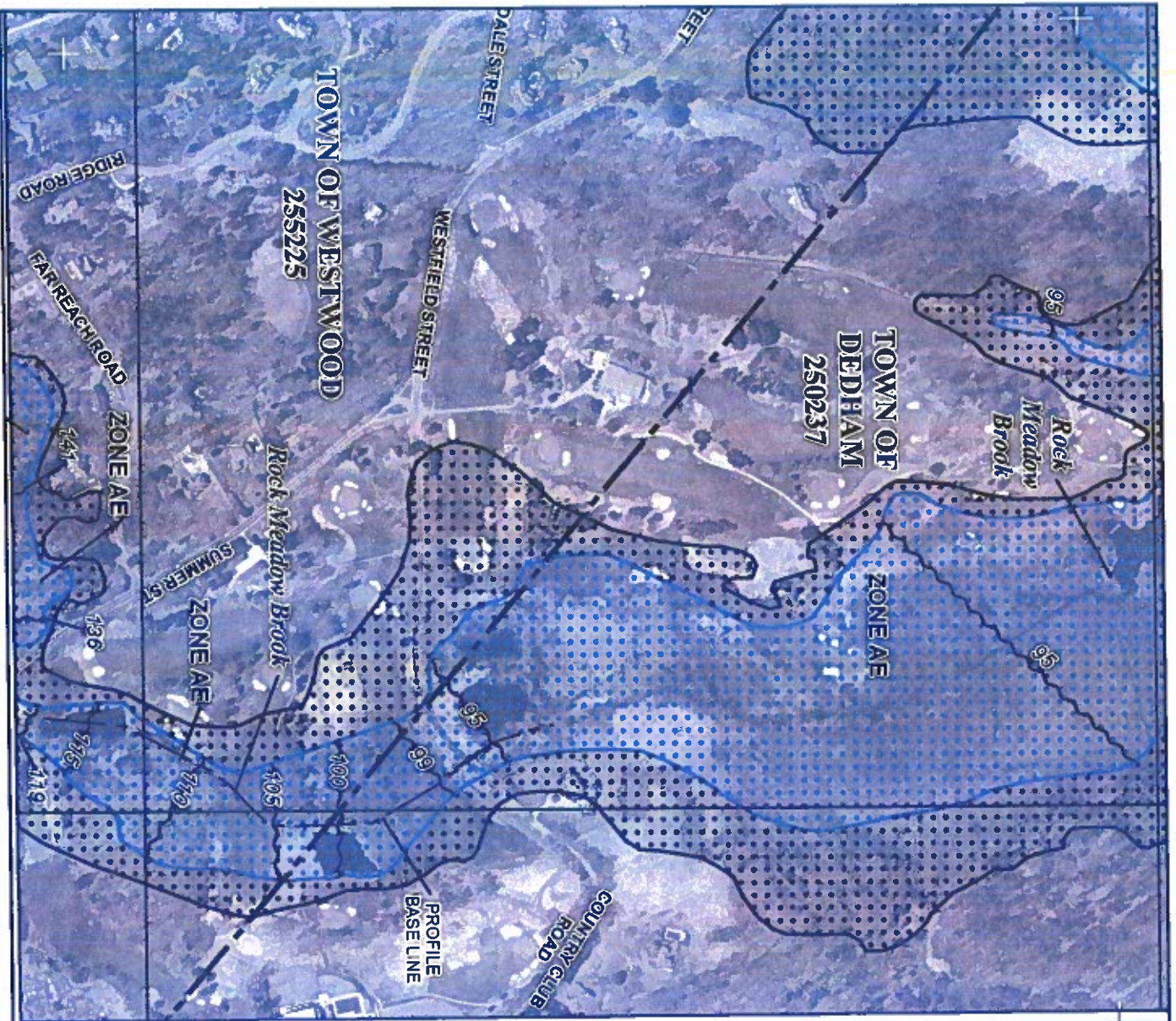
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
25021C0038E

EFFECTIVE DATE
JULY 17, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nrc.fema.gov



MAP SCALE 1" = 500'



NFIP

PANEL 0038E

FIRM

**FLOOD INSURANCE RATE MAP
NORFOLK COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)**

**PANEL 38 OF 430
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)**

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DEDHAM TOWN OF	250237	0038	E
DOVER TOWN OF	250236	0038	E
DEDHAM TOWN OF	250235	0038	E
WESTWOOD TOWN OF	255225	0038	E

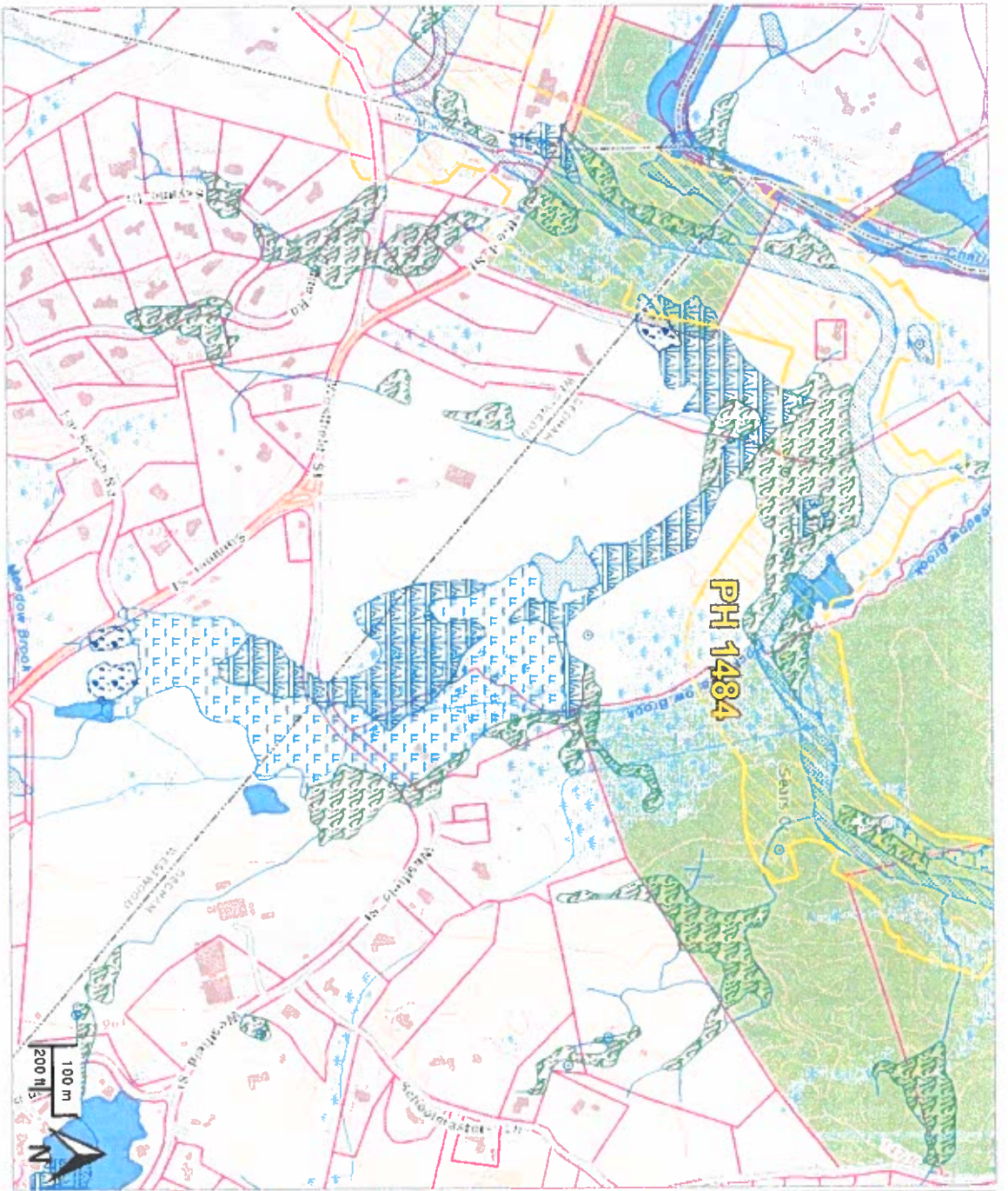
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- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- DEP Wetlands Linear Features
- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- WETLAND LIMIT
- CLOSURE LINE
- DEP Wetlands Hydrologic Connections
- DEP Wetlands Detailed with Outline
- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees
- Tax Parcells for Query
- Detailed Features

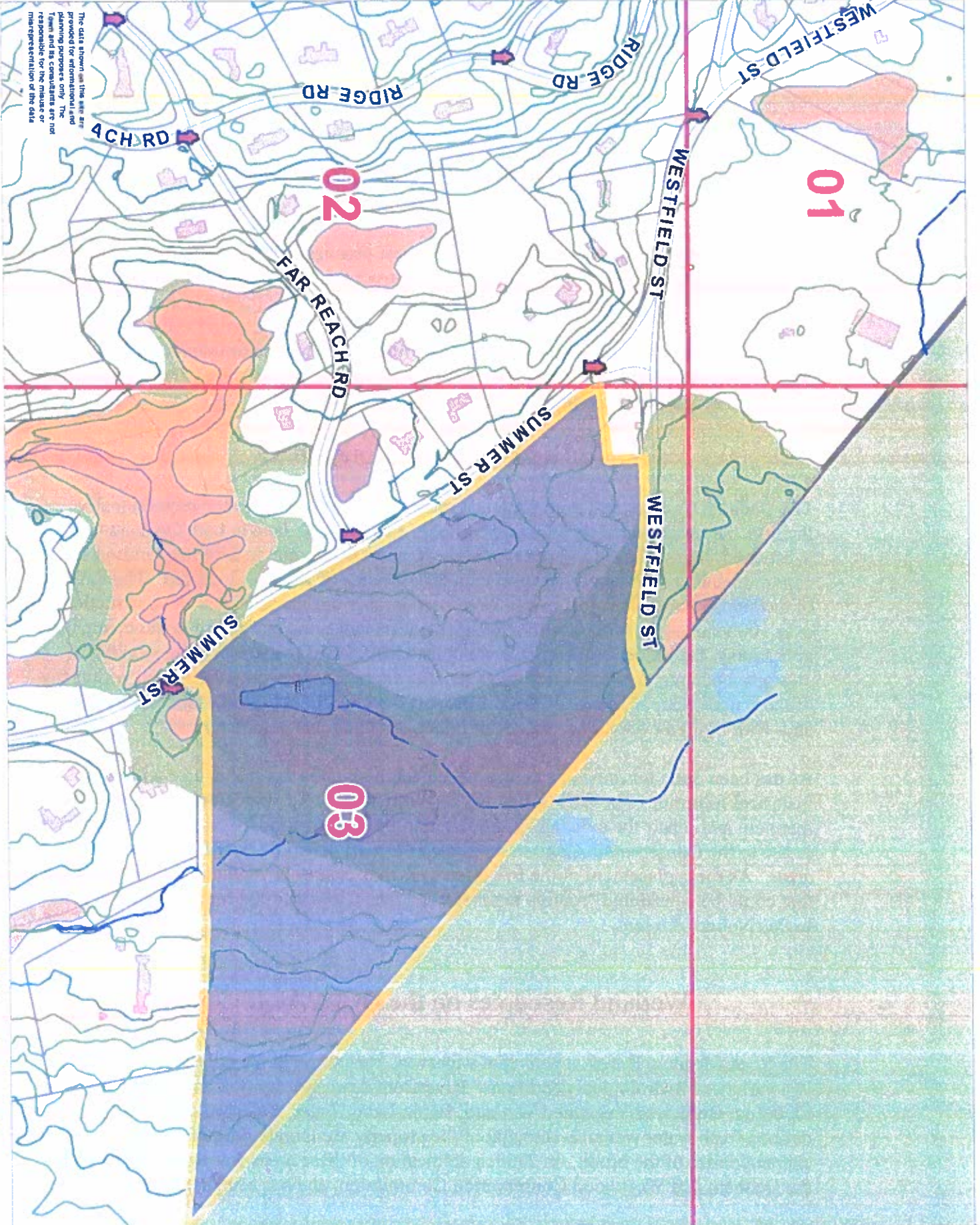


- Address Numbers
- Assessors Map Index
- Veterans Park Paths
- 2. Veterans Park Bridges
- Hydrants
- Water Service
- Out of Service
- 1. Reported
- 1. Buried
- Trails

- Contours
- 50ft Contours
- 10ft Contours
- 2ft Contours
- Wetlands (MassGIS)
- Deep Marsh
- Open Water
- Shallow Marsh Meadow
- Straw Swamp
- Wooded Swamp
- Wooded Swamp Pond
- Wooded Swamp Floor
- Wetlands (State Restricted)
- Wetlands (Town)

- MA-ESP Certified Vernal Ponds
- 2012 FEMA Flood Zones
- A
- AE
- AH
- AO
- 0.2 PCT ANNUAL CH2
- Parcel
- Parcel with Orbits
- Train ROW
- Road ROW
- Road ROW
- Buildings

- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Rivers and Streams
- Open Water



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 02/06/2017 at 10:52 AM

Description of Work:

This Notice of Intent application is filed to request permission from both Dedham and Westwood Conservation Commissions to reconstruct the irrigation system on the golf course. As the work associated with the project is substantially the same throughout the course, the DCPC is filing nearly identical Notices, concurrently, with Dedham and Westwood Conservation Commissions. The filing of this Notice of Intent (NOI) will allow the Dedham and Westwood Conservation Commissions to review and regulate the activities required by the upgrade to the existing irrigation system.

Description of Work Area

The Dedham Country and Polo Club is a privately owned and operated recreational facility. The approximately 133-acre complex encompasses land in both Dedham, and Westwood, Massachusetts. Approximately 70 acres of this site is kept in a landscaped condition and is considered the "golf course," 42 acres of which is irrigated. The limits of the lands managed as golf course have been largely unchanged since its construction over 100 years ago. While this Notice of Intent includes only areas within the maintained golf course, the DCPC property also contains undeveloped lands, including wooded swamps, open marshes and shrub swamps. No alterations or work is proposed within any of these undeveloped areas, all work is proposed within the footprint of the golf course and, with limited exceptions, outside of intact, jurisdictional resource areas.

As has been done for most of a century, the Club maintains the golf course within its historical footprint. The DCPC, has agreed through past Orders of Conditions, only to maintain and repair the existing systems, and to bring any proposed expansion or changes in use to the Conservation Commission when the work is within the defined jurisdictional areas. As the replacement of the irrigation system is clearly beyond that level of work that could be considered "routine maintenance", the Club has filed for the improvements in this Notice of Intent.

Wetland Resources on the DCPC Golf Course

The Rock Meadow Brook, a perennial waterway, runs through the golf course, resulting in a variety of hydrological conditions. Riverfront Area, Bordering Land Subject to Flooding; Bordering Vegetated Wetland; Bank; Land Under Waterway and locally defined fresh water wetlands throughout the property are largely defined by the characteristics of the brook. In 2009, a delineation of these areas was approved by both the Dedham and Westwood Conservation Commission, and has been the basis for filings

Dedham Country and Polo Club: Replacement of Irrigation System February 2017

in both towns since that time. A plan showing the delineation of wetland resource areas has been attached to the Notice of Intent filing as an exhibit.

The following photo shows a portion of the Rock Meadow brook as it runs from Westwood towards Country Club Road:



Other wetland resources on the site reflect the creation of water holding impoundments throughout the course. The Club currently maintains several small “ponds” for aesthetic, functional and recreational usage. The following photo shows the waterbody found at the 16th green. This impoundment contains a small weir, used to retain flows from the Rock Meadow Brook:



While the majority of the Club acreage consists of uplands, or is maintained in a manicured lawn condition as a golf course, there are wetlands within and adjacent to the golf course. Wetlands within the actively managed terrain of the golf course have been incorporated into the playing surfaces of the golf course, and are maintained with a grassed surface, watered by an irrigation system and/or drained by historic tiles. These areas are used as fairways, roughs or greens, and are actively managed to allow for recreational use of the golf course throughout much of the year. In general, the alterations that created the golfing terrain have significantly altered the character of “wetlands” within the confines of the course. In some of these areas, portions of the maintained landscape have been determined to contain or retain wetland characteristics, such as hydric soils and/or seasonal inundation (or flooding), and the DCPC has worked with both the Westwood and Dedham Conservation Commissions to designate these areas as wetlands. While these portions of the course may no longer have the appearance of a wetland, the areas that are referred to as wetlands (within the maintained landscape of the course) retain varying degrees of “wetland” function. The following photo shows a portion of the course, adjacent to a naturally vegetated wetland and the irrigation pond. As is shown on the attached wetlands delineation plan, portions of these maintained fairways, an example is shown below, are within areas identified as wetland resource areas. In these areas, it is the management strategies that alter the condition of the naturally occurring vegetation:



The limits of these agreed upon wetlands are shown on the site plans submitted with this project. These jurisdictional areas are found within rough areas, fairways and greens associated with the golf course. As in previous filings, these areas have been shown on the project site plans as “wetlands”. The applicant is not proposing a formal wetlands delineation in this filing, and acknowledges that some of the activities included in the

scope of work for the replacement of the irrigation system are within jurisdictional resource or buffer zone areas.

The activities proposed in this filing will not result in any permanent loss of wetlands, only temporary disturbances are proposed, and neither the work or the new irrigation system will alter the agreed upon limits of wetlands on the site. The irrigation system is proposed within areas currently maintained as a golf course, within the managed greens, fairways and rough areas. There is no removal of native or indigenous vegetation proposed, and there are no changes in the topography through the work proposed in this filing. Sod and soils will experience temporary disturbance during the cutting of the trench, but the soils will be back in the trench, and the sod replaced, likely at the end of every work day. Impacts are likely limited to the day of installation, and as the trenches should be revegetated with sod at the end of the work day, there is little concern with sediment discharge. As with all projects at the Club, the goal is to maintain play, and to have complete restoration of disturbances within a day. The Club estimates that installation of irrigation will require one week of work at each of the 18 holes on the course.

Current Water Conservation Measures at the Club

The DCPC has an active and dynamic program in place to use water resources effectively. The Club has, over the past several years, initiated a variety of water conservation measures, including changes in watering strategies; increased use of drought tolerant fescues as well as a significant investment in the installation of new sprinkler heads (and a more accurate watering control system) several years ago. This system has now become "antiquated". Other measures include the implementation of a regular de-thatching program to incorporate healthier, more self-sustainable turf, which has increased the health and vigor of the course. Smaller measures, but no less effective include promoting hand-watering turf areas as opposed to running heads, reducing water usage whenever feasible. As reported to the Conservation Commissions in past discussions, the Club pursued and has maintained Audubon certification as a means of self-checking progress in instituting environmentally sensitive measures in its operations.

While all of these measures have improved water conservation and reduced consumption, the Club has determined that the complete replacement of the existing irrigation system will promote efficiencies that far exceed the measures currently in place to effectively manage water resources to maintain the golf course.

Scope of the Notice of Intent

In general, recent Order of Conditions issued by the Westwood and Dedham Commissions regulated routine maintenance activities within the limits of the historically maintained course. Any expansion of the fairways, greens or mowed areas was included in individual filings for projects regulated in earlier Orders of Conditions.

While the current project does not expand the footprint of the course, it does involve a significant amount of disturbance (albeit temporary) and requires the filing of an individual Notice of Intent.

The Club is proposing the complete reconstruction of the watering (irrigation) system servicing the golf course. This upgrade is a 3 plus million dollar investment that should improve efficiencies and water conservation on the golf course, to the benefit of the Rock Meadow Brook watershed. The Club has selected a state-of-the-art Toro brand irrigation system, incorporating a Smart Satellite Control System with Infinity Sensor irrigation heads and field sensors to provide up to the minute information on moisture, salinity and temperatures on the course. This system will allow for a much higher level of accuracy in water application, and should result in improved conservation of water resources utilized on the course. The new system will allow for remote management of sprinkler heads, including the ability to re-align the direction of and distance of water thrown off individual heads, and the ability to water only those areas requiring hydration. The system can be run remotely allows for 24 hour a day management of water distribution. These improvements will increase infiltration, and minimize loss through evapotranspiration, over watering or poorly directed sprinkler heads.

The new system will replace antiquated, PVC piping with HDPE lines, a stronger, longer lasting product. This will eliminate current water loss from broken lines which is not only a conservation issue, but creates problems with over saturation and damage to the turf. Replacing the lines will also reduce maintenance and repair work, reducing the temporary disturbances necessary to maintain the current system of pvc pipes.

The new system is also designed with quick coupler connections to allow for easier hand watering when only limited water is needed, which also will contribute to water conservation.

Description of Work

The proposed work is phased to allow for operation of the golf course throughout the construction period required for the installation of the new irrigation system. The Club anticipates that the work will span a period of 4-6 months, with no more than two holes being under construction at the same time. The work has been tentatively scheduled for Fall of 2017, with the work continuing throughout the winter months (weather permitting). Due to the nature of the work and the need to maintain playing areas in excellent conditions, work will not be done during rain events, nor within areas experiencing excessive saturation; inundation or high ground water conditions.

Removal of Existing Irrigation System Components

The DCPC proposes to remove the existing sprinkler heads, and valve boxes, from the course. In order to minimize the area of disturbance, the existing irrigation lines will be abandoned in place, with the pipes capped. In areas where there is a conflict with the new irrigation lines, the Club will remove the older pipe with hand shovels and pipe cutters.

Installation of New Irrigation System Components

The installation of the new system begins with the layout of the new system across the course. This work is likely to be done with a GPS unit, as the openness of the course allows for very accurate satellite reception. The layout will be “painted” on the course with water based chalk paint, or marked with stakes and flags.

The installation is phased into daily trench work. At the beginning of each work day, the sod is removed over the entire length of the drain line to be installed that day. The goal of the work program for the installation requires that trenches are closed, and sodded at the end of each work day. The following photos show the beginning of a typical work day, with the removal of sod:



The following photo shows typical open trenches during the work day, prior to the laying of the irrigation lines:



The digging of the new irrigation lines will be done with a mechanical trencher, a large-toothed blade attached to a small, tracked vehicle, such as a “Bobcat”. (The common nomenclature is “Ditch Witch”.) The installation requires a trench depth of approximately 18-36 inches. This can be done in a single pass of the trencher. The trencher lays the excavate along the edges of the trench, exposing the cut. After the trench is cut, the new HDPE lines will be laid, and the trench backfilled.

Occasionally, the trencher cannot complete an excavation due to rocks, or perhaps large tree roots. To minimize disturbance on the course all practicable excavation (beyond that done by the trencher) will be by hand shovel, rock wheel, or pulling pipes, using heavy equipment only when necessary (ie unusually large rocks). The following photo shows handwork being done to create portions of a trench:



Many of the trenches can be expected to have roots within the footprint of the proposed irrigation lines. Roots disturbed by the trench cutting will require hand cutting to minimized the potential for damage to tree, and reduce the surface areas available for bacteria, rot or decay to occur.



In general, the cut edges will be cut “flat” to encourage regrowth and minimize impacts to the tree. Roots that have been ripped and torn with backhoes typically leave a large amount of root surface exposed to pathogens and unnecessary drying. Clean cuts are an absolute necessity if quick compartmentalization of decay is desired. After pruning, it is essential that cut roots be back-filled as quickly as possible.

From the standpoint of wound closure and health, the best time to conduct root pruning is just prior to active root growth which occurs in early spring before bud break and late fall in temperate climates. Root pruning should be avoided during environmentally stressful times such as droughts, floods, active bud break, and shoot growth due to the water and nutrient demands that are placed on the root system during these times.

Work to lay the drain line progresses quickly once the trench is cut and extraneous roots removed. The following photo shows a typical installation of irrigation lines:



As the pipe is laid, and connections completed, the contractor will backfill the trench using the excavate along the side of the trench. Grassy areas will be raked and excess sediment removed from the work areas.

The following photos show typical trench restoration in progress,



At the close of the day, the trench will be compacted, raked, and sod laid along the route of the irrigation lines. If sod was not salvaged from the path of the line, imported sod will be laid across the disturbed area. The goal is to restore the disturbed areas to a fully vegetated condition immediately.

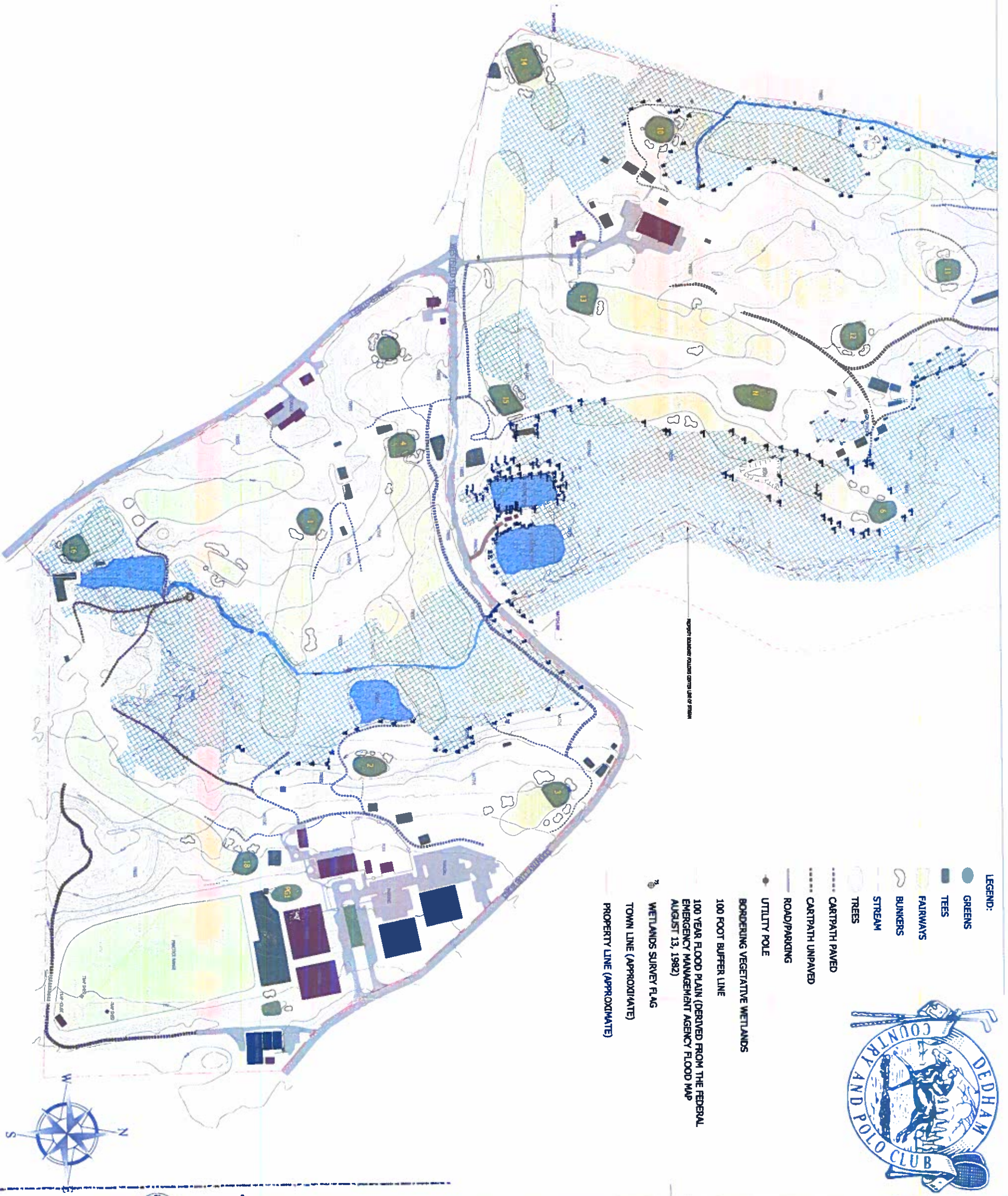


Impacts to Existing Subsurface Drainage System

Large portions of the course contain subsurface drainage systems designed to drain low lying areas and lower groundwater elevations and provide for drier greens and fairways. The historic drain lines (and clay tiles) have helped create a well drained playing surface capable of supporting turf grass growth. These lines and drains have been in place for decades, and consist of a variety of devices including perforated pipes, crushed stone, tiles and other non-permeable materials. The maintenance, but not the expansion, of these drains was approved in the 2009 filing for Maintenance Projects on the Course. As part of this project, no changes or improvements are proposed to the existing drainage system, nor is any expansion included in the work included in this Notice of Intent. If a drain requires repair due to the impacts of the irrigation installation, the repair will be made to the same specifications as exists in the ground. No expansion of the current drainage system is proposed in the scope of this project.

Erosion and Sedimentation Controls

The DCPC manages their earth work through Best Management Practices on a regular basis. These measures are dictated by the need to keep the course “playable” and to close and revegetate trenches at the end of a work day. One BMP is the scheduling of work during appropriate weather conditions. No work will be done during a rain event, nor will work be done in areas with saturated soils or standing water. Additionally, during the installation of the irrigation system, the Club proposes to keep straw wattles available to contain sediments within any trenches cut within one hundred feet of wetlands. In cases where the grade could allow for sediment discharge towards a wetland area, the contractor will set a straw wattle along the trench for the duration of the opening. In sensitive areas, trench spoils will be deposited on the “up” side of the trench. In other cases, the contractor may use tarps to contain the trench spoils, particularly in areas like the “tees”. At the closing of any trench, the spoils will be returned to the trench, the adjacent grassed areas hand raked, and the open trench loamed. No sediments will remain on the course.



LEGEND:

- GREENS
- TEES
- ▨ FAIRWAYS
- BUNKERS
- STREAM
- TREES
- CARTPATH PAVED
- CARTPATH UNPAVED
- ROAD/PARKING
- ◆ UTILITY POLE
- BORDERING VEGETATIVE WETLANDS
- 100 FOOT BUFFER LINE
- 100 YEAR FLOOD PLAIN (DERIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP AUGUST 13, 1982)
- 🚩 WETLANDS SURVEY FLAG
- TOWN LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)



Irrigation
 CONSULTANTS, INC.
 100 N. WASHINGTON STREET
 DEDHAM, MA 02026
 TEL: 508-326-1111
 FAX: 508-326-1112
 WWW.IRRI-CO.COM

CLIENT NAME:
 DEDHAM COUNTRY AND POLO CLUB
 124 COUNTRY CLUB ROAD
 DEDHAM, MA 02026

PROJECT NAME:
 DEDHAM COUNTRY AND POLO CLUB
 GOLF COURSE RECORD DOCUMENTS

PROJECT TITLE:
 WETLAND DELINEATION RECORD

NO.	DATE	BY	DESCRIPTION

PROFESSIONAL SERVICES
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. 10020
 STATE OF MASSACHUSETTS

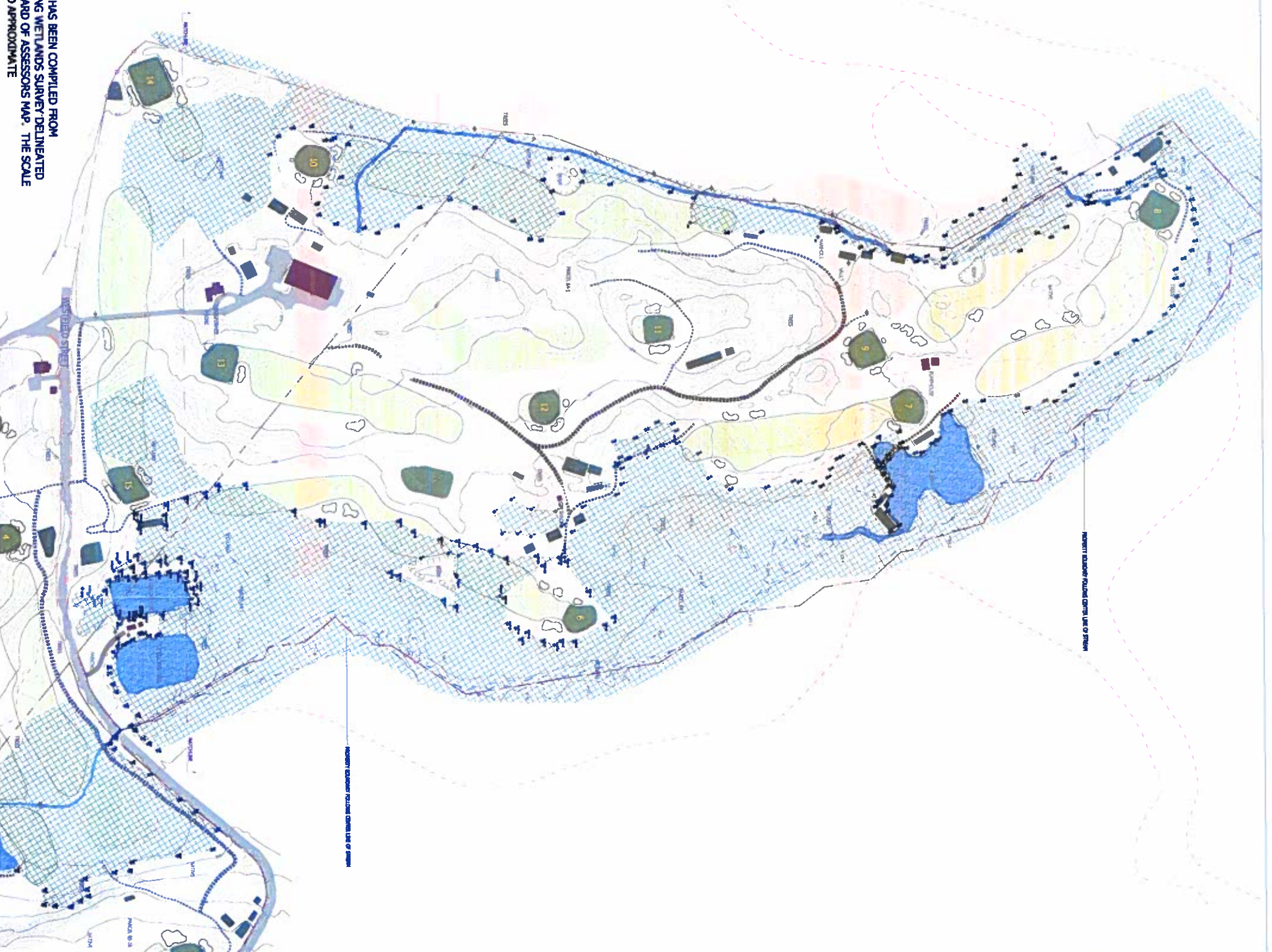
SCALE: 1"=100'
 DATE: 12/13/95

W-1



LEGEND:

- GREENS
- TEES
- FAIRWAYS
- BUNKERS
- STREAM
- TREES
- CARTPATH PAVED
- CARTPATH UNPAVED
- ROAD/PARKING
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- BORDERING VEGETATIVE WETLANDS
- 100 FOOT BUFFER LINE
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- WETLANDS SURVEY FLAG
- TOWN LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- PARCEL BOUNDARY



NOTE:
 INFORMATION REPRESENTED ON THIS PLAN HAS BEEN COMPILED FROM USE OF SUB-METER GPS EQUIPMENT, EXISTING WETLANDS SURVEY DELINEATED BY OTHERS, AND THE TOWN OF DEDHAM BOARD OF ASSESSORS MAP. THE SCALE AND INFORMATION SHOULD BE CONSIDERED APPROXIMATE.



DATE	12/13/2015
SCALE	1"=100'
PROJECT	WETLAND DELINEATION RECORD

PROJECT TITLE:
 WETLAND DELINEATION RECORD

PROJECT NAME:
 DEDHAM COUNTRY AND POLO CLUB
 GOLF COURSE RECORD DOCUMENTS

CLIENT NAME:
 DEDHAM COUNTRY AND POLO CLUB
 124 COUNTRY CLUB ROAD
 DEDHAM, MA 02026





Legend

Existing Cart Path	Wetland Flag	Existing Sprinkler
Existing Paved Road	Existing Wetland	Existing Irrigation Pipe
Existing Tee	Existing Waterbodies	
Existing Green	100ft Buffer to Wetlands	
Existing Fairway	100year Floodplain	
Existing Bunker	Existing Fence	
Existing Building	2ft Contours	

1 inch = 150 feet

0 300 600 Feet

Source:
 Boremap & Environmental Data
 ESRI, DigitalGlobe, GeoEye, IGN, GeoEye
 DaLme, NAVTEQ, TomTom, Intermap,
 InCREMENT P Corp., AEX, GEBCO, USDA,
 USGS, FAO, MNS, NRCAN, GEBCO, Swire,
 GEMAPPING, Aerogrid, IGN, IGP, Kadaster
 NL, Ordnance Survey, Esri Japan, METI,
 Esri China (Hong Kong), Swisstopo, & the
 GIS User Community

DEDHAM COUNTRY AND POLO CLUB

Proposed Irrigation System Improvements

Dedham & Westwood, MA