



May 18, 2020

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David Stowe  
 Director of Maintenance  
 Sterling Golf Management

Dear Mr. Stowe,

The Newton Conservators, who hold the Conservation Restriction (CR) on the Newton Commonwealth Golf Course, received an email request from you to approve plans to renovate the current maintenance building at the golf course and to build a new 3000 square foot maintenance building adjacent to the current maintenance building along the edge of the golf course. On March 26<sup>th</sup> we received a copy of the detailed plans and site view drawings for the new building from Mr. Kevin Osgood, Sterling Golf Management, Inc., President.

After careful review of these plans, and consultations concerning the terms of the Conservation Restriction, the Newton Conservators are able to approve the request to modify the current maintenance building and to build a new maintenance building in accord with the plans at the location specified. This approval was voted upon and passed by the Board of Directors of the Newton Conservators at their meeting on April 22, 2020. A copy of the plans as voted upon is attached. In terms of the CR, we feel the building is needed to enhance the Golf Course operations and thereby make the course better for the public. We also feel that the building, as outlined in the plans sent, does not have any significant impact on the public open space of the golf course and likely will enhance the scenic view of the course, as can be appreciated from the photos, also attached, by allowing material now stored outside to be put under cover. Thus, the new building construction falls within what is allowed by the CR.

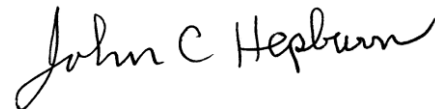
However, we do have concerns about the removal of trees for the new building, the need to screen it with vegetation from the adjoining apartments, and the needed removal of the junk and other material that now resides in the area of the current maintenance building. Thus, we ask the Golf Course to please follow the City tree ordinances on replacement of any trees removed and to protect the remaining trees during construction. Further, we also ask the Golf Course to make a vegetation screen between the new building and the neighboring apartments along the northeastern edge of the property.

Lastly, we ask that the Golf Course please clean up the area and keep it tidy once construction is over so that this area can remain attractive to the public in the future. Please refer to the attached photos showing the current trash and unwanted items stored in the area subject to public view.

Please note that the above approval only pertains to the Conservation Restriction. Any other needed building permits or permissions must be obtained from the proper authorities or agencies.

If you have any questions concerning this, please do not hesitate to contact me.

Sincerely yours,



John C Hepburn  
Vice President, Newton Conservators

[john.hepburn@bc.edu](mailto:john.hepburn@bc.edu)  
617-964-1137

CC:

Rafik E. Ayoub, Project Manager  
Public Building Department, City of Newton  
Kevin Osgood, President  
Sterling Golf Management, Inc.  
Steve Meyer, President  
Newton Commonwealth Foundation, Inc.  
Nicole Banks, Commissioner  
Newton Parks, Recreation and Culture Department  
Lisle Baker, City Councilor  
City of Newton  
Ted Kuklinski, President  
Newton Conservators  
AnnaMaria Abernathy, Secretary  
Newton Conservators

# Newton Commonwealth Golf Course Maintenance Building Renovation and Addition

*for discussion at  
Newton Conservators Board Meeting  
Wed. April 22, 2020*

*Photos – Henry Finch (mostly), Ted Kuklinski*



# Golf Course Layout





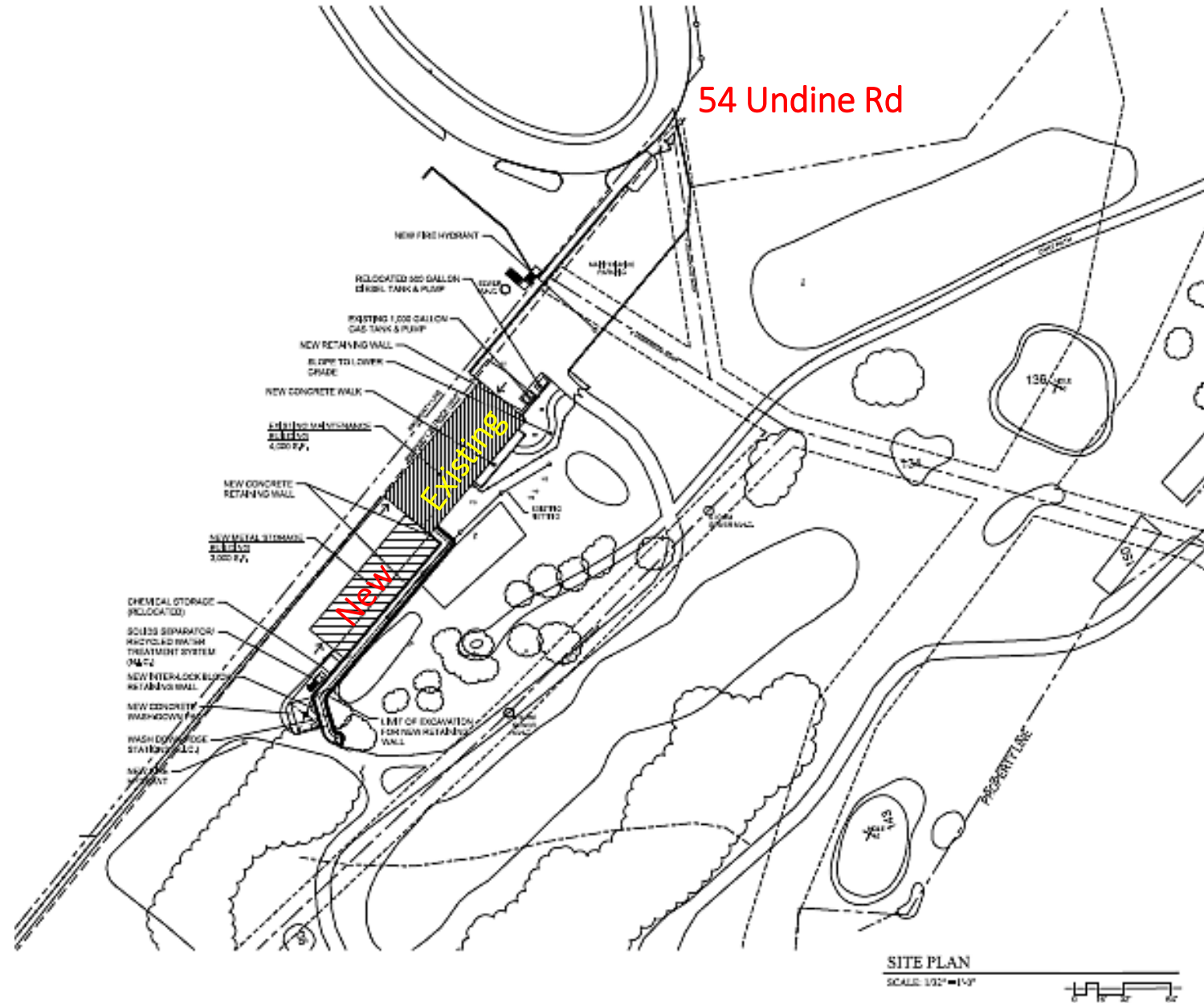
Maintenance Area (red proposed add on building)

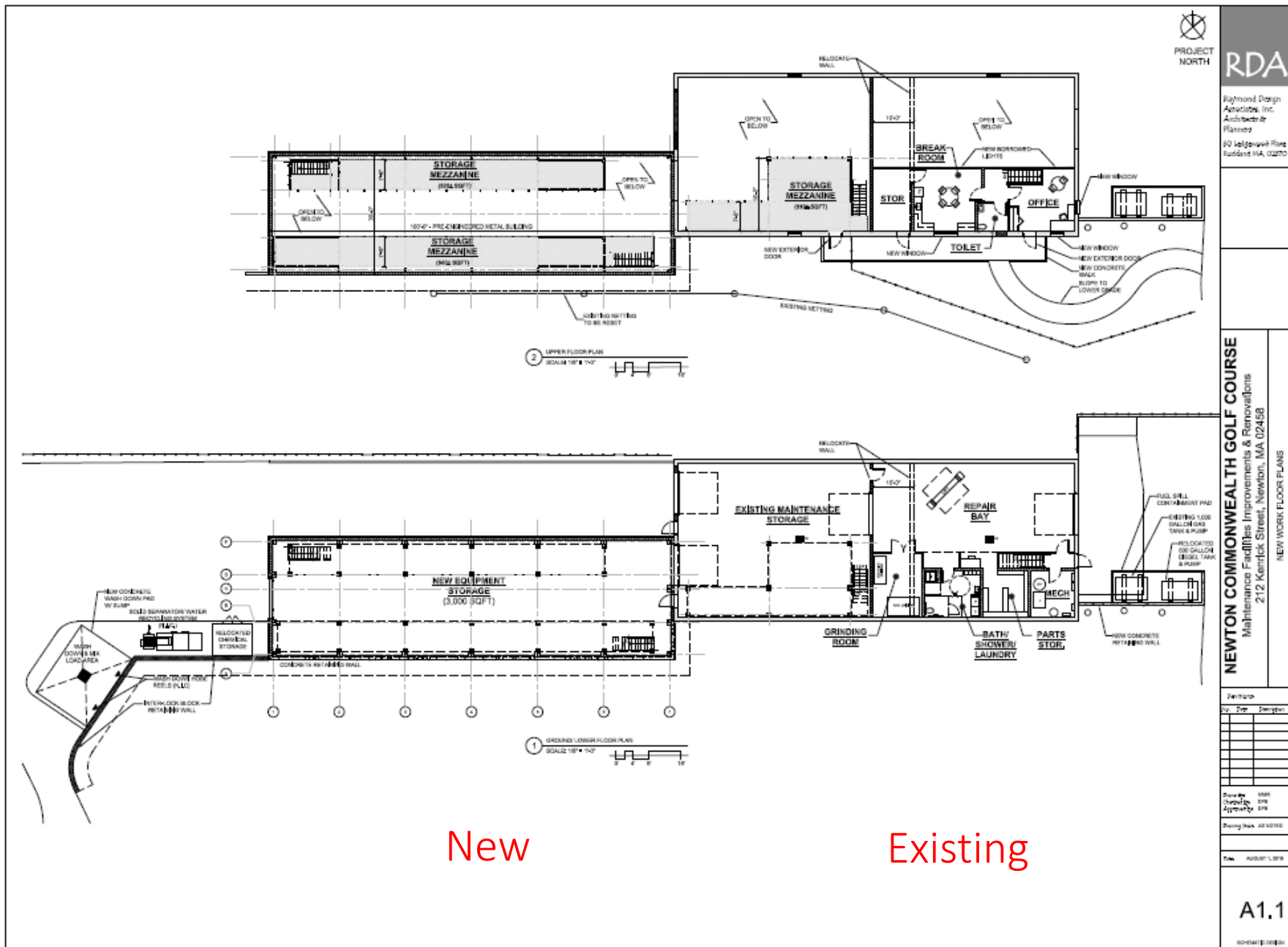
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# Site Plan

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**PROJECT NORTH**

**RDA**  
Raymond Design Associates, Inc.  
Architects & Planners  
40 Kelloggville Road  
Ludlow MA, 02770

**NEWTON COMMONWEALTH GOLF COURSE**  
Maintenance Facilities Improvements & Renovations  
212 Kendrick Street, Newton, MA 02458

NEW WORK FLOOR PLANS

Drawn by	SMH
Checked by	DM
Approved by	DM
Printing Date	08/20/20
File	ARCHIT 139-22



# Renderings

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Apartments



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST

Apartments



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING SOUTH

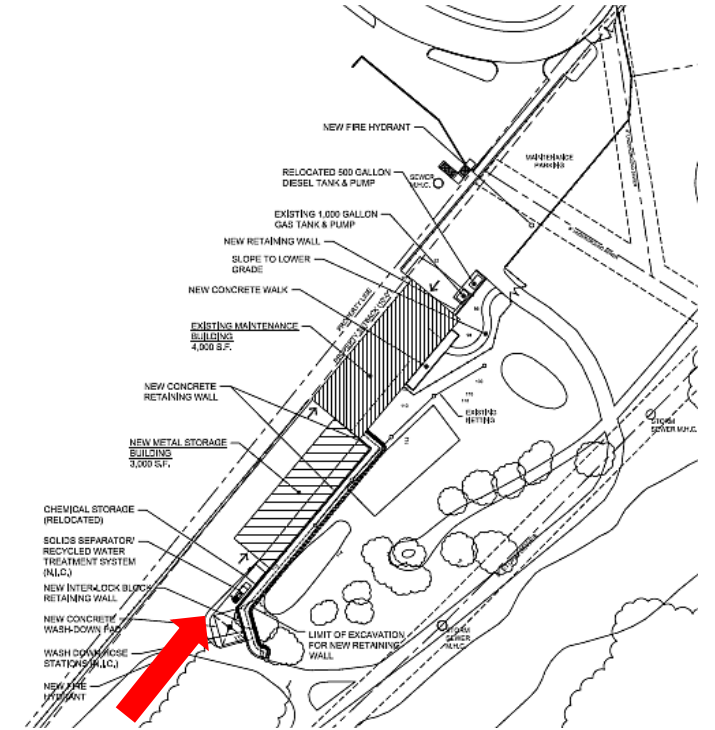
54 Undine Rd

54 Undine Rd



# Far View to Existing Building (junk on edge)

139-22

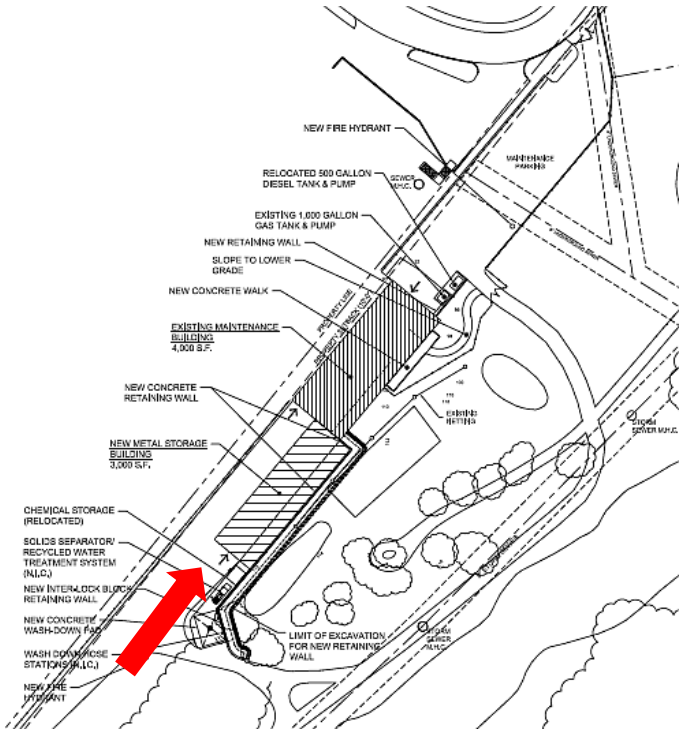




# Closer View to Existing Building



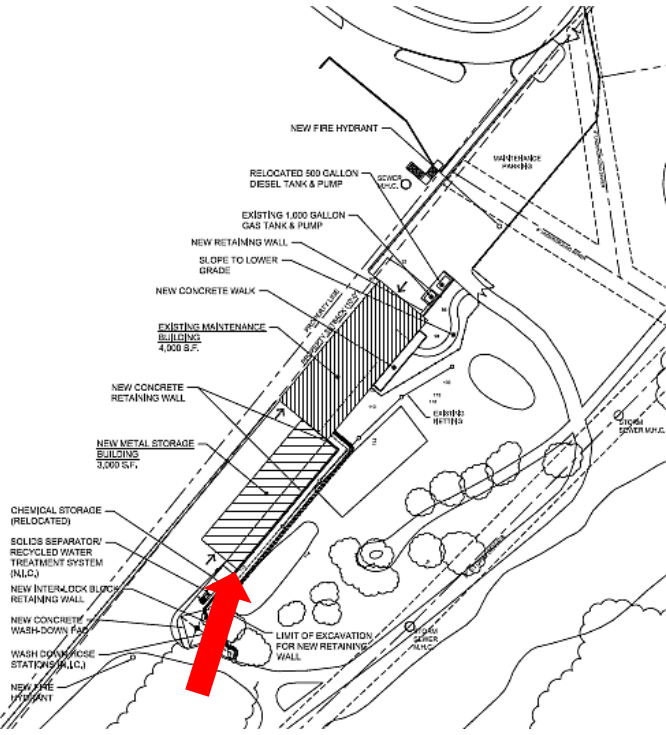
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# Far overview of new building site

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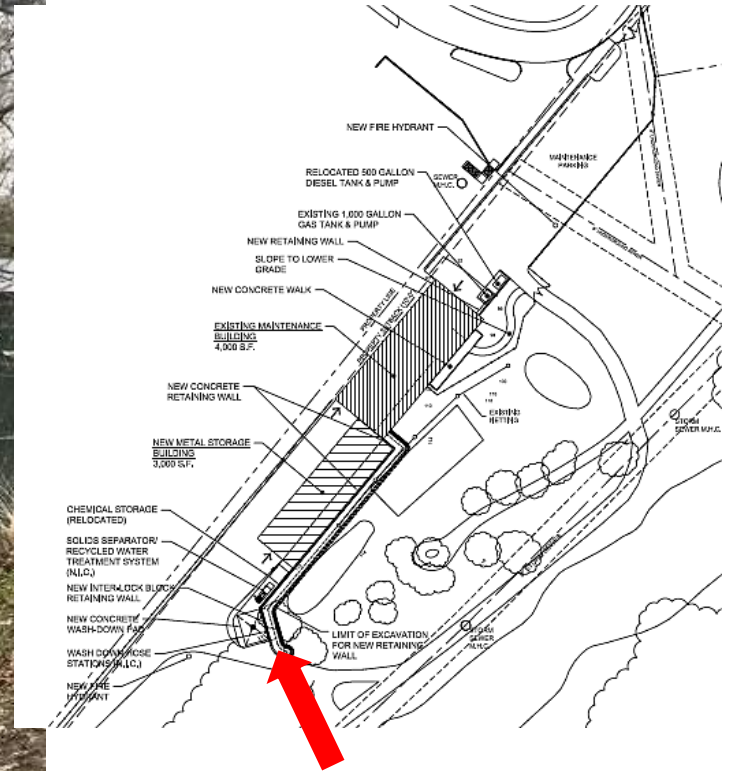




# Closer view of new building site



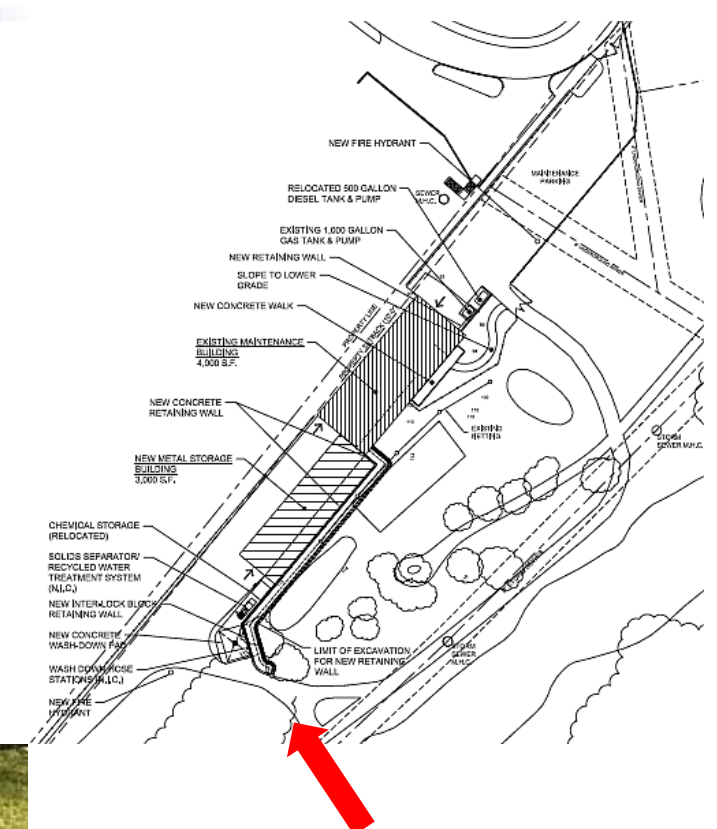
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# View of new building site from higher grade toward apartments

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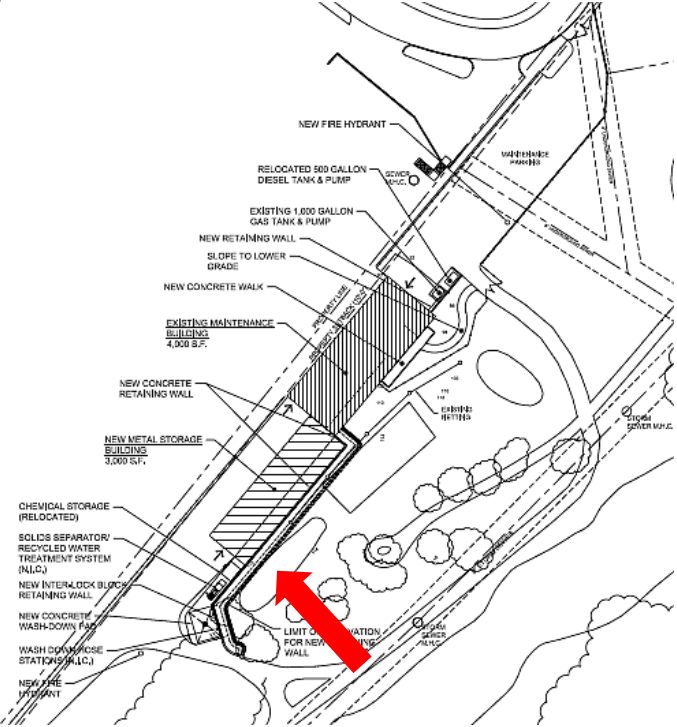




# New building site – view to apartments



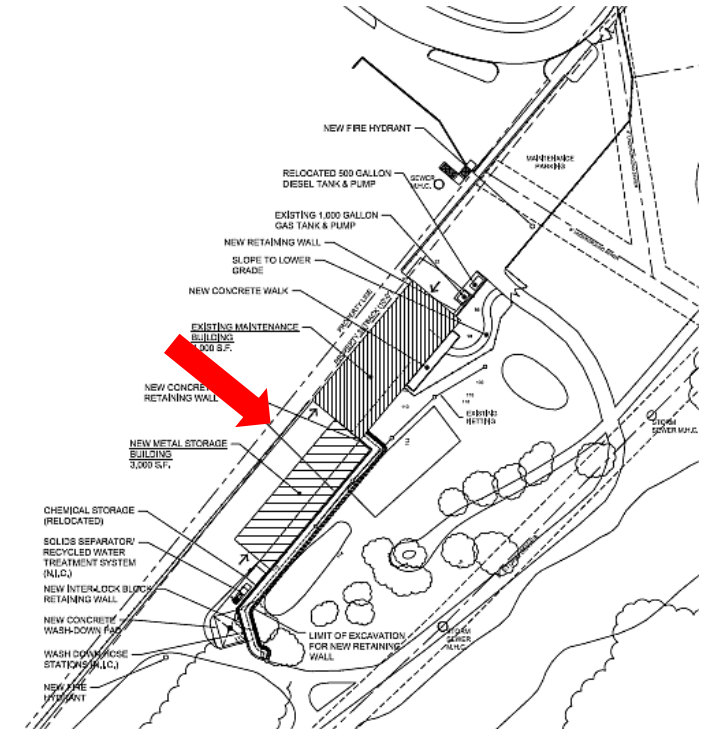
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# View from apartment driveway up to existing building

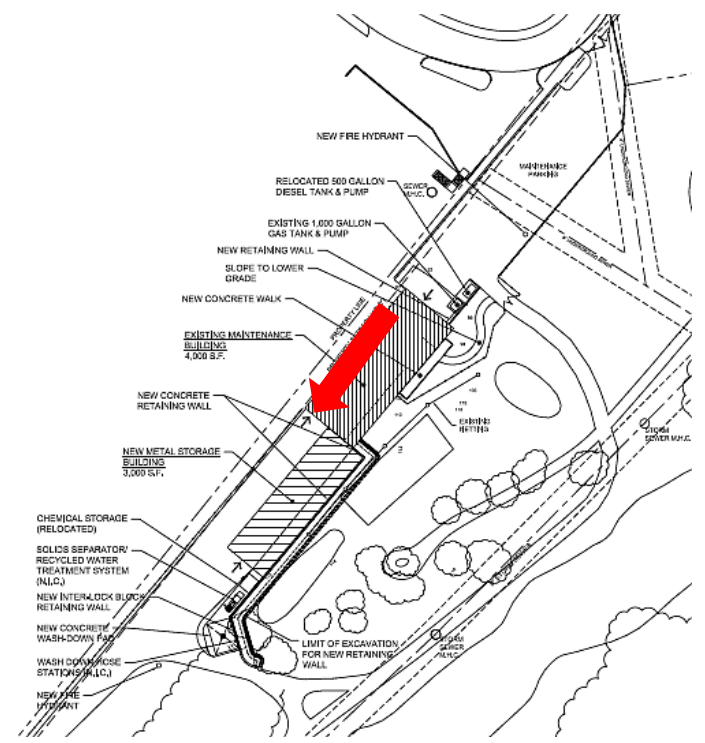
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# Looking out from Existing Building to New Building area (garage access)

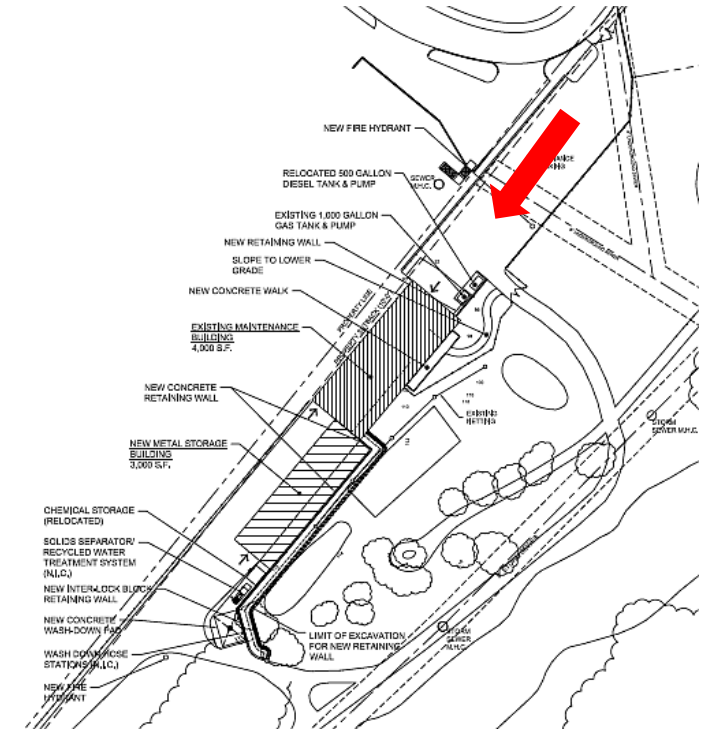
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# Existing Building (and Equipment) from its parking lot

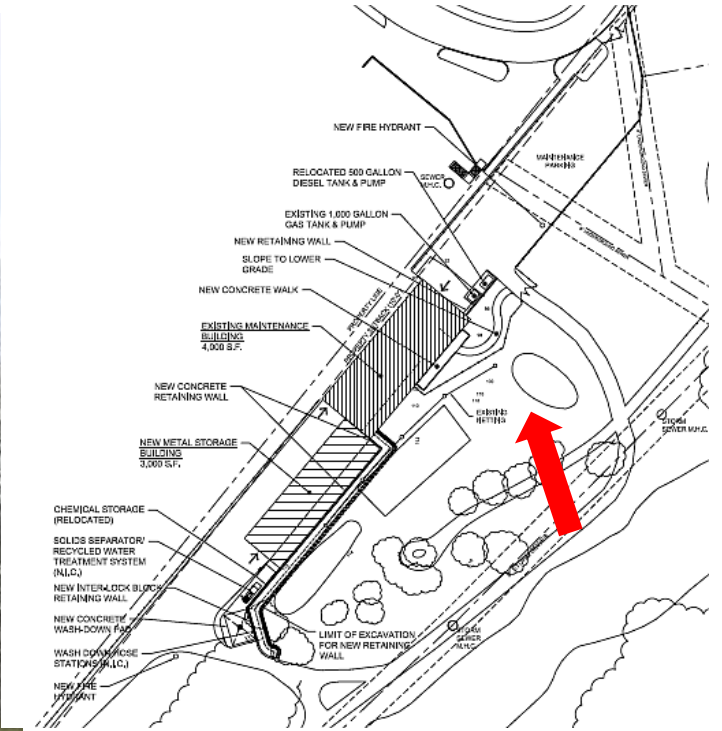
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# Outdoor equipment near Undine Rd parking lot

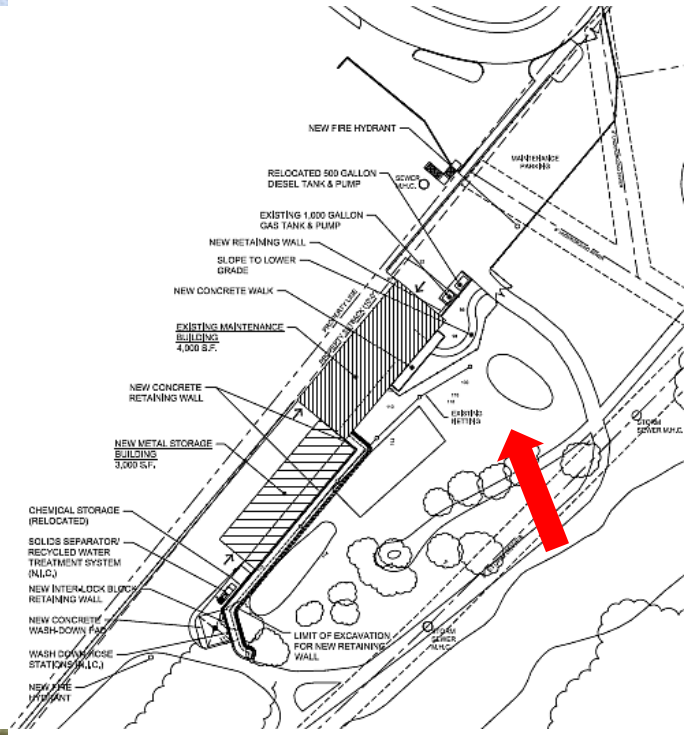
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# View of existing building toward Undine Rd entrance

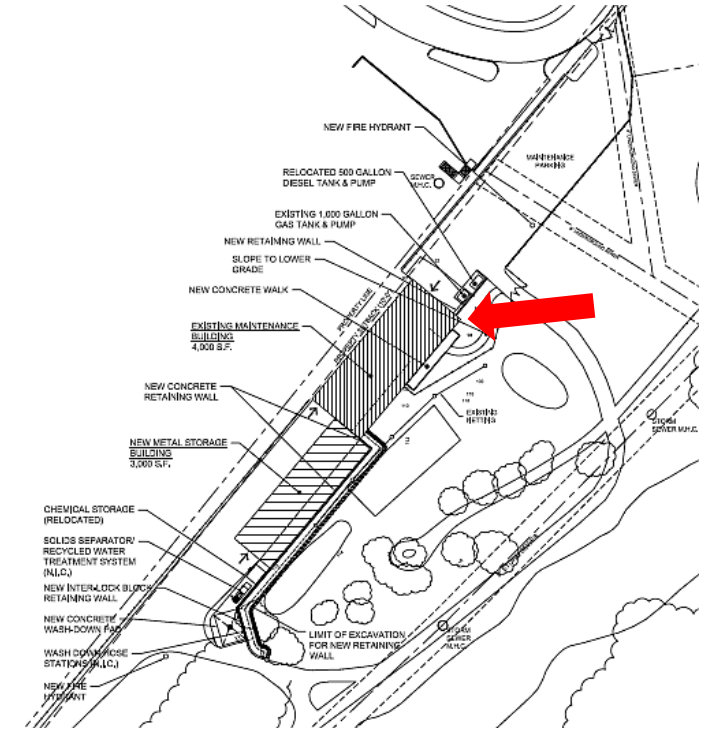
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# Deteriorating Corner Wall of Existing Building

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# Looking along existing building toward new building site

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