

For CPC use only: Date Received:
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**Town of Southborough Community Preservation Committee**  
17 Common Street; Southborough, MA 01746

**COMMUNITY PRESERVATION ACT (CPA) APPLICATION FOR 2024  
ANNUAL TOWN MEETING**

**APPLICATION Due August 31, 2023**

**Name of Proposal:** Southborough Golf Club - Install New Irrigation System

**Total CPA funds requested:** \$525,000

**Date of Submission:** Aug 20, 2023

**Name of Applicant:** the Southborough Golf Committee

**Contact Person:** Tony Schoener

**Mailing Address:** 28 Constitution Drive, Southborough MA 01772

**Daytime Phone Number:** 508 963-2345

**Email Address:** tschoener@gmail.com

**CPA Funding Requested:** Install New Irrigation System - \$515,000

**Sponsoring Organization and/or Affiliations:** Southborough Golf Committee

Have you watched the CPC's Annual Public Forum recording on June 27, 2023 starting at 40 minutes and 17 seconds into the presentation? If this is a housing application, you need to watch the presentation by Shelly Goehring, Senior Program Manager at the Massachusetts Housing Partnership (MHP) that begins at the start of the CPC's Annual Public Forum. Link: <https://youtu.be/MlhQprxPsyY>

CPA Category (Check ALL that apply - refer to Coalition Chart on Last Page)

Open Space ☒

Historic Preservation ☐

Recreation ☒

Community Housing ☐

Please submit the following application by August 31, 2023; for consideration at Southborough Annual Town Meeting in 2024. Please email your completed application to both: Benjamin Smith, CPC Chair at [bsmith@southboroughma.com](mailto:bsmith@southboroughma.com) and Frederica Gillespie, CPA Consultant at [fg.cpaconsulting@gmail.com](mailto:fg.cpaconsulting@gmail.com)

PLEASE COMPLETE THE PROJECT DESCRIPTION BELOW AND INCLUDE WITH YOUR APPLICATION

### PROJECT DESCRIPTION

In describing the project, please include answers to the following questions. Applications may be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits, as necessary.

- 1 **Provide a Project Name** (as it will appear on warrant article)  
New Irrigation System for Southborough Golf Club
- 2 **GOALS:** What are the goals of the proposed project? Who will benefit and why? How will success be measured?  
Please see the attached description.
- 3 **ELIGIBILITY:** Define how the project meets CPA requirements (please refer to the Allowable Use Chart on page 5)  
The Southborough Golf Club is an Open Space that provides outdoor Recreation for the local community. Installing a new irrigation system will help Preserve this community asset.
- 4 **HISTORIC PROJECTS:** If this is a historic project make sure it complies with the attached Flow Chart, last page
- 5 **COMMUNITY NEED:** Why is this project needed? Does it address needs identified in existing Town plans?  
The existing 50+ year old irrigation system is leaky, prone to failure requiring frequent repair, and time consuming to operate. A new system will reduce water consumption, provide improved coverage, and be more cost efficient.
- 6 **COMMUNITY SUPPORT:** What is the nature and level of support and/or opposition for this project?  
The Southborough Golf Committee is in full support of the project, as is the local community of golfers that play this course. We are not aware of any opposition to this project.
- 7 **BUDGET:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified, and back-up documentation provided. Distinguish between hard and soft costs. Depending on your project, more than one estimate may be required (NOTE: CPA funds may NOT be used for maintenance). Attach a two to five-year budget, if appropriate.  
The major components of this project are 1) Materials - \$200k, 2) Installation Labor - \$225k, 3) VFD booster pump - \$55k, 4) Electrical and Plumbing work to connect to town water main - \$35k
- 8 **FUNDING:** What additional funding sources are available, committed or under consideration? Include commitment letters, in kind donations and volunteer hours, and describe any other attempts to secure funding for this project.  
Please see the attached description of funding options.

- 9 **TIMELINE:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any. The goal is to install this new irrigation system in the spring of 2024. Installation will take approximately 30 days.
- 10 **IMPLEMENTATION:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them? The course management company - New England Golf - will oversee installation of this new system. New England Golf has extensive experience in managing public golf courses, including installing and operating irrigation systems.
- 11 **MAINTENANCE:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please attach a detailed five-year budget. New England Golf will be responsible for the maintenance of this new system. (I'm waiting for a few clarifications from Bill Harrison (course gmt company))
- 12 **SUMMARY:** Brief description of the project to be printed as project summary in the warrant article.  
A new irrigation system for the Southborough Golf Club. This system will replace the existing, leaky, failing, 50+ year old system, with a new system that will consume less water, be less expensive to maintain, and will provide improved coverage

**ADDITIONAL INFORMATION:** Please provide the following additional information, if applicable

1. **FURTHER DOCUMENTATION:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option to deed. (Letters of support from relevant town entities)
2. **FEASIBILITY REPORTS:** Any feasibility reports, renderings or other relevant studies and material.
3. **ZONING COMPLIANCE:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.
4. If a non-town government entity is the applicant, please list contact information for all relevant contacts for the project and if a non-profit list contact information of the board members.
5. **OTHER INFORMATION:** Any additional information that might benefit the CPC in their consideration of this project.

A representative from the project will be required to present the project to the CPC.

**Applicant requirements after CPC recommends project for Town Meeting:**

- The project applicant is required to sign a Memorandum of Understanding (MOU) with the CPC documenting all the agreements made during the application process.
- To assist with fielding questions concerning the project, a Project Representative shall attend the Board of Selectmen and Advisory Committee meetings with the CPC when the CPC warrant articles are reviewed.
- A Project Representative shall attend Town Meeting to answer questions. Any Project Presentation to be reviewed by CPC.
- All Town Meeting approved projects must submit a project schedule and proposed payment timeline. That schedule will be used to determine project completion deadline. The MOU must be signed prior to start of project.
- All Town Meeting approved projects shall present progress reports at 6-month intervals along with written reports to the CPC.
- All Town Meeting approved projects are required to include permanent signage stating that Southborough CPA provided funding for the project (wording shall be reviewed with the CPC prior to completion of the project).
- All project publicity shall include a statement that the Southborough Community Preservation Act provided funding for the project.

**The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding. Projects are only eligible for CPA funding if they fit in a “Yes” box below.**

**All Historic Preservation projects need to meet with the Southborough Historical Commission to determine their historical significance. See flow chart included with this application.**

## Is Your Project Allowable?

The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding

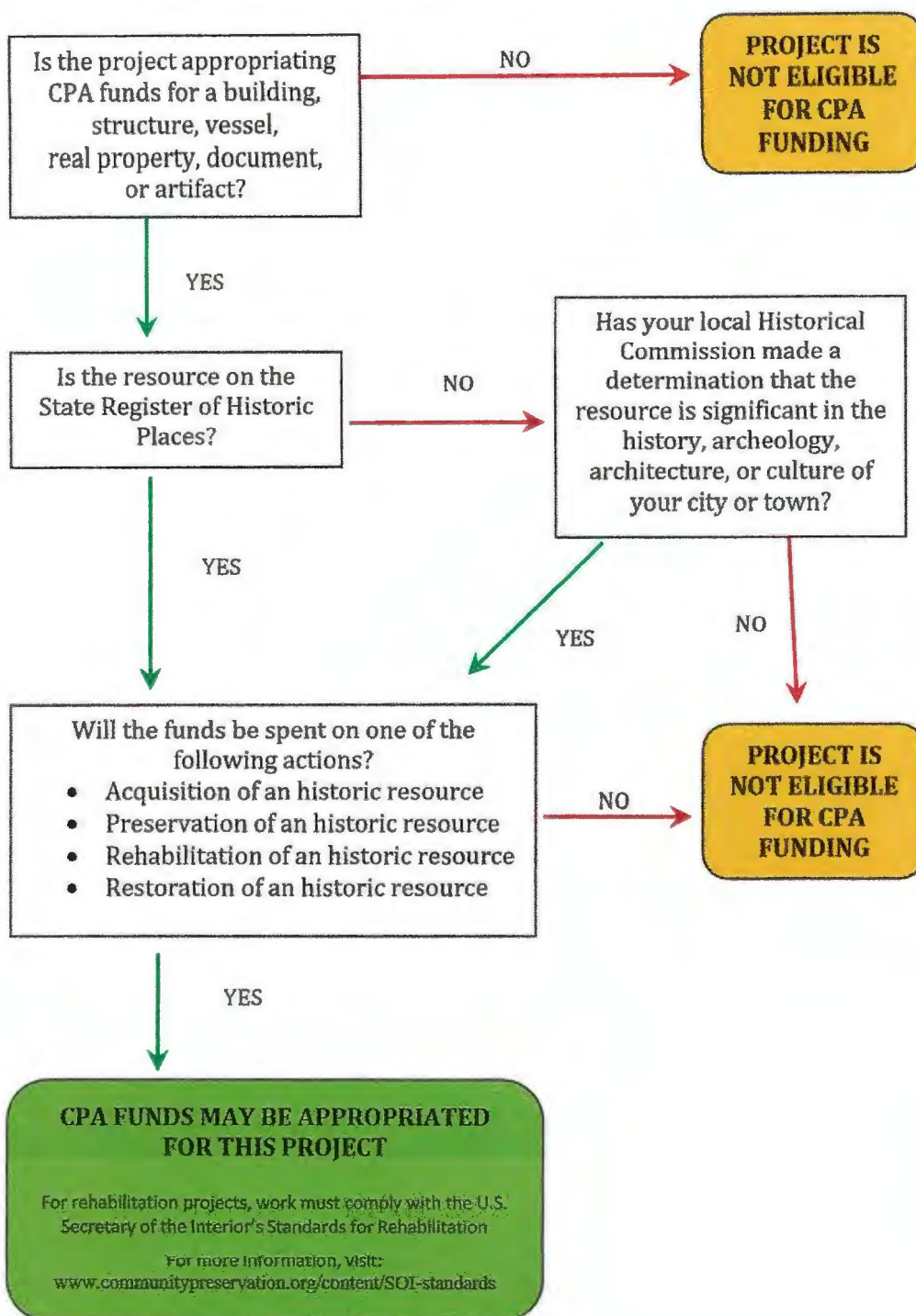
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES

	Open Space	Historic	Recreation	Housing
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	No	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	No	No	No	Yes
<b>Rehabilitate and/or Restore</b>	Yes, if acquired or created with CPA funds	Yes	Yes (new 7/8/2012)	Yes, if acquired or created with CPA funds

NOTE: The 7/8/2012 Legislation prohibits use of CPA funds to pay for Artificial Turf Fields.

Historical Projects need to review the historical chart below

## Qualifying Historic Projects for CPA Funding







LEGEND:

- TORO FLEX 54 FULL CIRCLE V-I-H SPRINKLER (80' Spacing)
- TORO FLEX 54 FULL CIRCLE V-I-H SPRINKLER (10' Spacing)
- TORO INFINITY 35 PARTI-FULL CIRCLE V-I-H SPRINKLER (80' Spacing)
- TORO INFINITY 35 PARTI-FULL CIRCLE V-I-H SPRINKLER (55' Spacing)
- TORO INFINITY 35 PARTI-FULL CIRCLE V-I-H SPRINKLER (40' Spacing)
- TORO TTP ROTARY BLOCK ZONE SPRINKLER (30'-40' Spacing)
- ◆ TORO P2200 ELECTRIC BLOCK ZONE VALVE
- ◆ TORO 474-00 QUICK COUPLER VALVE
- ◆ MAINLINE ISOLATION VALVE - LINE SIZE
- ② 2" LATERAL ISOLATION VALVE (On 3" Lateral Feed)
- ② 2" LATERAL ISOLATION VALVE (On 2" Lateral Feed)
- AIR RELEASE VALVE
- 4" CLASS 200 PVC PIPING
- 3" CLASS 200 PVC PIPING
- 2" CLASS 200 PVC PIPING
- 1.5" CLASS 200 PVC PIPING

NOTES:

- Greens will have 3" lateral feeder pipe with 2" hoop piping. Lateral valves will be 2" Harco Swivel Valves accessed by a 10" round valve box and 6" N-12 ADS reach sleeve assembly. Valve assemblies will connect to the mainline by use of a ductile iron Harco Swivel Tee.
- Tees will have 2" lateral pipe and isolation valves. Lateral valves will be Harco Swivel Valves accessed by a 10" round valve box and 6" N-12 ADS reach sleeve assembly. The valve assemblies will connect to the mainline by use of a Harco Swivel Tee. Tees will electric block zones will use Toro P2200 1" electric valves and 1.5" PVC lateral discharge piping to the sprinklers.
- Sprinklers and quick coupler valves attached directly to the mainline will connect via a ductile iron Harco Swivel Tee with 1.5" ACME outlet. Being joints at these connections will have on 18" lay length.
- Piping through streams will be HDPE of the same nominal size. Connection from HDPE to PVC will be made via ductile iron repair couplings with internal SS elbows in the HDPE ends. A ductile iron joint nut must be attached to both sides of the repair coupling.
- Mainline directional change fittings and tees for off-main sprinklers will be ductile iron galvanized push-on type. Lateral pipe fittings will be Sch. 40 PVC solvent weld fittings and Sch. 40 PVC nipples.
- All sprinklers will be installed on pre-assembled PVC utilizing swing joint assemblies. Quick coupler valves will be installed on pre-assembled PVC swing joint assemblies with brass outlet connections and will incorporate quick coupler stabilizer.

DESIGNED BY:

**tpc**

**turf products**

157 Moody Road, Enfield, Connecticut 06082  
(860) 243-4355

PROJECT:

**SOUTHBOROUGH COUNTRY CLUB**

**SOUTHBOROUGH, MA**

DRAWN BY:

CONCEPTUAL  
IRRIGATION  
PLAN

PROJECT NO.: 3585CD09721-1 DATE: November 2022

