

WAREHAM, MASSACHUSETTS  
2022 SPECIAL TOWN MEETING  
FEBRUARY 22, 2022  
SPECIAL TOWN MEETING WARRANT  
&  
FINANCE COMMITTEE REPORT





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W A R R A N T

TOWN OF WAREHAM  
SPECIAL TOWN MEETING  
FEBRUARY 22, 2022

WAREHAM HIGH SCHOOL AUDITORIUM  
VIKING DRIVE  
WAREHAM, MA 02571

7:00 O'CLOCK P.M.

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, S.S.

TO EITHER OF THE CONSTABLES OF THE TOWN OF WAREHAM

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the legal voters of the Town qualified to vote in Town affairs to meet in the Wareham High School Auditorium, Viking Drive, Wareham, MA on Tuesday, February 22, 2022 at 7:00 o'clock p.m. to act on the following articles:

ARTICLE 1 - GOLF COURSE PURCHASE

To see if the Town will vote to appropriate Two Million Six Hundred Thousand Dollars (\$2,600,000) more or less to pay costs of acquiring all land, buildings and personal property of the Little Harbor Country Club, so called, as more particularly described in a filing titled "Golf Course Purchase" in the Office of the Town Clerk, including the payment of all costs, including necessary improvements, incidental and related thereto, for general recreation purposes; and to determine whether this amount shall be raised by borrowing, or otherwise raised and or transferred from available funds; or to do or act in any manner related thereto.

Inserted by Board of Selectmen

Explanation:

The Town has an opportunity to purchase a parcel(s) of land known as "Little Harbor Country Club". It is 54(+/-) acres of what is considered open space. The purchase price offered by the sellers is \$2,300,000 dollars.

The Town has tentatively accepted that price, conditional on the approval of Town Meeting. The additional monies are for the incidental costs of processing any real estate sale, a Conservation Restriction, replacing the septic system and any other unforeseen incidental costs.

A request of the sellers is that the buyer attempt to maintain the operation of the Little Harbor Golf Club. That was agreed to but, none of the monies requested in this Article will go towards the support of that endeavor.

The Select Board recommends approval of this Article: 5-0-0

The Finance Committee recommends approval of this Article: 5-3-0

Finance Committee Recommendation:

This Article specifically requests approval by Town Meeting to purchase 54 +/- acres of land known as the Little Harbor Country Club. The Finance Committee does not object to the purpose of purchasing this property for general recreation purposes. The Town can only benefit from acquiring this property with the Little Harbor Beach, a residence only beach, abutting.

Currently there is an active golf course on the land and the Town has agreed to attempt to continue its operation. No where in this request is there any indication the Town is purchasing any part of the 'for profit' Little Harbor Golf Course. Because the owners are a private party they did not have to share the business financials with us prior to signing the P&S. We are not buying the business. We have however made a commitment and there is some apprehension as to how profitable the business. The Selectmen have made a commitment not to use our tax dollars to sustain the golf business.

**ARTICLE 2 – GOLF COURSE PURCHASE/CPC FUNDING**

To see if the Town will vote to appropriate from the Community Preservation Fund a sum of money to assist in the acquisition of the Little Harbor Country Club, so called, as more particularly described in a filing titled "Golf Course Purchase" on file in the office of the Town Clerk, such assistance to be in the form of lump sum payment, payment of debt service or combinations thereof, and further, to authorize the Board of Selectmen to convey a use restriction to an accredited non-profit organization, or take any other action relative thereto.

Inserted by the Board of Selectmen

Explanation:

It is requested that in support of the purchase of “Little Harbor Golf Club” property, the Community Preservation Committee (CPC) provide, from their Community Preservation Fund \$1,000,000 dollars in the form of a lump sum payment and the payment of debt service for a \$1,000,000 dollar bond. In order for CPC to consider this application several specific criteria must be met before CPC can release those monies. A very important criteria is the “Conversation Restriction”. Custody of that restriction has to be held by a neutral, third party.

The Select Board recommends approval of this Article: 4-1-0

The Community Preservation Act recommends approval of the Article: 4-2-0

The Finance Committee recommends approval of this Article: 6-2-0

Finance Committee Recommendation:

The Town could purchase ‘Little Harbor’ by bonding the purchase price and costs. That would however, impact our already tight budget for approximately \$130,000 dollars a year, principal and interest, for 10 years. This would bring total costs up to \$250 to \$260 million. We are purchasing ‘open space’ and ‘recreation’.

This property fits both of those parameters and fits within Community Preservation (CPC) requirements for assisting in funding such purchases.

Although there has been some difficulty in acquiring the required paperwork in a timely manner the Community Preservation Committee has generously agreed to fund 2 million of the purchase price, with contingencies to be met before closing can occur. Those contingencies are: an Appraisal, a Survey, a Phase 1 21E evaluation, a Title search and a Conservation Restriction.

It should be noted that no CPC monies can be used for any operational costs. The legislation that created them is very specific as to what they can support.



# APPENDICES





## Unique Open Space Conservation Opportunity

### Little Harbor Golf Course Property

**Overview:** At the direction of the Wareham Board of Selectmen, the Wareham Town Administrator submitted a Community Preservation Act (CPA) grant application for the purchase of Little Harbor Country Club (LHCC), with the intent to continue its recreational use as a golf course, but also to preserve this area as open space in perpetuity.

Acquisition of the LHCC property using CPA funds requires that a conservation restriction be placed on the property. The conservation restriction would allow golf to continue as a recreational activity on the property for now, while making sure that if golf ever becomes infeasible at the LHCC property that the 54-acre property would remain as protected open space in perpetuity. The Town's purchase of the LHCC property with CPA funds would benefit the entire Wareham community by protecting the land from any future development, conserving existing wetlands and forested areas throughout the golf course property, ensuring ample undeveloped area for salt marsh migration from the adjacent estuary in response to sea level rise, and providing seasonal (i.e., when the golf course is not in operation) public access for pedestrians, birders, and others wishing to explore the property.

**Call to Action:** There is a Special Town Meeting scheduled for February 22<sup>nd</sup>. Please consider attending the meeting to vote to approve the Town's purchase of the LHCC property. The majority of the purchase cost can be covered by CPA funds (\$2 million), which will require a conservation restriction placed on the entire property, while the remaining funds will come from other Town financing.

1. Why are the owners selling Little Harbor Country Club {LHCC}?
  - a. Little Harbor Country Club has been a family-owned operation since 1961 when the Bowler's farm and farm stand were converted into the Little Harbor golf course. The current family management

is approaching retirement. While they have made the decision to sell the golf course, they want to see golf continued on the property. As such, they are waiting to see if the Town can secure the funds needed to purchase the course before entertaining bids from other entities (e.g., developers).

2. Why is the Town interested in purchasing this the LHCC property?
  - a. Primary goal is for the Town to protect the existing open space in perpetuity, preventing any development.
  - b. Secondary goal is to continue the operation of the golf course, as long as it is self-sufficient and not a financial burden on the Town.
  - c. Third goal is to have flexibility for other recreational activities on the property, if the golf course is abandoned.
3. Does the contract to purchase the LHCC property mandate that the Town operate it as a golf course?
  - a. No, the Town would not be obligated to continue to run the property as a golf course. Although the intention is to continue the golf course operations, the overarching goal is to preserve these 54 acres as open space. Using CPA funds mandates a Conservation Restriction, and would ensure that the property is undeveloped. We are proposing to buy a wonderful piece of property in the Town of Wareham, to ensure that it remains open space, that happens to have a golf course on it at this time.
4. How much will it cost to keep the LHCC property as open space?
  - a. The sellers are asking for \$2,300,000, for the land, buildings, machinery and equipment. Up to an additional ~\$300,000 will be required to cover septic upgrades, real estate fees, surveys, conservation restriction costs, etc.
5. Was an appraisal done on the property and golf maintenance equipment?
  - a. Yes. Mass Audubon had an appraisal done in November, 2020, when they were considering purchasing the property. Mass Audubon has provided this appraisal for the Town's use to support the CPA grant funding request. That ultimate value appraisal was \$2,375,000. Although that appraisal only covered the value of the property itself, the Town also contacted a separate 3<sup>rd</sup> party to determine the value of the existing golf course equipment (e.g., mowers, golf carts, sweepers, etc.) which was \$200,000. By law, the property appraisal is currently being updated, with no expected change in value.
6. How will the Town fund the purchase of the LHCC property?
  - a. The Community Preservation Committee has voted unanimously to provide the following funding, subject to approval at the Special Town Meeting on February 22<sup>nd</sup>.
    - CPA funding of \$1,000,000.
    - CPA bond of \$1,000,000 over 10 years carrying a debt service of approximately \$115K per year. By bonding \$1 million of the funds, CPC can support the purchase of this property while retaining a healthy balance in their account to fund other open space, recreation and historic projects in the near term.
  - b. It is important to note that CPA funds can only be used for affordable housing, historic preservation, open space or outdoor recreation by state law. The LHCC proposal satisfies 2 of those requirements.
  - c. The balance of \$300,000 toward the purchase will be funded through either free cash, bond, grant, or other funding opportunities, to be determined by the Town Administrator, and is also subject to approval at the Special Town Meeting on February 22<sup>nd</sup>.
  - d. Up to an additional \$300,000 will also be requested to cover the costs of a new septic system, potential conservation restriction costs, and all fees and documentation to transfer the property.
7. Will the purchase of the LHCC property impact the Town's tax rate?
  - a. No, the purchase of the LHCC property will not impact the Wareham tax rate.

8. What is a conservation restriction?
  - a. A conservation restriction (CR) is a legal agreement that will ensure permanent protection of specific conservation values (e.g., open space, habitat, drinking water protection, climate resilience, etc.) and prevent development and other activities that could adversely affect those values. A CR is required by state law for any land acquired by a Town with Community Preservation Act funds, and a separate organization or qualified third party must 'hold' the CR. The CR holder is generally a nonprofit land trust or a similar organization. If CPA funding is not used to purchase this property, a CR would not be required, and this level of protection would not be guaranteed. For more information on conservation restriction, please refer to this information from the Community Preservation Coalition: [Conservation Restrictions 101](#).
9. Who would hold the conservation restriction?
  - a. While there are multiple qualified organizations/third parties to hold the CR, the Town is currently in discussion with one qualified third party regarding their being the holder of the CR.
10. Is it typical to put a CR on an active golf course?
  - a. Although CRs on golf courses are not common, there are a number of active golf courses in Massachusetts that have this arrangement. For example, a CR was placed on the Falmouth Country Club in 2007. The Falmouth Country Club continues to be actively used for golf, but CR affords an added layer of protection for the natural vegetation and wetland areas around the perimeter of the course.
11. How many rounds of golf are played at LHCC annually?
  - a. In 2021, there were 22,921 rounds of golf played at LHCC.
12. How has LHCC performed financially?
  - a. In the interest of full transparency, the owners have shared with the Town the 16 year average revenue, expenses, and net income. From 2005 through 2020, the averages are:
    - Average Annual Gross Revenues \$655,951
    - Average Annual Salaries \$278,112
    - Average Annual Expenses/COGS \$345,445
    - Average Annual Net Income \$32,394
  - b. The number of rounds played at LHCC has increased dramatically over the last 4 years, increasing from 14,907 in 2018 to 22,921 in 2021. The 2020 and 2021 volumes were impacted positively by COVID-19, as golf can be played while safely enjoying the outdoors and practicing social distancing. The golf industry in general has been doing very well over the last 20 years. For more information on the state of the golf industry, see this data from the Federal Reserve: [FRED-Golf Revenue](#).
  - c. The owners have let the Town know that LHCC has remained profitable despite not actively promoting or advertising the golf course over the last several years. The Town believes there are multiple revenue generating opportunities for a professional management company to take advantage of in the future, and with active advertisement and promotion, the course could be even more profitable than it is today.
13. Will the public be able to review the financial statements from the golf course once the Town owns it?
  - a. Yes, all revenue, expenses and capital outlays will be public information.
14. Are the pesticides and fertilizers used at LHCC bad for the environment?
  - a. LHCC routinely conducts semi-annual soil testing, which is reviewed by University of Rhode Island (URI) certified labs. To date, no abnormal or hazardous situations have been found.
  - b. The Town has received the list of all chemicals used by LHCC. This list was reviewed by a soil scientist who deemed them normal and appropriate for use in a golf course in close proximity to fresh and saltwater wetlands.
  - c. The Town has also submitted this list of chemicals to Greenseal, who has contracted with the Town to do a Phase 1 21E site assessment. This step is part of the Town's due diligence to review the

present and historical chemical use on the property, as well as conduct a review of the public records. For more information related to the contractor (Greenseal), Phase I assessments, or the state laws governing these processes, please see the links below:

- [Greenseal.Org](#)
- [Phase I ESA](#)
- [MGL Chapter 21E](#)

- d. The Wareham Department of Natural Resources routinely checks the water quality at Little Harbor Beach, which would highlight any trace of chemicals from LHCC. To date, no abnormal or hazardous situations have been found that were attributed to the golf course.
  - e. The Town is committed to environmental best practices regarding the future maintenance of the course, and those details and requirements will be in the Request for Proposals (RFP) that the Town will issue for a golf course management company to run the day-to-day operations of the course.
15. Who will be responsible for the day-to-day operations of the course?
    - a. The Town will issue an RFP for a qualified golf course management company to run the day-to-day operations of the course. The RFP will be written and issued by the Town Administrator's office. The Town Administrator will review proposals received and will make a recommendation to the Board of Selectmen as to which management company to select. Ultimately, it will be the responsibility of the Town Administrator, as the Chief Procurement Officer, to choose.
  16. What management companies are being considered?
    - a. There are a large number of management companies in the golf industry, and the Town is researching those that have managed courses within the New England area. The Town has also had discussions with other local municipal courses that utilize management companies to better understand what criteria should be used to evaluate potential companies. Ultimately, the RFP will be issued publicly, and the final selection will be from the pool of applicants that submit a proposal.
  17. Will the golf course employees be considered Town employees, eligible to receive the Town employee pension and insurance benefits?
    - a. No. All golf course staff will be employees of the selected management company, and all labor expenses (e.g., medical, insurance, etc.) will also be the responsibility of the management company.
  18. Who will be the main point of contact within the Town to interface with the golf course management company?
    - a. The details for how the management company, which will be responsible for the day-to-day operations of the course, will interface with the Town have not yet been determined. An advisory committee of residents will likely be formed to interface with the management company. As the property would be Town owned, the Town Administrator is ultimately responsible.
  19. How does a contract with a typical golf course management company work?
    - a. Details vary between courses. For example, some contracts entitle the management company to all revenues up to a specific dollar amount and revenues above that point are divided between the management company and the Town. Other contracts have specific yearly management fees escalating depending on performance goals. In any contract, the Town is protected from financial loss, as the management company alone is responsible for all operating expenses. The Town would be responsible for any incremental capital improvements. An enterprise fund will be created and funded from profits from LHCC for any capital improvement programs.
  20. Would this land be more valuable to the Town through its tax revenue if it was used for residential development?
    - a. Residential property development tax revenues are difficult to predict without knowing what type of development would be built. However, the key counterpart to this question is that in additional

to property taxes paid to the Town from a new residential development, there are also increased costs to the Town to provide necessary municipal services (e.g., school, fire, police, EMS, etc.) to the new residential homes. Generally speaking, residential costs of services are 5 to 15% higher than residential property tax revenues in Massachusetts, and additional residences generally cost the Town more money than they generate in taxes.

21. Will the purchase of the LHCC property jeopardize the 'residents only' status of LH beach?
  - a. No, the Little Harbor Beach and the LHCC property are 2 separate, unrelated properties, so the resident only status will not be affected.
22. Where and when is the Special Town Meeting?
  - a. Wareham High School Auditorium
  - b. 7:00 PM, February 22, 2022

Links:

Town Brochure: [https://www.wareham.ma.us/sites/g/files/vyhlif5146/f/alerts/little\\_harbor\\_golf\\_course\\_promo.pdf](https://www.wareham.ma.us/sites/g/files/vyhlif5146/f/alerts/little_harbor_golf_course_promo.pdf)

FRED Golf Revenue Graph: <https://fred.stlouisfed.org/series/REVEF71391TAXEPT>

Conservation Preservation Coalition CR: <https://www.communitypreservation.org/conservation-restrictions>

Greenseal Website: <https://licertified.greenseal.org/>

Phase I Environmental Site Assessment: [https://en.wikipedia.org/wiki/Phase\\_I\\_environmental\\_site\\_assessment](https://en.wikipedia.org/wiki/Phase_I_environmental_site_assessment)

Massachusetts General Laws 21E: <https://malegislature.gov/laws/generallaws/parti/titleii/chapter21e>



Great Neck

Green Gate Ln

Stockton Short Cut

Churchill Ave

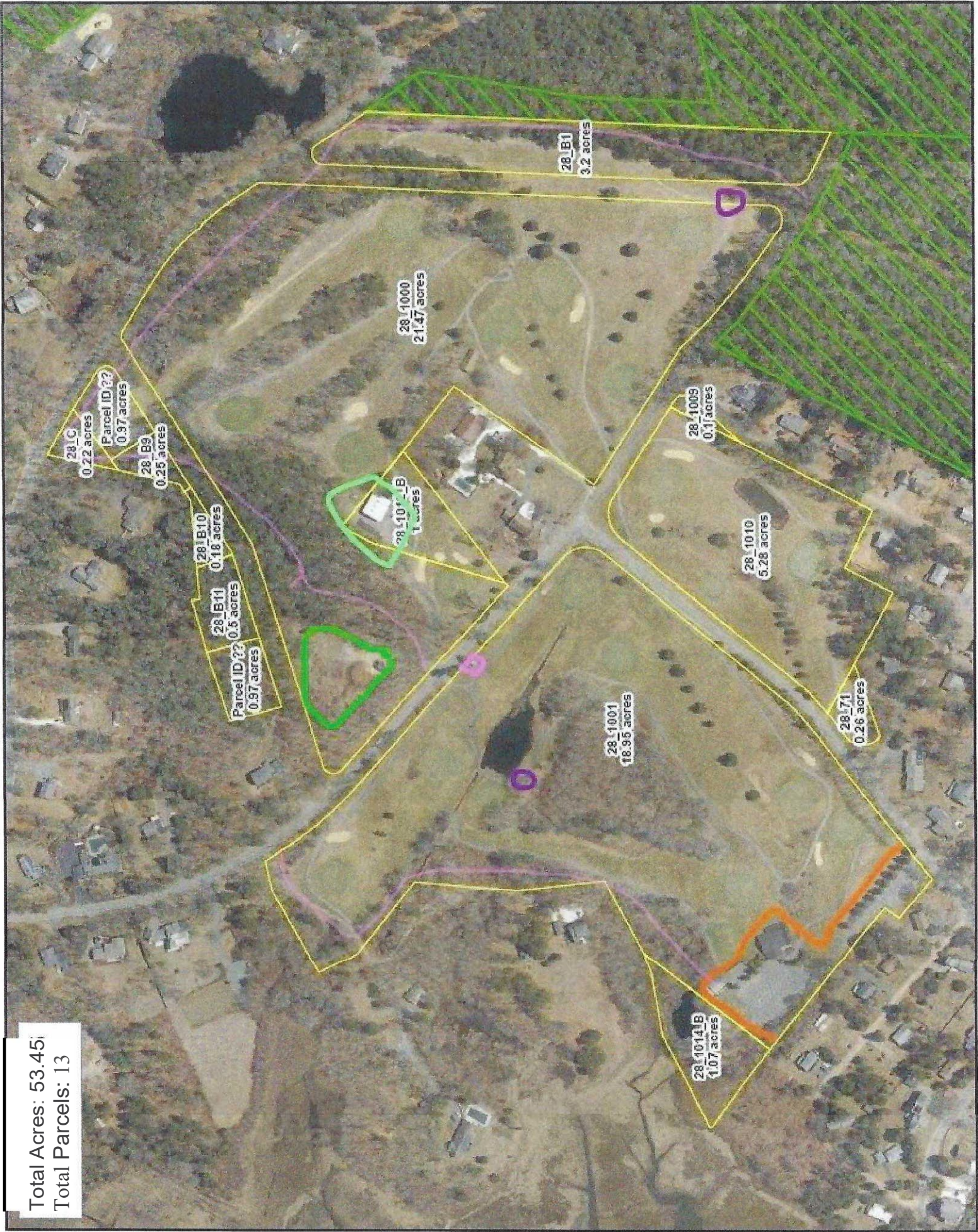
Little Harbor  
Country Club

Little Harbor Rd

Cushman Rd

Sea Meadow Ln

Total Acres: 53.45i  
Total Parcels: 13



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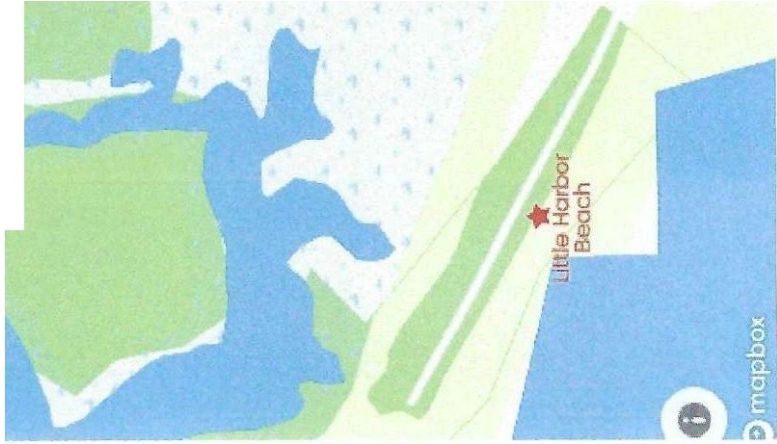


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# Financing the Purchase

- Purchase price of LHCC is \$2,300,000
  - Based on a land and buildings appraisal done by the Audubon Society
  - The appraisal's ultimate value of LHCC was \$2,375,000
  - Machinery, equipment, and golf carts separately appraised at **\$200,000**
- Purchase price is for the land, buildings, machinery and equipment
- The Community Preservation Committee voted unanimously to recommend to Town Meeting that CPA funding be utilized to support recreation and open space
  - CPA fund \$1,000,000 toward the purchase of LHCC
  - CPA bond \$1,000,000 toward the purchase of LHCC over 10 years
- Additional \$600,000 will be funded by free cash, bond, grant, or other funding opportunities, to be determined by the Town Administrator.
  - \$300,000 balance of the purchase price
  - Up to \$300,000 to cover costs of a new septic system, Conservation Restriction costs, and all fees and documentation to transfer the property.

COMMUNITYPRESERVATION ACT FUNDS REPORT FOR 2021FALL TOWN MEETING

FY2022 CPA ESTIMATED FUNDS AVAILABLE		5,847,085
FY22 ESTIMATED 3% SURCHARGE	900,000	
FY22 STATE MATCH	382,000	
FY22 ESTIMATED INTEREST	18,000	
FY21UNDESIGNATED BALANCE	2,938,309	
CPC ADMIN	65,000	
AFFORDABLE HOUSING RESERVE	406,388	
OPEN SPACE RESERVE	655,397	
HISTORIC PRESERVATION RESERVE	481,991	
SPRING 2021 ARTICLES		-455,000
10% RESERVES AND 5% ADMIN	-455,000	
FALL 2021 ARTICLES		-647,764
RETURN CLOSED PROJECTS	1,106	
TREMONT NAIL DEBT	-195,070	
CONWAY PLAYGROUND	-250,000	
WICKETS ISLAND PIER	-150,000	
INCREMENTAL RESERVES	-53,800	
BALANCE FY2022 CPA ESTIMATED FUNDS AVAILABLE		<u>4,744,321</u>

# Conservation Restriction

- A Conservation Restriction (CR) is required by state law for any land acquired by a town with Community Preservation funds
- A CR is a legal agreement that will ensure **permanent** protection from development
- A CR is required by state law to be 'held' by a separate governmental organization or qualified third party
- The town is currently in discussions with the Wareham Land Trust regarding them being the holder of the CR.
- Cost of executing the CR is \$75K to the Wareham Land Trust
- Golf is not a mandatory feature of the CR

# Financials: Golf Industry and LHCC

- LHCC Financial Performance
  - The owners have shared with the Town the 16 year average revenue, expenses, and net income.
  - From 2005 through 2020, the averages are:

• Average Annual Gross Revenues	\$655,951
• Average Annual Salaries	\$278,112
• Average Annual Expenses/COGS	\$345,445
• Average Annual Net Income	\$32,394
  - Owners also report that limited promotion and marketing of the golf course has occurred the last several years

KANE AND KANE, Inc.  
CERTIFIED PUBLIC ACCOUNTANTS  
AND BUSINESS CONSULTANTS

Peter D. Kane, CPA PC  
Alfredo M. Franco, CPA  
M. Helena Amaral, CPA  
Brian F. Chisholm, CPA

Joel S. Kane, Consultant  
Charles H. Kane (1937-1963)  
Marv Ellen Lewis, CPA

February 2, 2022

Mrs. Christine S. DiRienzo, Treasurer  
Little Harbor Country Club, Inc.  
1 Little Harbor Road.  
Wareham, MA 02571

Re: Little Harbor Country Club, Inc.

Dear Mrs. DiRienzo,

You have requested that we provide you with financial information for Little Harbor Country Club, Inc., a client of this firm.

In response to your request, we provide to you the following information reflected in the financial statements compiled by our firm for fiscal years ended December 31, 2005 through December 31, 2020:

- Average Gross Revenues (PYE 12-31-2005 through FYE 12-31-2020) \$655,951
- Average Salaries (FYE 12-31-2005 through FYE 12-31-2020) \$278,112
- Average Expenses, Excluding Salaries and Including Cost of Goods Sold (FYE 12-31-2005 through FYE 12-31-2020) \$345,445
- Average Net Income (FYE 12-31-2005 through FYE 12-31-2020) \$ 32,394

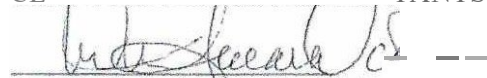
Our firm issued compiled financial reports to Little Harbor Country Club, Inc. during the years for which information is being provided. A compilation is limited to presenting in the form of financial statements information that is the representation of management and accordingly we did not express an opinion or any other form of assurance on them. We further only provided this information for the reports issued through FYE 12-31-2020 and we make no attestation as to any subsequent events unknown to us which might have a bearing on the information supplied to you. Any use by you of this letter or information presented is solely a matter of your responsibility and judgement.

Please do not hesitate to contact me if you should have any questions or concerns.

Sincerely,

KANE AND KANE, Inc.

CE TANTS



M. HELENA AMARAL CPA  
rnha@kaneandkanecpa.com

MHA

120993.026

# Financials: Golf Industry and LHCC

- LHCC rounds played

	total	daily fee	member	other
2018	14,907	11,591	2,020	1296
2019	16,827	12,662	2,307	1858
2020	22,131	18,376	2,930	825
2021	22,921	18,597	3,432	892

- Golf is on the rise
  - Covid has boosted an already growing industry in the last 2 years

# Environmental Evaluation

- . LHCC semi-annual soil testing reviewed by URI certified labs has never found abnormal or hazardous conditions
- . The town has had the list of all chemicals used by LHCC reviewed by a soil scientist who deemed them normal and appropriate.
- . The town has also submitted the list of chemicals to Greenseal to do a step 1 21E review of the chemicals and the public records. Expect to have initial results by 2/14/22.
- . The Wareham Department of Natural Resources reports that the normal water quality testing at Little Harbor Beach has never shown any trace of chemicals from LHCC.
- . The town is committed to best practices regarding the maintenance of the course, and those details and requirements will be in the RFP.

# Managing the Golf Course

- The town will outsource the day-to-day management to professional golf course managers
  - The town has no desire to manage a golf course
  - A 'golf course committee' will likely be put in place
  - The Town Administrator is ultimately responsible the relationship between the town and a golf course management company
- RFPs will be issued for the management contract by the Town Administrator's office
  - The Board of Selectman will have final approval authority
- Contract will be structured eliminate any possible operational costs to the town
  - Typical management contracts put responsibility of profitability completely upon the management company, guaranteeing that the town is not exposed





## ABOUT US

"Little Harbor" is a public 18 hole Executive Golf Course. Memberships are offered for those who want to take advantage of discounted rates and participate in our club sponsored tournaments.

The course is **Par 56 with a 79 slope** rating. The holes range in distance from 100 yards to 291 yards with a total yardage of 3038. Don't let these numbers fool you, **you will need every club in your bag.**

The **average round takes about 3 1/4 hours.** During the early morning, the average group can play their round in under 3 hours. **Tee times are recommended** and can be booked 3 days in advance.

Our goal at "Little Harbor" is to bring golfers back to the course after their initial visit. We want to see people return. In order to achieve this goal, we strive for **outstanding customer service and excellent course conditions.**



**Our staff is friendly and knowledgeable.** Shawn Lapworth, our PGA Professional, has been actively involved at the LHCC for 25 + years. His knowledge of the game and his ability to teach benefits everyone he instructs. With Shawn's guidance, golfers of all skill levels have improved their golf game. Our grounds crew starts their day at sunrise in order to provide golfers with optimal conditions. We **consistently get rave reviews about our course conditions.**

.../

# LITTLE HARBOR

WAREHAM - COUNTRY CLUB

— — F<G'IM



[J Contact Us](#)

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## adult.

For the golfer that is looking for more competition and more play, there are **several leagues** at "Little Harbor". These leagues are very friendly and **always welcome new golfers** .

Located inside the clubhouse is a **Pro Shop and Snack Bar**. There is a **putting green** near the clubhouse for those who want to fine tune their skills. **Golf Shots Driving Range** is about a **10 minute drive** from the course. It is located on Sandwich Road in Wareham.

**We welcome outings at the LHCC.** Whether it is a family get-together, a corporate outing, or a charitable tournament, the Little Harbor Country Club can accommodate you.

**Any questions that you may have, please contact us** and we will be more than happy to help! Hope to see you soon!

## SCORECARD

# Little Harbor Country Club

4.8 ★★★★★ 38 Reviews



[Rating Snapshot](#) [About](#) [Reviews](#) [Content, Offers and more](#)

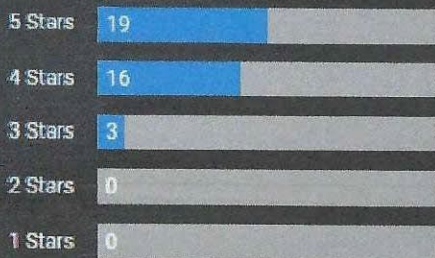
## Rating Snapshot

All Time

Last 6 Months

Last 12 Months

**GOLFPASS** Rating Index **4.8** ★★★★★ 38 Reviews



Conditions	4.7	★★★★★
Value	4.9	★★★★★
Layout	4.8	★★★★★
Friendliness	5.0	★★★★★
Pace	4.9	★★★★★
Amenities	4.7	★★★★★

**99.2%** <sup>i</sup>

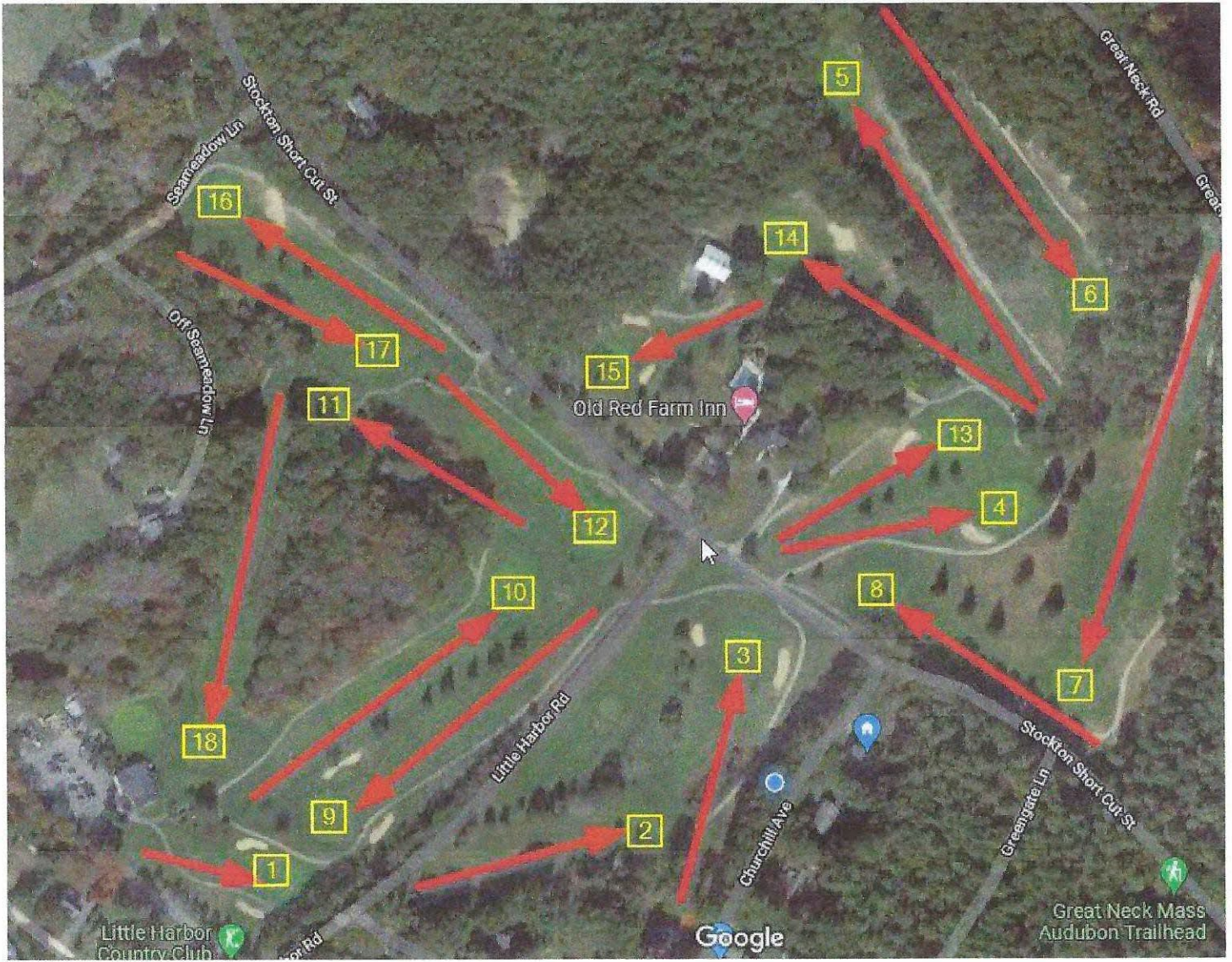
Recommend this course

37 out of 38 reviews

[Read Reviews](#)

## About

Holes	Type	Style	Par	Length	Slope	Rating
18	Public	Executive	56	3038 yards	79	54.4





This deer was up bright and early over the summer! Photo taken by Kevin Bartsch on June 16, 2020 at 6:04AM.

## Wildlife Cameras

Written by Kevin Bartsch, WLT Board Member

It has been about ten years since I saw a deer stride through my neighborhood. I figured that we just got too developed on Rose Point. Then I purchased a wildlife camera. Not only do we still have deer visiting but a variety of critters. One of my favorite visitors is a female coyote that came a couple of times each night that we put the camera out.

A wildlife camera is designed to be outdoors and is tripped by movement. Most function day and night and can take still photos or short video clips. I place my camera about 24 inches above the ground at about 30 feet from my compost pile and birdseed area. Even though I never put meat in the compost, there are always some good smells to attract visitors. I set it up at about 5pm and then collect it at 8am to download the photos or videos. It's fun to find out who stopped by for a visit while you were asleep. I've had foxes, raccoons, skunks, domestic cats, and even rabbits that come out at night.

I now have a great collection of photos and videos of our neighborhood critters. Even the songbirds and gray squirrels can take a good photo at times. The photos can even reveal the health of some animals. Our resident coyote has been looking great with a nice fur coat and a good weight. One of my favorite photos is the early morning bunny that we photographed on Easter.

There are several cameras on the market. If you would like to purchase one, expect to spend \$100 to \$200 for a basic one. Do some research to determine the features that work for you. Some features to consider are camera resolution, number of batteries required, if the camera includes an SD card, video duration, and night imagery capabilities. You can even go high end and get Wi-Fi enabled cameras.

## A Unique Conservation Opportunity: Little Harbor Country Club

Written by Elise Leduc-Fleming, WLT Executive Director

The Wareham Board of Selectmen have submitted a Community Preservation Act (CPA) grant application for the purchase of Little Harbor Country Club (LHCC), with the intent to continue its recreational use as a golf course, but also to preserve this area as open space in perpetuity.

Acquisition of the LHCC using CPA funds would require that a conservation restriction be placed on the property. The conservation restriction would allow golf to continue as a recreational activity on the property for now, while making sure that if golf ever becomes infeasible at LHCC in the future (due to financial concerns, sea level rise, or anything else) that the 54-acre property would remain as protected open space in perpetuity. Regardless of how you feel about golf, the Town's purchase of LHCC with CPA funds would benefit the entire Wareham community by protecting the land from any future development (e.g., condos, solar arrays, etc.), conserving existing wetlands and forested areas throughout the golf course property, ensuring ample undeveloped area for salt marsh migration from the adjacent estuary in response to sea level rise, and providing seasonal (i.e., when the golf course is not in operation) public access for pedestrians, birders, and others wishing to explore the property.

**Call to Action:** The Wareham Land Trust urges all Wareham residents to attend the Special Town Meeting scheduled for February 22nd to vote to approve the Town's purchase of LHCC. The majority of the purchase cost can be covered by CPA, which will require a conservation restriction placed on the entire property, while the remaining funds will come from other Town financing.



Open space views at Little Harbor Country Club after a dusting of snow.

To read more articles, check out the blog section on our [website](#) or follow our [Facebook page](#)!





January 11, 2021

Joan Kinniburgh, Chair  
Wareham Community Preservation Committee  
Town Hall - 54 Marion Road  
Wareham, MA 02571

**Re: Support for Town Purchase of Little Harbor Country Club**

Dear Ms. Kinniburgh:

The Buzzards Bay Coalition is pleased to support the Town of Wareham's request for Community Preservation funding to purchase and preserve the Little Harbor Country Club as open space.

The Buzzards Bay Coalition is a regional conservation nonprofit dedicated to the restoration, protection and sustainable use and enjoyment of Buzzards Bay. We work to ensure clean water for all and are supported by more than 10,000 members. A key method that we use to protect the Bay is proactive land conservation both through direct ownership and by Conservation Restriction and we currently protect and manage 199 acres in Wareham. We also operate the Onset Bay Center where we build personal connections with our local environment through activities such as sailing, paddling, shellfishing, and shoreline ecology explorations.

Little Harbor Country Club's 54-acres provides a number of important conservation values as it lies adjacent to sensitive coastal marshes and connects to hundreds of acres of other already preserved lands creating a corridor for wildlife, protecting water quality, and defining the scenic character and beauty of Great Neck.

As use of CPA funding requires the placement of a permanent Conservation Restriction on the property, your support will ensure that this land will forever provide the public recreational, wildlife, and storm-impact mitigation benefits that it provides today. Were the land not to be purchased with CPA funds, the maintenance of this land as open space could not be guaranteed.

We also offer our assistance to the CPA committee and the town as you looks to craft and monitor an appropriate Conservation Restriction that is protective of water quality and wildlife while allowing for golf course management to continue and thrive.

Thank you,

A stylized signature consisting of a few thick, black, horizontal strokes.

President

[www.savebuzzardsbay.org](http://www.savebuzzardsbay.org)

114 Front Street, New Bedford, Massachusetts 02740 | Tel: 508-999-6363 Fax: 508-964-7913  
21 Luscombe Avenue, Woods Hole, Massachusetts 02543 | Tel: 508-540-6322 Fax: 508-540-5222

# Little Harbor Country Club

**Kathy partridge <kpart60@gmail.com>**

Tue 1/18/2022 4:24 PM

Town Selectmen <selectmen@wareham.ma.us>;

To whom it may concern:

I am writing to you on behalf of the Little Harbor Woman's Golf Association.

We support the Town of Wareham purchasing the golf course. Little Harbor is an integral part of the Wareham culture and the community. If the course were to go away it would have a huge negative impact on our town.

The course is used by so many, whether or not you live here in Wareham. It is a great place for anyone of any age to learn to play golf. The joy of the game and friendships that are made here are *very* important.

The Woman's League has at least fifty members. Many of these members would not be able to play golf any longer if this course were gone. There are so few courses nearby that women of any age can play and enjoy themselves.

Again, we ask that you support the Town of Wareham purchasing this wonderful golf course.

Sincerely,

Kathy Partridge

President, Little Harbor Woman's Golf Association Sent from *my* iPhone

Richard Campanini

January 16, 2022

4 Cory Dr.

Wareham MA 02571

RE: Town of Wareham Purchase of Little Harbor Country Club

To Whom it May Concern,

I have been a resident in Wareham since 2009 and believe I have found the best residence I have had since my childhood. Great restaurants and beaches all within minutes without having to cross the bridge.

The best recreation I have found is the charm of the Little Harbor Country Club. My wife and I are retired and enjoy golf at LHCC a minimum of 4 times per week. Maintaining some sort of exercise is essential to our health. LHCC is the only walkable course for us within miles because it is a Par 3 golf course.

I would like to mention that I currently run one of the many golf leagues which includes 24- 32 members on Mondays and Fridays. It is open to all genders that wish to participate. Most of the members are retired as well. Ages of members run from 60 up to 92 years old. Yes, I wrote 92 years old. When the golf course was nearly sold to the Audubon Society with no hope of continuing as a golf course many members of LHCC were devastated realizing that this type of shorter golf course is not available anywhere in our area. We would most likely have to play longer courses but only be able to play a maximum of 9 holes, especially if we walk. There are many elderly players, both men and women that would feel life as we know it would cease to exist, so to speak.

I cannot emphasize enough how friendly an atmosphere that is given from all the management and staff currently at LHCC. I cannot count how many times I have shown up at LHCC without a tee-time and management usually will fit me in to play golf. LHCC is a place anyone can go even if it is just to use the practice putting and chipping green. And yes, afterwards enjoy a sandwich and a beer.

I think it would be a great asset for the town of Wareham to purchase the LHCC and continue the tradition of this golf course as it has been for *many* years. I think it would be profitable as well, given the fact that many of the golfers, from children to adults, enjoy the benefits of a shorter golf course as compared to a 6000 + yard course that many people cannot play. During my many years of golfing I have never seen a golf course that has had fathers or mothers teaching their young children how to play golf on a Saturday or Sunday afternoon during prime tee-times. Children laughing and running, enjoying some family time, without fear of close contact of the spreading Covid situation. For me, it's a great thing to see. That would most likely not happen at a longer course. I also want to add that it is not just the town of Wareham residents that would love to see LHCC continue. Hundreds of people, young and old, from nearby towns have and will continue to golf at Wareham's public gem.

Sincerely yours,

Richard Campanini



# ***Wareham Community Associates***

***P.O. Box 2***

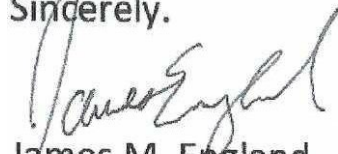
***Wareham, MA 02571***

1927-2022

To the Town of Wareham:

Please be advised that The Wareham Community Associates whose former members were some of the original owners and developers of Little Harbor Country Club (LHCC) are with the understanding that the Town of Wareham is in the process of negotiating and/or purchasing LHCC. Thus, we are excited and in favor of the town moving forward with the purchase of Little Harbor County Club.

Sincerely,



James M. England

President: Wareham Community Associates

WAREHAM YOUTH SOCCER CLUB



January 13, 2022

Joan Kinniburgh, Wareham Community Preservation Committee Chair  
Memorial Town Hall, 54 Marion Rd  
Wareham, Massachusetts

Re: Little Harbor Golf Course

Dear Joan,

Wareham Youth Soccer Club supports the Town of Wareham Board of Selectmen's decision to proceed with the purchase of Little Harbor Golf Course. Golf is a great game for all ages. A municipal course is an opportunity to expose the game to all demographics. The facility is an important part of our recreational community. It would be a mistake to lose it. WYSC supports the cause.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Catarius".

Robert Catarius  
WYSC President  
508-56-1719





# WAREHAM GATEMEN BASEBALL, INC.

ANDREW LANG, PRESIDENT

February 10, 2022

Joan Kinniburgh, Chair  
Wareham Community Preservation Committee  
Town Hall - 54 Marion Road  
Wareham, Ma 02751

Dear Ms. Kinniburgh,

Re: Town Purchase of Little Harbor Country Club

The Wareham Gatemen Organization is please to write this letter in support of the Town of Wareham's request for Community Preservation funding to purchase the Little Harbor Country Club and preserve the land it sits on as open space.

The Gatemen Organization understands and appreciates the importance of preserving open space for the betterment of the citizens of the Town of Wareham. Using Community Preservation funding to purchase the property will place a permanent conservation restriction on the land, which with the addition of the 54-acre property to the adjacent protected preservation lands in the area, will create a natural habitat for the native wildlife to thrive for the enjoyment of the residents in the Town for generations to come.

In addition, the sport of golf has experienced a resurgence in popularity during the pandemic, and to lose a well respected and facility such as Little Harbor would be a mistake for the Town. The value of outdoor sports for all to enjoy far outweighs any value to added development in the area.

In a time where enjoying outdoor activities and being in nature are used to improve both physical and mental heath, the Gatemen Organization can think of no better way to spend CPA funding than to preserve the Little Harbor Country Club and its 54-acre property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Lang", is written over a light blue circular stamp.

Andrew Lang  
President  
Wareham Gatemen