

Zoning Commission
Regular Meeting
Marlborough Town Hall
June 17, 2004

1. Call to Order:

The Regular meeting was called to order by Chairman Joseph Raffin at 7:30 p.m. at the Marlborough Town Hall meeting room, Marlborough, CT.

2. Roll Call:

The following members were in attendance:

- Joseph Raffin, Chairman, seated
- Don Neary, full member, seated
- Kathleen O'Neil, full member, seated
- Paul Slot, full member
- John Murray, alternate, seated
- Walter Jones, alternate, seated
- Scott Miller, alternate, seated

Mr. Miller moved to change the agenda and begin with New Business. Mr. Slot seconded, all in favor.

4. New Business:

a. Marlborough Health Care - #Z-2-04 – 85 Stage Harbor Road – Addition
Mr. Gary Moody, Corporate Engineer for National Health Care discussed the proposal to add a 1400-1500 square foot addition to the Health Care Center. The space would be utilized for therapeutic programs and in no way would change the amount of residents or staff of the current center. The area would consist of an open area with a bathroom, hot tub area and a large rehabilitation area to suit the needs of the patients residing there. The original brick construction would remain, and there would be no changes to the parking area or to the driveway. Also present to present Marlborough Health Care were Gene Bailey and Marianne Herold.

Mr. Murray moved to accept the application and schedule a public hearing for July 1, 2004. Mr. Neary seconded, all in favor.

Mr. Slot moved to return to the original agenda. Mr. Murray seconded, all in favor.

3. Old Business:

- a. Marlborough Partners, LLC - #Z-6-03 – Special Permit and Site Development Plan – Golf Course – South Road/Ogden Lord Road – possible action
- b. Marlborough Partners, LLC - #Z-7-03- Floating Zone DMR – South Road – possible action

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The commission was presented with the most recent set of conditions of operation. Each section was carefully reviewed and changes were made. Dr. Dest and Mr. Hughes joined the meeting and the commission members were given the opportunity to pose questions and request changes to the conditions.

Dr. Dest detailed where the surface water testing areas would be situated along the property line abutting the Williamsburg Road residents. Dr. Dest feels that the monitoring stations are in areas where if any chemicals were detected, they would be picked up well before they reached the neighbors' wells. If anything is detected, it would most likely be a Tier I pesticide. If this is the case, the chemical will no longer be used and the water retested and reevaluated.

Once the course is under operation, monitoring will take place semi-annually.

Mr. Hughes continued to review the remaining conditions of operations with commission members. The members asked questions and added revisions.

Mr. Miller moved to table the remainder of the agenda until the next meeting. Mr. Murray seconded, all in favor.

Mr. Murray moved to adjourn the meeting at 11:00 p.m.

Respectfully Submitted,

Kathleen A. Filosa
clerk