Marlborough Conservation Commission
Special Meeting
Marlborough Town Hall
June 17, 2004
6:30 p.m.

1. CALL TO ORDER

Mr. Don Hautman called the meeting to order at 6:39 p.m. in the meeting room of Marlborough Town Hall.

2. ROLL CALL

The following Commission members were seated and voting:

Don Hautman
Jack Bray
Gordon Isleib
Jim Montstream
Gale Busemeyer
Christine Miller (arrived at 7:00 p.m.; present and not seated)

Also present:
Peter Hughes, Director of Planning & Development, Marlborough
Dennis Goderre, BL Companies
Martin Malin, BL Companies
Bill Dest, Town Consultant
Tom Ryder, Land-Tech Consultants
Tom Harty, Jacobson & Associates

3. OLD BUSINESS

3.a Marlborough Partners, LLC - #03-13 – South/Ogden Lord Roads – O.S.C.A.R. Subdivision

Peter Hughes went through the draft motion to grant approval for application #03-13 – South/Ogden Lord Roads – O.S.C.A.R. Subdivision with conditions. Changes were made to the conditions as per comments from the conservation commission members.

Motion by Jim Montstream to grant an approval for application # 03- 13 submitted by Marlborough Partners LLC, for property located on Ogden Road and South Road for the Construction of an O.S.C.A.R. subdivision conditioned on the Applicant's resubmittal of final plans and reports to the Conservation Commission for final approval that comply with the following conditions and modifications to the plans submitted with the application entitled Volume IA – Site Development Plan, Volume IB – Site Development Plan, Volume II - Roadway, Utility and Culvert Plans, Landscape & Site Lighting Plan dated 9/08/03 revised 3/08/04 and reports entitled Volume I - Engineering Report, Volume II - Engineering Report, Volume III - Engineering Report, Environmental Monitoring Program 3/8/04, Residential Integrated Turfgrass and Pest Management Plan 10/22/03, revised 3/24/04, , Community Wastewater Collection, Treatment, and Disposal System 12/29/03, Stormwater Quality Analysis and Wetland Impact Assessment 11/12/03, Mitigation

Monitoring and Maintenance Plan and Protocol 3/8/04, and all response comments to Town Staff and Town Engineering and Technical Consultants;

All final plans and reports must be approved by the Conservation Commission prior to endorsement of the final plans.

O.S.C.A.R. Conditions

1. **Grading shall be made consistent on all the respective drawings.**

2. **Add cutoff channels shall be designed up gradient of the leaching beds for the single bed layouts, to convey surface water runoff around the leaching beds.**

3. **Submit a detail plan for the force main wetland crossing. Such a crossing will require insulation, heat tracing and protection of the exposed sections of the force mains.**

4. **The erosion control measures will be provided on the slopes of the community septic system that are steeper than 3:1 submit a plan that will adequately control erosion on a long-term basis for channelized flow in those areas where discharge will occur on slopes of 13-15%.**

5. **Figure 13C and 13D at the east end of sections E, F, G and H, the crushed stone drainage layer daylights on the fill slopes that are part of the golf course grading. To avoid channelization and slope erosion, it should be evaluated if these stone drainage layers should be carried to the toe of fill slope where grades are flatter.**

6. **A plan shall be submitted to the Conservation Commission to address how the watercourses and wetlands will be protected from disturbance and their functions protected when there is earth work occurring in the water table during excavation and fill placement.**

7. **The location of all utility lines shall be determined and shown.**

8. **Provide a drop manhole for the Detention Basin 7 inlet.**

9. **The final plans shall reflect all the necessary changes in order to comply with the Town Engineer's reports entitled Stormwater & Water Quality Design dated 5/14/04, Soil Erosion & Sediment Control dated 6/6/04, Sanitary Sewer Design – Wastewater Disposal dated 4/14/04, Water System Design dated 4/14/04 and Roadway Layout dated 3/22/04.**

Roadway Phasing

1. **A master-phasing plan shall be prepared for the road construction, so that there is a clear understanding how construction of the individual project components will be integrated. An approximate timeline shall be provided.**

WETLAND MONITORING

1. **Prior to the commencement of any land clearing within the wetland regulated area the clearing limits for that particular area shall be field delineated by a State of Connecticut Licensed Surveyor and said Land Surveyor shall submit a stamp bearing the embossed seal and signature of said Surveyor that the clearing limits delineated in the filed are in compliance with the clearing limits depicted on the approved plans to Town Staff.**

2. **Prior to the commencement of land clearing any wetland regulated area of the site the delineation of the clearing limits shall be approved by Town Staff for that specific area.**

3. **The applicant's environmental consultant shall submit to Town Staff a statement prior to the commencement of land clearing of any area within fifty (50) feet of a watercourse or wetland attesting to the fact that the environmental consultant inspected the field delineation of clearing limits and found it in compliance with the clearing limits delineated on the approved plans.**

4. **The applicant's environmental consultant shall review the protocol for the placement of temporary wetland crossings and permanent wetland crossings with the Site Contractor prior to the clearing of the regulated area. The Contractor and Environmental Consultant shall submit to the Conservation Commission and Town Staff a notarized statement that they have complied with this condition prior to the commencement of land clearing within fifty (50) feet of the temporary and permanent wetland crossings.**

5. **The applicant's environmental consultant shall inspect, with the W.E.O., the installation of all temporary and permanent wetland crossings within seventy-two (72) hours of the installation and submit a report to the Conservation Commission that the installation is in compliance with the approval and recommend any additional erosion and control measures.**

6. **The applicant's environmental consultant shall inspect monthly and submit a monthly report to the Conservation Commission. The applicant's engineer shall inspect bi-weekly and submit to Town Staff bi-weekly reports on the condition of erosion and sediment controls and any recommendations for repair or enhancement of the erosion controls devices within the regulated areas and the condition of the watercourses and/or wetland areas.**

7. **The applicant's environmental consultant shall oversee the planting of all detention basins and submit a report to Town Staff upon the completion of the planting stating the planting is in compliance with the approved plans. The environmental consultant shall monitor all the plantings for three (3) years after completion of the initial planting and submit a report to the Conservation Commission by February 1st of each of the following three years evaluating the growth rate success to make recommendations for management as necessary that the applicant shall implement.**

EROSION AND SEDIMENT CONTROL PLAN

1) **Some of the proposed TSTs for the roadway do not have outlet structures and some depict principle spillways discharging onto graded slopes below the basins. All**

basins shall have a principal spillway and discharges that are conveyed to undisturbed areas or drainage systems. The following TSTs do not appear to have principal spillways or outlet structures: 3B, 3F, 4A, 6B, 7A, 7C, 7D, 10D, 12B, 14A, 14B, 14C, 14D, 14E, 15A-2, 16B, 16C, 17B, 17C 17D, 17F, 17G, 18B, 18C.

2) **An Erosion Control Narrative in compliance with 2002 Guidelines for Soil Erosion and Sediment Control with specific construction sequencing for various aspects of the development for the contractors to follow such a narrative shall be submitted to the Conservation Commission for approval prior to endorsement. The narrative shall include for example temporary stabilization measures and winter shutdown measures and other appropriate measures.**

3) **Roadway Temporary Sediment Trap (TST) A-3 appears to discharge onto an area proposed for golf course construction. The outlet shall be relocated to prevent discharge onto the construction area.**

4) **A narrative regarding dewatering measures for bridge footings shall be added to the Soil Erosion & Sediment Control Notes.**

5) **Erosion control blanket shall be added to the plans for the exterior slopes of detention basin 7.**

LOT LAYOUT

The following conservation easements shall be added to the plan;

Lot 14	**50 foot from rear property line**
Lot 18,19 & 20	**50 foot from rear property line**
Lot 25	**50 foot from rear property line/ 15-foot south side**
Lot 29	**25 foot from rear property line/20 feet from eastern side**
Lots 30 – 34	**50 foot from rear property line**
Lots 35 & 36	**25 foot from rear property line**
Lots 66 – 68	**35 foot from rear property line**
Lot 70	**65 feet from rear property line**

Vernal Pools

1. **The plans shall be modified to allow adequate upland buffers adjacent to these systems identified by the applicant expert DRU associates as significant vernal pools;**

   a) House 66 shall be moved to the east on the lot to maintain the maximum natural wooded corridor between lots 66 and 67. This wooded corridor shall be protected with a conservation easement.

b) Curbing along the associated road shall be Cape Cod curbing to allow better migration capabilities of salamanders over the road. These areas shall be marked with placards identifying amphibian crossing.

c) The clearing plan (CL-01) shows approximately 50 feet of undisturbed area along the western portion of lots 26 and 27. These areas shall be protected under a conservation easement to allow a 100 foot buffer along the eastern side of Vernal pool B.

2. **The applicant's environmental consultant shall inspect all identified vernal pools in the DRU Associates report during road construction and for three years (3) after the completion of the road construction. The applicant shall submit a report to the Conservation Commission outlining the observations of the function of these vernal pools by June 30th of each year, beginning with the first June 30th after construction starts.**

Bonding & Inspection Fee

1. **All required bonds and bond agreements shall be submitted in satisfactory form and substance to Town Staff for approval prior to endorsement of final plans.**

2. **The applicant shall submit an overall cost estimate breakdown by phase for all erosion and sediment control devices and measures based on the final approved plans prior to endorsement of the final plans by the Conservation Commission. After Town Staff determines the final erosion and sediment control bond amount the applicant shall post an Erosion & Sediment Control Bond based on the final plans in an amount to be determined by Town Staff. Fifteen (15%) percent of the total bond amount shall be in cash utilizing an assigned passbook with the applicant's signature on two (2) withdrawal slips.**

3. **The applicant shall submit a cost estimate breakdown for all wetland buffer plantings to Town Staff prior to endorsement of the final plans and post a Landscape Bond in the amount determined by Town Staff prior to endorsement of the final plans.**

4. **The applicant prior to endorsement of the final plan shall submit an inspection fee of eight (8%) percent of the total bond amounts required in items 2&3 above.**

The motion was seconded by Gale Busemeyer and it was carried by a unanimous vote.

3.b Marlborough Partners, LLC - #03-14 – South/Ogden Lord Roads – Townhouse Development

Peter Hughes went through the draft motion to grant approval for application #03-14 – South/Ogden Lord Roads – Townhouse Development with conditions. Changes were made to the conditions as per comments from the conservation commission members.

Motion by Jim Montstream to grant an approval for application # 03 -14 submitted by Marlborough Partners LLC, for property located on Ogden Road and South Road for the

Construction of a Design Multiple Residence (DMR) conditioned on the Applicant's resubmittal of final plans and reports to the Conservation Commission for final approval that comply with the following conditions and modifications to the plans submitted with the application entitled Volume IA – Site Development Plan, Volume IB – Site Development Plan, Volume II - Roadway, Utility and Culvert Plans, Landscape & Site Lighting Plan dated 9/08/03 revised 3/08/04 and reports entitled Volume I - Engineering Report, Volume II - Engineering Report, Volume III - Engineering Report, Environmental Monitoring Program 3/8/04, Residential Integrated Turfgrass and Pest Management Plan 10/22/03, revised 3/24/04, , Community Wastewater Collection, Treatment, and Disposal System 12/29/03, Stormwater Quality Analysis and Wetland Impact Assessment 11/12/03, Mitigation Monitoring and Maintenance Plan and Protocol 3/8/04, and all response comments to Town Staff and Town Engineering and Technical Consultants;

All final plans and reports must be approved by the Conservation Commission prior to endorsement of the final plans.

DMR CONDITIONS

1. **Grading shall be made consistent on all the respective drawings.**

2. **Add cutoff channels shall be designed up-gradient of the leaching beds for the single bed layouts, to convey surface water runoff around the leaching beds.**

3. **Submit a detail plan for the force main wetland crossing. Such a crossing will require insulation, heat tracing and protection of the exposed sections of the force mains.**

4. **The erosion control measures will be provided on the slopes of the community septic system that are steeper than 3:1 submit a plan that will adequately control erosion on a long-term basis for channelized flow in those areas where discharge will occur on slopes of 13-15%.**

5. **Figure 13C and 13D at the east end of sections E, F, G and H, the crushed stone drainage layer daylights on the fill slopes that are part of the golf course grading. To avoid channelization and slope erosion, it should be evaluated if these stone drainage layers should be carried to the toe of fill slope where grades are flatter.**

6. **A plan shall be submitted to the Conservation Commission to address how the watercourses and wetlands will be protected from disturbance and their functions protected when there is earth work occurring in the water table during excavation and fill placement.**

7. **The location of all utility lines shall be determined and shown.**

8. **The final plans shall reflect all the necessary changes in order to comply with the Town Engineer's reports entitled Stormwater & Water Quality Design dated 5/14/04, Soil Erosion & Sediment Control dated 6/6/04, Sanitary Sewer Design –**

Wastewater Disposal dated 4/14/04, Water System Design dated 4/14/04 and Roadway Layout dated 3/22/04.

Phasing

1. **A master phasing plan shall be prepared for the Design Multiple Residence construction, so that there is a clear understanding how construction of the individual project components will be integrated. An approximate timeline shall be provided.**

Wetland Monitoring

1. **Prior to the commencement of any land clearing within the wetland regulated area the clearing limits for that particular area shall be field delineated by a State of Connecticut Licensed Surveyor and said Land Surveyor shall submit a stamp bearing the embossed seal and signature of said Surveyor that the clearing limits delineated in the filed are in compliance with the clearing limits depicted on the approved plans to Town Staff.**

2. **Prior to the commencement of land clearing any wetland regulated area of the site the delineation of the clearing limits shall be approved by Town Staff for that specific area.**

3. **The applicant's environmental consultant shall submit to Town Staff a statement prior to the commencement of land clearing of any area within fifty (50) feet of a watercourse or wetland attesting to the fact that the environmental consultant inspected the field delineation of clearing limits and found it in compliance with the clearing limits delineated on the approved plans.**

4. **The applicant's environmental consultant shall review the protocol for the placement of temporary wetland crossings and permanent wetland crossings with the Site Contractor prior to the clearing of the regulated area. The Contractor and Environmental Consultant shall submit to the Conservation Commission and Town Staff a notarized statement that they have complied with this condition prior to the commencement of land clearing within fifty (50) feet of the temporary and permanent wetland crossings.**

5. **The applicant's environmental consultant shall inspect, with the W.E.O., the installation of all temporary and permanent wetland crossings within seventy-two (72) hours of the installation and submit a report to Town Staff that the installation is in compliance with the approval and recommend any additional erosion and control measures.**

6. **The applicant's environmental consultant shall inspect monthly and submit a monthly report to the Conservation Commission. The applicant's engineer shall inspect bi-weekly and submit to Town Staff bi-weekly reports on the condition erosion and sediment controls and any recommendations for repair or enhancement of the erosion controls devices within the regulated areas and the condition of the watercourses and/or wetland areas.**

7. **The applicant's environmental consultant shall oversee the planting of all detention basins and submit a report to Town Staff upon the completion of the planting stating the planting is in compliance with the approved plans. The environmental consultant shall monitor all the plantings for three (3) years after completion of the initial planting and**

submit a report to the Conservation Commission by February 1st for each of the following three years evaluating the growth rate success to make recommendations for management as necessary that the applicant shall implement.

Erosion and Sediment Control Plan

1. **Some of the proposed TSTs for the roadway do not have outlet structures and some depict principle spillways discharging onto graded slopes below the basins. All basins shall have a principal spillway and discharges that are conveyed to undisturbed areas or drainage systems. The following TSTs do not appear to have principal spillways or outlet structures: 3B, 3F, 4A, 6B, 7A, 7C, 7D, 10D, 12B, 14A, 14B, 14C, 14D, 14E, 15A-2, 16B, 16C, 17B, 17C 17D, 17F, 17G, 18B, 18C.**
2. **An Erosion Control Narrative in compliance with 2002 Guidelines for Soil Erosion and Sediment Control with specific construction sequencing for various aspects of the development for the contractors to follow such a narrative shall be submitted to the Conservation Commission for approval prior to endorsement. The narrative shall include for example temporary stabilization measures and winter shutdown measures and other appropriate measures.**

Bonding & Inspection Fee

1. **All required bonds and bond agreements shall be submitted in satisfactory form and substance to Town Staff for approval prior to endorsement of final plans.**

2. **The applicant shall submit an overall cost estimate breakdown by phase for all erosion and sediment control devices and measures based on the final approved plans prior to endorsement of the final plans by the Conservation Commission. After Town Staff determines the final erosion and sediment control bond amount the applicant shall post an Erosion & Sediment Control Bond based on the final plans in an amount to be determined by Town Staff. Fifteen (15%) percent of the total bond amount shall be in cash utilizing an assigned passbook with the applicant's signature on two (2) withdrawal** slips.

3. **The applicant shall submit a cost estimate breakdown for all wetland buffer plantings to Town Staff prior to endorsement of the final plans and post a Landscape Bond in the amount determined by Town Staff prior to endorsement of the final plans.**

4. **The applicant prior to endorsement of the final plan shall submit an inspection fee of eight (8%) percent of the total bond amounts required in items 2&3 above.**

The motion was seconded by Gordon Isleib and it was carried by a unanimous vote.

3.c Marlborough Partners, LLC - #03-15 – South/Ogden Lord Roads – Country Club/Golf Course

Peter Hughes went through the draft motion to grant approval for application #03-15 – South/Ogden Lord Roads – Country Club/Golf Course with conditions. Changes were made to the conditions as per comments from the conservation commission members.

Motion by Gordon Isleib to grant an approval for application # 03 - 15 submitted by Marlborough Partners LLC, for property located on Ogden Road and South Road for the Construction of a Golf Course and Country Club conditioned on the Applicant's resubmittal of final plans and reports to the Conservation Commission for final approval that comply with the following conditions and modifications to the plans submitted with the application entitled Volume IA – Site Development Plan, Volume IB – Site Development Plan, Volume II - Roadway, Utility and Culvert Plans, Landscape & Site Lighting Plan dated 9/08/03 revised 3/08/04 and reports entitled Volume I - Engineering Report, Volume II - Engineering Report, Volume III - Engineering Report, Environmental Monitoring Program 3/8/04, Golf Course Integrated Turfgrass and Pest Management Plan 10/22/03, revised 3/24/04, Overview of Golf Course Construction 2/23/04, Community Wastewater Collection, Treatment, and Disposal System 12/29/03, Stormwater Quality Analysis and Wetland Impact Assessment 11/12/03, Mitigation Monitoring and Maintenance Plan and Protocol 3/8/04, and all response comments to Town Staff and Town Engineering and Technical Consultants;

All final plans and reports must be approved by the Conservation Commission prior to endorsement of the final plans.

GOLF COURSE MAINTENANCE

1. **There shall be no concentrated piling or storing of lawn clippings within the regulated area.**

2. **Only the Tier I and Tier II chemical agents on the approved Golf Course Integrated Pest Management Plan and Turf Management Plan shall be utilized. No change in chemical agents shall occur without prior authorization of the designer of the Plan or an equivalent professional expert, and clearing the chemical agent through the WINPST-NPURG pesticide risk assessment models developed by the USDA -NRCS and shall be submitted to the Conservation Commission and Town Staff for approval prior to application. The Conservation Commission shall review the change and will make a final determination concerning the use of the new chemical agents. If the Conservation Commission determines the new chemical agent is inappropriate, its use shall be prohibited, and the applicant shall submit an alternative chemical agent for review and approval.**

3. **The applicant's expert shall submit an evaluation of the effectiveness of the Golf Course Integrated Turfgrass and Pest Management Plan and recommend any changes for approval by Town Staff and the Conservation Commission for three (3) years after the commencement of golf play. Three (3) copies of said report shall be submitted to the Conservation Commission by February 1st of each of the following three years. At the end of this three (3) year period the Conservation Commission shall re-evaluate the frequency of this reporting requirement.**

4. **For the first two (2) years of Golf Course operation the applicant or successor entity shall submit to Town Staff reports of any application within the regulated area of a Tier I or Tier II chemical agent along with a map of the area of the application within 48 hours. At the end of this two (2) year period the Conservation Commission shall re-evaluate the frequency of this reporting requirement.**

5. **Only drop spreaders shall be utilized on the property for application of fertilizers, pesticides, fungicides, etc within fifty (50) feet of a watercourse and/or wetland.**

6. **Prior to commencement of the application of any chemical agents the applicant shall submit to the Conservation Commission a copy of the applicators State License and thereafter annually a copy shall be submitted by February 28th of each year.**

7. **Each Licensed Applicator and Golf Course Superintendent shall, prior to commencement of application of any chemical agents, submit to the Conservation Commission a notarized statement that they have read the conditions of this Permit as it relates to Golf Course Maintenance, Environmental Monitoring Plan and the approved Integrated Pest Management and Turf Management Plans and that they understand the conditions of the plan and the conditions of this Permit mentioned above.**

8. **After the first two (2) years of golf play the treatment of the golf course rough area shall be re-evaluated by the Applicant's Golf Course Integrated Pest Management and Turf Management consultant, and a report shall be submitted to the Conservation Commission for review and approval by February 15th of the following year.**

9. **Wet meadows and herbaceous wetland buffers shall be mowed annually to promote seed head production and to maintain a dense herbaceous buffer.**

ENVIRONMENTAL MONITORING PLAN

1. **A surface water monitoring station upstream of the property on the west side of Ogden Lord Road shall be added to the plan and included in the baseline testing and all future surface water testing programs.**
2. **Baseline testing shall be performed in the early spring (March/April) and late fall (mid-October/November) for all ground water monitoring stations.**
3. **The Applicant/Owner shall provide the funding for the approved environmental plan. The plan shall be overseen and implemented by a qualified professional third party that is selected by the Applicant and approved by the Conservation Commission.**

4. **A monitoring plan shall be submitted for the maintenance facility for the protection of wetland #5.**

5. **All monitoring after the first two (2) years following the commencement of golf play shall continue semi-annually thereafter for as long as the golf course is in use. The Conservation Commission may extend or modify the testing at any time for the parameters and frequency based on test results and changes to the Golf Course Integrated Turfgrass and Pest Management Plan.**

6. **In addition to the baseline monitoring proposed for the 4-H Camp swimming pond the applicant shall seek permission to perform quarterly sampling of the approved parameters during construction phases, semi-annually (April/May and September/October) sampling for the first two (2) full years of golf course use and annually as long as the Golf Course is in use. The applicant shall report to the Conservation Commission the results of their request for sampling the 4-H swimming pond. If permission is granted, the applicant shall perform the said sampling and the required reporting.**

7. **The applicant shall submit to the Conservation Commission for approval a separate monitoring plan for watercourses and wetlands specifically relating to the impact on the hydrology of these systems during the period of May 1st – September 15th by the use of the irrigation wells and submit a report of the results annually following the commencement of golf play for three (3) years by February 1st of each of the following years. At the end of this three (3) year period the Conservation Commission shall re-evaluate the frequency of this reporting requirement.**

<u>Wetland Mitigation</u>

Vernal Pools

1. **The plans shall be modified to allow adequate upland buffers adjacent to these systems.**
2. **The applicant's environmental consultant shall inspect all identified vernal pools in the DRU Associates report during the construction of the golf course and for three years (3) after the commencement of golf play. The applicant shall submit a report to the Conservation Commission outlining the observations of the function of these vernal pools by June 30th of each year, beginning with the first June 30th after construction starts.**
3. **A functional assessment of the northern vernal pool located adjacent to the driving range shall be submitted to the Conservation Commission prior to endorsement of the final plans.**

4. **Relocate the riprap discharge associated with sediment trap DR-C on the plans in order to avoid adverse impacts on the breeding functions of the pool.**

Wetland Monitoring

1. **Prior to the commencement of any land clearing within the wetland regulated area the clearing limits for that particular area shall be field delineated by a State of Connecticut Licensed Surveyor and said Land Surveyor shall submit a stamp bearing the embossed seal and signature of said Surveyor that the clearing limits delineated in the filed are in compliance with the clearing limits depicted on the approved plans to Town Staff.**

2. **Prior to the commencement of land clearing any wetland regulated area of the site the delineation of the clearing limits shall be approved by Town Staff for that specific area.**

3. **The applicant's environmental consultant shall submit to Town Staff a statement prior to the commencement of land clearing of any area within fifty (50) feet of a watercourse or wetland attesting to the fact that the environmental consultant inspected the field delineation of clearing limits and found it in compliance with the clearing limits delineated on the approved plans.**

4. **The applicant's environmental consultant in conjunction with the golf course architect shall determine the necessary clearing height and width within the play-over areas and said clearing height and limits shall be approved of Town Staff prior to the clearing of these areas.**

5. **The applicant's environmental consultant shall inspect all areas within twenty-five (25) feet of a wetland and/or watercourse after clearing to determine if the buffer provides adequate wetland protection. Wetland buffers found to be inadequate shall be planted with cool season grasses and/or native shrubs as appropriate to produce a contiguous effective buffer.**

6. **The applicant's environmental consultant shall review the protocol for the placement of temporary wetland crossings and permanent wetland crossings with the Site Contractor prior to the clearing of the regulated area. The Contractor and Environmental Consultant shall submit to the Conservation Commission and Town Staff a notarized statement that they have complied with this condition prior to the commencement of land clearing within fifty (50) feet of the temporary and permanent wetland crossings.**

7. **The applicant's environmental consultant shall inspect, with the W.E.O., the installation of all temporary and permanent wetland crossings within seventy-two (72) hours of the installation and submit a report to the Conservation Commission that the installation is in compliance with the approval and recommend any additional erosion and control measures.**

8. **The applicant's environmental consultant shall inspect monthly and submit a monthly report to the Conservation Commission. The applicant's engineer shall inspect bi-weekly and submit to Town Staff bi-weekly reports on the condition of erosion and sediment controls and any recommendations for repair or enhancement of the erosion controls devices within the regulated areas and the condition of the watercourses and/or wetland areas.**

9. **The applicant's environmental consultant shall submit to Town Staff and the Conservation Commission for approval individual planting plans and long-term management plans for each wetland play-over area.**

10. **The applicant's environmental consultant shall oversee the planting of all detention basins and submit a report to the Conservation Commission upon the completion of the planting stating the planting is in compliance with the approved plans. The environmental consultant shall monitor all the plantings for three (3) years after completion of the initial planting and submit a report to the Conservation Commission by February 1st for each of the three years evaluating the growth rate success to make recommendations for management as necessary that the applicant shall implement.**

11. **The applicant's environmental consultant shall prepare a restoration plan for all temporary and permanent wetland crossings prior to the completion of finish grading of the golf hole and submit it to Town Staff for approval.**

12. **Update the "Overview of Golf Course Construction" report dated 2/23/04 and submit it to the Conservation Commission.**

Erosion and Sediment Control Plan

1. **An Erosion Control Narrative in compliance with 2002 Guidelines for Soil Erosion and Sediment Control with specific construction sequencing for various aspects of the development for the contractors to follow such a narrative shall be submitted to the Conservation Commission for approval prior to endorsement. The narrative shall include for example temporary stabilization measures and winter shutdown measures and other appropriate measures.**

2. **Roadway Temporary Sediment Trap (TST) A-3 appears to discharge onto an area proposed for golf course construction. The outlet shall be relocated to prevent discharge onto the construction area.**

3. **All basins shall have a principal spillway and discharges that are conveyed to suitable undisturbed areas or the drainage systems. The following TSTs do not have principal spillways or outlet structures: 3B, 3F, 4A, 6B, 7A, 7C, 7D, 10D, 12B, 14A, 14B, 14C, 14D, 14E, 15A-2, 16B, 16C, 17B, 17C 17D, 17F, 17G, 18B, 18C.**

4. **The two crossings on Hole #5 involve stream crossings. These crossings shall be constructed as clear spans over the watercourses.**

5. **Temporary bridges that span watercourses or wetlands can be constructed with timber decks on log stringers set on log, rock filled cribs or similar abutments. If temporary bridges are used, geotextile fabric shall be placed under the timber decking to prevent stream sedimentation. Approaches to the bridged streams shall consist of gravel fill placed over a geotextile fabric.**

6. **Change the temporary crossing location for hole 5 to the area of the proposed permanent bridge crossing for Road "F".**

7. **Submit a plan to the Conservation Commission that addresses how the watercourses and wetlands will be protected from disturbance and their functions protected when there is earthwork occurring in the water table during excavation and fill placement.**

8. **Submit drainage area maps for all temporary sediment traps as per the applicant's March 22, 2004 response to the town consultant's comments.**

Plan Revisions

1. **The final plans shall reflect all the necessary changes in order to comply with the Town Engineer's reports entitled Stormwater & Water Quality Design dated 5/14/04, Soil Erosion & Sediment Control dated 6/6/04, Sanitary Sewer Design – Wastewater Disposal dated 4/14/04, & Water System Design dated 4/14/04.**

2. **Sheets GCL 1 through GCL 11 refer to GCL 19 for mitigation plant lists. This information is found on GCL 12. The reference should be corrected.**

3. **Submit detailed individual grading plans for all greens and tees showing the distribution of run-off.**

4. **Submit plans and appropriate detail diagrams of the subsurface drainage system with their outlets on greens 3, 4, 5, 6, 11, 12, and 17.**

5. **Submit plans and appropriate details for the subsurface drainage system with their outlets for all bunkers.**

6. **Submit to the Conservation Commission a detail including a cross-sectional view of the surface water ground (SWG) monitoring stations.**

7. **Relocate the third (3rd) and fourth (4th) greens 25 feet to the west.**

8. **The third hole fairway grading and filling shall cease at the 492 contour. All area of play between the 492 contour and the wetland buffer shall remain close to the same elevation.**

9. **Modify the landscaping plan on hole 8 along the south and west sides of the irrigation pond from grass to a mix of cool season grasses and shrubbery that will enhance the function of wetland #13.**

10. **Prepare individual plans at 1" =20' scale for all temporary and permanent wetland crossings showing all clearing, grading and erosion and sediment controls.**

11. **Add a note on the plans and appropriate reports that all tree transport equipment shall be self loading. There shall be no dragging of cut timber.**

12. **The riprap discharge associated with Sediment Trap 18-E is to be relocated south of Vernal Pool G to minimize impacts to this vernal pool.**

13. **The Clearing Plan shall be revised to clearly show that the wetland play-over areas on the golf course are to be cut to the approved height but not stumped or grubbed.**

14. **Add all the necessary walkway bridge crossings.**

15. **Submit a detail plan for the force main wetland crossing. Such a crossing will require insulation, heat tracing and protection of the exposed sections of the force mains.**

16. **Basin No. 2 - The emergency spillway shall be relocated southerly to discharge at existing ground and not the embankment. The outlet shall be a level spreader and shall discharge to the wider inland wetland.**

17. **Add inlet, outlet, emergency spillway and sediment fore-bay to basin #4.**

18. **Add outlet pipe and outlet structure to basin #5.**

19. **Basin No. 7- Relocate the emergency spillway.**

20. **Basin No. 10 - Add the grading for the basin on Sheet GD-15.**

21. **Submit maps at 1" = 100' scale to show all temporary sediment basins as well as drainage areas. Also submit computations to demonstrate the 10-hour residence time is provided.**

22. **The Leaky Berm design shall be revised to reflect the Hydrologic Soil Groups B, C, & D in appropriate locations.**

23. **Temporary sediment trap 1A shall not be connected to the subsurface detention facilities due to potential sedimentation of the structure.**

24. **Provide erosion control blanket for temporary sediment trap DR-D exterior easterly slope. Also, ensure that temporary sediment trap DR-D does not exceed the maximum temporary sediment trap depth of 3' for wet storage.**

25. **Revise the GEC sheets as follows. Identify all sediment traps on all GEC sheets as either temporary or permanent, and identify all other stormwater features.**

GEC-1	**Move the proposed topsoil stockpile away from the inland wetland.**
	Provide erosion control blanket for the slope northerly of the hole #1 tee.
GEC-2	**Provide erosion control blanket for the slope southwesterly of temporary sediment trap 2D and southerly of the golf cart path.**
GEC-3	**Move the proposed topsoil stockpile away from temporary sediment trap 3A.**
GEC-4	**Provide erosion control blanket for the slope located westerly of the 4th green.**

GEC-5 **Demonstrate that temporary sediment trap 5D is not susceptible to groundwater encroachment on the wet storage area volume.**

Ensure that sediment trap 5C does not exceed the maximum temporary sediment trap depth of 3' for wet storage.

GEC-6 **Move the outlet of temporary sediment trap 6C up-gradient of the stone wall.**

Demonstrate that temporary sediment trap 6A is not susceptible to groundwater encroachment on the wet storage area volume.

Provide erosion control blanket for the slopes of the 6th tee.

GEC-7 **Provide erosion control blanket for the slope located southerly and easterly of the 7th tee.**

Lengthen temporary sediment trap 7A along the proposed topography to reduce the required cut from the proposed maximum of approximately 15'.

GEC-8 **Provide erosion control blanket for the slope located northerly and easterly of the 8th green.**

Label the proposed contours on at least 10' intervals.

GEC-9 **Provide erosion control blanket for the slope southerly of the 9th tee, the southerly rough, the northerly rough and southerly of the 9th green.**

GEC-10 **Ensure that temporary sediment trap 10A does not exceed the maximum temporary sediment trap depth of 3' for wet storage.**

Provide erosion control blanket for the slope surrounding the 10th green.

Install a perpendicular geotextile silt fence wings on the geotextile silt fence the traverse slope.

GEC-11 **Provide erosion control blanket for the slope surrounding the 11th tee.**

Move temporary sediment basin 11B away from the wetlands. Demonstrate that the temporary sediment trap is not susceptible to groundwater encroachment on the wet storage area volume.

GEC-12 **Demonstrate that temporary sediment trap 12B is not susceptible to groundwater encroachment on the wet storage area volume.**

Move temporary sediment basin 12C away from the wetlands. Demonstrate that the temporary sediment trap is not susceptible to

groundwater encroachment on the wet storage area volume and the outlet may be submerged.

Provide erosion control blanket for the temporary sediment basin 12B northerly cut slope.

GEC-13 **Provide erosion control blanket northerly and easterly of the 13th green and easterly of the 13th tees.**

GEC-14 **Add grading for temporary sediment traps 14B, 14C, 14D and 14E.**

Provide erosion control blanket westerly, southerly and easterly of the 14th tee.

Provide erosion control blanket for the slope between temporary sediment trap 14A and temporary sediment trap 14B.

GEC-15 **Provide erosion control blanket northerly and easterly of the 15th green and easterly of the 15th tee.**

GEC-16 **Provide erosion control blanket between proposed elevation 374± and elevation 394±.**

Re-evaulate use of temporary sediment trap 16B and 16C versus a cutoff swale to temporary sediment trap 16A.

GEC-17 **Demonstrate that temporary sediment traps 17D and 17E are not susceptible to groundwater encroachment on the wet storage area volume.**

Provide erosion control blanket on the temporary sediment traps 17D and 17E cut slopes.

Provide erosion control blanket on the slopes surrounding the 17th tee.

Provide erosion control blanket on the cut slope westerly of the golf cart path from proposed elevation 420± and elevation 438±.

Provide erosion control blanket on the slope located northerly of temporary sediment traps 17E.

GEC-18 **Provide erosion control blanket on the slopes proximal to the golf cart path from the northerly tee to the topsoil stockpile.**

26. The detention or retention structures located within the golf course shall be numbered, and design information presented for each structure. The elevations of the basin bottom, basin top, riser diameter, height and invert elevations, and the elevations of each end of the stone seam layer shall be presented on the plans.

27. **Submit plans and supporting materials for drainage structures including proper sizing.**

28. **All basins shall be constructed and sized in accordance with the 2002 Guidelines for Soil Erosion & Sediment Control and changes reflected on the plans.**

29. **All side slopes shall be a maximum of 3:1 (h:v), following basins have interiors designed with 2:1 slopes: DB-7, DB-8 and DB-10S.**

30. **Design information shall be submitted for all stormwater structures located within the golf course.**

Construction Sequencing

1. **Construction activity involving earth work shall begin in the Spring (March/April) while tree clearing not including stumping may commence in the preceding November.**

2. **The golf course shall be constructed in two major phases holes 1-8 as one phase and 9-18 as the other phase. This phasing will require all the excess fill from hole 8 except for that slated for the practice range could be placed on 13 and 14 during phase I. This will require stripping the topsoil on a portion of 13 and 14 to make room for the fill. The fill from 8 slated for 10 green, 11 tee and holes 15 and 16 can be made up from fill from the 9th hole the phasing plans should be modified accordingly prior to endorsement of the final plans.**

3. **The applicant is to submit to the Conservation Commission a detailed construction phasing plan and narratives for each of the two phases of construction holes 1-8, and holes 9-18, that limits the amount of exposed earth in each phase of construction and reflects the conditions of the various permits necessary to construct the golf course. Upon approval of the phasing plan the plans shall be modified accordingly prior to endorsement of the final plans.**

Bonding & Inspection Fee

1. **All required bonds and bond agreements shall be submitted in satisfactory form and substance to Town Staff for approval prior to commencement of any work.**

2. **The applicant shall submit an overall cost estimate breakdown by phase for all erosion and sediment control devices and measures based on the final approved plans prior to endorsement of the final plans by the Conservation Commission. After Town Staff determines the final erosion and sediment control bond amount the applicant shall post an Erosion & Sediment Control Bond based on the final plans in an amount to be determined by Town Staff. Fifteen (15%) percent of the**

total bond amount shall be in cash utilizing an assigned passbook with the applicant's signature on two (2) withdrawal slips.

3. **The applicant shall submit a cost estimate breakdown for all wetland buffer plantings to Town Staff prior to endorsement of the final plans and post a Landscape Bond in the amount determined by Town Staff prior to endorsement of the final plans.**

4. **The applicant shall submit a cost estimate breakdown for the final stabilization (top soiling and seeding) of all disturbed regulated area to Town Staff prior to endorsement of the final plans and post a Bond in the amount determined by Town Staff prior to endorsement of the final plans.**

5. **The applicant prior to endorsement of the final plan shall submit an inspection fee of eight (8%) percent of the total bond amounts required in items 2,3, & 4 above.**

The motion was seconded by Jack Bray and it was carried by a unanimous vote.

4. ADJOURNMENT

Motion by Gail Busemeyer to adjourn the meeting at 9:56 p.m. The motion was seconded by Jim Montstream and it was carried by a unanimous vote.

Respectfully submitted,

Mary Sciano