

**Marlborough Conservation Commission
Special Meeting
Marlborough Senior Center
March 25, 2004
7:00 p.m.**

1. CALL TO ORDER

Mr. Don Hautman called the meeting to at 7:09 p.m. in the meeting room of the Marlborough Senior Center, Marlborough, CT.

2. ROLL CALL

The following Commission members were seated and voting:

Don Hautman
Gordon Isleib
Jim Montstream
Christine Miller

Also in attendance:

Peter Hughes, Marlborough Town Planner
Atty. Paul J. Aparo, O'Connell, Flaherty & Attmore, L.L.C.
Dennis Goderre, BL Companies
Dave Fleury, Roger Rulewich Group
Roger Rulewich
Michael Klein, Environmental Planning Services
Martin Petrovic, Consultant
Marshal Victor
Thomas Ryder, Land-Tech Consultants
Terry Gallagher, BL Companies
William Roche, 45 Williamsburg Rd.
Bill Black, 20 Williamsburg Rd.
David Potter, 247 South Rd./Hartford 4H Camp

**3. PUBLIC HEARING – MARLBOROUGH PARTNERS, LLC APPLICATION
#03-13 OSCAR SUBDIVISION, #03-14 TOWNHOUSE DEVELOPMENT AND
APPLICATOIN #03-15 GOLF COURSE/CLUB HOUSE**

Atty. Paul Aparo stated that there was a lot of information to cover and that all applications would be covered together. The purpose of the meeting was to go over all the regulated activity for the project. Atty. Aparo stated that revised plans were submitted to the town on March 8th. The revised plans are being reviewed by town staff and consultants.

Dennis Goderre submitted several items to the Chairman for the record, including a paper that deals with the wetland crossing on hole 3 (the number of trips back and forth, etc.), a cart path

construction detail, responses to comments from town staff, comments on erosion control and storm water management, and a copy of all the regulated activities for the project.

Marshal Victor spoke about the temporary wetland crossings that will be used during the construction phase. He displayed a board that showed two crossings that are proposed for hole 5. They will be construction bridges. There is an existing logging road that comes across the wetland at the location. Mr. Victor presented some pictures of the area showing the logging trail. Mr. Victor said that the construction bridges will be needed for approximately 30 days. He presented a chart that details the number of times the workers will need to cross from the 3rd to the 4th fairway. The chart is very detailed and lists out all the activities that are required and the type of vehicle used. Earthwork is the largest activity and will require approx. 200 trips across the bridge.

Dennis Goderre distributed revised plans, 100-scale, to each of the Conservation Commission members. He proceeded to go thru every regulated activity for the entire site. He showed the commission what the plan was in September vs. the revised plan. He stated that their goal was to maintain a 25-foot buffer throughout the site. For the most part, this was possible. Of the 46,572 linear feet of wetland edge, all but 1,990 linear feet maintains the 25-foot buffer. In the 1,990 linear feet where a 25-foot buffer could not be maintained, a 10-foot buffer was maintained. These areas are for holes 11, 12, and 14. Following is a summary of the changes with respect to the golf course:

Hole 1 – The initial plan involved 12,000 sq. ft. of cut. The revised plan has no cutting or filling, just clearing. In addition, the cart path has been moved away from the neighbors' properties.

Hole 2 – The main change on hole 2 is a decreased amount of rough.

Hole 3 – There are stone walls added in this area. There is a reduced amount of rough by 2/10ths of an acre and reduced clearing by .11 acres. The hole was moved 50 feet away from Ogden Lord Rd.

Hole 4 - .4 acres of rough was removed.

Hole 5 - .43 acres of rough was removed, the hole was moved away from the wetland edge and the fairway was redced by .58 acres.

Hole 6 – Reduced amount of tees, reduced amount of fairway, eliminated .68 acres of rough.

Hole 7 – There is a small increase of rough (approx. ¼ acre due to the relocation of the cart path that now circles around the wetland).

Hole 8 – The entire hole was moved south due to site line concerns. Rough was decreased by 1/10th of an acre.

Hole 9 – No real change. The regulated activity moved to hole 18.

Hole 10 – Some fairway was added, rough was reduced by 1 acre, buffers are enhanced and the cart path was moved to a narrower location to accommodate a narrower wetland crossing.

Hole 11 – There is filling in the wetland of 18,235 sq. feet. A basin was added. This is a meadow wetland. There is no clearing. 10-foot buffer.

Hole 12 – There is a retaining wall along the edge of the wetland. Rough has been reduced by .7 acres and a basin has been added. 10-foot buffer.

Hole 13 – There is a small piece of hole 13 that has a 10-ft. buffer. Most of the hole has a 25-foot buffer.

Hole 14 – The community septic system will be below holes 13 and 14. The hole has been pulled back from the wetlands. Rough has been reduced by 2.4 acres. The fairway was reduced by .5 acre. 10-foot buffer.

Hole 15 – There are two new detention basins. The clearing has been reduced by .16 acres. The rough has been reduced by 1.25 acres. The wetland crossing for the cart path has increased by 35-feet.

Hole 16 – There is a sliver of wetland in this area, a stream corridor.

Hole 17 – Rough has been decreased by 1.25 acres. Canopy clearing has been reduced. There are new basins and a stone wall.

Hole 18 – This hole changed a lot. The landing area shifted toward hole 9. There is less clearing and more of a buffer. Clearing was reduced by ¼ acre. Rough was reduced by 2 acres.

Clubhouse/Maintenance Area – The amount of parking has been reduced. Additional parking can be added at a later date if it is deemed necessary. For the driving range area, there is a decreased amount of disturbance by .3 acres in the regulated areas and there are two new basins.

Peter Hughes asked Dennis Goderre to provide the figures of original plan vs. the revised plan for the golf course to his office.

Don Hautman had several questions with respect to the golf course, summarized as follows:

Hole 1 re the cart path crossing the wetland. Dennis Goderre explained that they were trying to stay away from the neighboring properties. He also confirmed that the irrigation line can be moved outside the buffer area.

Hole 3 – re the crossing of the wetland. The applicant stated that pipes for a temporary crossing would be too long for a temporary bridge. Michael Klein stated that you don't want to have two different bridge crossings.

Hole 6 – Peter Hughes wanted to know whether the applicant could shorten the width of clearing on the south side of the hole. Roger Rulewich explained that you need to have a certain width. Peter Hughes asked about the invasive plant species in this area and how the invasives will be kept from creeping into the area. Michael Klein said there will be monitoring and maintenance. Invasive species in this area are not planned to be cut out. The monitoring plan is a five-year plan. Don Hautman asked how you control contamination of the wetland. Mr. Klein said that the timing of applications is important as is choosing non-mobile materials. These materials evaporate and do not get into the water. He also said that turf creates infiltration more than runoff. Out of the 180-acre golf course, approx. 45-50 acres are heavily maintained. Outside the rough there are less fertilizers and pesticides applications. There will be no pesticide application until year two in order to allow time for the turf to grow.

Hole 11 – Don Hautman asked if the outlet into the wetland could be moved slightly. The applicant said yes.

Hole 12 – When asked about the maintenance plan for the naturalized areas, the applicant said some areas will be left alone and other areas will be grassed. The 25-ft. buffer around the wetland will be mowed once a year. After the rough clearing is done, it will be determined whether areas need to be enhanced.

Hole 15 – Don Hautman asked about the cart path going through the wetland. The applicant said that this is the public pathway and it cannot be moved because people walking on the path could potentially get hit by golf balls.

Hole 16 – This hole is at the edge of a wetland/watercourse. Peter Hughes stated that the green does not all drain back into the stream. The town's consultants are reviewing the Environmental Monitoring Plan and they want some minor changes to the plan.

Dennis Goderre then went through the regulated activities for the houses. Dennis started at the main entrance off Ogden Lord Rd. He explained that many lots have been changed and/or

moved. Road A moved north and lots 14, 15 and 16 moved away from the wetlands. For lots 9, 10 and 11 there is reduced clearing and the home sites have been moved away from the wetlands. He said that there will be some stone walls for conservation easements. Lots 18, 19 and 20 have been moved outside the buffer area. Lot 26 was moved in towards the wetlands. Lot 29 was moved back to maintain the integrity of the hillside and decrease disturbance in the regulated area. The pump station was relocated. Lots 74-84 are in the cul-de-sac loop and all have individual septic systems. In addition to pond #7 and #8, the applicant added a pond #13 and made pond #8 larger. The townhomes have been moved away from the wetlands by approx. 50 feet. They are all within the buffer but are further away than originally planned. There have been some changes in configuration for the leeching galleries for the community septic system. There are now three trenches and they have been pulled back away from the wetlands.

Don Hautman asked several questions about the housing area, summarized as follows:

Don wanted to understand how anyone would know if the sewers had a leak. Terry Gallagher explained that the system will be inspected and tested after construction. He said that they are made of modern PVC that, if installed correctly, lasts forever. For lot 71, Don noted that the clearing limits are tight and the slope is steep. He said that the applicant may need to look at this area again and perhaps consider a conservation easement. Don Hautman wanted to know if pond #5 was a detention basin or not. Terry Gallagher stated that they are trying to get rid of pond #4 to try and alleviate clearing of the woods in that area. He said that all the ponds will be called detention basins. Don Hautman said that there is a major watercourse crossing near lot 73 and he wanted to understand how much road drainage was going into the brook and whether they could get rid of it. Terry Gallagher explained that they can't get rid of it. It will be a Glastonbury catch basin.

Terry Gallagher went over the stormwater management for the project. He distributed a Revised Drainage Summary dated March 23, 2004 to the members of the commission. The paper summarizes the stormwater management plan for the residential lots, the golf course and the detention basins. "All of the residential lots have on-site rain gardens or recharge galleries designed to store and recharge runoff from impervious areas. This reduces runoff volume and peak flow rates from residential lots by disconnecting those impervious areas from the storm drains in the roads. Some of the rain gardens are equipped with a 4" diameter underdrain that is tied to the storm sewer system." For the golf course, the applicant is using best management practices "to control peak runoff rates, reduce increases in runoff volume, and provide water quality treatment to protect wetlands and downstream properties." With respect to the detention basins, the summary contains a chart for each basin that shows existing vs. proposed peak runoff rates. Terry Gallagher stated that they tried very hard to alleviate wet conditions on the neighboring properties to the north. They also tried to help with the icing problem on South Rd. There are nine discharge points in all.

Terry Gallagher showed a detail of detention basin G, along the north property line. The detail showed how much is going into the various wetland corridors. He went through the existing and proposed water volume to each wetland. He explained that the golf course includes 3-4 small sediment traps for each hole on the course. Terry Gallagher said that he performed an off-site watershed analysis. He has submitted a report to the town on his findings and he has not proposed improvements to any off-site culverts.

Terry Gallagher went through a master utility plan that shows wells, the pump station, electrical, cable tv, sanitary, water, telephone, and the underground tanks for fire protection. He said that the town will maintain the detention basins.

Terry Gallagher showed the commission members designs for the rain gardens for the residential lots. He stated that there are four different scenarios and he explained how they work.

Don Hautman said that for detention basins F, I and K, the revised plans have significantly decreased the amount of area feeding those basins. He wanted to know whether any of these reductions affect anything downstream. He is concerned that ultimately the same amount of water gets there. Terry Gallagher said that other basins have increased areas, so the overall effect is there won't be drying out. They are trying to fix the public nuisance issues while maintaining the stability of the overall water.

Jim Montstream asked that Dennis Goderre prepare a board that shows how much of the area is being disturbed, as well as the reduction in disturbed areas.

Don asked whether the applicant had provided the control and monitoring plan for the turf management system. Peter Hughes said that something has been received. He summarized what the reporting requirements will be for the turf management plan. Don Hautman wants the applicant to let the town know when they are applying fertilizer/pesticides and how much they are putting down. Peter Hughes stated that the applicant has proposed to provide that information on an annual basis. Don Hautman thinks it should be more frequent than that, at least for a certain amount of time, to allow the town's experts an opportunity to review the information.

Martin Petrovic spoke about the below-ground storage tanks for the fertilizer and pesticide material.

When asked about the open space map with all the various activities, Peter Hughes stated that the applicant has moved everything outside the open space areas. Dennis Goderre showed a revised map of the open space. There are 305 acres of open space. There are 185 acres of recreational open space and 120 acres of passive open space. Of the 120 acres of passive open space, 44.5 acres have been dedicated as town open space. Peter Hughes noted that in addition to the town open space, the applicant will pay into an open space fund.

Peter Hughes stated that the town's experts are in the process of reviewing various items in the revised plans.

Don Hautman stated that he wants someone from East Haddam to provide a report on their golf course project before the closing of the public hearing.

Peter Hughes said that the only item remaining is that Roger Rulewich needs to provide alternate sketches for the golf course layout.

4. PUBLIC COMMENTS

For the record, it was noted that Eric and Patricia Aust of 203 South Rd. wrote a letter to Peter Hughes dated March 12, 2004 regarding their concerns about the project.

Bill Black, 20 Williamsburg Rd., asked how the cutting and clearing of the golf course would be reviewed. He wanted to know what the town's involvement would be in the process. Peter Hughes stated that he or one of the town's experts will review each hole after the rough grading is done to look at what has to be enhanced for the buffer. He stated that there is an 8% inspection fee on the improvements.

Motion by Gordon Isleib to continue the public hearing for applications #03-13, Marlborough Partners, LLC, OSCAR Subdivision, #03-14, Marlborough Partners, LLC, Townhouse Development and #03-15, Marlborough Partners, LLC, Country Club/Golf Course until Monday, April 5, 2004 at 6:00 p.m. The motion was seconded by Christine Miller and it was carried by a unanimous vote.

Motion by Jim Montstream to table applications #03-13, Marlborough Partners, LLC, OSCAR Subdivision, #03-14, Marlborough Partners, LLC, Townhouse Development and #03-15, Marlborough Partners, LLC, Country Club/Golf Course until the Monday, April 5, 2004 meeting. The motion was seconded by Gordon Isleib and it was carried by a unanimous vote.

5. ADJOURNMENT

Motion by Christine Miller to adjourn the meeting at 10:23 p.m. The motion was seconded by Gordon Isleib and it was carried by a unanimous vote.

Respectfully submitted,

Mary Sciano