

**Town of Marlborough
Board of Selectmen Special Meeting
Marlborough Town Hall
June 9, 2004
8:30 a.m.**

1. CALL TO ORDER

Nancy Bader called the meeting to order at 8:44 a.m. in the meeting room of Marlborough Town Hall. Nancy Bader, Sharon Reiner and Bill Black were present and seated.

2. RECOGNITION OF GUESTS

Guests include Peter Hughes and Tom Giola.

3. PUBLIC COMMENTS

There were no public comments.

4. MARLBOROUGH PARTNERS, LLC & COMMUNITY GOLF COURSE

Peter Hughes distributed a list of ten recommendations that the Board of Selectmen can make to the Planning Commission with respect to the Marlborough Partners, LLC golf course/housing development application. The selectmen went through the list, item by item, with Peter Hughes and Tom Giola and changes were made as appropriate. Items discussed included the following:

- responsibility for sidewalk maintenance
- installation of signs for golf cart crossings
- installation of under drains
- the design and construction of a new intersection alignment for the South Road/South Main Street intersection
- a deed to the town of a 50-foot right of way along the frontage of the property along Ogden Lord Rd. and South Rd
- responsibility for detention basins on the site
- submission of an 8% inspection fee
- general liability insurance required for golf cart crossings
- maintenance of street landscaping
- restrictions of construction equipment on town roads/repair of town roads in the event they are damaged
- cable guide rail along South Rd. south of the proposed intersection
- drainage easements/draining of cross culverts on Ogden Lord Rd. and South Rd.
- restriction of alcohol on the golf course
- Construction traffic path to be limited to South Main to Garden Lane to South Rd. as much as possible
- Improvements to the site lines at the intersection of South Main/Garden Lane/South Rd. to be made

Peter Hughes explained that the use of chemicals on the site is being handled by various town commissions. He reviewed the requirements with respect to chemical applications. He also stated the various restrictions on use of the country club. Nancy Bader stated that she wants the town to be able to hold 1 or 2 events a year at the country club. Peter Hughes will discuss this with the applicant.

There was a brief discussion about the name of the golf course/development and the interest in having "Marlborough" somewhere in the site's name for marketing/pr purposes. Peter Hughes will discuss this with the applicant.

Peter Hughes went over several golf play restrictions that are being implemented to protect abutting neighbors on Williamsburg Rd. These include:

- Play on holes 1&2 will be restricted (no play before 7:30 a.m.)
- Carts cannot leave the path along holes 1&2
- No maintenance on holes 1&2 after 6:30 p.m.
- No nighttime cutting after 10:00 p.m.
- There will be additional monitoring of SWG's (monitoring wells for pesticides) on holes 1&2
- Limited use of chemicals on the driving range
- Out of bounds play will be clearly marked 50-feet from the property line

The applicant will also install a fence and landscaping along the Williamsburg side. If there is a problem with the well tests along holes 1&2, there is a protocol for notifying neighbors on Williamsburg.

Peter Hughes also noted the following:

- The site will include eight 10,000 gallon tanks for fire safety. This has been reviewed by Joe Asklar.
- All outdoor noise on the site will cease at 9:00 p.m.
- There is no lighting at the pool or tennis courts.
- Construction work will occur from 7:00 a.m. to 6:00 p.m. Monday-Friday, 8:00 a.m. to 4:00 p.m. on Saturdays and 9:00 a.m. to 3:00 p.m. on Sunday. All earthwork processing must be done Monday-Friday between the hours of 8:00 a.m. to 4:00 p.m.
- There will be no deliveries to the site before 8:30 a.m. and between the hours of 3:00 p.m. to 4:00 p.m. (to avoid bus traffic).

Sharon Reiner noted that if anyone in the community has suggestions/input, they should forward it to the Board of Selectmen over the next month, whilst these issues are being formalized.

Peter Hughes stated that the applicant will clean up and maintain old stone foundations on the site to help maintain the site's historic character. 45 acres of open space on the site are being deeded to the town. This will connect South Rd. to Ogden Lord Rd. Included in the open space is 10,000 feet of walking trails that will be open for public use. The applicant is also making a \$46,000 contribution to the town's open space land acquisition fund.

Peter Hughes stated that he will speak to the applicant about the development of a website on the project that can be linked to the town's website. This would allow residents to access information on the project as it is constructed.

The town needs to draft an ordinance for sidewalk usage on the site. Peter Hughes will draft the ordinance and present it to the Board of Selectmen for adoption.

Peter Hughes went through the groundwater monitoring requirements. The applicant will be required to test the groundwater quarterly during construction, quarterly during the first two years

of golf play, semi-annually during years 3 and 4 and annually at year 5. There will also be some testing of the pond at the 4-H camp.

It was noted that once the site is constructed there will be an additional burden on the town's policing and this will need to be factored into the public safety plan.

Peter Hughes explained that the bonding is being done through the Planning Commission, the Zoning Commission, the Wetlands Commission and the WPCA (Water Pollution Control Authority).

There was a brief discussion about the timing of when roads on the site become approved town roads. There are various issues involved if a house or houses are inhabited and a road is not yet approved as a town road (i.e. no school bus access, post office access, etc.)

Tom Giola stated that when the project is complete (it is a 5-7 year project) there will be an additional 2-3 miles of road. When combined with other new subdivisions in town, this will require the Public Works Department to add another route to its maintenance route. He said that there are presently 60 miles of town roads and 6 large truck routes.

5. PUBLIC COMMENTS

There were no public comments.

6. ADJOURNMENT

Motion by Sharon Reiner to adjourn the meeting at 10:15 a.m. The motion was seconded by Bill Black and it was carried by a unanimous vote.

Respectfully submitted,

Mary Sciano