

**Town of Marlborough  
Board of Selectmen Regular Meeting  
Marlborough Town Hall  
May 11, 2004  
10:00 a.m.**

**1. CALL TO ORDER**

Nancy Bader called the meeting to order at 10:09 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**

There were no guests.

**3. PUBLIC COMMENTS**

There were no public comments.

**4. ACCEPTANCE OF MINUTES**

**Motion by Bill Black to accept the minutes of the May 4, 2004 regular meeting with the following changes: 1) page 3, section 9, the following sentence is to be inserted following the sentence ending "...administrative officers. Bill Black stated the Town Attorney's March 26, 2004 memo does correct the previous statement regarding who appoints, Selectmen vs. Selectman, based on the town charter. However, the memo of March 26, 2004 does not correct the statement made by the town attorney in the February 3, 2004 memo "... in fact have been appointed by the First Selectman ..."; 2) page 4, section 13.a, first paragraph, delete "two" and insert "a number of" and insert "including" after "options"; 3) page 4, section 13.a, second paragraph, delete the word "and" after "aggressively"; 4) page 4, section 13.b, first sentence, delete "he" and substitute with "the team", after "Hartford Medical" insert "Group, they are an approved state contract bidder", delete "because" after "Medical" and delete "would" and substitute "could". The motion was seconded by Sharon Reiner and it was carried by a unanimous vote.**

**5. CORRESPONDENCE**

5.1 Girl Scouts

The Girl Scouts has asked for financial help in sending girls to camp. The selectmen agreed that this is not the role of a municipality. It was suggested that the Girl Scouts contact the Marlborough Business Association.

5.2 Connecticut Conference of Municipalities

The CCM has provided a Capsule Summary of 2004 General Assembly and Municipalities. The report provides a summary of the legislative items that passed and failed. Nancy Bader highlighted some of the more important items. Legislature that passed includes: 1) a one-year extension of present levels of real estate conveyance tax, 2) elimination of 2006 sunset on grants to municipalities from the Clean Water Fund and 3) protection from FOI requirement to transcribe voice mails. Items that failed in the legislature include the municipal ethics mandate.

5.3 Charles David Denler

Charles David Denler, who lived most of his life in Marlborough but has recently moved out of state, has received the Emmy Award for Outstanding Achievement in Music Composition from the National Academy of Television Arts and Sciences.

### 5.3 Trooper Report

TFC James O'Rourke submitted the incident report for the month of April 2004.

## **6. DISCUSSION OF MARLBOROUGH PARTNERS, LLC GOLF COMMUNITY PROJECT**

Tom Giola provided an update on the community housing/golf project. Mr. Giola stated that the various towns and commissions have jurisdiction over very specific areas that they govern. He is looking to the board of selectmen to provide input about how the character of the town will change. Mr. Giola explained that all the public hearings with respect to the project are closed. For the most part, the commissions have expressed an interest in approving the sub-division/golf course with conditions, as opposed to denying the project and having the applicant go back through the entire public hearing process. Tom Giola stated that he is concerned that there was not a lot of public input in the public hearings. He believes that this could lead to the public having a lot of concerns at a later date. He stated that he does not have a good handle on public opinion about the project, but that the little feedback that he has received has been positive. Mr. Giola explained that the town's consultants/experts have done their technical review. He also stated that most sub-divisions do not satisfy every regulation and the magnitude of this project means that the applicant won't satisfy every regulation. The town and the applicant will have to work out what can be satisfied.

When asked what he has learned from other subdivision projects in town, Tom Giola stated that it will be important to keep on the contractors to make sure that they're doing all they are supposed to do. Mr. Giola stated that this is a very large project and that there is not one individual in town that has an intricate understanding of all the issues and that it will be hard to catch everything in the approval process. He stated that the town has a lot of good experts working on its behalf but that the approval process will be complicated.

Mr. Giola stated that the town's consultants/experts are in the process of putting together a list of conditions. The conditions will be controlled/monitored by town staff and they will not be negotiable with the applicant. Mr. Giola stated that, as stewards for the town, the board of selectmen can add conditions of approval. The role of the selectmen is to look at what's best for the town as a whole. This could include conditions pertaining to public right of ways, public improvements, etc.

Mr. Giola then went through the various roadway issues with the project. He stated that South Rd. has some existing problems with flooding and that the applicant will need to alleviate the water onto South Rd. The applicant has been asked to perform a downstream culvert analysis offsite of the property. Mr. Giola also spoke about golf cart crossings. Some of these crossings will be across town roads. He also talked about the cul-de-sacs on the project site itself. He said that the cul-de-sacs are small in radius and will be difficult for the plows in the wintertime. He stated that all the roads in the project will be town-owned.

Mr. Giola also spoke about some minor issues with the project. He stated that there will be a golf cart path that runs along the edge of a portion of Ogden Lord Rd. In addition, all the roads in the

project will have sidewalks. These sidewalks will be owned by the town. Mr. Giola stated that the current ordinance re sidewalks needs to be changed so that the town won't be responsible for maintaining and repairing the sidewalks. He suggested that there be a homeowners association so that a lot of these issues get picked up under a homeowner's association agreement. Mr. Giola discussed some of the features of the site that are different from a typical sub-division. Mr. Giola also stated that he believes the public water system on the site should fall under the homeowner's association. Nancy Bader stated that the homeowner's association will be very important because it will cover several key areas. She stated that the town's attorney will need to get involved in this process.

Tom Giola explained that the development has its own community septic system that will fall under the jurisdiction of Marlborough's Water Pollution Control Authority (WPCA).

Bill Black made the point that the use of herbicides, pesticides, etc. needs to be reported to the town and monitored by the town. He stated that he believes this should be monitored by the Public Works Dept. and Chatham Health.

Nancy Bader asked that the selectmen be provided with a list of conditions, breaking out those conditions that are essential to approval. She will schedule a workshop meeting with Tom Giola and Peter Hughes to discuss this project.

Tom Giola reviewed some additional issues with the subdivision, including traffic implications. He said that the Rte. 66 and Rte. 2 interchange is not ideal now and this project will only add to the traffic situation. There are also issues with respect so signage. It will be important to have proper signs so people know how to get to the development/golf course. The flow of traffic to and from the project site needs to be reviewed. In addition, Mr. Giola talked about the offsite land donation for open space. Currently, the plan is for the applicant to pay money to the town towards a fund for open space. Also, there is open space on the property with walking trails. Mr. Giola suggested that these walking trails may only be used by the residents of the project, and not the entire Marlborough community. He stated that the selectmen can have a role in deciding how the open space is applied/where it is located. Nancy Bader said that she would like to visit a town that has had a similarly sized housing development/golf course and talk with that town's selectmen to see if they have any ideas/suggestions to share.

## **7. RESIDENT TROOPER STATUS REPORT**

Brendan O'Rourke reviewed April's Incident Report. He said that there are some residents that continually have false alarms and he is working with these residents to reduce the number of false alarms. Nancy Bader confirmed that the gate at Blish Park is being locked at night by the troopers/constables. Mrs. Bader asked Trooper O'Rourke to come up with the police officer's space requirements going forward over the next ten years. She also told Mr. O'Rourke that there is a new restaurant on West Rd. and it would be helpful if he stopped in and gave the owner some general information about crime prevention. Trooper O'Rourke stated that RHAM's senior prom will be on May 21<sup>st</sup>. The seniors will be going on a cruise out of East Haddam. Trooper O'Rourke stated that the school has requested that a police officer attend the event. Nancy Bader will follow-up on this.

There was a brief recess at 11:24 a.m. that lasted a couple minutes.

**8. PERSONNEL HANDBOOK DISCUSSION**

Nancy Bader suggested that the selectmen schedule 20-30 minutes during each morning selectmen meeting to cover a section in the personnel handbook. The town's personnel attorney has gone through the handbook and reviewed it for best practices. She has also made some recommendations for things that either didn't make sense or needed clarification. Nancy Bader stated that the goal for July 1<sup>st</sup> is to have all town jobs classified as exempt or non-exempt. She also said that the selectmen need to look at the town's volunteer policy.

**9. VACATION CARRY OVER REQUEST**

Nancy Bader clarified the selectmen's approval of Gerry Black's vacation carryover request. She stated that, according to the personnel manual, 20 hours need to be taken before August 31, 2004.

**10. OTHER**

There were no other items.

**11. PUBLIC COMMENTS**

There were no public comments.

**12. ADJOURN**

**Motion by Sharon Reiner to adjourn the meeting at 11:55 a.m. The motion was seconded by Bill Black and it was carried by a unanimous vote.**

Respectfully submitted,

Mary Sciano