

Planning Board
September 18, 2007
Approved October 16, 2007

Members Present: Bill Weiler, Vice-Chair; Deane Geddes; Jim Powell, Ex-Officio; Ron Williams; Ken McWilliams, Advisor

Mr. Weiler called the meeting to order at 7:25 p.m. and the Board reviewed the Christiansen mylar. All requirements of the June 19, 2007 hearing were met, and the Board signed the Christiansen mylar.

Mr. Powell made a motion that the Board review the minutes of August 21, 2007 after the first scheduled case since the 7:15 p.m. case was present and already behind schedule.

Mr. Weiler stated that the minutes should not take long and preferred not to take the agenda items out of order. The Board reviewed the minutes of August 21, 2007 and made corrections.

Mr. Powell commented that the reference on page three of the August 21, 2007 minutes to Mr. Long operating illegally was very strong wording and should be softened.

Mr. Weiler stated that that is what was said and the reference should remain even though it was incorrect. The statement was corrected later on in the minutes and therefore does no harm to the owner.

Mr. Williams commented that the reference on page four of the August 21, 2007 draft minutes to the logistics of parking does not adequately represent the details of the discussion. He clarified that there is 66 ft. between the building and the property line; therefore the remaining spaces after the porch and plantings are in place will be insufficient for the two rows of existing parking. Sixty-six feet is the minimum that is required to maneuver nose-in parking, therefore the parking scheme will need to be redesigned to accommodate the number of parking spaces needed for the proposed use.

Mr. Williams made a motion to approve the minutes of August 21, 2007 as corrected.
Mr. Geddes seconded the motion. All in favor.

CASE: 2007-017: Conceptual – Baker Hill Golf Club – Richard Chase – Preliminary plan for various improvements at 101 Baker Hill Road. Map/lot 38-758-501.

Richard Chase from the Baker Hill Golf Course Planning Committee and Bob Turcotte, Golf Course Supervisor were present to propose modifications to the layout surrounding the entrance of the golf course.

Mr. Chase informed the Board that the golf course is currently at full membership capacity with 225 members, and as time has passed, there are modifications that need to be made primarily for safety reasons. The proposed changes being presented to the Board this evening are in the very beginnings of the planning stages and have not yet been presented or proposed to the members.

Mr. Chase explained that certain issues have evolved that need to be addressed for safety and certain other issues for convenience. The parking area is a large dusty parking lot. The vehicle circulation is unclear and not attractive. Vehicles entering the parking area initially are greeted with the view of the cart washing area and have no delineation of where to park. There is a need for a cart storage facility to accommodate 75 carts. Currently there is only storage for 56 carts. There is also a need for a committee meeting room, office space and better definition of the pro shop. The kitchen and the club house need to be expanded which will hopefully create a truck access to the kitchen and keep the delivery traffic separate from member traffic. As a result of these proposed changes, some of the cart paths will be re-routed to stay out of the line of golf ball flight.

Mr. Chase presented a drawing which illustrated a plan designed by Roger Wells, Landscape Architect. In order to improve the **parking** definition, islands of trees are proposed to be strategically planted to define the traffic flow. The staff parking will be separated from the members' parking which will have low trees, such as crab apple, planted between Baker Hill road and the parking area. Also proposed is a paved path to the club house lined with fruit trees. There is a **proposed addition to the club house** with an "L" extension toward Baker Hill Road for the kitchen and deliveries and the dining room will be extended toward the golf course. The truck access for deliveries to the kitchen will require an additional driveway entrance on the westerly side of the parking area off Baker Hill in order to keep the delivery traffic separate from the members' traffic. This additional entrance needs to be studied further in order to see if it has adequate line of sight and meets safety issues.

Mr. Chase explained the proposed changes to the **pro shop and the cart barn**. The pro shop and cart barn are farther away from the start of the course than what the members would like. The locker room is currently in the club house, and it would be nice to have it up near the pro shop. The committee may propose to add onto the easterly side of the existing cart barn in order to create more cart storage space. There may also be some changes to the cart paths to resolve congestion between the maintenance personnel and golfers. The service path will run along Baker Hill Road to the maintenance buildings.

Mr. Turcotte commented that one of the things that may effect the golf course is that the first tee may have to shift over 30 ft. in order to resolve the congestion and a few of the **paths will need to be re-directed** for safety reasons in order to keep the maintenance personnel out of the line of golf ball flight.

Mr. Weiler asked how the layout of the service path will run near the Baker Hill Cemetery.

Mr. Turcotte explained that the service road will run along the inside of the stone wall until it begins to approach the cemetery area. At that point the path will veer off and go well around the cemetery.

Mr. Williams suggested that the planning committee ought to consider one entrance to the parking lot and have the separation of traffic flow delineated within the parking area. He advised Mr. Chase to remain aware of keeping the new plantings low in order to not block the view easement from across Baker Hill Road.

Mr. Powell suggested that the planning committee may consider asking the road agent and fire chief for their input before too much goes into planning the entrance and egress.

Mr. McWilliams asked Mr. Chase if the parking area is paved.

Mr. Chase explained that the current parking area is gravel but there will be car stops installed to visually delineate each parking space.

Mr. Turcotte commented that a stone aggregate is being considered, but nothing has been decided at this point in time.

Mr. Weiler advised Mr. Chase and Mr. Turcotte that there is a porous pavement material available that works well on flat surfaces which provides the luxury of pavement and also allows surface water to drain through instead of creating sheet run-off.

Mr. Williams suggested that consideration should be given to a turn-around for truck deliveries closer to the kitchen/delivery location.

Mr. Turcotte explained that the planning committee did look into that, but the slope drops off and is not conducive to a turn-around in that proximity without extensive grade work.

Mr. Geddes asked Mr. Turcotte what use could be made to the west of the parking area.

Mr. Turcotte explained that the leech field for the club house and the pro shop is there. Also there are practice tees set up in that area.

Mr. Weiler commented that the proposed drawing looks like a good plan.

Mr. Chase commented that he is not sure how the members will receive the proposal due to the increase in costs. He advised that Board that the planning committee will review the plans with the members within the next three months and then come back to the Planning Board with more definite plans. He asked the Board, in lieu of this evening's meeting, what does the Golf Club need to do in order to move forward with changes to the site plan.

The sense of the Board was that a Site Plan Revision needs to be brought to the Planning Board for review.

Mr. Turcotte commented that the Club is not ready to make all of the changes discussed right now but just wanted to show the Board what could and what they would like to happen later. The main objectives behind the changes are to improve the workers' safety and facilitate golfer's traffic. Some of the cart paths around the club house are gravel and dangerous to walk during night hours. There has already been one broken ankle due to a gully created in the path after a rain storm. The committee would like to make sure the plans are final and complete before permanent pavers for walking to and from the clubhouse and pro shop are installed.

Mr. Geddes asked Mr. Turcotte if the club house gets used in the winter months.

Mr. Turcotte stated that the club house is not used in the winter months, but the snow is cleared for fire safety purposes.

Mr. Weiler asked Mr. Turcotte what happened with the housing proposal for golf course associates.

Mr. Turcotte explained that the housing facility is still in conceptual stages. The golf club found an apartment in Newport to house staff and associates until the club is ready to move forward with building the housing facility.

CASE: Adm1-061 – Masterplan

Mr. Weiler asked Mr. McWilliams why there were two copies of the survey in the Masterplan appendix.

Mr. McWilliams explained that one of the copies gives the number of respondents, the other gives the percentage of respondents to each question.

Mr. Weiler asked Mr. McWilliams to put only the copy that gives the percentage of respondents to each question in the appendix.

Mr. Williams made a motion to adjourn. Mr. Geddes seconded the motion. All in favor.
Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Linda Plunkett