

# P-Z Grants Permits For New Golf Course

After a brief Tuesday night public hearing at which no opposition appeared, the Planning and Zoning Commission granted three of four required permits for the new golf course.

Fewer than 20 people were in Cleves Auditorium to hear Don Brooks describe the course, to be located on 166 acres off Ridgebury Road.

Mr. Brooks emphasized that the Golf Course Committee hopes to have all 18 holes open in the spring of 1973.

Mr. Brooks reported that some alterations have been made recently, including removal of the 17th hole from a swamp. This pleased the commission.

Natural resources will be used extensively, he said, "without a lot of filling and excavating." He noted that only 2.9 of 20 acres of swamp, and 35 to 40 acres of 107 acres of woodland would be disturbed.

Mr. Brooks estimated that 1,100 to 1,200 potential users live in town, and that no more than 300 golfers could play the course in a single day. Parking will be for 200 cars. He said the course would be open to out-of-towners until it could pay its own way with Ridgefielders only.

Access will be from Ridgebury Road, although he said the committee has not ruled out the possibility of someday using Canterbury Lane (Old West Lane). This could happen if an "elaborate" clubhouse were considered on

the backland instead of at the east end, where the clubhouse is now planned.

As spokesman for the Ridgebury Congregational Church, Thomas C. Reeves of Ridgebury Road said "we will vigorously oppose" any use of Canterbury Lane for the course. The church is located very close to the road, now only a dirt path, and church officials feel a wide roadway with heavy traffic would detract from the appearance of the historic building.

Mr. Brooks said it will be three to four years before a clubhouse might be built.

David B. Thompson of the U.S. Soil Conservation Service said he had walked the site, made suggestions, and indicated that the course would have "very little impact" on the area. He recommended that additional plantings be installed after the course is completed. It was noted that many cedar trees in an area to be cleared could be transplanted to areas between fairways.

First Selectman Joseph J. McLinden said the selectmen are "whole-heartedly behind (the project) and approve of everything done so far."

James McChesney of the Flood and Erosion Control Board read from a statement, saying his board was "pleased to see the flood storage area preserved as far as possible." Part of the course is in a flood safety zone, for which a permit was granted that night.

The flood board also recommended that all greens be at least 602 feet above sea level, so they wouldn't be flooded during heavy rains. The golf committee agreed.

The commission approved permits for a recreational use in a residential zone, and for the flood zone, and also granted a "special permit" which gives it control over parking, screening and other considerations. It withheld action on a filling and excavation permit until more details are submitted.

The commission attached some conditions including:

— That a plan for the parking area be submitted and that the commission reserve the right to demand a paved accessway instead of the gravel-top now planned. The parking lot should also be screened from neighboring property.

— That reports from the town engineer and Mr. Thompson are

## Commission Questions Office Center

Rough ground work on the new medical office building no sooner started this week than the Planning and Zoning Commission found problems.

Zoning regulations require than commercial developments be on a road with a 50-foot right-of-way. The center is on five acres bordering Grove Street and Old Quarry Road, which are not believed to have 50-foot rights of way.

Moreover, the commission learned that Vincent Pellicione, the developer, someday plans to subdivide the property, and reportedly erect medical laboratories on a second lot. Plans for this subdivision