

PRIVATE COUNTRY CLUB

CHANGES TO EXISTING REGULATIONS:

✓ Add to Section 9 Definitions:

PRIVATE COUNTRY CLUB: a private business charging a fee for initiation, membership and services that provides a variety of recreational and social facilities, including, but not limited to, the following: 18 hole golf course with practice and training facilities; clubhouse with appropriate locker rooms, office facilities, including meeting rooms; health and fitness facilities; golf professional shop; restaurants and snack bars with the sale of alcoholic beverages; maintenance, operations and storage facilities, including golf cart maintenance and storage facilities; swimming pools; tennis courts; and parking areas.

Amend Section 21 Residence AAA District as follows:

Section 21.2.8 The following uses when not conducted as a business or for profit: membership clubs, lodges, community houses; nature preserves and wildlife sanctuaries; and tennis, swimming, boating and similar clubs.

Add:

Section 21.2.15 Private Country Club, golf courses

Re number and Amend:

Section 21.2.15 to Section 21.2.16 and add to the end of the statement the following: except where specifically prohibited.

Amend Section 22 Residence AA-1 District as follows:

Section 22.2.8 The following uses when not conducted as a business or for profit: membership clubs, lodges, community houses; nature preserves and wildlife sanctuaries; and tennis, swimming, boating and similar clubs.

Add:

Section 22.2.14 Private Country Clubs, golf courses

Re number and Amend:

Section 22.2.14 to Section 22.2.15 and add to the end of the statement the following: except where specifically prohibited.

Amend Section 26 Residence AA-3 District as follows:

Section 26.2.2 The following uses when not conducted as a business or for profit: membership clubs, lodges, community houses; nature preserves and wildlife sanctuaries; and tennis, swimming, boating and similar clubs.

Add:

Section 26.2.3 Private Country Clubs, golf courses

Re number and Amend:

Section 26.2.3 to Section 26.2.4 and add to the end of the sentence the following: except where specifically prohibited.

✓ **Amend Section 52 SPECIAL EXCEPTIONS (Zoning Commission) by adding the following:**

52.7.16 Private Country Club: The purpose of this section is to provide standards for the development of well-planned and environmentally-sensitive country club facilities which include golf courses that will enhance Old Saybrook and to include appropriate and related accessory uses:

- a. Principal Use: A golf course of at least 18 holes and being at least 6,200 yards in length measured from the furthest back tee areas and shall be made in a manner customary for calculating golf course length by the United States Golf Association.
- b. Accessory Uses: Private Country Club may only include, in addition to at least one (1) golf course as described above:
 - i. Restaurants, banquet and ballroom facilities, and snack bars with related kitchen and food preparation and storage facilities with or without the sale of alcoholic beverages;
 - ii. Retail shops with the sales of items associated with the recreational activities of the Private Country Club;
 - iii. Appropriate office space and meeting rooms for the management of the facility;
 - iv. No more than two (2) swimming pools, plus one (1) pool not greater than 36 inches in depth at the deepest point for use by children;
 - v. No more than eight (8) tennis courts and no more than four (4) other courts for outdoor paddle sports;
 - vi. 6. Health facilities, for use only by Private Country Club patrons, that may include health, therapy programs, cardiovascular and strength training equipment, and sports conditioning equipment and appropriate locker room facilities;
 - vii. 7. Golf practice facilities, including golf training facilities, practice ranges, putting greens, and school facilities;
 - viii. Maintenance, operations and storage buildings, including secure containment areas for chemicals necessary to establish and maintain the golf course and storage and maintenance facilities for golf carts;
 - ix. One (1) apartment for a full-time employee:
 - (a) Must be located on the Private Country Club lot and must be part of clubhouse complex; and
 - (b) Must be set back a minimum of 50 feet from any street;
 - x. No more than four (4) guest cottages meeting the following criteria:
 - (a) Use is limited to the operator of the Private Country Club, Private Country Club members and their guests;

- (b) Guest stays shall not exceed one (1) week;
- (c) Under no circumstances shall the use of the guest cottages be offered to any members of the general public for a fee;
- (d) Guest cottages shall be located on the Private Country Club lot and be within 1,000 feet of the main building;
- (d) Guest cottages shall not contain more than 1,000 square feet, or more than two (2) bedrooms. The interior of the guest cottages may be arranged so that the bedrooms may be used independently;
- (e) Guest cottages shall not have kitchen or housekeeping facilities, but may have a compact refrigerator and/or microwave oven for incidental use; and
- (f) Guest Cottages are to be landscaped so as to be buffered from any single family dwelling;

xi. Night club and cabaret uses are prohibited.

c. Land Requirements: The Private Country Club shall comply with the following requirements:

- i. The minimum contiguous acreage of a Private Country Club shall be 200 acres. The acreage shall be considered to be contiguous if separated by a street. Accessory uses shall be located on the Private Country Club lot;
- ii. Clearing for a Private Country Club, including all golf course greens, fairways, tees, practice facilities, driveway and parking areas shall not exceed 65 percent of the total land area of the Private Country Club lot;
- iii. Total impervious surfaces shall not exceed six (6) percent of the total land area of the Private Country Club lot. Golf cart paths shall be paved where the grade of the path exceeds five (5) percent or where the land or slope conditions are such that the Zoning Commission determines that the cart path should be paved;
- iv. No building or structure, except open shelters for golfers or identification and/or directional signage, shall be constructed within 50 feet of a boundary of the Private Country Club lot or of a street. The Zoning Commission may reduce this requirement if the applicant demonstrates that no acceptable and workable alternate locations for a particular building or structure exists on the site;
- v. A minimum buffer of 100 feet of undisturbed vegetation and/or planted area shall be provided along all property lines where the adjacent property is zoned for residential use and where the Private Country Club developer does not own the adjacent property at the time of the approval of the Private Country Club, subject to the standards of Section C.7 unless the Zoning Commission determines that a buffer is not required or may be reduced. Such determinations shall be made on a lot by lot basis;

- vi. A minimum buffer of 50 feet of undisturbed vegetation and/or planted area shall be provided along all other property boundary lines, all streets, and at the entrances to the main building; and
 - vii. Where the Zoning Commission deems the natural vegetation within any buffer area inadequate, a landscape area shall be designed and planted as approved by the Zoning Commission. The Zoning Commission may determine that a buffer is not required. Such determinations shall be made on a lot by lot basis. All boundary buffer areas are to be maintained by the Private Country Club owners.
- d. Roadways and Parking Lots: All roadways and parking lots within the Private Country Club, are to meet the following standards:
- i. All driveways and parking lots are to be owned by the Private Country Club and are to be maintained by the Private Country Club;
 - ii. All driveways and parking areas are to meet the standards of Section 62 Off Street Parking and Loading, Access, and Circulation and Section 63 Landscaping, Screening and Buffer Areas; and
 - iii. The Commission shall evaluate the number of parking spaces provided and shall determine the number of spaces that need to be paved and the number of spaces that are to be left unpaved. The Commission shall base its determination upon on a recommendation from its engineer or Town Planner.
- e. Lighting: Lighting for all of the facilities of the Private Country Club, including roadways, driveways, and all buildings shall be the minimum required for safety and access purposes as determined by the Zoning Commission. Tennis courts and other courts for outdoor paddle sports shall be illuminated no later than 11:00 P.M. The golf course itself and the practice area shall not be illuminated.
- f. Hours of Operation: Hours of operation shall not exceed the following:
- i. Golf course and practice area – 6:30 A.M. to 9:00 P.M.;
 - ii. Maintenance operations – 5:30 A.M. to 7:30 P.M. When the golf course abuts a residential structure, maintenance activities within 500 feet of such residential structures shall not begin before 7:30 A.M.; and
 - iii. Tennis courts and other courts for outdoor paddle sports – no later than 11:00 P.M.
- g. Site Plan and Application:
- i. Site Plan for the Special Exception shall meet all the standards of Sections 7, 8 and 52 of the Zoning Regulations and shall be accompanied by an Environmental Management Report (EMR) which shall be submitted as part of the application and at the same time as the application. This report shall address the Private Country Club property and surrounding property upon which the development will have an impact and the surrounding properties that will have an impact on the golf course property. This report shall describe the planning and design process, construction methods, and future

management of the Private Country Club facilities. The EMR shall be prepared, signed and sealed by both a Landscape Architect and a Civil Engineer licensed to practice in the a State of Connecticut where appropriate. In the event there may be any conflict between these provisions and the provisions of other sections of the Regulations, the provisions of this section shall be deemed to control. The EMR shall be in three (3) volumes: Volume 1 shall contain a Site Assessment, Volume 2 shall contain the Site Development Plan, and Volume 3 shall contain a Site Management Plan;

- ii. Site Assessment Plan shall include at a minimum the following information for not only the site itself, but for all of the interrelated natural and manmade systems. The following materials shall be presented in both graphic and/or written format, as determined by the Zoning Commission, and shall be referred to the Conservation Commission and the Connecticut River Estuary Regional Planning Agency (CRERPA) for review and comment:
 - (a) Slope Analysis;
 - (b) Soils Analysis;
 - (c) Vegetation Inventory;
 - (d) Wildlife and Habitat Inventory;
 - (e) Wetlands and Watercourse Resources;
 - (f) Public and Private Utilities;
 - (g) Cultural and Historic Resources;
 - (h) Special Site Features such as prominent ledge outcroppings and stands of trees;
 - (i) Views and Vistas; and
 - (j) Traffic Impact Analysis;
- iii. Site Development Plan shall include at a minimum the following information (a key map shall be provided):
 - (a) Unbuilt Environment Plan that includes a map or aerial photograph of the Private Country Club property showing its pre-development conditions at a sufficient scale (1"=40') to reveal significant features such as existing structures, foundations, stone walls, prominent trees, ledge outcroppings, watercourses, water bodies, roads and trails. Both existing and proposed property boundary lines and infrastructure shall be shown on this plan;
 - (b) Overall Development Master Plan at a scale of 1" = 40' that defines all phases and future intentions for expansion or new construction proposed for the Private Country Club property. This plan shall show the proposed golf course development and specifically delineate where and how prominent features identified in the Unbuilt Environment Plan will be incorporated into the development or altered;

- (c) Phasing Plan, which describes the various phasing of the development of the Private Country Club;
 - (d) Construction Sequencing Plan that includes a timeline for the entire construction process;
 - (e) Building Floor Plans and Elevations for all structures to be built on the site;
 - (f) Manufacturers Specifications for illumination systems, maintenance/storage facilities, and all hazardous materials handling equipment. The Commission may require product literature or other explanatory materials to be submitted at or prior to the public hearing on the application;
 - (g) Golf Course Construction Details for the construction of the golf course and other recreation facilities to be included as part of the Private Country Club;
 - (h) Stormwater Management Plan for the entire Private Country Club development site;
 - (i) Wastewater Disposal Plan for all permanent and temporary buildings and structures to be referred to the Water Pollution Control Authority for review and comment;
 - (j) Integrated Turf Management Plan, which includes an Integrated Pest Management Plan, for all golf course and grounds maintenance that emphasizes the minimum use of pesticides, herbicides, fungicides and fertilizers;
 - (k) Water Use Plan for all golf course and facilities uses;
 - (l) Soil Erosion and Sedimentation Control Plan for the entire Private Country Club property, including any phasing of controls to properly manage the site during construction and site stabilization;
 - (m) Re-vegetation/Landscaping Plan for the entire Private Country Club property, including the phasing of revegetation/landscaping necessary to properly manage the site during construction and site stabilization; and
 - (n) Open Space Conservation Plan for any portions of the Private Country Club that connect to and are to be permanently reserved as open space;
- iv. Site Management Plan shall include the following information at a minimum:
- (a) Groundwater Quality Monitoring Plan shall show locations of proposed monitoring wells, the testing frequency and protocol for testing and including the names of the state approved laboratories conducting the testing. This Plan shall include the names of all of the specific chemicals for which testing will be undertaken.
 - (b) Surface Water Quality Monitoring Plan shall show the locations of all testing stations, the specific tests to be conducted at each location, the

levels of water quality and water levels at all wetlands and watercourses down gradient of the golf course itself and grounds maintenance activities described in the Integrated Turf Management Plan.

- (c) Habitat/Vegetation Enhancement Monitoring Plan shall describe how the Private Country Club shall monitor the revegetation of the site in accordance with the approved Site Development Plan.
- (d) Solid Waste Management Plan shall propose the specific measures that the applicant shall install and operate to recycle and dispose of toxic and other solid wastes from all activities on the site.
- (e) Golf Course Operations Plan shall propose the specific hours of operations and the periods of the year that each activity of the site will be in operation for members or the public.

Add Section 62.3.2.t Off Street Parking and Loading, Access, and Circulation Non-Residential Uses: Private Clubs, Public Country Clubs, Yacht Clubs and Commercial Recreation Facilities as follows:

- t. Private Country Clubs: A minimum of four (4) parking spaces for each golf course hole. Additional parking spaces shall be provided in accordance with the requirements for each related accessory use applied for in accordance with the requirements of Sections 62.3.3 and 62.3.4 of these Regulations. The Zoning Commission may reduce the total number of parking spaces required if the applicant provides information that demonstrates that all of the uses will not be in operation during the same time periods. The Zoning Commission may permit the use of Reserve Parking Spaces, even though the property upon which the Private Country Club is being developed is zoned for residential uses, as a means of reducing impervious surfaces. The Zoning Commission may increase the percentage of required parking spaces characterized as Reserve Parking Spaces if it finds that environmental conditions warrant such an increase in the percentage of "reserved spaces."