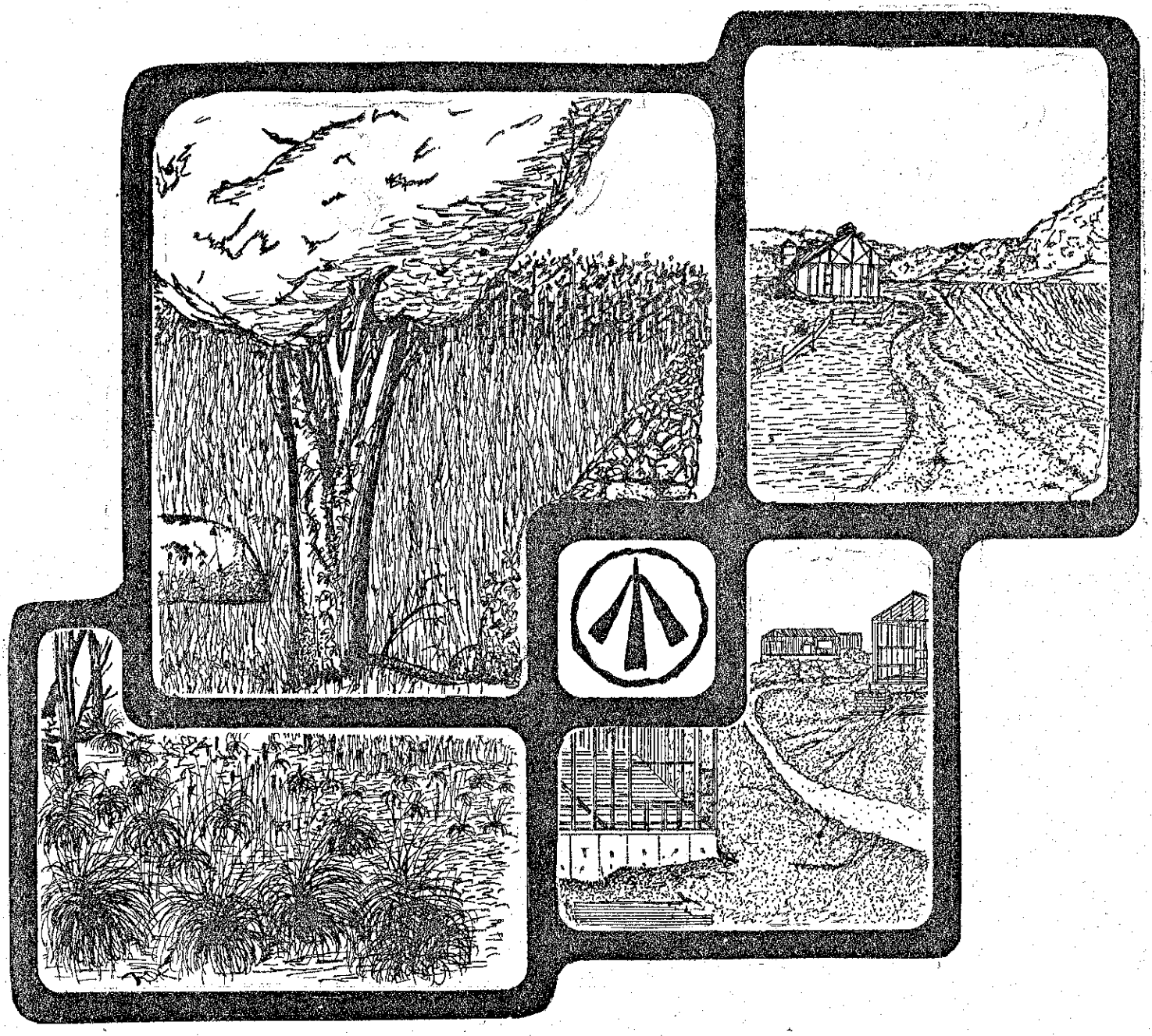
ENVIRONMENTAL REVIEW TEAM REPORT



FAIR ACRES GOLF COURSE
SALISBURY, CONNECTICUT

KING'S MARK
RESOURCE CONSERVATION & DEVELOPMENT AREA

KING'S MARK
ENVIRONMENTAL REVIEW TEAM REPORT

ON

FAIR ACRES GOLF COURSE
SALISBURY, CONNECTICUT

AUGUST 1980

King's Mark Resource Conservation and Development Area

Environmental Review Team

P.O. Box 30

Warren, Connecticut 06754

ACKNOWLEDGMENTS

The King's Mark Environmental Review Team operates through the cooperative effort of a number of agencies and organizations including:

Federal Agencies
U.S.D.A. SOIL CONSERVATION SERVICE

State Agencies
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DEPARTMENT OF HEALTH
DEPARTMENT OF TRANSPORTATION
UNIVERSITY OF CONNECTICUT COOPERATIVE EXTENSION SERVICE

Local Groups and Agencies
LITCHFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT
NEW HAVEN COUNTY SOIL AND WATER CONSERVATION DISTRICT
HARTFORD COUNTY SOIL AND WATER CONSERVATION DISTRICT
FAIRFIELD COUNTY SOIL AND WATER CONSERVATION DISTRICT
NORTHWESTERN CONNECTICUT REGIONAL PLANNING AGENCY
VALLEY REGIONAL PLANNING AGENCY
LITCHFIELD HILLS REGIONAL PLANNING AGENCY
CENTRAL NAUGATUCK VALLEY REGIONAL PLANNING AGENCY
HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS
AMERICAN INDIAN ARCHAEOLOGICAL INSTITUTE

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Funding Provided By

CONNECTICUT STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Stanley J. Pac, Commissioner

Policy Determined By

KING'S MARK RESOURCE CONSERVATION AND DEVELOPMENT AREA

Victor Allan, Chairman, Executive Committee
Stephen Driver, ERT Committee Chairman
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Staff Administration Provided By

NORTHWESTERN CONNECTICUT REGIONAL PLANNING AGENCY

Leicester H. Handsfield, Chairman
Charles A. Boster, Director
Richard Lynn, ERT Coordinator
Rebecca West, ERT Cartographer
Irene Nadig, Secretary
Patricia Dyer, Secretary

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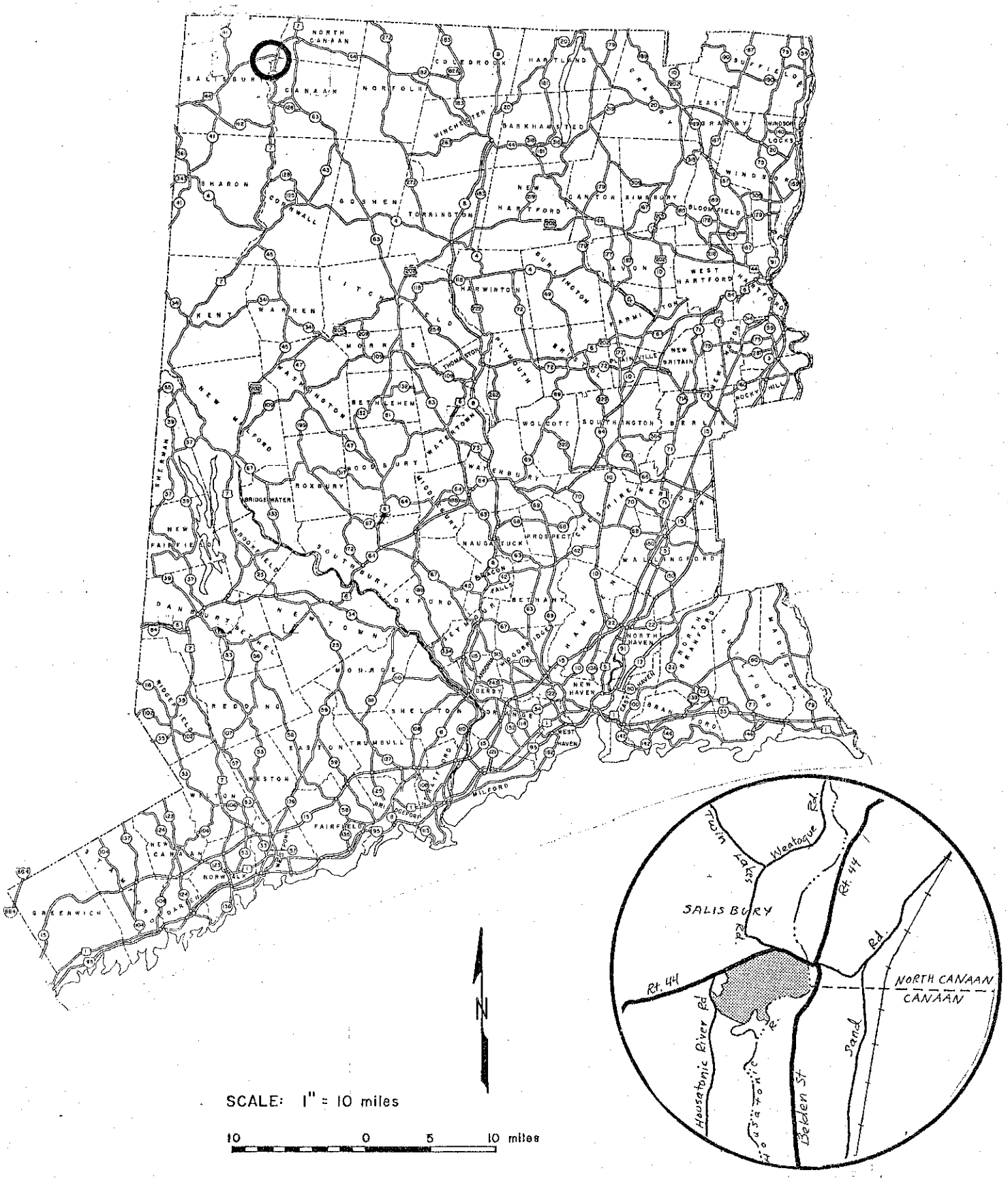
SALISBURY, CONNECTICUT



ENVIRONMENTAL REVIEW TEAM REPORT
ON FAIR ACRES GOLF COURSE
SALISBURY, CT.

I. INTRODUCTION

The Salisbury Inland Wetlands Commission is presently reviewing an application for the construction of an 18-hole golf course on ± 155 acres of land. The subject site, known as Fair Acres, is located in the northeastern quarter of town and is bordered on the north by Rte 44 and on the south and east by the Housatonic River. Housatonic River Road forms the western border of the property.

The Fair Acres site is characterized by about ± 86 acres of open land and about ± 68 acres of wooded land (see Figure 1). Slopes on the property are mostly slight to moderate. The sites most notable features include: its location alongside the Housatonic River, a series of oxbows which twist through the property, the agricultural value of the soils (over half of the site is considered prime agricultural land), the floodplain value of the land (nearly all of the site is located within the 100-year floodplain), and the wildlife value of the diverse vegetation types.

The proposed project would include the excavation of a ± 9 acre pond, the clearing of ± 26 acres of woodland, the establishment of sod on ± 57 acres, the installation of an irrigation system and drain tiles, and the addition of fill as necessary to properly grade fairways and elevate tees and bunkers. A simplified site plan of the proposed golf course is shown in Figure 2.

The Salisbury Inland Wetlands Commission requested the assistance of the King's Mark Environmental Review Team to help them in analyzing the proposed project. The Commission's request was considered and approved as an ERT project by the King's Mark RC&D Executive Committee.

It should be noted that this report is not a comprehensive environmental analysis of the entire golf course development proposal as a previous ERT report on the subject area discussed the resource base of the site together with the suitability of the land for alternative uses (see King's Mark Environmental Review Team Report, "Fair Acres", July 1976). The information presented in this earlier ERT report is still valid and will not be repeated or summarized herein. Rather, at the request of the Salisbury Inland Wetlands Commission, the purpose of this report is to review some selected aspects of the current golf course proposal. Specifically, the Team was asked to address the following:

1) the adequacy of current plans to control erosion and sedimentation from the site

2) the probable environmental impact of the proposed cutting and filling operations

FIGURE 1.

EXISTING LAND USE

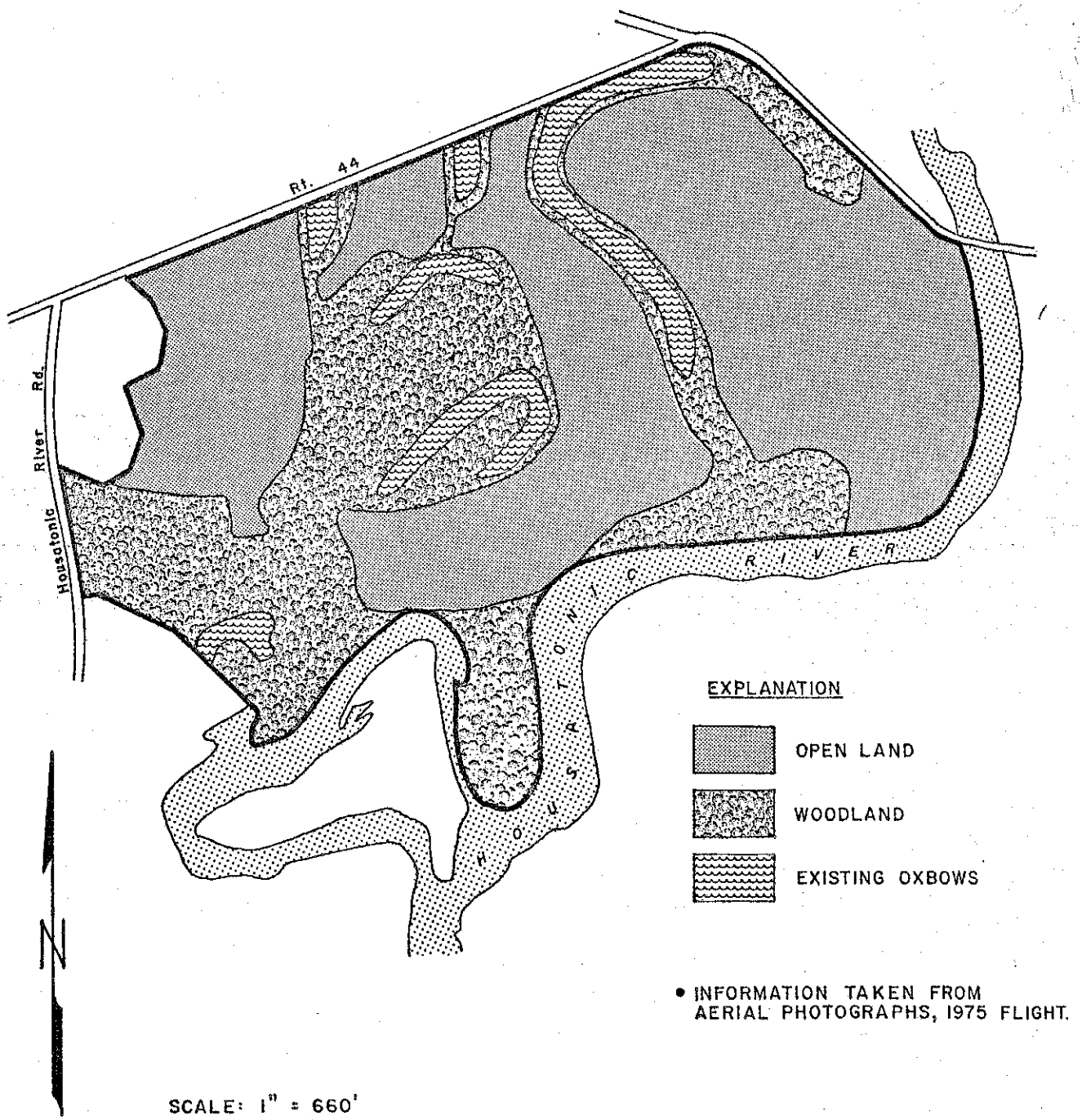
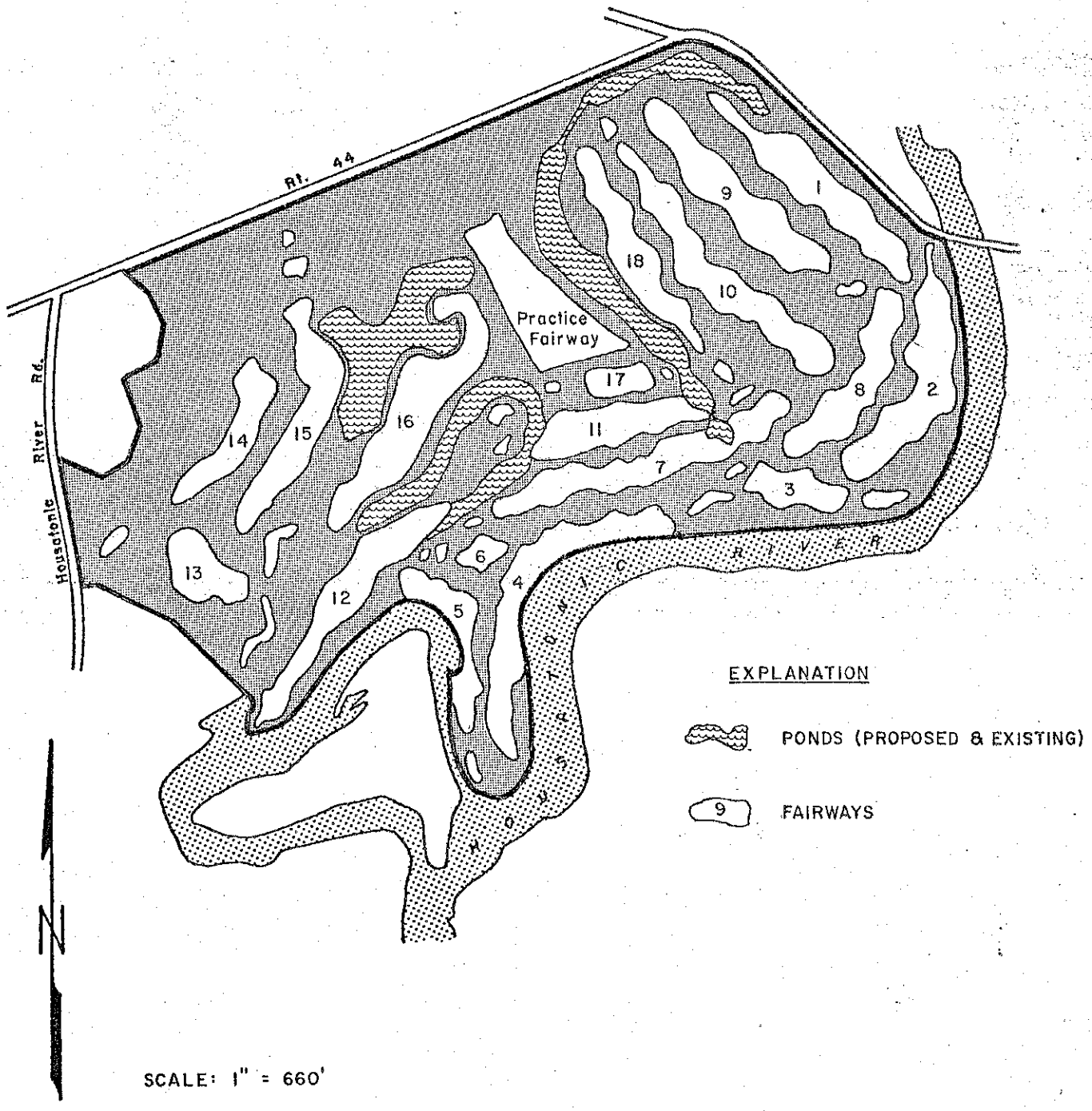


FIGURE 2.

PROPOSED LAND USE

ADAPTED FROM DEVELOPER'S
SITE PLANS OF 12/1/79



3) the desirability of the proposed planting plan and impact to wildlife

4) the consistency of the proposed project with regional and state plans.

The ERT met and field reviewed the site on July 16, 1980. Team members for this review consisted of the following:

Art Cross	District Conservationist	U.S.D.A. Soil Conservation Service
Tim Dodge	Wildlife Biologist	U.S.D.A. Soil Conservation Service
Lee Markscheffel	Regional Planner	Northwestern Connecticut Regional Planning Agency
Dwight Southwick	Civil Engineer	U.S.D.A. Soil Conservation Service

Prior to the review day, each team member was provided with a summary of the proposed project, a checklist of concerns to address, a detailed soil survey map, and a soils limitation chart. Detailed plans were available for inspection the day of the field review. Following the field review, individual reports were prepared by each team member and forwarded to the ERT Coordinator for compilation and editing into this final report.

This report presents the team's findings and recommendations. It is important to understand that the ERT is not in competition with private consultants, and hence does not perform design work or provide detailed solutions to development problems. Nor does the team recommend what ultimate action should be taken on a proposed project. The ERT concept provides for the presentation of natural resources information and preliminary development considerations--all conclusions and final decisions rest with the town and developer. It is hoped the information contained in this report will assist the Town of Salisbury and the landowner/developer in making environmentally sound decisions.

If any additional information is required, please contact Richard Lynn, (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, P. O. Box 30, Warren, Connecticut 06754.

* * * * *

II. EROSION AND SEDIMENT CONTROL

The following comments are in reference to sheet 1 of 2 of the application entitled "Sedimentation and Erosion Control" by Geoffrey Cornish-William Robinson, Golf Course Architects, and the 6 point "Summary of Sedimentation and Erosion Control" located at the bottom center of sheet 1 of 2.

Point 1. "Natural vegetation to be retained on banks of oxbow and the river if possible."

Comments: Sections of the riverbanks are presently unstable and show evidence of recent erosion due to lack of adequate vegetative cover. Denuded areas are extremely difficult and expensive to stablilize. Tons of soil eroded from a riverbank such as the Housatonic cause destruction of fish and wildlife habitat, water quality, channel capacity, scenic values, etc. Therefore, to prevent erosion, it is very important that all existing vegetation (trees, shrubs, grasses) be retained on the banks of the Housatonic River.

There are no known standards for maintaining a natural vegetative strip between the top of a river bank and an activity such as the establishment of golf course fairways and greens. However a natural buffer strip would be advisable to prevent erosion from water runoff and out of bank flows. In this regard, it should be noted that existing vegetation slows runoff and dissipates a river's erosive energy.

Removal of significant amounts of natural vegetation on the edge of the oxbows can result in erosion from both normal runoff from higher areas of the golf course and flood flows. There are three oxbow water areas. It appears that the edges of the northernmost oxbow will not be disturbed significantly by the proposed fairway and green of #18, the putting green and green of #9, and the tee of #1.

Significant clearing of natural vegetation is proposed however on the land bordering the two remaining southerly oxbows to facilitate the construction of greens, tees and fairways. The hazard of erosion is increased at the southernmost oxbow where its distance from the river is ± 200 feet and the rivers direct natural flow is aimed at the land area between the oxbow and the river (fairways 4 and 5).

Point 2. "Straw bale checks to be placed to prevent sediment from entering oxbow or river."

Comments: Locations appear to be proper and number adequate.

Point 3. "Mulch all seeded areas steeper than 5%."

Comments: In some areas of water concentration, it may be necessary to mulch areas with slopes less than 5% or use some jute matting to prevent erosion due to silty soil textures.

Point 4. "Two sediment ponds."

Comments: Locations appear to be adequate. No design details are shown.

Point 5. Re:seed mixture.

Comments: Seeding rates, dates, lime and fertilizer rates are not shown.

Point 6. Re:cover crops.
Comments: Seeding rates, dates, lime and fertilizer rates are not shown.

Other Comments:

A logical sequence of erosion control operations should be planned, using the following basic considerations:

1. Keep land grading and land disturbance to a minimum. The existing topography should be considered. Consider grading the smallest practical areas at any one time and coordinate the time with proper seeding dates. (Note: grading increases the erosion potential).
2. Provide for the installation of waterways, outlets, sediment basins, hay bale checks, etc. before land grading begins.
3. Provisions should be stated for the maintenance of erosion control measures (e.g. reseeding or resodding, removal and disposal of soil from sediment basins, etc.).

Details on erosion and sediment control can be found in the "Erosion and Sediment Control Handbook for Conn.," U.S.D.A., Soil Conservation Service, 1976.

III. GRADING AND FLOOD HAZARDS

The proposed golf course is within the floodplain of the Housatonic River, where the potential during a 100 year flood is for up to 13 feet of water above the existing ground elevation.

The proposed creation of sand traps, greens and tees show fills of 1-7 feet along the bank of the Housatonic River. Other constructed mounds within 100 feet of the river are as high as 10 feet above the existing ground. The proposed plans for excavation and fill indicate that essentially the entire area will be disrupted and moved around.

Local farmers or residents can tell more of the frequency of flooding. However, it is apparent from the debris in the brush and trees and ice marks on trees that the area is subject to frequent flooding. The buildup of sand and silt along the tree line at the bank of the river is an indication of frequent flooding, as well as an indication that sand and silt are being deposited in forested areas. The flowing water over the open field has in the past caused potholes and erosion. To expect that the flooding will not occur when the area is in the process of construction is wishful thinking. The creation of mounds for sand traps, greens, and tees will cause a water current pattern different than the existing pattern, and velocities will be greater than experienced now.

It is difficult to calculate how much erosion would occur or how much sediment would be produced in the event of a flood. It is safe to say that the potential is great for much sediment to be produced during construction, as well as after the course is in place. For instance, if the three sandtraps proposed between fairways 2 and 8 were to wash-out during a flood, about 3,400 tons of sand and fill material would be washed away. One gulley, four feet deep, ten feet wide, and about 800 feet long would produce about 1,800 tons of soil. There are no recommendations that can be given to protect the proposed golf course from flooding. However, two things that could be done to help decrease the erosion in the advent of flooding are as follows:

1. Do not remove the trees or brush along the river at holes three, four, and five. Other forested areas also serve to reduce erosion.

2. Do not build the bank higher, as is proposed in the sand traps, greens, and tees, along the east side of the course.

It is difficult to predict how the water will flood the golf course in the advent of a flood without doing a detailed hydraulic analysis of the river. However, it appears that the water would be restricted by the fills for the tees, greens, and sand traps. This restriction would probably cause currents between the sand traps, greens, and tees, and might result in the washout of these mounded areas.

IV. WILDLIFE IMPACT

The Environmental Review Team report of July 1976 should be reviewed for an evaluation of existing wildlife habitat values provided by the site.

To briefly summarize from that report, it states that "The distribution of farmland, woodland, and water areas is excellent for all types of wildlife." It also states that "The river is of great value to such wildlife as ducks, otter, mink, and muskrat." Suggestions made in that report to reduce destruction of wildlife habitat and encourage wildlife species include: retaining a 100 foot buffer between the river and open lands; avoiding disturbance of the oxbows and their surrounding vegetation; and developing the golf fairways as wildlife corridors. The report also states that wildlife usage and human activities may not always be compatible.

An important habitat value not specifically discussed in the 1976 report relates to the oxbows present and their bordering vegetation. These oxbows are relatively narrow, long, curved basins containing shallow water (four feet or less). This configuration results in a long shoreline where a band of vegetation varying in width has developed. This edge (line of contact between two or more different forms of vegetation) is characterized by a growth of deciduous trees, shrubs, vines, and annual and perennial weeds. The vegetation grades into and intermixes with shallow water and emergent wetland plants on one side and with woodland or open land (turf production) on the other side. A similar vegetative band of varying width exists along the riverbank. In places, this connects with vegetation around the oxbows, to form a continuous corridor or travel way useful to wildlife.

These natural edge areas increase the richness or diversity of habitat and are useful to a wide variety of wildlife. While wildlife numbers are related to the length and quality of edge, wildlife diversity is related to the kinds of edge present.

The Planting Plan

The planting plan reviewed is dated June 10, 1977 as the updated version.

The plan shows approximately 26 acres to be cleared of existing vegetation. Most of the cleared areas will be developed to fairways and a nine acre pond. Cleared areas are shown to be along riverbanks and or adjacent to oxbows, and in areas presently wooded. The removal of this vegetation would greatly reduce

the existing quantity and quality of edge, and consequently the wildlife habitat provided by it. This edge as it now exists is a very important habitat provided by this site.

Disturbance by construction activities to areas not scheduled for clearing but which are within the work area would limit their usefulness to wildlife. Construction occuring during the nesting season (spring) would be least desirable.

The planting plan calls for 253 large shade trees (maples, oaks, ash, sycamores, hickories and willow); 571 evergreens (pine, hemlock, spruce, fir); 287 small specimen trees (birch, dogwood, cherry, and redbud); and 264 low shrubs or trees (honeysuckle, viburnum, lilac, rose, forsythia, and euonymus). The distribution of these plant materials is shown to be essentially parallel to fairways, planted in clumps and used to separate adjacent fairways.

The effect of the plan, if implemented, would be to establish deciduous and coniferous woody vegetation over the site, with most plant materials planned for areas currently devoted to turf farming.

From a soil suitability standpoint, those plant materials planned for use on Ondawa soils (see Soils Map in Appendix), which includes much of the turf farming area, would have moderate limitations for establishment and management. The major limitation would be flooding. Young plants without well developed root systems would be most susceptible to the scouring action of flood flows. This is significant in the southernmost part of the property where the fourth and fifth fairways are planned. If flooding removed planted vegetation and scoured cleared areas, severe erosion and sedimentation would be likely. Approximately four acres of clearing are planned in this area. Shrub and evergreen plantings are planned. The amount of plantings will not offset the loss of naturally established vegetation for either wildlife habitat or erosion control.

Plantings in Suncook soils will be subject to severe seedling mortality due to droughty conditions. Growth would be slow. The Saco soils are very poorly drained. The limitation for establishing planting is severe due to wetness. Limerick soils are also poorly drained and pose problems of plant mortality due to wetness. Copake, Hartland, Belgrade, and Hero soils have slight limitations to the establishment and maintenance of plantings. Eel and Genesee soils also have slight limitations and very good productivity can be expected.

In assessing the impact of the proposed plantings to wildlife habitat, a fundamental question arises. How will plantings be maintained? If the plantings are to be "well groomed" (e.g. lower branches removed and understory vegetation, including naturally volunteering plants, removed or controlled) the established plantings will be of a limited value.

The loss of existing vegetation, including numerous species of shrubs, vines, weeds, and trees, would have the greatest adverse effect on habitat. The planting plan proposes to replace these forms and species of native plants with fewer forms and variety.

Forsythia, euonymus, and lilac, have limited food and cover value to wildlife. Rose, honeysuckle and the viburnams do produce seed or fleshy fruit used as food by songbirds and other animals, however these plants are valued more for the aesthetic qualities than for their habitat qualities.

To benefit wildlife habitat most, existing borders of vegetation should be retained along oxbows and the river edge. Planted materials between fairways would need to be allowed to grow into thickets, with volunteer species mixing with planted materials. Dead and dying trees should be retained for wildlife. Along the river these trees may provide perches for the belted kingfisher and be useful to other perching birds.

Another concern relates to the management of the oxbows, referred to as the ponds. It is their shallow water condition, coupled with the emergent plants, floating plants (duckweed), and undisturbed nature which benefit waterfowl, including wading birds, ducks, and songbirds, and certain small animals. This condition promotes cover for nesting, escape, loafing, and encourages insect life for food, as well as the food value of the plant itself.

Deepening these areas, or filling them, altering their connections with the river, and bridging them would reduce their value to wildlife.

If the bordering vegetation were thinned or removed, their values would also be reduced. To many people they would be viewed as sources of mosquitos and would be aesthetically unpleasing with floating duckweed, etc.; however it is these very qualities which make them useful to wildlife. Consideration should be given to leaving them in their natural condition as much as possible.

Filling and dredging activities within the Housatonic River floodplain are regulated by the U. S. Army Corps of Engineers. A permit would probably be required to conduct any filling and the proposed pond excavations.

V. PLANNING CONSIDERATIONS

A. Compliance with Regional Plans

In February 1980, the Northwestern Connecticut Regional Planning Agency reviewed the entire "Fair Acres" development* as a statutory referral. The Agency made the following comments relevant to the golf course proposal:

> "Of concern to the Agency is the...impact of the...proposed golf course with its high fertilizer and pesticide rates on the quality of water in the local aquifer and Housatonic River. It is conceivable that contaminants could lead into the river, either directly from...the parts of the golf course bordering the river, or indirectly via the aquifer. The Town should have safeguards established so that towns downstream of the site will not receive..golf course contamination."

The Land Use Policies Plan of the Northwestern Connecticut Regional Planning Agency recognizes the importance of the preservation of prime farmland, such as present at this site, and recommends, "that towns study a variety of means for agriculture preservation including establishing a local farmland preservation fund, use of land trust protection of farmland, and participation in a statewide farmland preservation program."

The Housatonic River Commission reviewed the entire Fair Acres development proposal* in November 1979. The Commission upon reviewing the project stated, "It is our tentative view that this project as submitted does not warrent approval..." It should be noted that their statements largely concerned

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* Consisting of golf course and residential development.

the impact of the residential development. The only specific reference in their letter to the golf course was as follows: "We find no objection to the use of the land as a golf course, but its construction requires more than just a golf layout if damage to wetlands is to be avoided."

B. Consistency with State Plan

The State of Connecticut Conservation and Development Policies Plan 1979-1982 has two sections which are of particular relevance to this property. They are the sections dealing with "food production" and "preservation". What follows below is a brief description of the Policies Plan and a presentation of those portions of the "food production" and "preservation" chapters which are relevant to this project.

1. DESCRIPTION OF POLICIES PLAN

"The General Assembly has specified mechanisms to be used in applying the goals and policies articulated in the Plan. The Plan...will become a comprehensive policy framework to serve as guidance for state government actions and decisions. It is the clear intent that the application of this policy framework shall not involve change in the traditional basic structures of property rights or municipal autonomy with respect to direct regulation of development.

The policies of the plan will be applied in the decision-making process of state government relative to balancing the public concerns in economic growth and development, environmental protection and resource conservation. The Plan will provide guidance to state government actions aimed toward higher levels of long term efficiencies and economies in the expenditure of public funds. It is expected that better coordination of functional planning activities of the state agencies will result from comprehensive review and evaluation of proposed actions against the broad spectrum of articulated long-term goals and policies. Specific provisions for implementation are set forth in Section 16a-31 of the General Statutes."

2. FOOD PRODUCTION SECTION OF PLAN

A portion of the site in question is an operating turf farm, although in the recent past it has been used for corn. Approximately 100 acres of this site are classified as prime agricultural land. Below are the Goal, Policy and Priority Action statements of the Plan with regards to Food Production.

GOAL

TO MAINTAIN AND INCREASE A LONG-TERM, IN-STATE FOOD PRODUCING CAPACITY THROUGH CONSERVATION AND PRESERVATION OF PRIME AGRICULTURAL LANDS AND THROUGH REMOVAL OF DISINCENTIVES TO THE CONTINUATION AND EXPANSION OF FOOD-PRODUCING AGRICULTURE

POLICY AND PRIORITY ACTION

Policy A

Secure prime agricultural land resources for future needs where threatened by conversion to urban development.

ACTION 1 Establish programs for public purchase of development rights to viable farm units on prime agricultural lands with priority purchase of those lands which:

a. are in jeopardy of being developed;

b. retain in or return to food production, lands where farming operation has been or is being abandoned;

c. are not essential for municipal development needs;

d. are located in areas of high potential for long-term food productivity because of high density and volume of active agricultural use and supporting services. Such public purchases should protect against losses which would weaken a viable rural agricultural district.

ACTION 2 Establish funding mechanisms and a municipal/state first purchase option, in fee simple or development easements, so that local and/or state governments have opportunity for purchase of designated key agricultural preserves.

ACTION 3 Encourage federal funding as a supplement to state/municipal funds toward establishing grants to municipalities for purchase and maintenance of farmlands and public garden plots on designated areas of prime soils for food production.

Policy B

Prime agricultural lands should be considered in their highest and best use for food production until the necessity for conversion to non-agricultural uses is substantial and/or practical and timely preservation as viable form units can not be undertaken by existing public agricultural preservation programs.

ACTION 1 Affirmatively influence urban development away from major concentrations of prime agricultural lands.

ACTION 2 Major highway interchanges, public sewer and water supply systems and industrial/commercial development projects should not be located or supported in areas of concentrated agricultural lands unless there is a demonstrated essential need, there are no alternative sites, and the impact of irreversible conversion is weighed.

Policy C

Develop a long-range food production plan and focus preservation of active agricultural uses on lands associated with long-range food production capability.

ACTION 1 Assist municipal efforts to identify and establish key agricultural preserves based upon soil resource capability, suitability for continuation of food-producing operation, reasonable expected public costs for maintenance of food production and conformance with other community goals.

ACTION 2 Encourage municipal development policies and zoning which lessen developmental pressures on prime agricultural lands.

ACTION 3 Explore opportunities for supports and incentives to the existing and new entry farm operator, such as in areas of property and inheritance tax relief, low interest loans, land and equipment purchase and leaseback, etc.

3. PRESERVATION SECTION OF PLAN

According to the Locational Guide Map which accompanies the Plan, it appears that the Fair Acres parcel has a "Preservation" designation because it meets the following definition criteria:

- Floodways/wave hazard - lands which are or may be defined under DHUD National Flood Insurance Program...
- Swamps, marshes, bogs - those wetland soil classes with permanent or seasonably high water table as defined by U.S. Soil Conservation Service.
- Key agricultural lands - all sites of prime agricultural soils which are or may be preserved for long term food production by public action.

The following strategy and guideline statements are intended to encompass all types of lands with a "preservation" designation. Therefore some of the statements given below are not applicable to the Fair Acres site.

State Action Strategy for Preservation Areas

Foster the identification of significant resource, heritage, recreation and hazard areas of statewide significance and advocate their protection by public and quasi-public agencies in their planning and investment decisions; avoid support of structural development except as directly consistent with the preservation values.

GUIDELINES FOR STATE ACTION

A. State actions should promote the effective management of essential resources and the preservation of the state's heritage.

1. State planning, regulatory and acquisition programs should affirmatively preserve these areas for their open space water resource and energy functions.
2. Investments of a development nature should not contribute expansion into these areas other than as may be ancillary to the basic open space water resource and energy functions.
3. Plans and proposals which are incompatible with the site values should demonstrate overriding public benefits and the lack of available alternative sites.
4. Projects occuring within or adjacent to Preservation Areas will incorporate such site planning, architectural or design restrictions and the use of buffer or fencing controls appropriate to protect the area and to prevent subsequent pressure for additional development or uncontrolled access.

5. Preservation area protection programs should be coordinated within the framework of the State Comprehensive Outdoor Recreation Plan and Environmental Plan.

6. Five-year open space acquisition and recreation development plans should continue to be developed in order to provide an adequate comprehensive and balanced schedule for expanding state recreational facilities and environmental area protection.

7. A special project acquisition fund should be established to acquire special, large-scale projects which are beyond the fiscal capability of the regular state action program and whose preservation may require prompt action by the state.

8. Continue funding for the research, identification, designation and formulation of appropriate management guidelines necessary to protect the environmental, resource and recreation areas of statewide significance.

B. To improve and coordinate the environmental plans, functions, powers and programs of the state, the following specific area guidelines should be followed:

1. To establish and protect sufficient water supply sources to meet future water supply needs:

   a. Maintain all Class I lands in existing state or water utility ownership through Department of Health regulations of sale and use.

   b. Acquire Class I lands which will contribute to recognized open space programs.

   c. Prevent use of streams tributary to existing or potential public water supplies for wastewater discharges.

   d. Prevent state funding support of projects incompatible with Class I guidelines — uses which create subsurface sewage disposal systems, which create an intentional or unintentional point or non-point source of contamination, or which permanently disturb ground vegetation, except as appropriate for watershed, forest and recreation purposes.

2. To prevent loss of life and property in flood hazard areas through:

   a. strict enforcement of channel encroachment line regulation to insure no significant structural development in the future;

   b. expansion of channel encroachment line coverage to include key flood-prone areas;

   c. construction of dikes, channels, barriers and small watershed projects where such works offer the only possibility for correcting an existing problem;

   d. undertaking of long-term acquisition of storm-damaged coastal areas where appropriate for increased public access to Long Island Sound;

   e. inspection and regulation of construction and maintenance of dams;

   f. promotion of agricultural, recreation and open space uses of flood hazard areas wherever appropriate in state plans and expenditures.

4. CONCLUSION

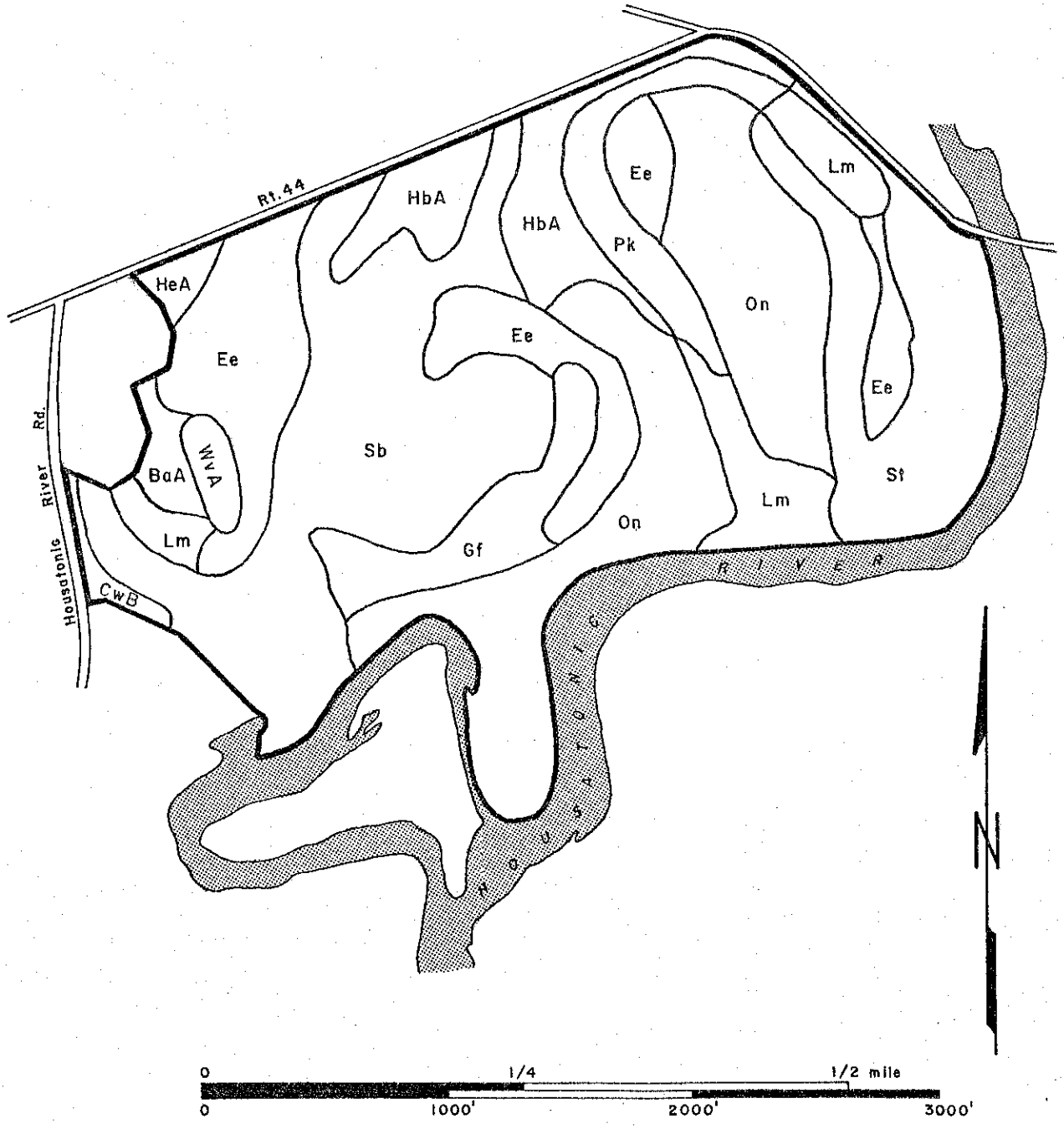
Given the above statements of the Policies Plan, and applying guidelines for state action to local action, it would appear that to be consistent with the established guidelines, efforts should be made to first try and preserve the Fair Acres area for active agricultural purposes. Only if this were not possible could use of the property as a golf course be considered appropriate.

* * * * *

APPENDIX

SOILS MAP

- ADAPTED FROM LITCHFIELD COUNTY SOIL SURVEY, U.S.D.A. - S.C.S.
- SOIL BOUNDARY LINES DERIVED FROM SMALLER SCALE MAP (1" = 1320') AND SHOULD NOT BE VIEWED AS PRECISE BOUNDARIES BUT RATHER AS A GUIDE TO THE DISTRIBUTION OF SOILS ON THE PROPERTY.



SCALE: 1" = 660'

SOILS LIMITATION CHART

FAIR ACRES GOLF COURSE - SALISBURY, CONNECTICUT

MAP SYMBOL	SOIL NAME	Limitation Rating and Limiting Factors for: GOLF COURSE CONSTRUCTION AND LANDSCAPING	
		RATING	REASON
BaA	Belgrade silt loam, 0-3% slopes	Slight	--
CwB	Copake loam, 3-8% slopes	Slight	--
Ee*	Eel silt loam	Slight	--
Gf*	Genesee silt loam	Moderate	Flood hazard
HbA	Hartland silt loam, 0-3% slopes	Slight	--
HeA	Hero loam, 0-3% slopes	Slight	--
Lm*	Limerick silt loam	Severe	Floods, Wetness
On*	Ondawa fine sandy loam	Moderate	Flood hazard
Pk*	Peat and Muck	Severe	Wetness
Sb*	Saco silt loam	Severe	Floods, Wetness
St*	Suncook loamy fine sand	Moderate	Too sandy
WvA	Windsor loamy fine sand, 0-3% slopes	Moderate	Droughtiness

NOTE: Limitation Ratings Based Upon U.S.D.A. Soil Conservation Service Criteria.

EXPLANATION OF RATING SYSTEM:

1. SLIGHT LIMITATION: indicates that any property of the soil affecting use of the soil is relatively unimportant and can be overcome at little expense.
2. MODERATE LIMITATION: indicates that any property of the soil affecting use can be overcome at a somewhat higher expense.
3. SEVERE LIMITATION: indicates that the use of the soil is seriously limited by hazards or restrictions that require extensive and costly measures to overcome.

* Inland wetland soils as defined under P. A. 155, as amended.

ABOUT THE TEAM

The King's Mark Environmental Review Team (ERT) is a group of environmental professionals drawn together from a variety of federal, state, and regional agencies. Specialists on the team include geologists, biologists, foresters, climatologists, soil scientists, landscape architects, recreation specialists, engineers, and planners. The ERT operates with state funding under the aegis of the King's Mark Resource Conservation and Development (RC&D) Area - a 47 town area in western Connecticut.

As a public service activity, the team is available to serve towns and developers within the King's Mark Area --- free of charge.

PURPOSE OF THE TEAM

The Environmental Review Team is available to help towns and developers in the review of sites proposed for major land use activities. To date, the ERT has been involved in the review of a wide range of significant activities including subdivisions, sanitary landfills, commercial and industrical developments, and recreation/open space projects.

Reviews are conducted in the interest of providing information and analysis that will assist towns and developers in environmentally sound decision-making. This is done through identifying the natural resource base of the project site and highlighting opportunities and limitations for the proposed land use.

REQUESTING A REVIEW

Environmental Reviews may be requested by the chief elected official of a municipality or the chairman of an administration agency such as planning and zoning, conservation, or inland wetlands. Requests for reviews should be directed to the Chairman of your local Soil and Water Conservation District. This request letter must include a summary of the proposed project, a location map of the project site, written permission from the landowner/developer allowing the team to enter the property for purposes of review, and a statement identifying the specific areas of concern the team should address. When this request is approved by the local Soil and Water Conservation District and the King's Mark RC&D Executive Committee, the team will undertake the review. At present, the ERT can undertake two reviews per month.

For additional information regarding the Environmental Review Team, please contact your local Soil Conservation District Office or Richard Lynn (868-7342), Environmental Review Team Coordinator, King's Mark RC&D Area, P.O. Box 30, Warren, Connecticut 06754.