

## Arden Civic Committee Meeting Minutes Wednesday, March 22, 2023

**Attendance:** Steve Benigni, Carol Larson, Ed Rohrbach,  
Absent: Mark Wood, Rick Ferrell  
Guest: Al Marks

**Call to Order** Steve Benigni called meeting to order at 7:38 p.m.

**Approval** February 2023 Minutes approved as presented

### Categories

- Administrative
  - Election
  - Budget Status

They are looking for possibility of spending end of year money (which is approximately \$35,000 which does not include \$10,000 in MSA funds) on worthwhile projects. Steve suggests move ahead with the installation of mesh and paying their share out of this year's budget.

The Playground Committee overspent their budget by \$129 and they are asking Civic to cover this deficit. Town policy is that if one committee has an overage, they can help make up for a deficit in another committee.

Approved

Carol on behalf of the Forest Committee requested maybe \$500 towards purchase of deer fence to protect the new planted trees if they go over budget. Approved.
  - GTF Policies & Procedures

The Governance Task Force asked for a list of Civics policies and procedures which Steve provided.
  - Steve has not been able to get anyone to give him a definitive definition of Ordinance #11 on how rights-of-way is determined in the Ardens. The majority of people say the rights-of-way shall be determined by the distance from the center of the paved road or path to the leasehold. By looking at the language a little more carefully it says "the following widths of rights-of-way were recorded". That means if there are 20 ft rights-of-way, that 20 ft is centered and it goes 10 ft each way. Ed says the legal definition are the dimensions on the survey plots but the roads are not in the middle of the rights-of-way; they wonder around. Al Marks, when he was Chair, used a practical common-sense way of figuring it out. As he says he was using one half of what he was told. Steve's point is he wants someone to definitively say what the rights-of-way is and where the leaseholds begin because Civics' is responsible for

trees on the rights-of-way. It can shift if someone chooses a different reference point to begin with. There is various way a survey can be incorrect. Suggest to approach it on a case-by-case basis. To be continued.

- Projects / Grants

- ORPT

- Steve and Carol have been looking at ADA issues. There is a workshop on May 24, Wednesday, 8:30 a.m., Dover, De for Municipalities. Its a training or an overview workshop that might help them figure out what their responsibilities are for Clubhouse path. The town should have someone sit in on it. Al Marks - sometime you have to look at it from a practical point of view. If you need a 5 ft turn around for a wheel chair but you are coming down the path with a baby carriage, you wouldn't be able to let them turn around and still get by them. What he is saying is he would make it as wide as practical from a minimum of 5 ft. Carol believes you can do a 4ft. If it has to make a right turn, it has to be 5 ft.

- Roads / Paths

- Patching and Paving

- Since Rick is not here, they will not discuss patching/paving. They filled in the big pot hole at Millers Rd, just before entering Ardentown. Rick will do a walk around with Smith Paving and he will submit a paving plan. Still need a road sign at Orleans Rd and Hillside Rd. Civic already has the sign but Mark Wood has not gotten around to installing it yet. Since Mark will not be on the committee much longer, Civic needs to find someone who can do this. Carol suggests Chris Day.

- Greens

- Mat Expansion (Key Agenda Item)

- Background

- .A.0

- l Marks - The reason they installed the first mat was because ground was uneven and there were sink holes. They put crusher run down on the old area that had pieces of asphalt. Cars continually got stuck so they grated it and installed the mat.

- Types of Damage

- There are two types of damage. One is a rutting problem which was mostly solved by regrading and meshing the first time around. The next part of that questions was with continue use of the parking area to the level it has risen to on a regular basis with five lines of cars for many different types of events (including swimming). Is there a danger of rutting and the mesh would protect against that, provided they believe that this further area has rutting possibility. The other problem is, even

though there is mesh, the top level of soil and the grass is being damaged. The fix for that is two-fold: 1) prevent it from happening by not doing it during the rain. Al points out that you can't cancel a concert because it is raining and 2) schedule regular scraping and seeding at least once a season to reestablish that grass at the beginning of spring every year. Carol recommends spring and fall. This is happening irrespective of the fact that there is a mat there. The mat is not preventing the surface damage. It is only preventing the rutting.

Rutting areas of concern:

Where the mesh ends on the back of the backstop that is the crucial area. Below the backstop (the 26 ft between the backstop and the grey section, the existing grid) and to the left of the backstop (in the triangle down to the grid) is a crucial area because they are the most rutted but it is not necessarily rutting towards the Buzz. The worst part is where the cars are turning. Rich suggested using stones behind the backstop but he doesn't know how people will respond to it. Stone on backstop then mesh. Carol recommends to extend the stone from where it stops, it gets very narrow to the right of the backstop. Not all the way around just behind the backstop. Steve was initially thinking of just moving the mesh over the same amount they had before and doing an equal amount to the left so that this area would be protected. Extend the mesh to the triangle area since there will be parking there and you will be traversing it. That would solve issues of rutting if there is an issue of rutting. Carol clarifies that the triangle is where it is rutting. It's the new mesh on the left side that she did not think was rutting as much.

Parking issues

The policing by the Concert Guild needs to be enforced. They can use it when there is a legitimate overflow need but only in the parking areas that Civic designates and only under more controlled circumstances than they have been doing. They have to have a trained parking person present the entire time who knows how to park. That aspect has to be tightened up a lot.

There is finite parking area that cannot be expanded. They need to understand if they are going to have more concerts, it's going to cost them more to fix. The Swim Guild uses it but they are no longer a Guild. It is now a private organization. Are they going to share in the costs? The Arden Club can't let them share it because it's the Village Green. They are permitting the pool and the club to use it, then they should contribute based on fair share of usage.

The cost is \$28,000 (\$20,500 for materials and \$7,500 installation). The Arden Club would be responsible for paying maintenance whether they have mesh or not. Steve has a verbal commitment from Paul that he can start 3 days after the town meeting. Steve has a verbal commitment that they will refund if the town does not approve project. Club pays for

\$20,500 materials and the Civic pays for \$7,500 installation. Carol points out that there would be no need to put mesh down if there were no concerts.

Civic members Vote

**Motion:** Move that they proceed with bring it to the town assembly and pre-purchase the materials from Aquarius Supply (Ed's plan or Carol's plan to be determined and how much money is needed) and require that the Arden Club furnish the materials and Civic would fund the installation. Motion Unanimously **Approved.**

o Aeration / Conditioning

Carol thinks it cost \$1,200 for the big Green and \$650 for Sherwood Greens and a small price for seeding. Noted that they aerated before they put the mesh down. Carol likes aerating twice a year but Ed is not a fan of aeration because it never has been aerated in all the years he lived here and he says it still looks the same. Carol points out the purpose is to suck up more water and improve it which is part of the Storm Water Plan. It doesn't have to look different; it just has to suck up more water. Carol believes if Civic is systematic about aerating and seeding, they will get a better turf. They skipped a year of aeration and so this is the time to do it. Carol was instructed to let them know if Civic wants it and she does not know how fast they can turn it around. Ed points out if they aerated the soil when it is dry, it will not be effective. This is spring and it seems like the time to do it. Steve says to go ahead and aerate it and include the area where they are going to put down the mesh because that will help that process too. Carol thinks the name of the company is Antonio. Shawn was not interested in doing it because he does not have the aeration attachment. Carol will talk to him again to see if he has the capability in getting a hold of the right equipment, and if he is willing to do it for less.

Commented [er1]:

• Trash Tech Services

They have billing issues that they are currently working out.

• Permits/Reservations

• Maintenance Projects

• Tree Work

If there is a tree that Carol is interested in purchasing, run it by Ed first.

Approved to purchase. Tree Arbor Day planting – they are going to plant two very small dogwoods along the Highway (Gild Hall side of the Buzz parking place). One is replacing a dying dogwood. April 20<sup>th</sup> is dogs for dogwoods.

• Miscellaneous

o Connecting with the Ardens Update

The results of the transportation plan survey for the most part had positive approval. Only two projects had less enthusiasm they were for the two-mini roundabouts. They will be releasing a report to the town in the next two months.

- Carol received an email from Drew that they are looking at the property limits on the pump path and are trying to work around utilities. They think they will be ready to present a full report at the next Civic meeting on April 28<sup>th</sup>. They want a better plan to present to the leaseholders. The biggest concern for the leaseholders is if they are doing construction, they will not be able to access/exit their homes. They need an alternative. Brook expressed concern about emergency vehicles having access during construction. They do this all the time for major roads; one assumes they will work out the access for here.

**Adjourn** 9:26 p.m.  
Respectfully submitted  
Liz Resko