

## Conn. developer seeks rezoning for links

SEYMOUR, Conn. — The developer of a proposed, 18-hole golf course and luxury housing subdivision wants the town to rewrite its zoning regulations to allow for smaller lot sizes in exchange for the guarantee of preserving most of the site as open space.

Developer Chris Bargas of Monroe is proposing the project for 180 acres he owns.

Under current zoning, house lots must be at least 40,000 square feet, or slightly smaller than an acre. Bargas wants the lot size requirement reduced to 25,000 square feet.

He says the population density on the overall site would be offset by the open space.

Under his proposal, no buildings would be allowed on at least 60 percent of the site — the golf course and surrounding pockets of woodlands. The requested changes would pave the way for a new zoning classification, a "planned residential-recreational development," which could be applied in other areas of the town.

The new zones could include such developments as golf courses, restaurants, banquet facilities, nature and recreation centers.

## Tree uproots golf course plans

HINGHAM, Mass. — A 200-year-old buttonwood tree has defeated plans to build a golf driving range.

A local conservation commission rejected the proposal by the South Shore Country Club because it feared the 200-year-old tree on the site would be endangered.

The conservation commission told managers of the town-owned country club not to bother coming back with new plans for a driving range until they have

hired an arborist and scrapped any plans to dig near the tree, known as the Otis Buttonwood Tree.

John Richards, a local historian, said the tree was transplanted to the site from Cape Cod around 1800 by Mary Otis Lincoln. Her father, James Otis, was a cohort of Samuel Adams in the Boston Tea Party and other events that helped instigate the American Revolution. Otis lived in a house that is near the country club driveway.

## Bay Stater to be weekend builder

GOSHEN, Mass. — In a heartwarming and inspired show of civic golfing duty, town resident Ray Liimatainen recently announced he will spend his evenings and weekends building a nine-hole public golf course on his Loomis Road property.

The course layout was designed by Almer Huntley Jr. Associates Inc., of Northampton. But Liimatainen said he plans to do most of the building himself.

Liimatainen said he expects it will take four years to build the course over a 30-acre pasture. His proposal will have to get formal approval from the local planning and zoning boards as well as the conservation commission.

## Gov't gives way to Va. developer

CHESTERFIELD, Va. — A proposed golf course near Lake Chesdin in the Matoaca District is still highly probable, even if it isn't run by the county as originally planned.

Scott Camp, the developer who currently has a rezoning request pending that would lead to 535 upscale homes on 2,170 acres, says he intends to build a golf course on 190 acres.

County officials have apparently decided they don't want to run a golf course. Camp says a privately-run, public golf course is expected to go forward.

## Ohio project to begin spring '96

INDIAN SPRINGS, Ohio — The village of Indian Springs has approved a Cincinnati company's request to build homes and a designer golf course on a 400-acre parcel that includes the former Rentschler farm.

The firm, Bri-Lyn Inc., plans to build the course and 675 homes. The first phase, which includes the course, will begin next spring. The 183-acre, 18-hole public layout is scheduled to open for play in 1997.

