

1. **Site grading:** Limited amount of site disturbance proposed in the immediate vicinity of building to be renovated. Less than ½ acre of disturbances proposed on the site plan which is below the threshold which would require a permit for stormwater management and/or grading from the Town of Marlborough.
2. **Impacts to water:** Due to the limited amount of disturbance impacts to water were not identified as a significant concern by the Planning Board. Soil Erosion and Sediment Control will be implemented during site construction.
3. **Impacts on air.** The Planning Board has reviewed the project and no significant impact to air resources was identified.
4. **Impacts on plants and animals.** The Planning Board has reviewed the project with regard to potential impacts to plants and animals. The project site is located on existing resort/hotel property with proposed improvements to be undertaken to existing structure. No critical habitat will be impacted by the proposed project. Limits of disturbance are shown on the plans to reduce the amount of impact to existing vegetation.
5. **Impacts to agricultural land resources.** The site does not contain any areas of active agriculture. The site is currently developed as resort/hotel facility with no agricultural use of the parcel.
6. **Impacts to aesthetic resources.** The project is not located at any identified view shed areas. Existing structure surround the proposed construction. No impact to aesthetic resources have been identified.
7. **Impacts on Historical and Archeological Resources.** The project site has been previously disturbed by human activities associated with agriculture. No historic or archeological resources have been identified on the project or adjacent properties.
8. **Impact on open and space recreation.** No public open space or recreational opportunities exist on the project site as the project is privately owned .
9. **No impact to critical environmental areas.** The project is not located in any identified critical environmental areas.
10. **Impacts on transportation.** The Planning Board has reviewed the project with regard to transportation impacts. Off site parking arrangements and restrictions on bus movement have been incorporated into the Planning Board's special use permit in order to mitigate traffic issues identified by the public. Additional temporary parking has been depicted on the plans to allow the site to function. Valet parking is required to be utilized for all special events.
11. **Noise and Odor Impact.** Impacts relating to noise and odor were not identified during the Planning Board's review of the project. Temporary noise impacts due to