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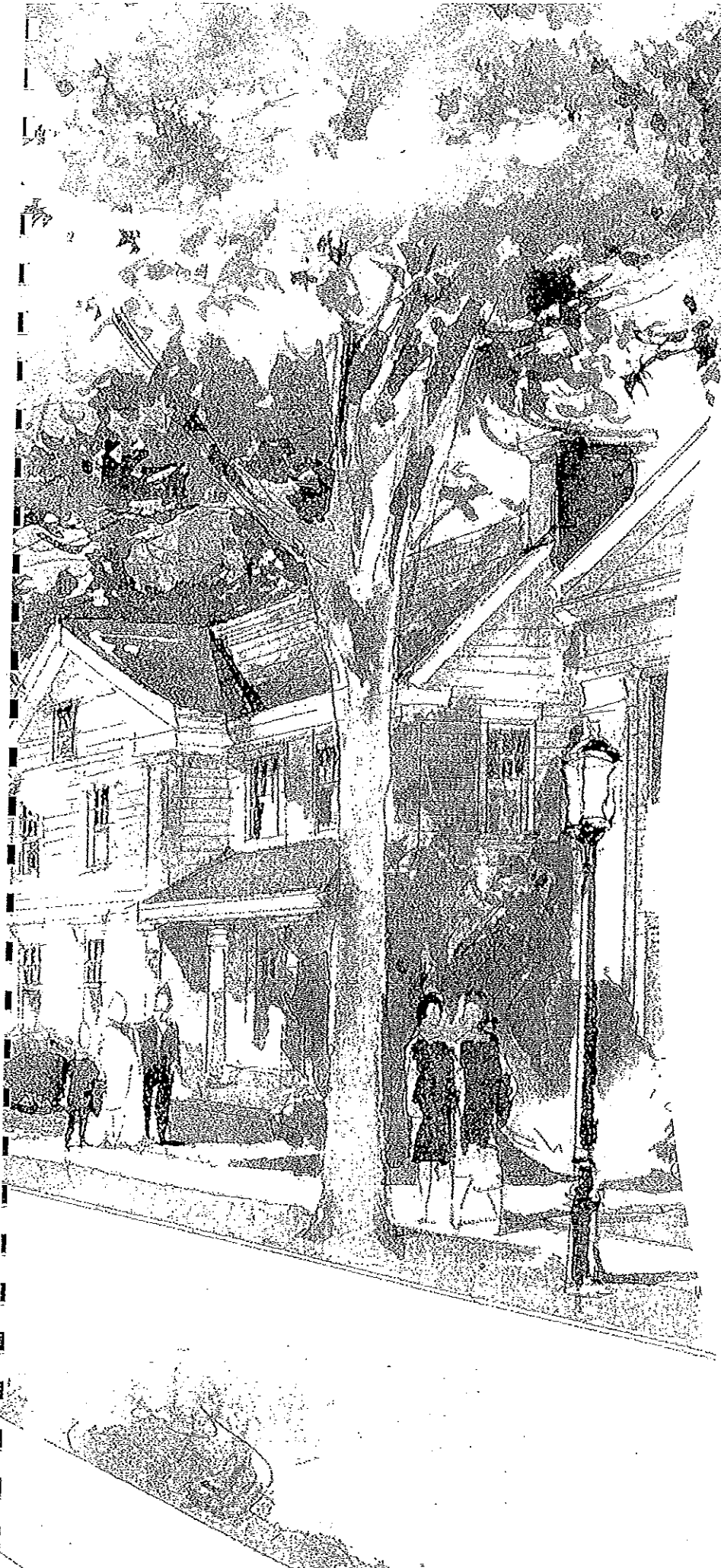
Exhibit #1

FILE COPY

*Open Space
Subdivision*

Application for
Special Exception
Use

Planning Commission
Old Saybrook, CT



Prepared for:
River Sound Development LLC

August 30, 2004



Contents

Application for Site Plan or Special Exception Use

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APPLICATION FOR SITE PLAN OR SPECIAL EXCEPTION USE

APPLICANT River Sound Development, LLC APPLICATION # MAP # 56, 55, 64 LOT # 6, 3, 15-17-18

THIS APPLICATION FOR SITE PLAN OR SPECIAL EXCEPTION USE IS SUBMITTED UNDER THE FOLLOWING SECTION(S) OF THE ZONING REGULATIONS OF THE TOWN OF OLD SAYBROOK:

- SEC. 51 - SITE PLAN
SEC. 52 - SPECIAL EXCEPTION (ZONING COMMISSION)
SEC. 53 - SPECIAL EXCEPTION (BOARD OF APPEALS)
SEC. 55 - CONDOMINIUM DISTRICT
SEC. 56 - OPEN SPACE SUBDIVISION
SEC. 64 - EXCAVATION AND GRADING
SEC.

INDICATE APPLICANT'S INTEREST IN THE PROPERTY Owner

WERE ANY WAIVERS GRANTED IN CONNECTION WITH THIS APPLICATION? No
IF YES, EXPLAIN

HAS A PREVIOUS APPLICATION BEEN FILED FOR THIS PROPERTY OR PREMISES? No
IF YES, GIVE APPLICATION # AND DATE

IDENTIFY ALL DOCUMENTS SUBMITTED:

- A. STATEMENT OF USE, DATED 8/30/04
B. SITE PLAN, DATED
C. ARCHITECTURAL PLANS, DATED
D. SURVEY MAP, DATED 1/15/99 Rev. 1/28/03
E. DECLARATION (SEC. 55 ONLY)
F. MAP AND PLAN (SEC. 64 ONLY)
G. Conceptual Standard Plan & Prel. Open Space Plan 9/1/0

DO NOT WRITE BELOW THIS LINE. FOR ZONING DEPARTMENT USE ONLY.

DATE APPLICATION FIRST RECEIVED BY ZONING ENFORCEMENT OFFICER

WAS APPLICATION SUBMITTED IN ACCORDANCE WITH THE ZONING REGULATIONS?
IF APPLICATION WAS RETURNED, CITE REASON

Table with 5 columns: COMMISSION/BOARD, DATE OF RECEIPT, HEARING DATE(S), DATE APPROVED, STIPULATIONS. Rows include BOARD OF APPEALS, INLAND WETLANDS, ANNING COMMISSION, ZONING COMMISSION.

DEADLINE FOR PUBLIC HEARING DEADLINE FOR DECISION

APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

BLDG. PERMIT: YES _____ NO _____

General Information

Applicant's Name: River Sound Development, LLC Tel. No. 703-866-3120
Applicant's Address: c/o BL Companies, 355 Research Parkway, Meriden, CT 06450
Owner's Name: River Sound Development, LLC
Owner's Address: 7311 South View Court, Fairfax Station, VA 22039-2929
Property Location (Street Name) Ingham Hill Rd-Bokum Rd Subdivision N/A
Assessor's Map # 56, 55, 61 and Lot # 6, 3, 15-17-18 Zoning District Residence C - Conservation District
Corner Lot (yes/no); Square Footage of Lot no / 934 Ac± Street Width N/A

Environmental Information

Type of Water Supply: N/A Public Well Is the Property considered to be a Coastal Boundary as defined in Section 4(b) of Public Act 79-535 (The Connecticut Coastal Management Act) Yes No
Is Property located in Flood Zone "A"? Yes No
Is Property located in Flood Zone "V"? Yes No
Is Property located in Conservation Zone? Yes No
Is Property located in Inland Wetlands? Yes No
Aquifer District? Yes No Is an Erosion/Sediment Control Plan Required? Yes No

Existing Use

Describe Existing Use: Structure(s); height; square footage of each floor
vacant land

Proposed Use

Describe Proposed Use: Structure(s); height; square footage of each floor
Open space subdivision

Starting Date: N/A

Par. 72.7.6 Measurements and Certifications: Prior to issuance of a CERTIFICATE OF ZONING COMPLIANCE, the applicant shall furnish to the Zoning Enforcement Officer a plot plan, or a SITE DEVELOPMENT PLAN, if applicable, certified by a land surveyor licensed to practice in the State of Connecticut, showing the location and setback distances for buildings and structures on the lot as built.

I acknowledge that it is the owner's and agent's responsibility to conform to all the Zoning Regulations in the Town of Old Saybrook.

Signature: [Signature] Applicant/Agent Address BL Companies Tel. # 800-301-3077 Date _____
355 Research Parkway, Meriden, CT 06450

Required Reviews

Section II REPORT BY ENVIRONMENTAL HEALTH DEPARTMENT

Septic System/Water Supply approved by: _____ Date _____

Section III APPLICATION FOR FLOOD AREA HAZARD PERMIT (See Par. 54.1)

Yes No

Flood Hazard Permit # _____ Approved By _____ Date _____

Section IV COASTAL SITE PLAN APPLICATION (See Par. 72.3.21)

- Exempt from Coastal Site Plan Review under Sec. 72.3.2 of Zoning Regulations
- Coastal Site Plan Review conducted and approved on _____

Section V APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE IS APPROVED DENIED

PURSUANT TO SECTIONS: _____

Zoning Enforcement Officer _____ Date _____

CERTIFICATE OF ZONING COMPLIANCE

I CERTIFY THAT THE USES AND STRUCTURES ESTABLISHED UNDER THIS APPLICATION HAVE BEEN EXAMINED AND MEET THE REQUIREMENTS OF THE OLD SAYBROOK ZONING REGULATIONS.

Zoning Enforcement Officer

Date _____

Statement of Use

This statement of use is provided in accordance with the Old Saybrook Zoning Regulations Section 56.3.4.

Resources

The open space resources of the site consist of forested areas, Pequot Swamp Pond, Old Ingham Hill Road, the Ingham homestead foundation and farm area, wetlands and watercourses, vernal pools, identified wildlife habitats and existing trail systems.

Use

The proposed Preliminary Open Space Subdivision Plan is an open space and recreation community with a variety of housing options and recreational choices, including a golf course. The plan incorporates the residential units and country club into the landscape by utilizing a clustered planning approach – thus preserving a vast amount of the landscape. The subdivision concept plan consists of one PRD lot to accommodate 179 single family and duplex units, one lot for the country club, 45 half to three-quarter acre individual building lots and 24 one to three acre individual building lots, with the remaining land dedicated as open space.

Open Space Purposes

The proposed Preliminary Open Space Plan has been designed to respond to extensive current knowledge of natural and cultural resources, topography and existing open space systems. It meets the following Purposes of the Open Space Subdivision regulation.

Natural Resource Protection

In addition to providing recreation the open space provides protective habitat for areas of sensitive landscapes. Steep slopes, wetlands, streams and sensitive soils are protected by large tracts of contiguous forest land. Known habitats for resources identified in the CT Natural Diversity Database, as supplemented by extensive on-site investigation and inventory, and references within the Eastern Connecticut Environmental Review Team Report, have been verified and taken into consideration as appropriate in planning the open space system.

Wetland areas that provide natural drainage flood conveyance are preserved and protected. Pequot Swamp Pond as well as large wetland areas east and west of the pond will continue to assist in controlling run off.

Recreation Opportunities

The open space has various trails formed through past land uses. These trails are easily passable by bicycle or on foot and provide access to the landscape. In addition, new trails will be proposed to complement the existing system and link to adjacent open space areas – currently owned by the town of Old Saybrook. Furthermore, a parking area, pavilion and kiosk are proposed at the westside of the site. This “nature center” will provide for trail access, picnic and parking.

Enhancing access to publicly owned open space and promoting alternative transportation a 6' wide paved greenway is proposed. This greenway will continuously run parallel to the main spine road from Route 153, Westbrook to Bokum Road, Old Saybrook. The greenway resides on one side of the street and offers 2.5 miles (east to west) of recreation and access to the open space.

Cultural and Scenic Resource Protection

The site's cultural and scenic resources will remain protected. The former Ingham Hill Road — connecting Ingham Hill Roads in Essex and Old Saybrook will remain undisturbed except for the main road crossing. This gravel road (former Ingham Hill Road) will be within the public open space system and pedestrian access will be restored and enhanced. Along Old Ingham Hill Road are the remains of the former Ingham Homestead. The remaining foundation (east side of Old Ingham Hill Road) and site of the farm immediately west will remain. Many of the most majestic trees and stonewalls on the property are found at the farm area — thus being preserved and maintaining the beauty of the site.

Method of Preservation and Disposition

This proposal anticipates 54.1 % of the site (483.3 acres) to be conveyed in fee to the Town of Old Saybrook as preservation open space, including the "nature center". An additional 6.6 % (58.9 acres) of the site will have conservation restrictions conveyed to the Town to prohibit development and further protect the landscape. A total of 60.7% (542.2 acres) of landscape will be protected.

Water Supply and Sanitary Sewerage Disposal

Potable water will be supplied to all uses within the development. Connecticut Water Company will be the supplier, owner and operator of the water system. Well water will accommodate golf course irrigation needs supplemented by impoundment areas, subject to regulatory approval of the Connecticut DEP through a Water Diversion permit.

Sanitary sewer will be provided by multiple on site community leaching areas. Prior to dispersal of the leachate the effluent will be treated at a central treatment plant. The effluent will be filtered to meet State of Connecticut Department of Environmental Protection Standards prior to being pumped to the leach areas. The systems will meet the regulatory requirements of the State of Connecticut DEP and the Old Saybrook WPCA.

Engineers Determination of Minimum Area of Buildable Land (MABL)

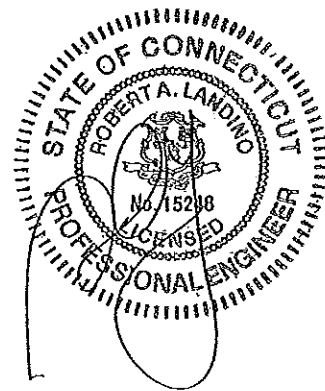
The Minimum Area of Buildable Land (MABL) requirements were met by utilizing published soil data confirmed by certified soil scientist, Michael Klein, and existing test pit data that was conducted in support of past applications - not associated with River Sound Development LLC - and supplemental testing conducted by the applicant. The State of Connecticut Health Code was used for separation to bedrock and groundwater as it relates to onsite subsurface sanitary system design (24" and 18" respectively). (See sheet SA-4 for soil delineation.)

Based upon the published data (NRCS) the dominant soils on site are Charlton - Chatfield complexes with slope 3 - 45 percent (NRCS 73C and 73D). As noted in the respective soil descriptions provided on sheet SA-5, depth to ledge is generally 29 - 36 inches and depth to ground water is generally six feet or greater. Permeability rates for each soil type are similar to the past SCS soil description for Charlton Hollis. NRCS publishes the expected minimum permeability rate, which in this case is consistent with the past SCS minimum permeability for this soil.

The SCS descriptions note permeability rates in the range of .6 - 6" /hr at depths up to 60". Therefore the majority of the soils within these soil designations will have permeability rates within the acceptable range as allowed by the State of Connecticut Health Code. Based upon these descriptions and considering the percent of each component within the complex it can be assumed the soils will support a filled on site sanitary system.

Where lots are proposed in areas of actual test pits, field log data supplemented the NRCS information during planning and lot layout. In general, when the field test information showed depth to groundwater was less than 18" and/or depth to bedrock less than 24", an on site septic system was not proposed in this vicinity. If this criterion was met within this area it was determined to be suitable for on site subsurface sanitary systems.

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Proposed Open Space and Protected Landscape Area Calculations - Open Space Subdivision

Old Saybrook Lot Area 893.2 acres
 (Note: All calculations omit Bokum Road property)

August 30, 2004



Open Space

Use	Required Percent of Site	Acres	Proposed Percent of Site (or Lot)	Acres
Open Space - Overall* (Fee Open Space)	50.0%	446.6	54.1%	488.3
Golf Course				
Min. Lot Size	n/a	200	n/a	218.45
Max Disturbance	65.0%	130	65.0%	141.92
PRD***				
Minimum Lot Size Open Space	n/a 50.0%	67.13 33.57	n/a 50.7%	67.13 34.06

* Proposed Open Space Acreage includes PRD Open Space

** Protected in the form of conservation easement

***** PRD Lot Area Calculation**

Proposed No. of Units	No. of Bedrooms per Unit	Total Bedrooms	Bedrooms per Acre per Section 55.6.2	Total Minimum Site Area
179	3	537	8	67.13

Protected Landscape

Use	Acres	Percent of Site
Golf Course**	34.87	3.9%
SFD Lots**	24.07	2.7%
Easement Subtotal	58.94	6.6%
Open Space Subtotal	483.3	54.1%
Total Protected Landscape	542.24	60.7%

Housing Summary

Housing Option	Quantity
Village Attached (PRD)	90
Village Detached (PRD)	89
3/4 Acres Lots	45
Estate Lots	24
Total Units	248

Statement of Use

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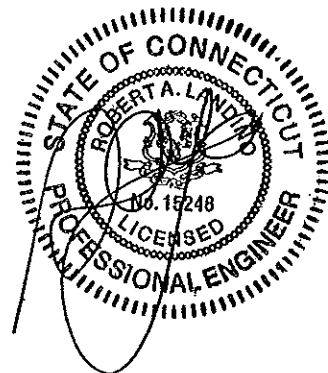
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