



PLANNING
COMMISSION
EXHIBIT #25

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TOWN OF WESTBROOK
PLANNING COMMISSION

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Mulvey Municipal Center
866 Boston Post Rd.
Westbrook, CT 06498
Tel. 399-3046 – FAX 399-3092

October 26, 2004

H. Stuart Hanes, Secretary
Old Saybrook Planning Commission
Land Use Department
302 Main Street
Old Saybrook, Connecticut 06475-1741

Re: "The Preserve" Preliminary Open Space Subdivision (934 ac. Total) and Open Space (542.2 ac) Ingham Hill and Bokum Road (Map 55, 56 & 61 / Lots 6,3,15,17, 18).

Dear Mr. Hanes and Commission Members:

The above referenced referral from you was discussed at the October 18, 2004 meeting of the Westbrook Planning Commission. The BL Companies representatives made a broad picture presentation of the development promising to give greater detail after the information had been formally provided to you. Until the Westbrook Planning Commission has had the opportunity to review all the information it does not feel it can provide meaningful comment. Therefore, the Commission asks that the public hearing be left open at your next meeting.

The Commission's initial response is that the proposed firehouse and convenience store are positive additions to this proposal. The first lessens the likelihood that Westbrook will be first responder for the fire protection and the second will help reduce some of the anticipated traffic from the development.

Primary among the concerns for Westbrook is traffic. More information on the anticipated construction, residential, and golf course related traffic levels are necessary. It is imperative that as many connections to roads be made as possible. The Westbrook Planning Commission hopes you will understand that from your neighbor's position there should be a connection from the proposed "village" to the south end of Ingham Hill Road and a connection to the north end of Ingham Hill Road from the single family cul-de-sac going north off of the main road. These connections along with the already proposed connection to Bokum Road will help disperse traffic away from the section of Route 153 in Westbrook. Related to these connections will be improvements to all of the connecting roads to the extent that your town has authority. Also related to what levels of traffic can be anticipated will be the intensity of the development on the Pianta property.

The Westbrook Planning Commission thanks you for the opportunity to comment. If you have any questions feel free to call the Town Planner, Jay Northrup, at (860) 399-3046, or e-mail him at jnorthrup@westbrookct.us.

Sincerely,


Jay O. Northrup
Town Planner

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Marilyn Ozols, Chairman, Westbrook Planning Commission