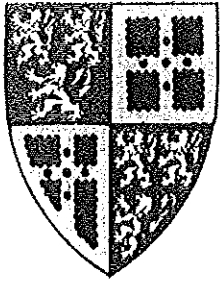


✓XC: PC 11/3



TOWN OF OLD SAYBROOK

Land Use Department

PLANNING COMMISSION

302 Main Street • Old Saybrook, Connecticut 06475-1741
Telephone (860) 395-3131 • FAX (860) 395-3125

EXHIBIT # 32

FILE COPY

MEMORANDUM

Via Hand Delivery

To: Robert McIntyre, Chairman, Planning Commission

From: Madeleine Fish, Chairman, Zoning Commission *Madeleine Fish*

Date: October 28, 2004 *POUNCE*

Subject: "The Preserve" Preliminary Open Space Subdivision (934 ac. Total) & Open Space (542.2 ac.)
 Ingham Hill and Bokum Roads (Map 55, 56 & 61/Lots 6, 3, 15, 17, 18)
 Residence Conservation C District, Aquifer Protection Area
 Applicant: River Sound Development, LLC. Agent: Robert A. Landino, P.E.

The Zoning Commission reviewed the above-referenced application at a special meeting held on Tuesday, October 19, 2004. The Commission focused on the Preliminary Open Space Subdivision Plan and made the following recommendations.

Traffic & Circulation

- Consider which streets will be public and private. New public streets and bridges will create additional maintenance and financial expense to the Town. Clarify who will be responsible for maintenance of private streets.
- Review the access point at Bokum Road and necessary off-site improvements to Bokum Road, as additional traffic may pose vehicular hazards due to the curvy, narrow roadway and poor sight lines.
- Recommend Ingham Hill Road as a non-gated connector street for vehicular traffic. Ingham Hill Road provides an opportunity to connect future "Preserve" residents to our municipality, shopping areas and I-95 as well as provide a connector for emergency and municipal services. This connection will assist in decreasing traffic at the failing Rte. 154/Rt. 1 intersection and benefit both Old Saybrook business and golf course community residents.
- Consider if the proposed infrastructure within the PRD areas will satisfactorily provide adequate and safe vehicular access for use by residents and service providers.

Open Space

- Encourage more connectivity within open space areas to create larger areas that are less fragmented.

- Encourage creating open space linkages to other municipal open space areas
- Consider flat land areas to incorporate active recreational facilities such as ball fields.
- Require that conservation easements are clearly marked with caution tape prior to construction to avoid unintentional destruction of these areas.
- Discourage utilities within open space areas.
- Require open space areas to be deeded to the Town of Old Saybrook.

Aquifer Protection

- Indicate aquifers on plans per DEP maps.
- Promote measures to protect aquifer areas from disturbance.

Miscellaneous

- Determine the status of the Pianta property and future development plans. The Pianta parcel is included as part of the application and excluding its development plans may result in a lost opportunity to properly incorporate the parcel into the project.
- Determine if the golf course area was excluded from lot yield calculations for the conventional layout. This should be excluded from lot density calculations on the preliminary open space plan.
- Focus on MABL for the conventional subdivision to determine total lot yield under the standard subdivision regulations. Failure to properly utilize MABL will significantly increase lot density in the proposed open space subdivision.
- Consider if the PRD lots on Road D should be relocated adjacent to the PRD lots on Road H and I to create less fragmented village areas. The relocation of these lots will provide residents with a better sense of traditional neighborhood community as well as provide easier access to common areas and the club house.
- Consider traffic, access and circulation to the golf course as permitted under the Zoning Regulations. The Zoning Commission will apply these regulations when a formal application is submitted yet it is important that the proposed layout is consistent with Zoning Regulations.

Copies to: Attorney Mark Branse
Christine Nelson, Town Planner

END OF MEMORANDUM