



TOWN OF OLD SAYBROOK
Planning Commission

Executive Board
Robert J. McIntyre, Chairman
Kathleen R. Smith, Vice Chairman
H. Stuart Hanes, Secretary

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Members
Judith S. Gallicchio
Richard R. Tietjen

REGULAR MEETING MINUTES
Wednesday, November 3, 2004 at 7:30 p.m.
Pasbeshauke Pavilion at Saybrook Point Park
155 College Street Extension

Alternate Members
Salvatore V. Aresco
Janis L. Esty
James S. Conroy

I. CALL TO ORDER: Chairman Robert McIntyre called the meeting to order at 7:35 p.m.

II. ROLL CALL

Attending Members

Robert McIntyre, Chairman
Stuart Hanes, Secretary
Judith Gallicchio, Regular Member
Richard Tietjen, Regular Member
Salvatore Aresco, Alternate Member
Janis Esty, Alternate Member

Absent Members

Kathleen Smith, Vice Chairman
James Conroy, Alternate Member

Attending Staff

Christine Nelson, Town Planner
Bryan Zielinski, Recording Clerk

III. REGULAR BUSINESS

A. Minutes

The Commission reviewed the Regular Meeting Minutes of October 20, 2004 and made the following amendments:

Item V- Page 3, Line 1

Sentence should read: A small septic system will be included with the proposed building for laboratory workers.

Item VI- B. Page 5, Line 11

Remove: as written

Replace with: after review and approval by the Planning Commission

Item VI- B. Page 5, Line 20 and Line 42

Remove: Mullian

Replace with: Mullin

MOTION to approve the Regular Meeting Minutes of October 20, 2004 as amended. MOVED by Stuart Hanes. SECONDED by Judith Gallicchio. In favor: R. McIntyre, S. Hanes, R. Tietjen. Opposed: None. Abstaining: None. APPROVED 4-0-0.

B. Correspondence

C. Committee, Representative & Staff Reports

Sidewalk Committee- The Sidewalk Committee is reviewing the sidewalk surveys and will report its findings once completed.

Willard Avenue Road Endings- Stuart Hanes presented the plans drafted by the Willard Ave. neighbors. The neighbors voted on the three plans provided and expressed not wanting a dock, not to fill in the low area, putting a path on the left side or elevated side, and dedicating the location to Captain Stanley Mitchell.

IV. PUBLIC HEARINGS (8:00 to 11:00 p.m.)

A. “The Preserve” Special Exception for 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.

Chairman Robert McIntyre opened the public hearing at 8:00 p.m. and informed the audience of the procedures of public hearings. The public hearings will continue for the next three Wednesdays to gather input from the public.

Christine Nelson, Town Planner, stated that the Commission has sixty five days to close the public hearing. The Commission received comments from various regional, state, and local agencies and there is an exhibit list available at Town Hall.

Mark Branse, attorney representing the Planning Commission, introduced the court reporter and explained that anyone speaking must state their name clearly for the record. Mr. Branse also expressed that the topic of this public hearing is discussion on the Conventional Subdivision Plan identifying the number of housing lots for the property.

David Royston, attorney representing River Sound Development LLC, gave the commission some background of how the current developer acquired the property and submitted a Project Team Qualifications report and a copy of the letter sent to the Connecticut Water Company notifying them of the application. January of 2002 River Sound received the property through foreclosure. River Sound then contracted BL Companies to engineer a subdivision plan. Through the foreclosure River Sound also received all of the testing data from the former developer. April of 2003 River Sound obtained rights to the Pianta property. May of 2003 River Sound applied for a Zone Change for an Open Space Subdivision. August of 2004 an application was filed for an Open Space Subdivision.

Robert Landino, engineer for River Sound LLC, introduced members of the development team. Ernie Hutton, Michael Kline, Michael Klemens, Stuart Cohen, Arthur Hills, Sam Haddock, and Dennis Goderre are all members of the development team.

Randall Arendt, conservation designer, gave a brief presentation of the benefits to minimizing and reducing the impacts of land clearing during development. The quality and configuration of open space is important and should be identified first in an open space subdivision. The last step should be the lot lines.

Robert Landino, engineer, described how the development process determined the lot yield for the 934 acres. The development team inventoried the wetlands, vernal pools, and wildlife to understand the biodiversity of the site and ecological areas to avoid during construction. Data used for the house lots on the conventional subdivision plan were from the previous developer

V. OLD BUSINESS

A. Municipal Improvement of “Willard Avenue” for Coastal Public Access

Residence A District, Gateway Conservation Zone, Coastal Management Zone

ACTION: *Consider alternative layouts and locations for desired improvements.*

B. “Economic Development” Section of the Plan of Conservation & Development

Petitioner: Economic Development Commission Representative: Jim Keating, Chairman

ACTION: *Finalize draft Section; schedule for adoption process.*

VI. NEW BUSINESS

VII. ADJOURNMENT

<p>∞</p> <p>NEXT MEETING</p> <p>∞</p> <p>Wednesday, November 10, 2004 at 7:30 p.m. Middle School Auditorium, 60 Sheffield Street</p> <p>∞</p>
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