



TOWN OF OLD SAYBROOK  
**Planning Commission**

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302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216

**EXHIBITS**  
(Through 7/22/2005)

**“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.

1. Application for “The Preserve” Special Exception Use for Open Space Subdivision, prepared for River Sound Development, LLC, by BL Companies, dated 8/30/04.
    - a. Application for Special Exception Use
    - b. Application for Certificate of Zoning Compliance
    - c. Statement of Use
    - d. Engineer’s Determination of Minimum Area of Buildable Land (MABL)
    - e. Proposed Open Space and Protected Landscape Area Calculations – Open Space Subdivision
  2. Fees for Special Exception and Certificate of Zoning Compliance, dated 8/30/04.
  3. Conceptual Standard Plan – Volume IA, dated 9/1/04:
    - a. General Notes – Conceptual Standard Plan
    - b. Boundary Survey (Stein Survey)
    - c. Property Survey (Bokum Road)
    - d. Index Plan – Topographic Survey
    - e. Key Map
    - f. Site Analysis – Existing Conditions Overview
    - g. Site Analysis – Wetland and Watercourses
    - h. Site Analysis – Soil Map
    - i. Site Analysis – Soil Descriptions
    - j. Site Analysis – Landforms
    - k. Site Analysis – Slope Analysis
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- l. Site Analysis – Existing Drainage and Watersheds
  - m. Conventional Plan / Existing Watershed Overlay
  - n. Conventional Plan / Natural Resources Overlay
  - o. Index Plan – Conventional
  - p. Conventional Subdivision Plans
4. Conceptual Standard Plan – Volume IB, dated 9/1/04:
    - a. Index Plan – Conventional
    - b. Conventional Layout Plans
    - c. Site Plan (Bokum Road)
    - d. Roadway Profiles
    - e. Boring Logs
  5. Preliminary Open Space Subdivision Plan – Volume II, dated 9/1/04:
    - a. General Notes – Preliminary Open Space Subdivision Plan
    - b. Overall Master Plan
    - c. Open Space Subdivision Master Plan
    - d. Preservation and Open Space Master Plan
    - e. Open Space Subdivision / Existing Watershed Overlay
    - f. Open Space Subdivision / Natural Resources Overlay
    - g. Index Plan – Open Space Subdivision
    - h. Open Space Subdivision Plans
    - i. Roadway Profiles
  6. Memorandum from David M. Royston, Dzialo, Pickett & Allen, PC, to Christine Nelson, Town Planner, regarding “Preserve Applications Sequence”, dated 8/30/04.
  7. Memorandum from Stuart Hanes, Secretary, Planning Commission, to chairmen of municipal land use agencies requesting reports regarding “The Preserve Preliminary Open Space Subdivision”, dated 9/27/04.
  8. Memorandum from Stuart Hanes, Secretary, Planning Commission, to chairmen / staff of state, regional and special districts requesting reports regarding “The Preserve Preliminary Open Space Subdivision”, dated 9/27/04.
  9. Memorandum from Stuart Hanes, Secretary, Planning Commission, to consulting technical experts requesting reports regarding “The Preserve Preliminary Open Space Subdivision”, dated 9/27/04.
  10. Memorandum from Stuart Hanes, Secretary, Planning Commission, to municipal technical experts requesting reports regarding “The Preserve Preliminary Open Space Subdivision”, dated 9/27/04.

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11. Notice to Adjoining Municipality to Frances L. Darcy, Town Clerk, Town of Essex, and Lori A. Baldi, Town Clerk, Town of Westbrook, pursuant to C.G.S. 8-3h, dated 9/27/04, delivered by certified mail - return receipt requested.
    - a. Planning Commission, Town of Old Saybrook, Referral Checklist.
  12. Legal Notice of Public Hearing on 11/3/04, Old Saybrook Planning Commission, The Hartford Courant, published 11/20/04.
  13. Legal Notice of Public Hearing on 11/3/04, Old Saybrook Planning Commission, The Hartford Courant, published 11/27/04.
  14. Letter from Mark K. Branse, Branse & Willis, LLC, to Dwight Merriam, Esq., Robinson & Cole LLP, regarding "Westbrook Planning Commission – General Legal – The Preserve 2004", dated 6/3/04.
  15. Memorandum from Scott R. Martinson, M.S., R.S., Chief Sanitarian, Town of Old Saybrook Health Department, to Old Saybrook Planning Commission, regarding "The Preserve" Preliminary Open Space Subdivision, dated 10/4/04.
    - a. Letter to Robert McIntyre, Chairman, Old Saybrook Planning Commission, from Mark Branse, Branse & Willis, LLC, regarding "The Preserve RS Open Space Subdivision Special Exception Application Ordinance 71 Fees Estimate", dated 10/08/04.
  16. Memorandum from Mark Branse, Counsel to the Planning Commission, to consulting and municipal technical experts, regarding review of pending application, dated 10/12/04.
  17. Letter from John S. Bennet, Gould, Larson, Bennet, Wells, & McDonnell, P.C., to Dwight Merriam, Esq., Robinson & Cole LLP, regarding "Town of Westbrook – The Preserve, River Sound Development, LLC", dated 10/12/04.
  18. Letter Report from Mark K. Branse, Branse & Willis, LLC, to Robert McIntyre, Chairman, Planning Commission, and Madeleine B. Fish, Chairman, Zoning Commission, regarding "Old Saybrook Planning Commission – Open Space Subdivision Special Exception; Old Saybrook Zoning Commission – The Preserve Future PRD Application", dated 10/12/04.
  19. Memorandum from Bruce Hillson, Traffic Engineering Solutions, P.C., to Christine Nelson, AICP, Town Planner / Director of Land Use, regarding "Trip Generation for The Preserve", dated 10/18/04.
    - a. Memorandum from Bruce Hillson, Traffic Engineering Solutions, P.C., to Christine Nelson, Town Planner/Director of Land Use, regarding fees associated with the independent review of the traffic impact associated with "The Preserve".
  20. Letter from Dennis G. Goderre, ASLA, AICP, BL Companies, to Jay Northrup, AICP, Town Planner, Town of Westbrook, Regarding "Old Saybrook Preliminary Open Space Subdivision Application; Westbrook Referral", dated 10/20/04.
    - a. Minutes of the Zoning Commission, Town of Old Saybrook, meeting held on 10/20/04.

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- b. Affidavit of Publication from the Hartford Currant regarding publication of the public hearing on The Preserve, dated October 20, 2004.
  21. Letter Report from J. H. Torrance Downes, Senior Planner, Connecticut River Estuary Regional Planning Agency, to Robert McIntyre, Chairman, Old Saybrook Planning Commission, dated 10/25/04.
    - a. Resume/Qualifications of J. H. Torrance Downes, Senior Planner, Connecticut River Estuary Regional Planning Agency, Old Saybrook, Connecticut.
  22. Memorandum Report from Madeleine Fish, Chairman, Zoning Commission, to Robert McIntyre, Chairman, Planning Commission, regarding “The Preserve Preliminary Open Space Subdivision”, dated 10/25/04.
  23. Letter Report from Alan Plattus, Yale Urban Design Workshop, to Christine Nelson, AICP, regarding “The Preserve – Conceptual Standard Subdivision Review”, dated 10/25/04.
    - a. Qualifications of Alan J. Plattus, Yale Urban Design Workshop, Center for Urban Design Research, School of Architecture, Yale University, New Haven, Connecticut.
  24. Letter Report from Robert W. Fish, Chairman, Conservation Commission, to Robert McIntyre, Chairman, Planning Commission, regarding “The Preserve Preliminary Open Space Subdivision & Open Space Plan”, dated 10/26/04.
  25. Letter Report from Jay O. Northrup, Town Planner, Westbrook Planning Commission, to H Stuart Hanes, Secretary, Planning Commission, dated 10/26/04.
  26. Letter Report from Mark K. Branse, Branse & Willis, LLC, to Robert McIntyre, Chairman Planning Commission, and Madeleine Fish, Chairman, Zoning Commission, regarding “Old Saybrook Planning Commission – Open Space Subdivision Special Exception; Old Saybrook Zoning Commission – The Preserve Future PRD Application, dated 10/26/04.
    - a. Qualifications of Mark K. Branse, Esq., Branse & Willis, LLC, Glastonbury Connecticut.
  27. Memorandum Report from Bruce Hillson, Traffic Engineering Solutions, P.C., to Christine Nelson, AICP, Town Planner / Director of Land Use, regarding “Review of Conventional and Open Space Subdivisions”, dated 10/27/04.
    - a. Qualifications of Bruce A. Hillson, P.E., consulting Traffic Engineer, Traffic Solutions, P.C., Glastonbury, Connecticut.
  28. Letter Report from Geoffrey L. Jacobson, P.E., to Christine Nelson, AICP, regarding “The Preserve – Conceptual Standard Subdivision Review”, dated 10/27/04.
    - a. Qualifications of Geoffrey L. Jacobson, P.E., Nathan L. Jacobson & Associates, Inc., Chester, Connecticut.
    - b. Qualifications of Richard Snarski, CPSS, CPESC, New England Environmental Services, Marlborough, Connecticut.
  29. Letter Report from Alan Plattus, Yale Urban Design Workshop, to Christine Nelson, AICP, regarding “The Preserve – Open Space Subdivision Review”, received 10/27/04.

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30. Report from Wendy Goodfriend, Natural Resource Specialist, Connecticut River Coastal Conservation District, Inc., to H. Stuart Hanes, Secretary, Planning Commission of Old Saybrook, regarding the Proposed “Pasbeshauke” Subdivision, dated 6/7/04.
    - a. Qualifications of Wendy L. Goodfriend, Natural Resource Specialist, Connecticut River Coastal Conservation District, Inc., Middletown, Connecticut.
  31. Letter Report from Barbara Guenther, Chairman, Parks & Recreation Commission, to Stuart Hanes, Secretary, Planning Commission, regarding “The Preserve Preliminary Open Space Subdivision & Open Space”, dated 10/27/04.
  32. Revised Memorandum Report from Madeleine Fish, Chairman, Zoning Commission, to Robert McIntyre, Chairman, Planning Commission, regarding “The Preserve Preliminary Open Space Subdivision”, dated 10/25/04.
  33. Basic Life Safety Plan Review from Donn V. Dobson, Fire Marshal, dated 10/21/04.
  34. Herpetological Survey and Vernal Pool Analysis with Conservation Planning Recommendations and Strategies for “The Preserve”, Old Saybrook, Westbrook, and Essex, Connecticut, prepared by Michael W. Klemens, LLC, dated 10/26/04.
  35. Biological Survey for “The Preserve”, Old Saybrook, Westbrook, and Essex, Connecticut, prepared by Environmental Planning Services, prepared for River Sound Development, LLC, dated 10/27/04.
    - a. Letter to Christine Nelson, AICP, Town Planner, Town of Old Saybrook from Richard Snarski, CPSS, PWS, CSECS, New England Environmental Services, Blackledge River Nursery, regarding, fees associated with “The Preserve”, dated 10/28/04.
  36. Letter from Dwight H. Merriam to Mark K. Branse, regarding “The Preserve: Response to Your June 3, 2004 Letter”, dated June 30, 2004.
    - a. “The Preserve Program”
    - b. Draft “Declaration of Restrictive Covenants and easement, The Preserve, Westbrook Development and Use Limitations, River Sound Development, LLC.”
  37. Memorandum Report from Paul H. Smith, Vice Chairman Inland Wetlands & Watercourses Commission to Robert McIntyre, Chairman, Planning Commission, regarding “The preserve Preliminary Open Space Subdivision”, dated 10/29/04.
  38. Request for Information from Dwight H. Merriam, FAICP, Robinson & Cole, LLP, to Christine Nelson, AICP, regarding subdivisions approved by the Town of Old Saybrook Planning Commission after April 13, 1995, dated 11/2/04.
  39. Comment Sheet from Kelli McKeon, District II, Department of Transportation, dated 10/26/04.
  40. Letter Report from Christine Nelson, AICP, Town Planner, Land Use Department, Town of Old Saybrook, to Robert J. McIntyre, Chairman, regarding “The Preserve” Conceptual Standard Plan, dated 11/3/04.
    - a. Qualifications of Christine Nelson, AICP, Director of Land Use, Town of Old Saybrook, Old Saybrook, Connecticut.

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41. Memorandum Report from Scott R. Martinson, M.S., R.S., Chief Sanitarian, to Robert J. McIntyre, Planning Chairman, regarding “The Preserve – Conceptual Standard Plan”, dated 11/3/04.
  42. Notice to Connecticut Water Company from River Sound Development, LLC, regarding Notice of application for Special Exception, via certified mail return receipt requested, dated 8/31/04.
  43. Project Team Qualifications, Preliminary Open Space Subdivision Application, Planning Commission, Town of Old Saybrook, CT, “The Preserve”, prepared for River Sound Development, LLC, submitted 11/3/04.
    - a. Response to Town Review Comments regarding the Application for Special Exception Use, given to the Planning Commission, Town of Old Saybrook, prepared by the River Sound Development, dated 11/03/04.
  44. Report entitled “Pesticides and Fertilizers – Methods and Preliminary Results: Risk Assessment, Risk Management and Water Quality Monitoring”, submitted to Old Saybrook Planning Commission, Application for Special Exception Use, Open Space Subdivision, by Environmental & Turf Services, Inc., Wheaton, MD, on behalf of River Sound Development, LLC, dated 11/3/04.
  45. Traffic Impact Study, The Preserve, Essex, Old Saybrook, and Westbrook, Connecticut, prepared for River Sound Development, LLC, prepared by BL Companies, dated 10/04.
    - a. Traffic Impact Study, Appendix II – Capacity Analyses, The Preserve, Essex, Old Saybrook, and Westbrook, Connecticut, prepared for River Sound Development, LLC, prepared by BL Companies, dated 10/04.
  46. Environmental Review Team Report entitled “The Preserve, Essex, Old Saybrook, and Westbrook, Connecticut”, prepared by the Eastern Connecticut Environmental Review team of the Eastern Connecticut Resource Conservation and Development Area, Inc., for the Selectmen of Essex, Old Saybrook, and Westbrook, Connecticut, dated 7/99.
  47. Notice of Intervention and Request for Notice of Meetings from the Connecticut Fund for the Environment, Inc., to the Town of Old Saybrook Planning Commission, regarding Application for Special Exception Use and Preliminary Open Space Subdivision Plan by River Sound Development, LLC, dated 11/3/04.
  48. Memorandum from Linda Krause / Torrance Downes, CRERPA Planners to Christine Rosenthal, Old Saybrook Town Planner, regarding Minimum Area of Buildable Land (MABL) – History and Issues, dated 3/20/00.
  49. Policy Statement regarding Section 2.6.3 of the Town of Old Saybrook Design and Construction Specifications (“Alternate Design Standards”) prepared by the Board of Selectmen.
  50. Old Saybrook Road Regulations, Section 130 Construction of Driveways, revised to 03/28/02.
  51. Letter from Dennis G. Goderre, ASLA, AICP, BL Companies, to Jay Northrup, AICP, Town Planner, Town of Westbrook, regarding “The Preserve; Clarification of Programmatic Elements”, dated November 5, 2004.

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52. Memorandum Report from Christina M. Costa, Enforcement Officer, to Robert J. McIntyre, Chairman, Planning Commission, regarding “The Preserve Preliminary Open Space Subdivision (934 acres total) & Open Space (542.2 acres)”, dated 11/10/04.
  53. Minutes of the Regular Meeting of the Old Saybrook Planning Commission, dated 11/03/04.
    - a. Transcripts of the Old Saybrook Public Hearing on The Preserve Special Exception for Open Space Subdivision held on 11/03/04.
  54. “Response to Town Review Comments, Application for Special Exception Use, Planning Commission, Old Saybrook, CT”, prepared by BL Companies, prepared for River Sound Development LLC, dated 11/10/04.
    - I. Response to Town Review Comments, dated 11/10/04.
    - II. Amended Statement of Use
    - III. Supporting Documentation for MABL Requirement
    - IV. Supporting Documentation for Roadway Design Standards
    - V. Correspondence from Connecticut Water Company to Mr. Bill Fries, BL Companies, dated 11/03/04.
    - VI. Correspondence from Dennis G. Goderre, ASLA, AICP, BL Companies to Jay Northrup, AICP, Town Planner, Westbrook, CT, dated 11/05/04.
  - 54-1. “Public Hearing Presentation Exhibits”, dated 11/12/04:
    - a. Site Location
    - b. Site Analysis
    - c. Wetland and Watercourses
    - d. Site Vegetation
    - e. Site Mammals
    - f. Vernal Pool Inventory
    - g. Overall Amphibian and Reptile Observations
    - h. Vernal Pool Conservation Plan with Priority Conservation Species
    - i. Ecological Connectivity Vernal pool Stepping Stones into Upland Habitat
    - j. Integrated Turf and Pest Management
    - k. Risk Assessment and Pesticide Regulatory Review Process
    - l. Master Plan
    - m. Open Space Subdivision – Preservation Plans [with and without wetland]
    - n. Town Open Space – Open Space Subdivision [with and without wetland]
    - o. Central Village Enlargement
    - p. East Village Enlargement

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- q. Golf Course – Hole 1 to Hole 9
  - r. Golf Course – Hole 10 to Hole 18
  - s. Village Streetscape
  - t. Town Green with Housing
  - u. Streetscape with Golf Views
  - v. Clubhouse – Front View
  - w. Aerial of Central Village
  - x. Conventional Subdivision Plan
  - y. Conventional Subdivision – Preservation Plans [with and without wetland]
  - z. Town Open Space – Conventional Subdivision [with and without wetland]
- 55. Supplemental Soil Testing Information, Conceptual Standard Plan, issued 9/1/04, revised to 11/10/04.
  - 56. Memorandum from Michael A. Pace, First Selectman, to Christine Nelson, Town Planner, regarding “Open Space / Preserve”, dated 5/19/04.
  - 57. Brochure regarding “1,000-acres of open space”, sponsored by Connecticut Fund for the Environment and the Alliance for Sound Area Planning (AsaP)
  - 58. Qualifications of Geoffrey A. Hammerson, Biologist, 158 Brainard Hill Road, Higganum, Connecticut.
  - 59. “Actual Open Space Calculations”, prepared by Tom Unger, Trask Road, submitted 11/10/04.
    - a. Transcripts on the Old Saybrook Public Hearing on The Preserve Special Exception for Open Space Subdivision held on 11/10/04.
  - 60. Memorandum from Scott Martinson, M.S., R.S., Chief Sanitarian, to Christine Nelson, Town Planner, regarding “Health Department Reviews of Proposed Sub-Division Plans”, dated 11/15/04.
  - 61. Revised Letter Report from Robert W. Fish, Chairman, Conservation Commission, to Robert McIntyre, Chairman, Planning Commission, regarding “The Preserve Preliminary Open Space Subdivision & Open Space Plan”, dated 10/26/04, revised to 11/16/04
    - a. Mark-up of Open Space Subdivision Plan (with wetland) regarding elimination of a portion of Road A.
  - 62. Analysis of the Fiscal Impact of The Preserve on the Town of Old Saybrook, prepared by Robert Charles Lesser & Co., LLC, prepared for River Sound Development, LLC, 3/18/03.
  - 63. Letter from David M. Royston, Esq., Dzialo, Pickett & Allen, P.C., to Old Saybrook Planning Commission, regarding extension of time period to close public hearing, dated 11/16/04.



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64. Letter Report from Christine Nelson, AICP, Town Planner, Land Use Department, Town of Old Saybrook, to Robert J. McIntyre, Chairman, regarding “The Preserve” Open Space Plan, dated 11/17/04.
  65. Minutes of the Regular Meeting of the Old Saybrook Planning Commission, dated 11/10/04.
  66. Memorandum from Larry Bonin, Director of Public Works, Town of Old Saybrook, Public Works Department, to Christine Nelson, town Planner, Town of Old Saybrook, regarding “The Preserve” Preliminary Open Space Subdivision, dated 11/18/04.
  67. Letter from Michele Hanly, 36 Shepard St. Old Saybrook, regarding development of the land within “The Preserve”, dated 11/17/04.
  68. Letter from Mark Branse, regarding summarized written remarks on “The Preserve”, dated 11/17/04.
  69. Aerial photo of the land within “The Preserve”, from inland directed towards Long Island Sound, dated 11/17/04.
  70. Permitting map of the proposed developed land within “The Preserve”, detailing residential units, dated 11/17/04.
  71. Overlay map of “The Preserve” detailing the golf course, residential units, septic plant and septic fields, dated 11/17/04.
  72. List of birds seen in northern most section of “The Preserve” and in old field growth areas and wetlands adjacent to “The Preserve” since 1990, source date 06/04.
    - a. Town of Old Saybrook Inland Wetland & Watercourses Commission Permit Modifications on Lot 6, Applicant River Sound Development, dated 11/18/04.
    - b. Letter to Charles Rothenberger, Connecticut Fund for the Environment, from Mark Branse, Branse & Willis, LLC, regarding the “Fiscal Impact Study” commissioned by the Connecticut Fund for the Environment and the Alliance for Sound Area Planning, dated 11/22/04.
  73. List of pesticides used on and detected in ground water beneath golf courses, source National Water Quality Assessment, Pesticide National Synthesis Project, source date 11/24/98.
    - a. Letter to Dwight Merriam, Esq., Robinson & Cole, LLP from Mark Branse, Branse & Willis, LLC, regarding “Old Saybrook Planning Commission – The Preserve RS Open Space Subdivision Special Exception Application – Site Walk of December 10, 2004”, dated 11/24/04.
  74. Aerial photo of the land within “The Preserve”, from Long Island Sound directed inland, dated 11/17/04.
  75. Bird Conservation Research, Inc. pamphlet.
  76. Report entitled “Forest birds of the last green valley”, by Robert Craig, Michael Altshul and Kathleen Beal, published in 2003.
  77. Resume of Robert Craig, updated to 11/17/04.

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78. Letter from Debra Landrey, 3 Wild Apple Lane Old Saybrook, regarding development of the land within “The Preserve”, dated 11/17/04.
  79. Conceptual Standard Plan, dated 9/1/04, revised to 11/19/04.
  80. Report entitled “Best Development Practices, Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States”, by Metropolitan Conservation Alliance, published 2002.
  81. Letter to Mr. Timothy Taylor from Charles Reed, DEP Land Acquisition & Management, regarding Access Easement Request, Connecticut Valley Railroad State Park, Old Saybrook, A-97-101, dated 03/18/98.
  82. “The Preserve, The Community Paper of The Preserve” publication, dated 11/04.
  83. Report entitled “An Evaluation of the Fiscal Impact of the Development of The Preserve in Old Saybrook, Connecticut”, by Commonwealth Research Group, Inc., prepared for Connecticut Fund for the Environment Alliance for Sound area Planning, dated 11/09/04.
  84. Map of the approximate location of proposed development within relatively unfragmented forest block, produced by Audubon of CT.
  85. Letter and maps addressed to Carolyn Longstreth, CFE from Elizabeth Brothers, DEP, regarding crossing, DEP scores, LAM Recommendation, water studies, Cost Benefits of Open Space Preservation study, and recommendation from Ken Metzler, DEP Natural Resources Center, to Allan Williams, DEP Natural Resources Center, dated 11/09/04.
  86. Agenda, with notes, of the Old Saybrook Land Trust meeting on 06/18/98.
  87. Town of Old Saybrook’s Plan of Conservation and Open Space, dated 04/2004.
  88. State Geological and Natural History Survey of CT report entitled “Amphibians and Reptiles of Connecticut and Adjacent Regions”, by Michael Klemens, Department of Herpetology and Ichthyology, American Museum of Natural History, NY, published in 1993.
  89. Article entitled “Strategies for maintaining pond-breeding amphibians on golf courses”, by Peter Paton and Robert Egan, published by USGA, dated 11/03.
  90. Report entitled “Turf grass Species for Pennsylvania”, by Department of Crop and Soil Sciences – Cooperative Extension, published by Penn State, printed 11/13/04.
  91. Report entitled “Nutrient Management for Golf Courses”, by James May, et.al., Crop and Soil Environmental Sciences, Virginia Tech, posted 06/04.
  92. Written testimony of Patrick Comins, Director of Bird Conservation, Audubon, CT, with supporting maps, submitted 11/10/04.
  93. Aerial of Light pollution picture, submitted by Patrick Comins, Audubon, CT, dated 11/08/04.
  94. Letter from Walter Hirsch, 10 Leada Woods Road, Old Saybrook, to Robert McIntyre, Planning Commission, regarding comments on the River Sound Development, dated 11/30/04.
  95. Minutes of the Planning Commission meeting held on Wednesday, November 17, 2004.

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96. Minutes of the Planning Commission meeting held on Wednesday, December 1, 2004.
  97. Letter to Dennis Goderre, BL Companies from Christine Nelson, Old Saybrook Town Planner, regarding transcription fees, dated 11/30/04.
    - a. Memorandum to Christine Nelson, AICP, Town Planner, Town of Old Saybrook from Bruce Hillson, Traffic Engineering Solutions, P.C., regarding “Comments on November 10 and 17, 2004 Responses”, dated 12/01/04.
    - b. Letter to Robert McIntyre, Chairman, Planning Commission, and Madeleine Fish, Chairwoman, Zoning Commission, Town of Old Saybrook from Mark Branse, Branse & Willis, LLC., regarding response to documents entitled “Response to Town Review Comments” and “Responses to Town Review Comments #2”, dated 12/01/04.
  98. Letter to Christine Nelson, Old Saybrook Town Planner from Geoffrey Jacobson, Nathan L. Jacobson & Associates, Inc. regarding “The Preserve” – Conceptual Standard Subdivision Review No. 2, dated 12/02/04.
    - a. Memo to Christine Nelson, AICP, Town Planner, Town of Old Saybrook from Wendy Goodfriend, Natural Resources Specialist, Connecticut River Coastal Conservation District, Inc., regarding “The Preserve – Preliminary Open Space Subdivision Plan – Review #2”, dated 12/02/04.
  99. Letter to Robert McIntyre, Planning Commission, from Dale Ann Sylvester, Branse & Willis, LLC., regarding replies to documents entitled “Response to Town Review Comments” and “Response to Town Review Comments #2”, dated 12/01/04.
  100. Excerpted Site Plans used on Site Walk, submitted by River Sound Development, LLC, December 4, 2004.
  101. Letter to Planning Commission from Dzialo, Pickett and Allen, P.C., requesting an extension of time to complete the public hearings to 01/05/05, dated 12/08/04.
  102. Letter to Planning Commission from Sam Stern, responding to comments made at the 11/10/04 and 11/17/04 public hearings, dated 12/08/04.
  103. Response to Town Review Comments, Response #3, dated 12/08/04.
  104. Report entitled “Turfgrass and Environmental Research Online”, published by the USGA, dated 08/15/03.
  105. Article entitled “The ecology of golf courses”, by Alan Gange, et.al., published in the Biologist, dated 2003.
  106. Article entitled “Considering Wildlife in Golf Course Management”, by Melissa Santiago and Amanda Rodewald, published by Ohio State University, dated 06/04.
  107. Article entitled “Natural Links: naturalistic golf courses as wildlife habitat”, by Max Terman, published by Landscape and Urban Planning, dated 1997.
  108. Letter to Stuart Cohen from Gregory McCracken regarding golf courses designed and maintained according to organic standards in Sharon, MA, dated 11/22/04.
    - a. Minutes from the Planning Commission’s, Town of Old Saybrook, site walk, dated 12/04/04.

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109. Updated fiscal impact analysis of the preserve in response to a study by Commonwealth Research Group, Inc., prepared by River Sound, LLC., dated 12/06/04.
    - a. Letter to the Planning Commission, Town of Old Saybrook, from Robert Craig, Executive Director, Bird Conservation Research, Inc., with supporting presentation, dated 12/03/04.
    - b. Letter to the Old Saybrook Planning Commission from Tony Palermo, First Selectman, Town of Westbrook, regarding Westbrook's opposition to the proposed "The Preserve" project, dated 12/07/04.
    - c. Letter to Robert McIntre, Chairman, Planning Commission, Town of Old Saybrook, from Matthew Ranelli, Shipman & Goodwin, LLP, regarding the Town of Essex's resolution in opposition to "The Preserve", dated 12/07/04.
  110. Letter to the Planning Commission from Jean Castagno regarding "The Preserve" development, dated 12/08/04.
  111. Letter to the Planning Commission from Chris Cryder regarding questions and issues of the proposed golf course, dated 12/08/04.
  112. Map of proposed developed area with highlighted areas of the golf course and homes, submitted by Chris Cryder, dated 12/08/04.
  113. Videotape of two news clips on golf courses on Long Island Sound.
  114. Compilation on the early references to Native American stone walls/fences.
  115. Chapter 184a from the Policies Concerning Archaeological Investigations, entitled Native American Cultures.
  116. Topological map of proposed development area.
  117. Letter to Robert McIntyre from the Connecticut Fund for the Environment regarding options in denying "The Preserve" application, dated 12/08/04.
  118. Report presented by the Connecticut Fund for the Environment regarding issues surrounding ecological studies conducted at the proposed development site, dated 12/08/04.
  119. Letter to the Planning Commission from Kathy Connolly regarding the paving and maintenance of Ingham Hill Road, dated 12/08/04.
  120. Minutes from the Planning Commission Meeting, Town of Old Saybrook held on 12/08/04.
  121. Letter to Christine Nelson, AICP, Director of Land Use, Town of Old Saybrook, from Scott Martinson, Chief Sanitarian, Town of Old Saybrook, regarding "The Preserve" supplemental soil testing, dated 12/08/04.
  122. Transcripts of the Planning Commission's, Town of Old Saybrook Public Hearing, held on Wednesday, November 17, 2004 on The Preserve Special Exception for Open Space Subdivision.
  123. Minutes from the Planning Commission Site Walk Meeting, Town of Old Saybrook held on 12/11/04.

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124. Minutes from the Planning Commission Meeting, Town of Old Saybrook held on 12/15/04.
  125. Letter to Charles Rothenberger, Connecticut Fund for the Environment from Mark Branse, Branse & Willis, LLC regarding The Preserve RS Open Space Subdivision Special Exception Application, dated 11/22/04.
  126. Letter to the Planning Commission, Town of Old Saybrook from Charles Rothenberger, Connecticut Fund for the Environment regarding The Preserve Open Space Subdivision Special Exception Application, dated 11/30/04.
  127. "Self-guided interpretive walk-narrative" map of The Preserve, An Open Space and Recreation Community drawn up by BL Companies, dated 12/10/04.
  128. Transcripts of the Planning Commission's, Town of Old Saybrook Public Hearing, held on Wednesday, December 8, 2004 on The Preserve Special Exception for Open Space Subdivision.
  129. Letter to Michael Pace, First Selectman, Town of Old Saybrook from Geoffrey Jacobson, P.E., Nathan L. Jacobson & Associates, P.C., regarding The Preserve Alternate Roadway Design Standards, dated December 16, 2004.
  130. Response to Town Review Comments, Response #4, prepared for River Sound Development on The Preserve, submitted to the Planning Commission, Town of Old Saybrook, dated December 23, 2004.
  131. Conceptual Standard Plan on The Preserve, Volume I Revised, prepared for River Sound Development, LLC., dated December 23, 2004.
  132. Preliminary Open Space Subdivision Plan on The Preserve, Volume II Revised, prepared for River Sound Development, LLC., dated December 23, 2004.
  133. Letter to David Royston from Charles Rothenberger regarding attorney Longstreth, dated 1/4/05.
  134. Application for Special Exception Preliminary Open Space Subdivision Plan by River Sound Development, Notice of Intervention by Verified Pleading Pursuant to 22a-19 of the Connecticut General Statutes, dated 12/30/04.
  135. Revision to Appendix J of the Response, dated December 23, 2004.
  136. Letter to the Planning Commission, Town of Old Saybrook from Charles Rothenberger, regarding ecological alternatives, dated 01/03/05.
  137. Letter to Charles Rothenberger from David Royston, Dzialo, Pickett & Allen, P.C. regarding the presentation by Connecticut Fund for the Environment to the Planning Commission at the 01/05/05 Public Hearing, dated 01/04/05.
  138. Letter to Planning Commission, Town of Old Saybrook, from Charles Rothenberger, Connecticut Fund for the Environment requesting one hour to address the Commission at the 01/05/05 Public Hearing, dated 12/29/04.
  139. Copy of the power point presentation to be presented to the Planning Commission, Town of Old Saybrook on 01/12/05, by the CT Fund for the Environment.

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140. Letter to Robert McIntyre, Chairman of the Planning Commission, Town of Old Saybrook from Charles Robertson, dated 01/05/05.
  141. Report from the Old Saybrook Land Trust “Open Space and the Town of Old Saybrook”, dated 06/18/98.
  142. Maps from the CT Fund for the Environment of “The Preserve” Forest Block and surrounding Landscape, dated 01/04/05.
  143. Letter to Attorney Carolyn Longstreth of the CT Fund for the Environment from David Royston, Dzialo, Pickett & Allen, P.C. regarding copies of materials, dated 01/04/05.
  144. Memorandum to Dwight Merriam, Matthew Ranelli, Charles Rothenberger, and David Royston, from Mark Branse regarding the postponement of the final public hearing before the Planning Commission, Town of Old Saybrook to 01/12/05 at 7:30 pm in the Middle School auditorium.
  145. Letter to Robert McIntyre, Chairman of the Planning Commission, Town of Old Saybrook from Mark Branse, Branse & Willis, LLC regarding Response to River Sound Development’s Reply Materials #3 and #4, dated 01/06/05.
  146. Application for Special Exception Preliminary Open Space Subdivision Plan by River Sound Development. LLC Known as the “Preserve”, Notice of Intervention by Verified Pleading Pursuant to 22a-19 of the Connecticut General Statutes, date December 30, 2004.
  147. Letter to Robert McIntyre, Chairman Old Saybrook Planning Commission from Charles A. Robertson in support of the “Preserve”, dated January 5, 2005.
  148. Letter to Robert McIntyre, Chairman Planning Commission of Old Saybrook, from Carolyn Longstreth and Charles Rothenberger, Connecticut Fund for the Environment regarding responses to points made by the applicant, dated January 5, 2005.
  149. Letter to the Planning Commission, Town of Old Saybrook from David Royston, Dzialo, Pickett & Allen, P.C. regarding the extension of the public hearing on the “Preserve” to January 12, 2005, dated January 5, 2005.
  150. Memorandum to the Planning Commission, Town of Old Saybrook from Dwight Merriam, Esq. Regarding supplements to Appendix I of the applicant’s Response #4, dated January 5, 2005.
  151. Letter to Robert McIntyre, Chair, Planning Commission Town of Old Saybrook from Matthew Ranelli, Shipman & Goodwin, LLP regarding the “Failure of Applicant to Get Consent or Permission of Landowner to Use State Property Abutting Subject Parcel”, dated January 6, 2005.
  152. Presentation Exhibits for January 6, 2005 Public Hearing, Response to Town Review Comments from the Applicant, dated January 6, 2005.
  153. Letter to Bob McIntyre, Chairman of the Old Saybrook Planning Commission from Maria Campbell, regarding support for the “Preserve”, dated January 8, 2005.
  154. Letter to Robert McIntyre, Chairman of the Old Saybrook Planning Commission from Robert Fusari, Sr., regarding support for the “Preserve”, dated January 10, 2005.

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155. Letter to Robert McIntyre, Chairman of the Old Saybrook Planning Commission from William McLaughlin, regarding support for the “Preserve”, dated January 10, 2005.
  156. Letter to Robert McIntyre, Chairman of the Old Saybrook Planning Commission from Stephen Tagliatela, Saybrook Point Inn, regarding support for the “Preserve”, dated January 10, 2005.
  157. Letter to Robert McIntyre, Old Saybrook Planning Commission, from Hugh Fiore, Jr., Harbor Motors, regarding support for the “Preserve”, dated January 10, 2005.
  158. U.S. Supreme Court Test of Scientific Validity, presented by the applicant at the January 12, 2005 public hearing on the “Preserve”.
  159. Statement of Essex Selectman, Vincent Pacileo III, regarding not supporting the “Preserve”, dated December 29, 2004.
  160. Memorandum to Robert Landino, P.E. from Dwight Merriam, FAICP, CRE regarding “Additional Analysis of Feasible and Prudent Alternatives under Section 22a-19 of General Statutes”, dated January 11, 2005.
  161. Presentation of the Connecticut Fund for the Environment, presented by Chris Cryder at the January 12, 2005 public hearing on the “Preserve”.
  162. Presentation of the Connecticut Fund for the Environment, presented by George Logan at the January 12, 2005 public hearing on the “Preserve”.
  163. Letter to Charles Rothenberger, Connecticut Fund for the Environment, from Ernest Kendall, Commonwealth Research Group, Inc. regarding the “Updated Fiscal Impact Analysis of the Preserve”, dated January 12, 2005.
  164. Letter to Robert McIntyre, Chairman and Commission Members, Planning Commission, Town of Old Saybrook, from Matthew Ranelli, Shipman & Goodwin, LLP., regarding overlay of the proposed golf course on the applicant’s conceptual standard plan, dated January 12, 2005.
    - a. Overlay analysis of the proposed golf course on the applicant’s conceptual standard plan.
  165. Letter to Robert McIntyre, Chairman, Old Saybrook Planning Commission, regarding written testimony for the applicant by Randall Arendt, FRTPI, ASLA, dated January 10, 2005.
  166. Letter to the Planning Commission, Town of Old Saybrook, from Jean Castagno, regarding opposition to the “Preserve”, dated January 12, 2005.
  167. Article entitled “Biological Delineation of Terrestrial Buffer Zones for Pond-Breeding Salamanders” by Raymond Semlitsch, dated December 10, 1997.
  168. Article entitled “Are Small, Isolated Wetlands Expendable?” by Raymond Semlitsch and Russell Bodie, dated June 24, 1998.
  169. Letter to Robert McIntyre, Chairman Planning Commission, Town of Old Saybrook, from Richard Blumenthal, Attorney General, State of Connecticut, regarding opposition to development of the “Preserve” site, dated January 11, 2005.

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170. Letter to Attorney General Richard Blumenthal from Gunlog Millet, regarding support for the preservation of the 1000-acre forest, dated January 10, 2005.
  171. Letter to Governor Jodi Rell from Gunlog Millet, regarding support and funding for the preservation of the 1000-acre forest, dated January 10, 2005.
  172. Letter to Senator Melodie Peters from Gunlog Millet, regarding support and funding for the preservation of the 1000-acre forest, dated January 10, 2005.
  173. Letter to Representative Marilyn Giuliano from Gunlog Millet, regarding support for the preservation of the 1000-acre forest, dated January 10, 2005.
  174. Letter to First Selectman Michael Pace, Town of Old Saybrook, regarding support for the preservation of the 1000-acre forest, dated January 10, 2005.
  175. Letter to Selectman William Peace, Town of Old Saybrook, regarding support for the preservation of the 1000-acre forest, dated January 10, 2005.
  176. Letter to Robert McIntyre, Chairman of the Old Saybrook Planning Commission, from Jeff Gibson, regarding support for the “Preserve”, received January 12, 2005.
  177. Letter to Robert McIntyre, Chair and Members, Planning Commission, Town of Old Saybrook, from Elizabeth Brothers, State DEP, regarding “The Preserve: Application” for the railroad crossing, dated January 11, 2005.
  178. Minutes of the Planning Commission, Town of Old Saybrook, public hearing held on January 12, 2005.
  179. CD of the Old Saybrook Planning Commission Public Hearing on “the Preserve” held on January 12, 2005.
  180. Minutes of the Planning Commission, Town of Old Saybrook, public hearing held on January 19, 2005 (amendments to January 12, 2005 meeting).
  181. Application Review for “The Preserve” prepared by Rema Ecological Services, dated January 7, 2005.
  182. Attachment A to the Application Review for “The Preserve” prepared by Rema Ecological Services.
  183. Attachment B to the Application Review for “The Preserve” prepared by Rema Ecological Services.
  184. Letter to Robert McIntyre, Chairman of the Planning Commission, Town of Old Saybrook from Mark Branse, Branse & Willis, LLC regarding “The Preserve”, dated January 25, 2005.
  185. Memorandum to Robert Landino, P.E. from Dwight Merriam, FAICP, CRE regarding Supplemental Information on Crossing of Railroad Right of Way, dated January 7, 2005.
  186. Letter with supporting GIS maps submitted to Christine Nelson, Town Planner, by the Connecticut Fund for the Environment, at the final public hearing held on January 26, 2005, regarding natural resources impacts.

**Exhibits submitted after the close of the public hearing:**



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- A. Memorandum to Christine Nelson, Old Saybrook Town Planner, from Geoffrey Jacobson, P.E., Wendy Goodfriend, PhD., Richard Snarski, CPSS regarding The Preserve – Summary Response for Planning Commission Determination Questions #1 and #2, dated January 27, 2005.
  - B. Old Saybrook’s Town Planner’s working map entitled Index Plan- Conventional, sheet IP-2, vol IB, dated September 1, 2004.
  - C. Minutes of the Planning Commission, Town of Old Saybrook, deliberations held on January 26, 2005.
  - D. Memorandum to Christine Nelson, Old Saybrook Town Planner, from Bruce Hillson, Traffic Engineering Solutions, regarding “Summary Memo Addressing Six Possible Determinations”, dated January 27, 2005.
  - E. Minutes of the Planning Commission, Town of Old Saybrook, meeting held on February 2, 2005 (amendments to January 25, 2005 meeting).
  - F. Interoffice Memorandum to Robert McIntyre, Chairman from Christine Nelson, Town Planner regarding the Town Planner’s Report on “The Preserve”, dated February 7, 2005.
  - G. Minutes of the Planning Commission, Town of Old Saybrook, special meeting held on February 9, 2005.
  - H. Transcripts of the January 12, 2005 Planning Commission, Town of Old Saybrook, meeting.
  - I. Memorandum to Christine Nelson, Town Planner from Wendy Goodfriend, PhD; Geoffrey Jacobson, P.E.; Richard Snarski, CPSS, PWS, CPESC, dated 2/16/05 regarding The Preserve – Summary Response for Planning Commission Determination Questions #3, #4, #5, and #6.
  - J. Minutes of the Planning Commission, Town of Old Saybrook, meeting held on February 16, 2005 (amendments to February 9, 2005 meeting).
  - K. Minutes of the Planning Commission, Town of Old Saybrook, special meeting held on February 23, 2005.
  - L. Letter to the Planning Commission from David Royston regarding an extension of time for the Commission to render a decision on “The Preserve” to March 23, 2005, dated February 28, 2005.
  - M. Letter to Robert McIntyre, Chairman of the Planning Commission from Michael Pace, First Selectman of Old Saybrook regarding the Preserve, dated February 28, 2005.
  - N. Transcripts of the February 23, 2005 Planning Commission, Town of Old Saybrook, meeting.
  - O. Analysis of Lots Recommended for Elimination based on Town’s of Old Saybrook consultants’ reports dated in October, November and December.
  - P. Memo to Christine Nelson, Old Saybrook Town Planner from Wendy Goodfriend, Geoffrey Jacobson, Richard Snarski, regarding the Preserve, dated February 16, 2005.

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- Q. Minutes of the Planning Commission, Town of Old Saybrook, meeting held on March 9, 2005.
- R. Letter to the Planning Commission from David Royston, Dzialo, Pickett & Allen, P.C. regarding a time extension for the decision on the Preserve, dated February 28, 2005.
- S. Transcripts of the March 9, 2005 Planning Commission, Town of Old Saybrook, meeting.
- T. Minutes of the Planning Commission, Town of Old Saybrook, meeting held on March 23, 2005, includes final approval with modifications motion.
- U. Notice of Decision of the Old Saybrook Planning Commission as published in the Hartford Courant on Friday, April 1, 2005.
- V. Affidavit of Publication of the Decision of the Old Saybrook Planning Commission regarding the Preserve, published in the Hartford Courant on Friday, April 1, 2005. Affidavit dated Monday, April 4, 2005.
- W. Minutes of the Planning Commission, Town of Old Saybrook, meeting held on April 6, 2005 (amendments to the minutes from the March 9, 2005 and March 23, 2005 meetings).
- X. Transcripts of the January 26, 2005 Planning Commission, Town of Old Saybrook, meeting.
- Y. Transcripts of the February 23, 2005 Planning Commission, Town of Old Saybrook, meeting.
- Z. Transcripts of the February 9, 2005 Planning Commission, Town of Old Saybrook meeting.
- AA. Transcripts of the March 23, 2005 Planning Commission, Town of Old Saybrook meeting.
- BB. Letter to Christine Nelson, Town Planner, from Dennis G. Goderre, ASLA, AICP, Manager, Landscape Architecture, BL Companies, regarding “Site Plan Modifications”, dated June 2, 2005.
1. Revised Open Space Master Plan, dated 5/25/05.
  2. Maintenance Area, dated 5/25/05.
  3. Maintenance Area, dated 3/23/05.
- CC. Letter to Christine Nelson, Town Planner, from Geoffrey L. Jacobson, P.E. regarding “The Preserve – Safety Improvements to Bokum Road & Ingham Hill Road”, dated May 11, 2005.
- DD. Letter to Christine Nelson, Town Planner, from Bruce Hillson, Traffic Engineering Solutions, regarding “Review of Roadway Layout – May 20, 2005 Plans”, dated June 3, 2005.
- EE. Letter to Christine Nelson, Town Planner, from Geoffrey L. Jacobson, P.E., Wendy Goodfriend, PhD., Richard Snarski, CPSS, PWS, CPESC, regarding “The Preserve – Revisions to the Preliminary Open Space Subdivision”, dated June 8, 2005.

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- FF. Letter to Christine Nelson, Town Planner, from David Royston, Esq. Regarding a request for preliminary review of the Preserve Open Space Subdivision, dated May 23, 2005.
  - GG. Letter to Michael Pace. First Selectman from David Royston, Esq. Regarding the Preserve Alternate Road Standards, dated July 6, 2005.
  - HH. Letter to the Planning Commission from David Royston, Esq. Regarding Ingham Hill and Bokum Roads, dated July 20, 2005.
  - II. Minutes of the Planning Commission, Town of Old Saybrook, meeting held on July 20, 2005.