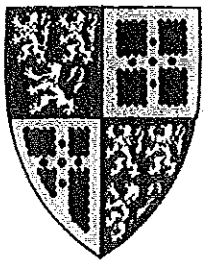


15-a



**TOWN OF OLD SAYBROOK
Land Use Department**

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

✓

TRANSMITTAL MEMORANDUM

Via Facsimile

Date: October 26, 2004 **No. of Pages:** 3 (including cover sheet)
To: Dennis Goderre, Manager, Landscape Architecture **Facsimile:** (203) 630-2615
BL Companies
From: Christine Nelson, AICP, Town Planner
Subject: Fee Estimate for Legal

Copy to (with attachments):

Facsimile:

✓

END OF MEMORANDUM

10/27 ✓ FAXED to Dennis Gorder
BL

BRANSE & WILLIS, LLC
41-C NEW LONDON TURNPIKE
GLEN LOCHEN EAST
GLASTONBURY, CONNECTICUT 06033-2038
TELEPHONE: (860) 659-3735
FAX: (860) 659-9368

xc: File
PLANNING
COMMISSION
EXHIBIT #152
#152

MARK K. BRANSE
MATTHEW J. WILLIS *
ERIC KNAPP

*ADMITTED IN MASSACHUSETTS

RONALD F. OCHSNER
OF COUNSEL

E-MAILS: MBranse@bransewillis.com
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FILE COPY

ROchsner@bransewillis.com

VIA FAX ONLY (860) 395-3125

October 8, 2004

Robert McIntyre, Chairman
Old Saybrook Planning Commission
302 Main Street
Old Saybrook, CT 06475

**RE: Old Saybrook Planning Commission
The Preserve RS Open Space Subdivision Special Exception Application Ordinance
71 Fees Estimate
FILE NO: 3029/04-207**

Dear Chairman McIntyre:

This letter is in response to the request of your Commission for a fee estimate under Ordinance 71 for the Special Exception application for "The Preserve" by River Sound Development, LLC ("RS").

Having observed "round one" of this application process, I know that it will be extremely contentious and procedurally complex. While I do not wish to penalize the applicant for that, I also do not want the Town to shoulder the financial burden of responding to the myriad of possible challenges and issues that may arise. I also know that further review will be required when RS files its PRD application, its final subdivision application, and its Special Exception application for a golf course. However, I expect that many of the issues inherent in those future applications will arise in this initial application (or, at least, will be raised in this application whether they are strictly relevant or not).

Robert McIntyre, Chairman
October 8, 2004

With these guidelines in mind, I would estimate the fees as follows:

Meetings: Assume 4 public hearings and 3 deliberations sessions, @ 5 hours each, average	35	
Staff review/conferences/telephone:	30	
Conferences/Telephone with application parties	20	
Document review:		20
Drafting of correspondence:	25	
Drafting of Motion(s)	15	
Research legal issues raised	15	
<u>Responding to interventions and related procedural matters</u>	<u>15</u>	
Total		175

At my municipal hourly rate of \$145, this produces an estimated fee of \$25,375. I hope this estimate is high, and that the balance can be applied to future applications. However, as noted above, I think many of the legal issues for the entire project will arise in this first proceeding.

As always, if you have any questions, please do not hesitate to contact me.

Very truly yours,

Mark K. Branse

MKB:das

$\times 150\% = \underline{\underline{\$38,062.50}}$