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**PLANNING
COMMISSION
EXHIBIT # 20**



FILE COPY

October 20, 2004

Mr. Jay Northrup, AICP
Town Planner
Mulvey Municipal Center
866 Boston Post Road
Westbrook, CT

Re: Old Saybrook Preliminary Open Space Subdivision Application; Westbrook Referral

Dear Mr. Northrup,

Thank you for providing River Sound the opportunity to meet with Westbrook's Planning Commission and to discuss the application that is before the Old Saybrook Planning Commission and subject to a referral in Westbrook. As we stated Monday evening, we look forward to further discussions with the Planning Commission at its next meeting.

We understand Westbrook has many concerns associated with this proposal – most of which have been articulated in recent correspondence. During our presentation on Monday we informed the Planning Commission that we intend to fully respond to all the comments made by Attorney Bennet in his October 12 correspondence, and those made by Attorney Branse in his June 3 correspondence. While we have touched on many of these points in the past we understand that our responses did not provide sufficient detail to allow Westbrook a comprehensive understanding of our proposal. We intend to address this.

Our past responses to Westbrook's concerns were a matter of process and not a matter of withholding information. At the time we simply did not possess all the information you requested since we were still conducting due diligence with respect to site ecology and project programming. And we had promised to hold off any submissions for nine months to allow interested parties to propose a purchase of the site. This proposal has not materialized, and our detailed planning work has culminated in the Preliminary Open Space Application filed in Old Saybrook on August 30, 2004 and in the October 19 filing of site plan application with the Westbrook Inland Wetlands and Watercourses Commission.

The IWWC application in Westbrook is the first comprehensive and detailed design application for the project. This level of detail has not been provided to any other agency and was not required for the current Old Saybrook application however, a copy was provided to Old Saybrook on the day the IWWC application was filed. The IWWC application takes into account the concerns of Westbrook. This includes a comprehensive stormwater management plan for the Trout Brook watershed, construction phasing, traffic impacts, detailed site design and



engineering, and architectural programs – including the Pianta Parcel. The investment of time and resources made by River Sound (RS) in the planning and engineering process has been a matter of ensuring a comprehensive and ecologically balanced proposal can be put forth – one that addresses the concerns of Westbrook and Old Saybrook.

To the extent that our IWWC application materials do not address all of Westbrook’s articulated concerns, we are preparing a comprehensive response to the correspondence we have received from Attorneys Branse and Bennet. You will have this response within two weeks of the date of this letter.

We understand Westbrook’s concern regarding the Old Saybrook hearing start date and potential close on November 3rd. At the earliest the public hearings in Old Saybrook will close on November 17th with a potential extension to December 8th. RS will request that the Old Saybrook Planning Commission keep the public hearing open until the last possible date if necessary to ensure that Westbrook is satisfied with RS’s responses and to ensure that Westbrook has had sufficient time to submit it’s report to Old Saybrook.

We understand and respect Westbrook’s concerns regarding The Preserve. We look forward to working through these issues with you and the Town of Westbrook. Please do not hesitate to contact me regarding this or other matters as we continue through the process.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Dennis G. Goderre', written over the typed name.

Dennis G. Goderre, ASLA, AICP
BL Companies

- cc: Tony Palermo, First Selectman
- Mark Branse, Special Counsel
- Westbrook Planning Commission
- Westbrook Zoning Commission
- Westbrook Inland Wetlands and Watercourses Commission
- Michael A. Pace, First Selectmen, Old Saybrook
- Christine Nelson, AICP, Town Planner, Old Saybrook
- Old Saybrook Planning Commission
- Old Saybrook Zoning Commission
- Old Saybrook Inland Wetlands and Watercourses Commission
- Sam Stern, River Sound Development LLC
- Dwight Merriam, Robinson and Cole
- David Royston, Dzialo Picket and Allen