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**TOWN OF OLD SAYBROOK
Zoning Commission**

Executive Board
PLANNING COMMISSION
Madeleine Fish, Chairman
Robert C. Friedmann, Vice Chairman
Walter Harris, Secretary

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Members
EXHIBIT # 20a
Paula L. Stuart
Elizabeth D. Steffen

Alternate Members
Geraldine M. Lewis
Charles Sohl
Barbara A. Galler

MINUTES

**Special Meeting – Wednesday, October 20, 2004 at 6:00 p.m.
Town Hall, Second Floor Conference Room
302 Main Street**

I. CALL TO ORDER Chairman, Madeleine Fish, called the meeting to order at 6:15pm.

II. ROLL CALL

Attendant Members

- Madeleine Fish, Chairman
- Robert Friedmann, Vice Chairman
- Walter Harris, Secretary
- Paula Stuart, Regular Member
- Elizabeth Steffen, Regular Member
- Geraldine Lewis, Alternate Member
- Charlie Sohl, Alternate Member
- Barbara Galler, Alternate Member

III. REGULAR BUSINESS

A. PLANNING COMMISSION REFERRAL

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

Bob Landino, Dennis Goderre and Attorney David Royston were present. Mr. Landino stated that he would give a brief presentation on the conceptual plan for “The Preserve” and would then take any questions that the Commission had. The conceptual plan would be to determine what could be done and what would be a reasonable approach to the site. Attorney Royston reminded the Commission that the conceptual plan does not require extensive lot testing or a full engineering report.

Mr. Landino reported that in the past year, a significant amount of environmental data was compiled to determine how to best revise the site plan. Mr. Landino reported that the same East/West connector road would remain but that revisions were made due to the existence of vernal pools in the area. Mr. Landino further reported that changes had been made to the golf course with sensitivity to the environment.

Mr. Landino stated that the layout would be proposed as the same design as the previous site plan so that the street would be connected on a more human scale than an automobile scale to encourage bringing people back to design.

Ms. Fish asked if the conventional layout showed any contiguous open space with the Gleason property. Mr. Landino replied that it did not but that the open space is very dense but very fragmented.

A discussion ensued regarding emergency and community access on the roads. Mr. Landino stated that there could be an emergency gate located on Ingham Hill if needed. There was a proposal to connect Barley Hill but it proved to be too controversial so the proposal was withdrawn. Mr. Friedmann stated that there would need to be a review for a connection for the community, better access to town facilities and faster access for emergency vehicles.

Dr. Harris asked what the market would be for the proposed homes. Mr. Landino stated that a Market Analyst was hired. The applicant would like to have four different buying groups and the expectation would be that the majority of the buyers would be active adults with no children or professional adults with no children. The proposal would be for 2,000sft – 5,000sft homes with a combination of attached and detached homes.

Mr. Landino briefly discussed the sanitary system. He stated that the proposal would be for 3 individual substations with sewage flowing to a community septic system. Mr. Goderre stated Naval and WPCA requirements and DEP permits must be obtained when the formal application is submitted. Ms. Fish asked where the drinking water would come from. Mr. Landino stated that the water would be supplied from the CT Water Company and that the golf course would receive water from the ground supply independent of the drinking water.

Mr. Friedmann asked if the open space would be on the water tower boundary and if the utilities would be calculated into the open space? Mr. Landino replied no and also stated that caution tape could be used to limit the lines of work for the contractor.

Ms. Stuart asked if contractors would be on site 24 hours a day. Mr. Landino replied no and further stated that once the equipment is moved onto the property it will stay there.

Mr. Friedmann asked if there were any other public grounds proposed? Mr. Landino stated that there were no playscapes proposed but that 2 town greens would be proposed. He also stated that public grounds could be guided by the desires of the town. Mr. Friedmann stated that the golf course appeared to be divided in half by the road. Mr. Goderre responded that it was divided and that part of the course was shared with the open space trails.

Ms. Fish called a break at 7:05pm.

The meeting resumed at 7:28pm.

Mr. Sohl asked if there would be facilities for the golf course. Mr. Landino responded that there would be a proposal for a 75-seat grillroom. Mr. Harris asked if there would be any retail space. Mr. Goderre stated that a convenience store and post office would be proposed and Mr. Landino stated that there could be an opportunity for village retail but it was not being proposed.

Mr. Friedmann stated that a consideration to recommend to the Planning Commission would be for the open space to be deeded over to the town so that it would be preserved. Mr. Friedmann also stated that the wetlands crossing, bridges, etc. should be taken care of by residents and not made a burden to the town.

Enforcement Officer, Chris Costa, and Commission Members listed what should be recommended to the Planning Commission.

- Utilities within the open space area
- Caution taping off conservation easement areas
- Potential for off site improvements to Bokum Road (roadway access)
- Making the open space one contiguous piece
- Ingham Hill road connectivity and municipal participation
- Affordability
- Status of the Pionta property
- Aquifer protection district
- Recreational opportunities for ball fields or municipal use
- Yield invoking MABL regulations
- Distinguish the definition between Public and Private street

The meeting was adjourned at 7:55pm.

Carrie Luesghe