



TOWN OF OLD SAYBROOK
Land Use Department

PLANNING
COMMISSION
EXHIBIT # 27

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

MEMORANDUM

FILE COPY

Via Hand Delivery

To: Robert McIntyre, Chairman, Planning Commission
From: Madeleine Fish, Chairman, Zoning Commission
Date: October 25, 2004
Subject: "The Preserve" Preliminary 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.

The Zoning Commission reviewed the above-referenced application at a special meeting held on Tuesday, October 19, 2004. The Commission focused on the Preliminary Open Space Subdivision Plan and made the following recommendations.

Traffic & Circulation

- Consider which streets will be public and private. New public streets and bridges will create additional maintenance and financial expense to the Town. Clarify who will be responsible for maintenance of private streets.
- Review the access point at Bokum Road and necessary off-site improvements to Bokum Road, as additional traffic may pose vehicular hazards due to the curvy, narrow roadway and poor sight lines.
- Consider Ingham Hill Road as a non-gated connector street for vehicular traffic. Ingham Hill Road provides an opportunity to connect future "Preserve" residents to our municipality, shopping areas and to I-95.

Open Space

- Encourage more connectivity within open space areas to create larger areas that are less fragmented.
- Encourage creating open space linkages to other municipal open space areas

- Consider flat land areas to incorporate active recreational facilities such as ball fields.
- Require that conservation easements are clearly marked with caution tape prior to construction to avoid unintentional destruction of these areas.
- Discourage utilities within open space areas.
- Require open space areas to be deeded to the Town of Old Saybrook.

Aquifer Protection

- Indicate aquifers on plans per DEP maps.
- Promote measures to protect aquifer areas from disturbance.

Miscellaneous

- Determine the status of the Pianta property and future development plans.
- Determine if the golf course area was excluded from lot yield calculations for the conventional layout. This should be excluded from lot density calculations on the preliminary open space plan.
- Make sure we required MABL to determine yield under the old regulations.



Madeleine B. Fish, Chairman

Copies to: Attorney Mark Branse
Christine Nelson, Town Planner

END OF MEMORANDUM