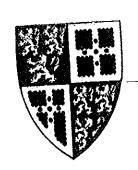
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TOWN OF OLD SAYBROOK

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:

Subject:

October 25, 2004 "The Preserve" Preliminary Open Space Subdivision (934 ac, Total) & Open

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 Þ 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

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Copies to: Attorney Mark Branse

Christine Nelson, Town Planner

END OF MEMORANDUM