

THE PRESERVE PROGRAM

A. RESIDENTIAL UNITS AND RESIDENTIAL SUPPORT BUILDINGS

The total number of residential units planned to be developed in Old Saybrook within the current Preserve boundaries and not including the Pianta parcel is 248. Although there are no current plans to develop the Pianta property other than the entry road, the Pianta property could support 86 two- to three-bedroom dwelling units as a Planned Residential Development. River Sound, however, will limit its right to develop a Planned Residential Development to no more than 35 dwelling units on the Pianta property.

There will be a management office building for the homeowners association of no more than 1000 square feet, which may include a meeting room. The office building will have no more than ten parking spaces and will have negligible traffic impacts on the Westbrook entrance to The Preserve. There will also be maintenance buildings for shop space and interior storage with associated parking and storage yard areas. The total floor area of these maintenance buildings will approximate 10,000 square feet, but River Sound Development will reserve the right to construct additional maintenance space as necessary, so long as it is not open to public use. About ten employees will work to maintain the common areas of The Preserve. It is expected that about half of these will use the Westbrook entrance. A small convenience store of not more than 1000 square feet may be located near the management office.

There will also be sewer pumping stations, water facilities, antennae, and communication systems. These facilities will generate a negligible amount of traffic – mostly outside repair contractors on a sporadic basis.

B. NATURE CENTER

The Nature Center will be located off the main access road and as close to the Westbrook Town line as is feasible, subject to final engineering and satisfaction of all legal requirements. Its primary function will be to provide a trailhead to the trail system throughout The Preserve. The structure will be an open-air, roofed pavilion of no more than 500 square feet. There will be no enclosed building associated with the Nature Center. The pavilion would have parking spaces for no more than 12 vehicles. The owner of the center would be the Town of Old Saybrook or another organization capable of holding the conservation easement to be dedicated by River Sound Development, LLC. The Nature Center will be open to the public and will likely receive no more than 25 visitors per week during good weather. By covenant, there will be no structured programs or activities at the Nature Center. Traffic impacts will be negligible.

C. GOLF COURSE FACILITY

The golf course facility will consist of a clubhouse of no more than 11,000 square feet with a pro shop, locker rooms, restaurant and social area, lobby, offices, and support area. There will be 5000 square feet of basement cart and bag storage area separate from the finished portion of the clubhouse. A maintenance building for the golf course will also be located adjacent to the golf course grounds.

The golf course will be a private club, which is envisioned to have 375 full members and about 125 social members (or up to 168 if all are residents). Usage of the golf course shall be limited to members and their guests except for special events such as high school golf team practice and play and member-guest and charity tournament events (such as Rotary, United Way, etc.) as are customary at like private country clubs and generate no significant spectator participation beyond family or friends of participants. Residents of The Preserve may join the club, but will not be required to join. The facility will not be rented to members for banquets and parties with more than 25 people. Nonmembers will not be allowed to rent the facility for any purpose. The number of restaurant seats will be limited to 75. Tents over 200 square feet of ground coverage will be generally prohibited at all places on the golf course grounds, including areas adjacent to the clubhouse. However, the members of the golf course may apply to the Towns of Old Saybrook and Westbrook for a permit to erect such a tent for a special event. The Town of Westbrook will have complete discretion to deny any such application with or without cause. Tents under 200 square feet will be exempt from this requirement so that the golf course may erect those tents customarily used by country clubs for refreshments, registration tables, and other similar functions at club events. A summary of our traffic report for the country club traffic generation will be provided in a separate mailing.

D. FIREHOUSE

The firehouse will be a single-bay building, which can accommodate a ladder truck or both a brush truck and an engine. On the first floor will be a small office to accommodate a desk, a secure tool-storage area, and a mud room. There will also be a single apartment to accommodate a firefighter. There will be parking for 5-7 vehicles. The firehouse will be designed so that it could be expanded according to the needs of the Town of Old Saybrook.