

**PLANNING
COMMISSION
EXHIBIT # 54-1**

Public Hearing
Presentation Exhibits
November 12, 2004

*Response to
Town Review
Comments*

Application for
Special Exception
Use

Planning Commission
Old Saybrook, CT



Prepared for:
River Sound Development LLC

Submitted
November 3, 2004

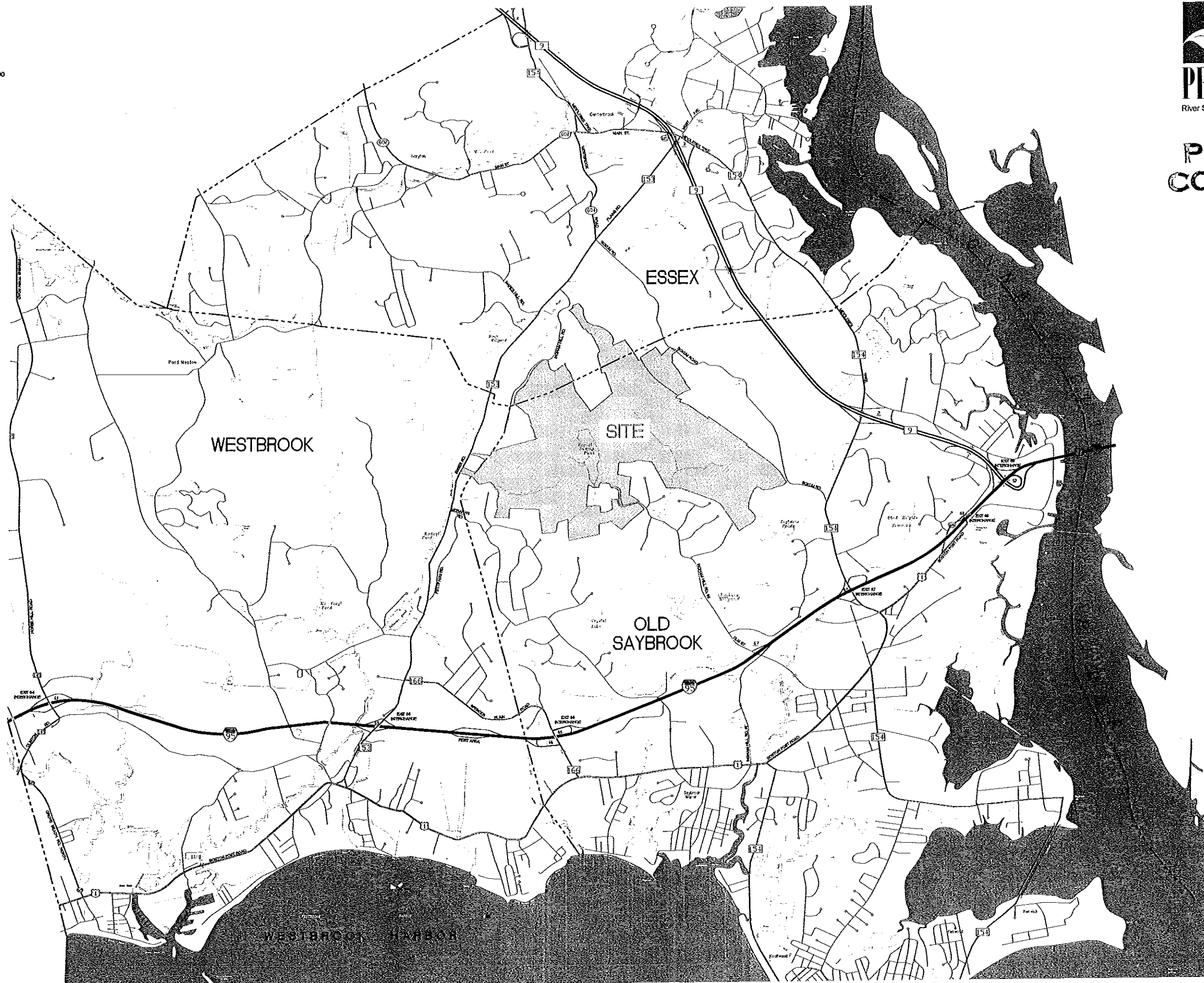




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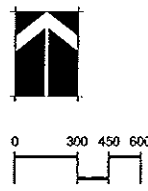


**PLANNING
COMMISSION
EXHIBIT #54 a.**



SITE LOCATION

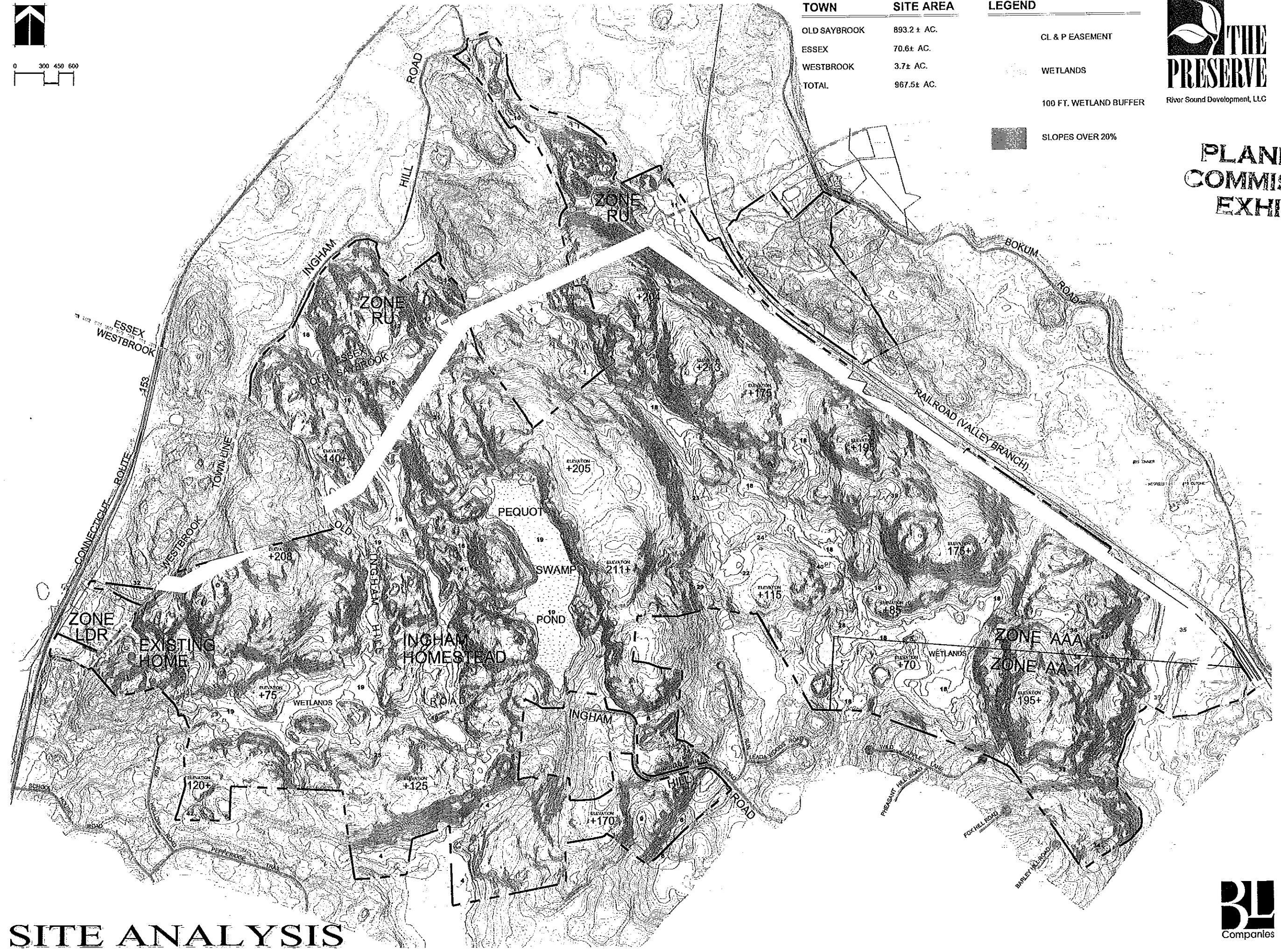




TOWN	SITE AREA	LEGEND
OLD SAYBROOK	893.2± AC.	CL & P EASEMENT
ESSEX	70.6± AC.	WETLANDS
WESTBROOK	3.7± AC.	100 FT. WETLAND BUFFER
TOTAL	967.5± AC.	SLOPES OVER 20%

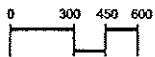


**PLANNING
COMMISSION
EXHIBIT # 546.**

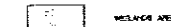


SITE ANALYSIS





LEGEND



WETLAND AREA PER TOWN

WETLAND IN ESSEX	743 AC
WETLAND IN OLD SAYBROOK	6254 AC
WETLAND IN WESTBROOK	632 AC
TOTAL WETLAND AREA	7629 AC

EXCLUDING BOKUM ROAD PROPERTY

WETLAND AREA ON SITE

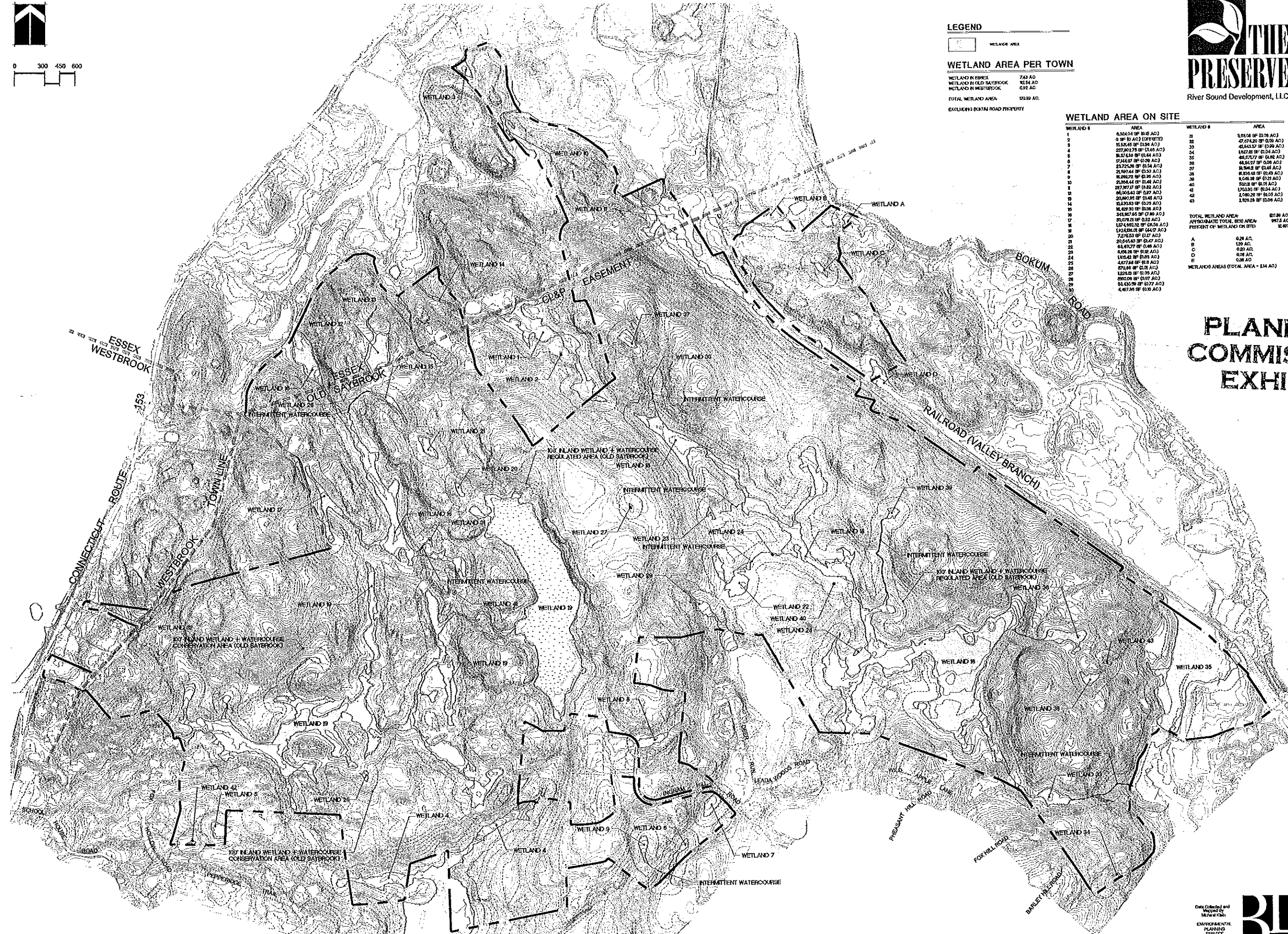
WETLAND #	AREA	WETLAND #	AREA
1	0.5241 SF (0.01 AC)	31	3,926.8 SF (0.09 AC)
2	0 SF (0 AC) (OFFSITE)	32	47,474.2 SF (1.09 AC)
3	15,846.4 SF (0.36 AC)	33	42,843.5 SF (0.99 AC)
4	227,902.7 SF (5.19 AC)	34	1,627.4 SF (0.04 AC)
5	15,574.5 SF (0.35 AC)	35	65,577.7 SF (1.51 AC)
6	17,144.7 SF (0.39 AC)	36	48,947.7 SF (1.12 AC)
7	23,225.8 SF (0.54 AC)	37	16,346.3 SF (0.37 AC)
8	21,901.4 SF (0.50 AC)	38	16,358.8 SF (0.37 AC)
9	16,982.7 SF (0.38 AC)	39	3,041.3 SF (0.07 AC)
10	23,568.4 SF (0.54 AC)	40	522.8 SF (0.01 AC)
11	237,377.7 SF (5.43 AC)	41	170,132.5 SF (3.91 AC)
12	84,005.4 SF (1.91 AC)	42	1,090.29 SF (0.02 AC)
13	20,860.9 SF (0.48 AC)	43	2,928.28 SF (0.07 AC)
14	15,831.3 SF (0.36 AC)		
15	14,829.3 SF (0.34 AC)		
16	34,187.65 SF (0.78 AC)		
17	21,078.25 SF (0.48 AC)		
18	137,446.32 SF (3.12 AC)		
19	152,424.2 SF (3.47 AC)		
20	7,271.53 SF (0.17 AC)		
21	20,645.43 SF (0.47 AC)		
22	61,492.77 SF (1.41 AC)		
23	6,926.28 SF (0.16 AC)		
24	1,176.42 SF (0.03 AC)		
25	4,077.38 SF (0.09 AC)		
26	87,144.8 SF (1.98 AC)		
27	1,208.13 SF (0.03 AC)		
28	29,526.8 SF (0.67 AC)		
29	54,132.9 SF (1.24 AC)		
30	4,407.94 SF (0.10 AC)		

TOTAL WETLAND AREA	8239 AC
APPROXIMATE TOTAL SITE AREA	947.5 AC
PERCENT OF WETLAND ON SITE	12.8%

A	0.24 AC
B	1.20 AC
C	0.20 AC
D	0.38 AC
E	0.38 AC

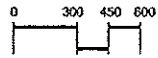
WETLANDS AREAS (TOTAL AREA = 514 AC)

PLANNING COMMISSION EXHIBIT # SA C.



WETLAND AND WATERCOURSES



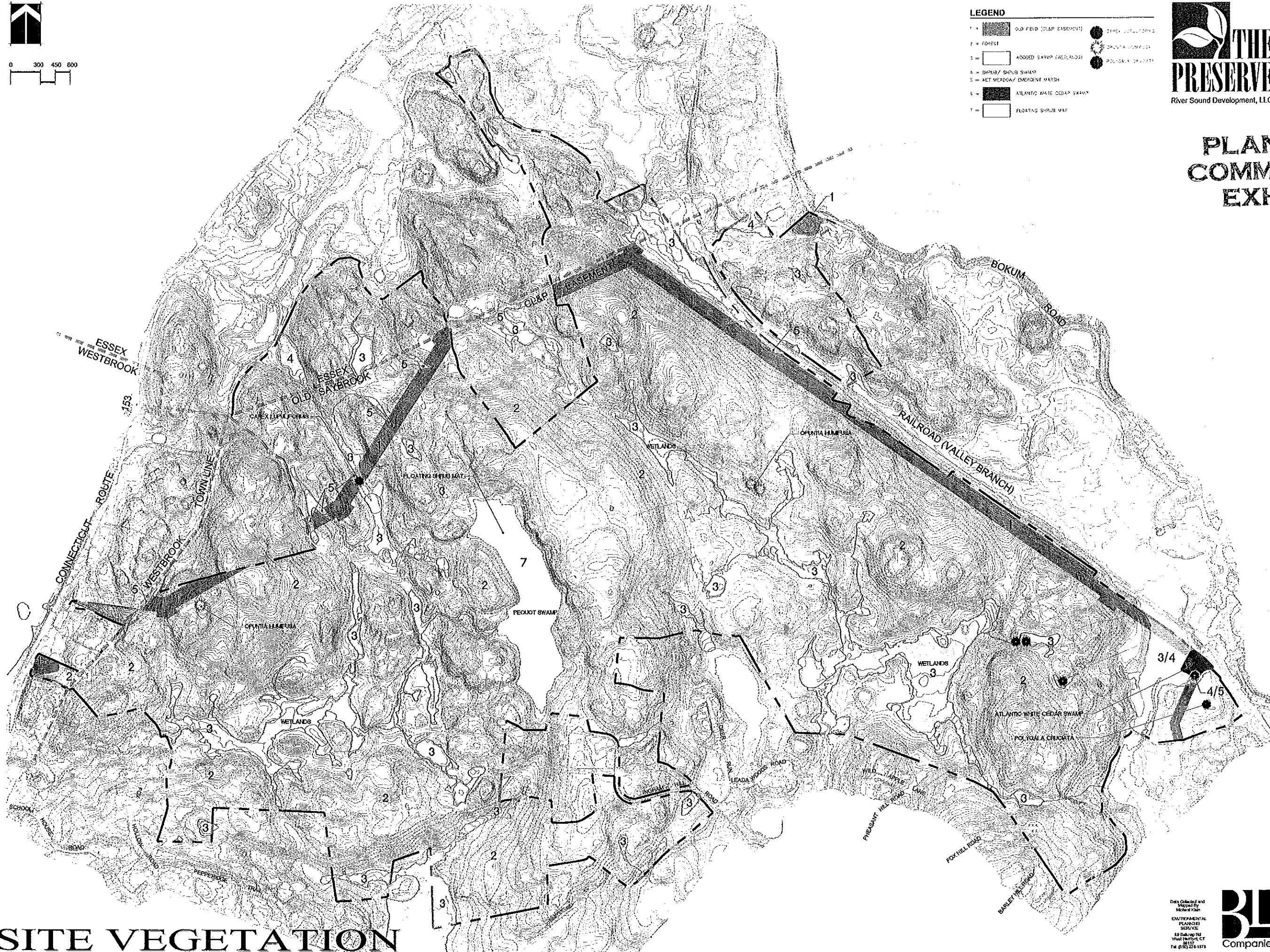


LEGEND

- 1 = OLD FIELD (OLAP EASEMENT)
- 2 = FOREST
- 3 = ADDED SWAMP (WETLANDS)
- 4 = SHUBS / SHUB SWAMP
- 5 = NET MEADOW / EMERGENT MARSH
- 6 = ATLANTIC WHITE CEDAR SWAMP
- 7 = FLOATING SHUB MAT
- 8 = 2100' L. L. L. FORMS
- 9 = 2200' L. L. L. FORMS
- 10 = POLYOLA CRUCIATA



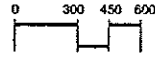
**PLANNING
COMMISSION
EXHIBIT # SAd.**



SITE VEGETATION

Data Collected and
Mapped By
Michele Kwan
ENVIRONMENTAL
PLANNING
SERVICE
10 Bankwood Rd
Westport, CT
06880
Tel: 203.226-1878

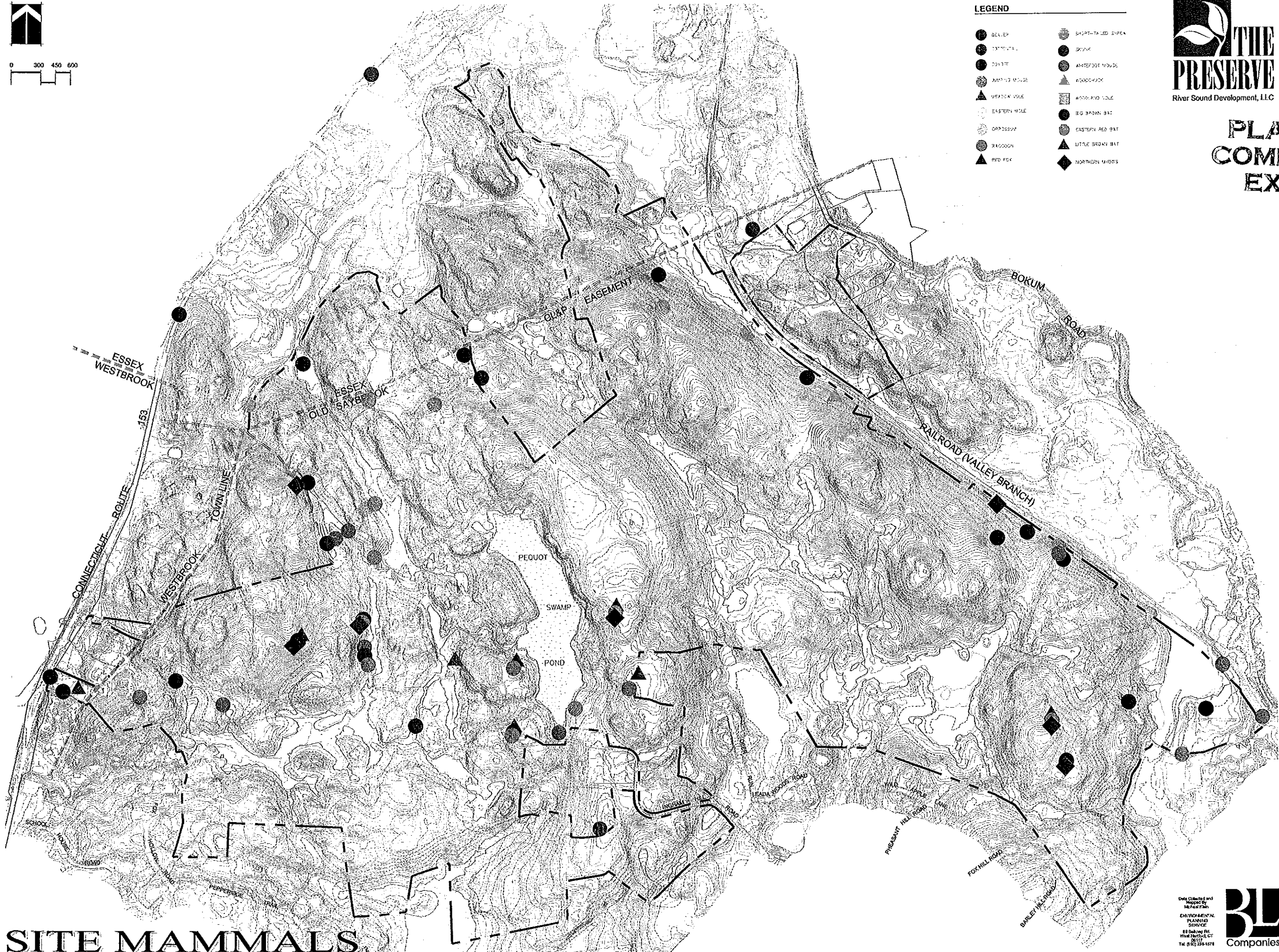




PLANNING COMMISSION EXHIBIT # 54e.

LEGEND

- | | |
|----------------|----------------------|
| ● BEAVER | ● SHORT-TAILED SHREK |
| ● COYOTE | ● SKUNK |
| ● EASTERN MOLE | ● AMERICAN MOLE |
| ● MEADOW MOLE | ▲ WOOD CHUCK |
| ● EASTERN MOLE | ■ AMERICAN TOLE |
| ● OPOSSUM | ● BIG BROWN BAT |
| ● RACCOON | ● EASTERN RED BAT |
| ▲ RED FOX | ▲ LITTLE BROWN BAT |
| | ◆ NORTHERN SKOTTS |

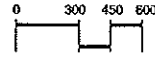


SITE MAMMALS

Data Collected and
Mapped by
M. J. J. J. J.
ENVIRONMENTAL
PLANNING
SERVICE
88 Dabney Rd.
West Hartford, CT
06117
Tel: (860) 234-1578



11/12 PRESERVE/PLANNING/COMMISSION



LEGEND

- CL + P EASEMENT
- WETLANDS
- VERNAL POOLS

TOWN	SITE AREA
OLD SAVERBROOK	853.2 AC.
ESSEX	71.84 AC.
WESTBROOK	3.74 AC.
TOTAL	928.78 AC.



**PLANNING
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EXHIBIT #54 f.**

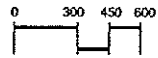


VERNAL POOL INVENTORY

MAP 2a



MICHAEL W. FLEMING, LLC
Dale G. Gentry and
Michael D.
Mason R. Thomas, P.D.

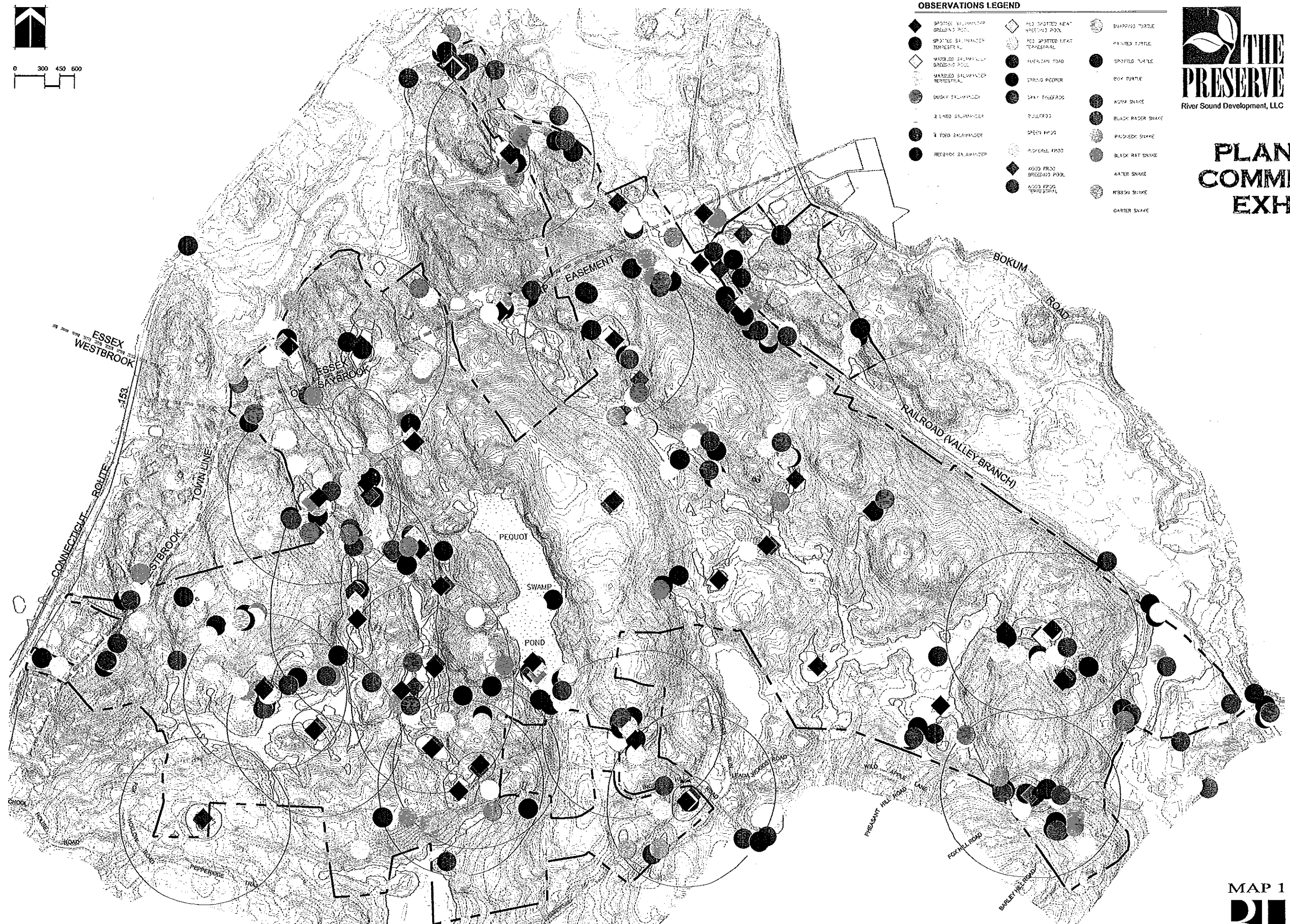


OBSERVATIONS LEGEND

- ◆ SPOTTED SALAMANDER BREEDING POOL
- SPOTTED SALAMANDER TERRESTRIAL
- ◇ MARLED SALAMANDER BREEDING POOL
- ◇ MARLED SALAMANDER TERRESTRIAL
- DUSKY SALAMANDER
- 2 LINED SALAMANDER
- 4 LINED SALAMANDER
- RED-BELLIED SALAMANDER
- ◇ RED SPOTTED NEWT BREEDING POOL
- RED SPOTTED NEWT TERRESTRIAL
- AMERICAN TOAD
- SPRING PEPPER
- SPARKY TALEPOD
- BULLFROG
- SPECKY FROG
- HOVERFLY FROG
- ◆ 6000 FROG BREEDING POOL
- 6000 FROG TERRESTRIAL
- SHARP-SHOULDERED TURTLE
- PAINTED TURTLE
- SPOTTED TURTLE
- BOX TURTLE
- AGRI SLIAC
- BLACK RACER SNAKE
- PATCHY SNAKE
- BLACK RAT SNAKE
- WATER SNAKE
- HESSIAN SNAKE
- GARTER SNAKE



PLANNING COMMISSION EXHIBIT #54g.



OVERALL AMPHIBIAN AND REPTILE OBSERVATIONS

MAP 1



MONITORING BY PRESERVE, LLC
Data Collected and
Mapped by
Michael R. Corcoran, PhD



0 300 450 600



LEGEND

- CL + P EASEMENT
- WETLANDS
- 100 FT. WETLAND BUFFER
- CONCERNED VERNAL POOLS
- HIGH CONCERNED VERNAL POOLS
- 750 FT. VERNAL POOL BUFFER (CONCERNED)

OBSERVATIONS LEGEND - PRIORITY CONSERVATION SPECIES

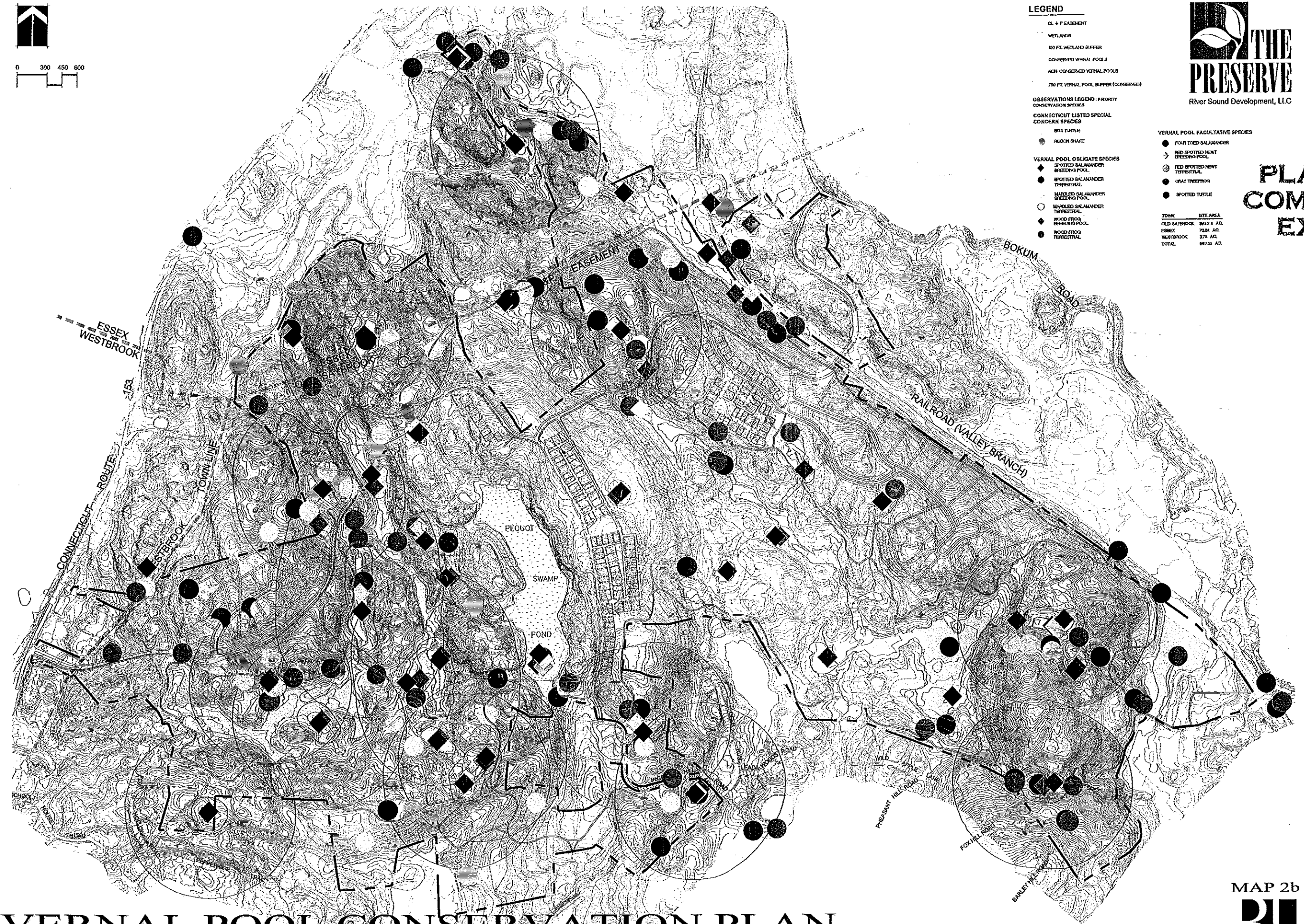
- CONNECTICUT LISTED SPECIAL CONCERN SPECIES
- BOX TURTLE
- PIEDMONT SNAKE
- VERNAL POOL OBLIGATE SPECIES
- SPOTTED SALAMANDER (BREEKING POOL)
- SPOTTED SALAMANDER (TERRESTRIAL)
- MARLED SALAMANDER (BREEKING POOL)
- MARLED SALAMANDER (TERRESTRIAL)
- WOOD FROG (BREEKING POOL)
- WOOD FROG (TERRESTRIAL)

VERNAL POOL FACULTATIVE SPECIES

- FOUR TOED SALAMANDER
- RED SPOTTED NEWT (BREEKING POOL)
- RED SPOTTED NEWT (TERRESTRIAL)
- GRAY TREEFROG
- SPOTTED TURTLE

TOWN	SITE AREA
OLD SAYBROOK	592.8 AC.
ESSEX	70.8 AC.
WESTBROOK	37.8 AC.
TOTAL	967.28 AC.

PLANNING COMMISSION EXHIBIT #54h.

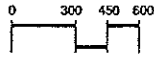


VERNAL POOL CONSERVATION PLAN WITH PRIORITY CONSERVATION SPECIES

MAP 2b



MICHAEL W. FLEMING, LLC
Data Collected and
Analyzed by
Michael W. Fleming, PhD



LEGEND

- CL + P EASEMENT
- WETLANDS
- 100 FT. WETLAND BUFFER
- CONSERVED VERNAL POOLS
- NON-CONSERVED VERNAL POOLS
- 750 FT. VERNAL POOL BUFFER (2017 PRECINCT)

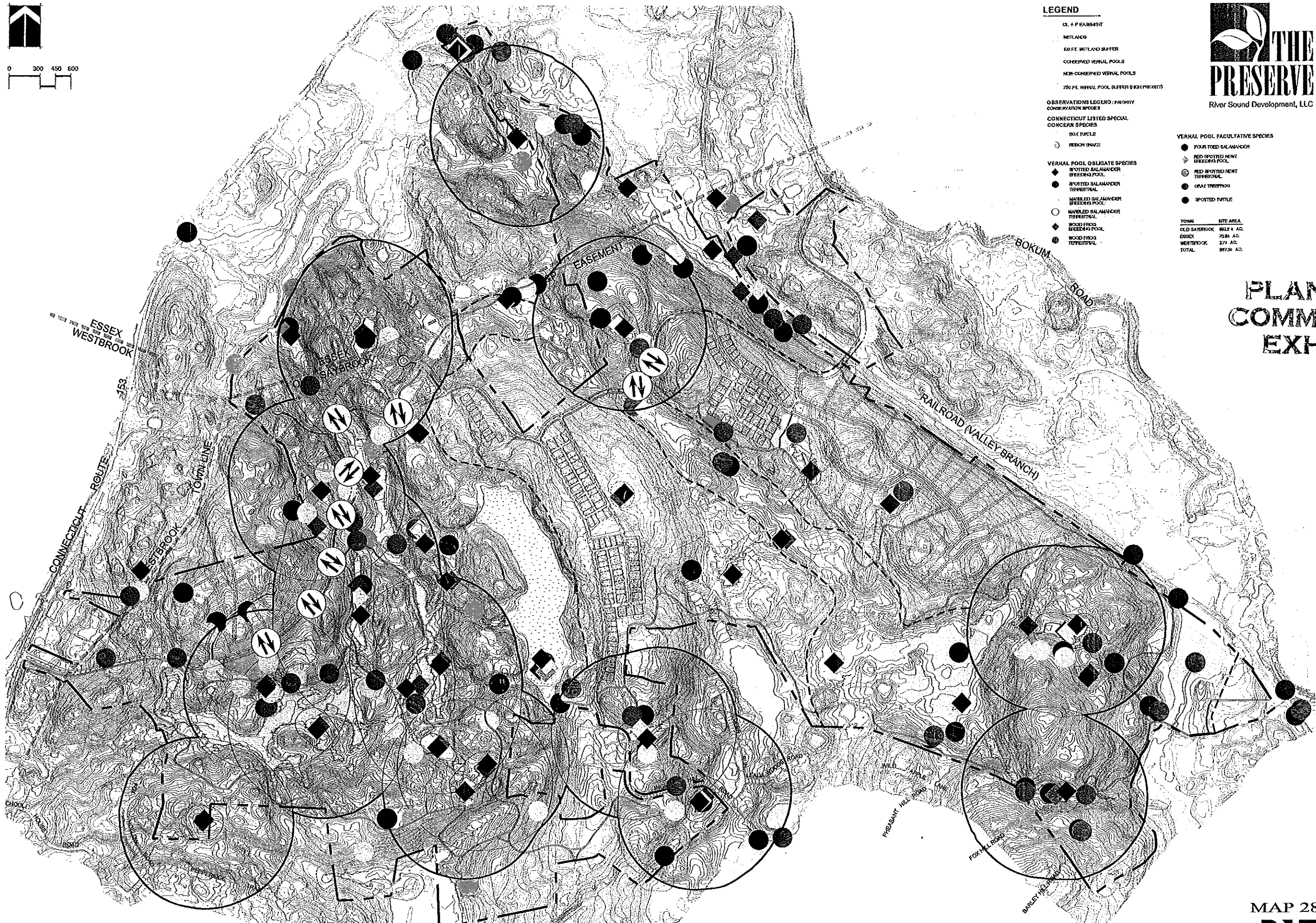
OBSERVATIONS LEGEND: PRIORITY CONSERVATION SPECIES

- CONNECTICUT LISTED SPECIAL CONCERN SPECIES
- SOX TURTLE
- HEBON SNAIL
- VERNAL POOL OBLIGATE SPECIES
- SPOTTED SALAMANDER BREEDING POOL
- INVOITED SALAMANDER TERRESTRIAL
- MARLEL SALAMANDER BREEDING POOL
- MARLEL SALAMANDER TERRESTRIAL
- WOOD FROG BREEDING POOL
- WOOD FROG TERRESTRIAL

VERNAL POOL FACULTATIVE SPECIES

- POLAR TOED SALAMANDER
- RED SPOTTED NEWT BREEDING POOL
- RED SPOTTED NEWT TERRESTRIAL
- GRAY TREEFROG
- SPOTTED TURTLE

TOWN	SITE AREA
C/O SAVYBROOK	1912 ± AC.
ESSEX	70.81 AC.
WESTBROOK	3.74 AC.
TOTAL	1975 ± AC.



PLANNING COMMISSION EXHIBIT #54

ECOLOGICAL CONNECTIVITY VERNAL POOL STEPPING STONES INTO UPLAND HABITAT

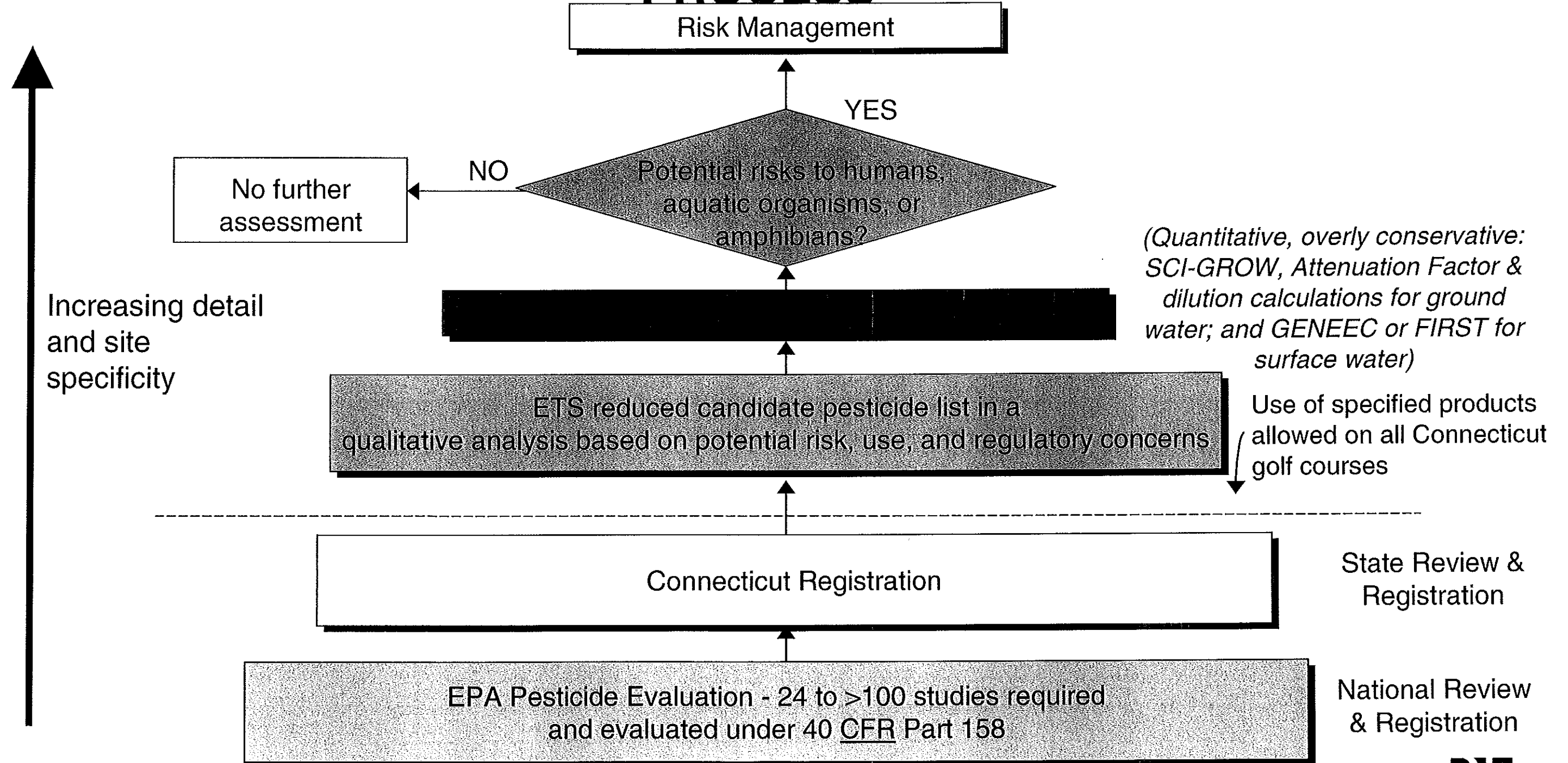
MAP 28



MOORE W. HEMMEL, LLC
Data Collected and
Map Produced by
MOORE W. HEMMEL, LLC

1. Overall Approach - site studies, research, and lawn care plans.
2. Risk Assessment and Risk Management Focus
3. Turf Management
 - Philosophy and Principles
 - Use of "Organic"/ Biorational Substances as a First Step
4. Risk Assessment Approach and Results
5. Water Quality Monitoring
 - Ground Water
 - Surface Water

RISK ASSESSMENT AND PESTICIDE REGULATORY REVIEW PROCESS



In every step, pesticide mobility, persistence, and toxicity are carefully considered.



0 300 450 600

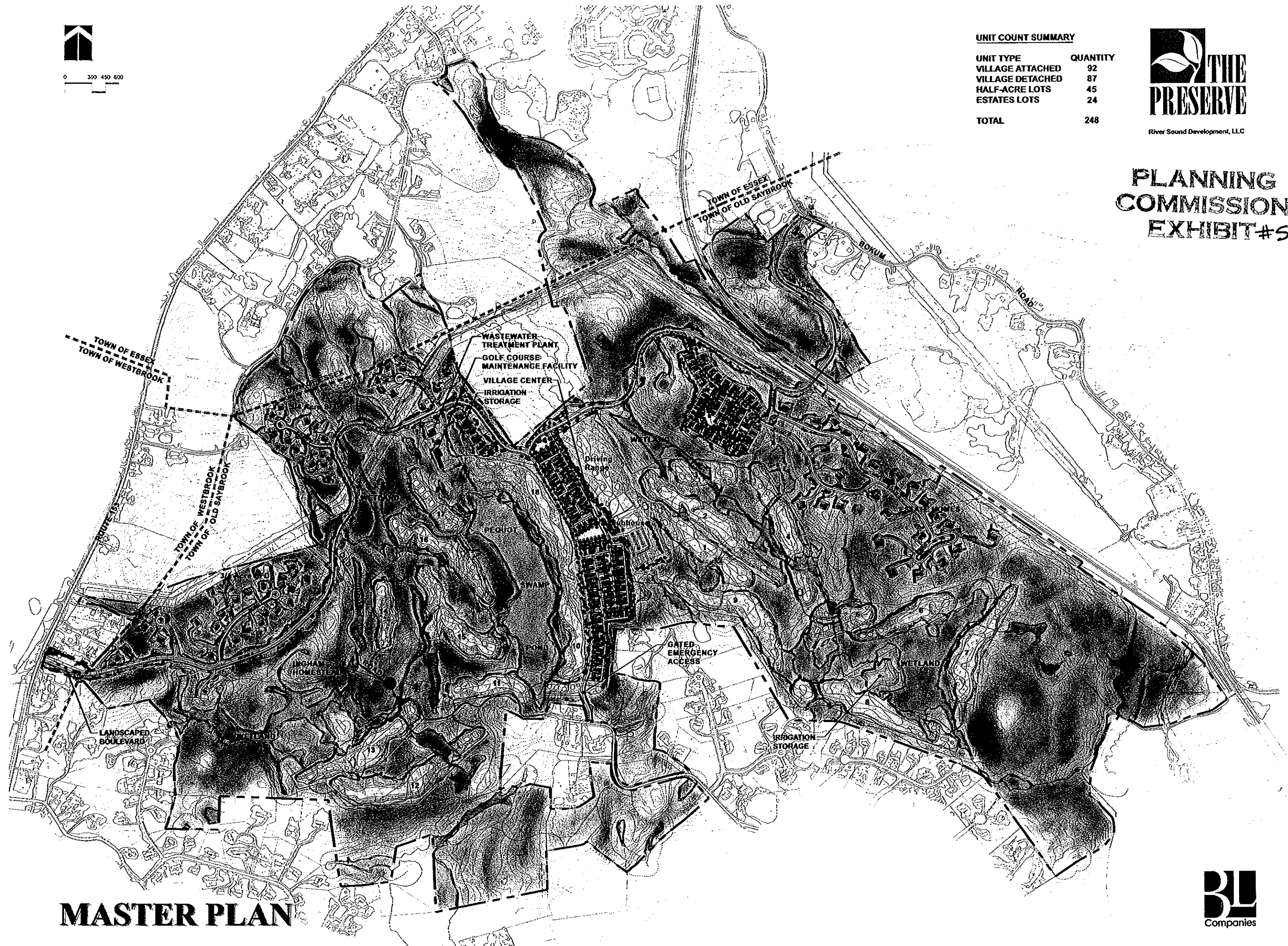
UNIT COUNT SUMMARY

UNIT TYPE	QUANTITY
VILLAGE ATTACHED	92
VILLAGE DETACHED	87
HALF-ACRE LOTS	45
ESTATES LOTS	24
TOTAL	248



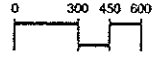
River Sound Development, LLC

**PLANNING
COMMISSION
EXHIBIT #542**



MASTER PLAN



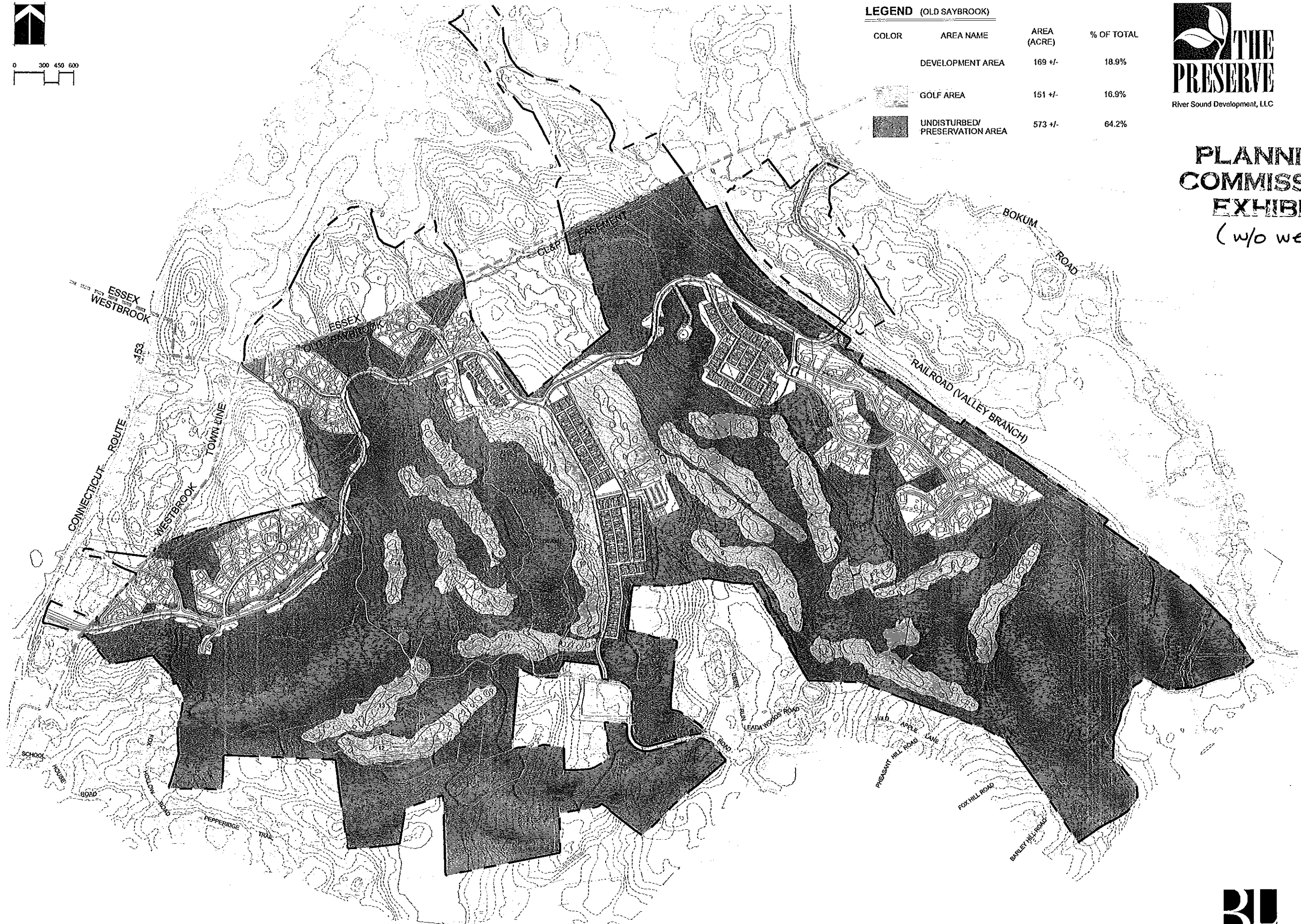


LEGEND (OLD SAYBROOK)

COLOR	AREA NAME	AREA (ACRE)	% OF TOTAL
[White]	DEVELOPMENT AREA	169 +/-	18.9%
[Stippled]	GOLF AREA	151 +/-	16.9%
[Dark Grey]	UNDISTURBED/ PRESERVATION AREA	573 +/-	64.2%

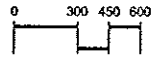


**PLANNING
COMMISSION
EXHIBIT #54 M.
(w/o wetland)**



OPEN SPACE SUBDIVISION - PRESERVATION PLAN



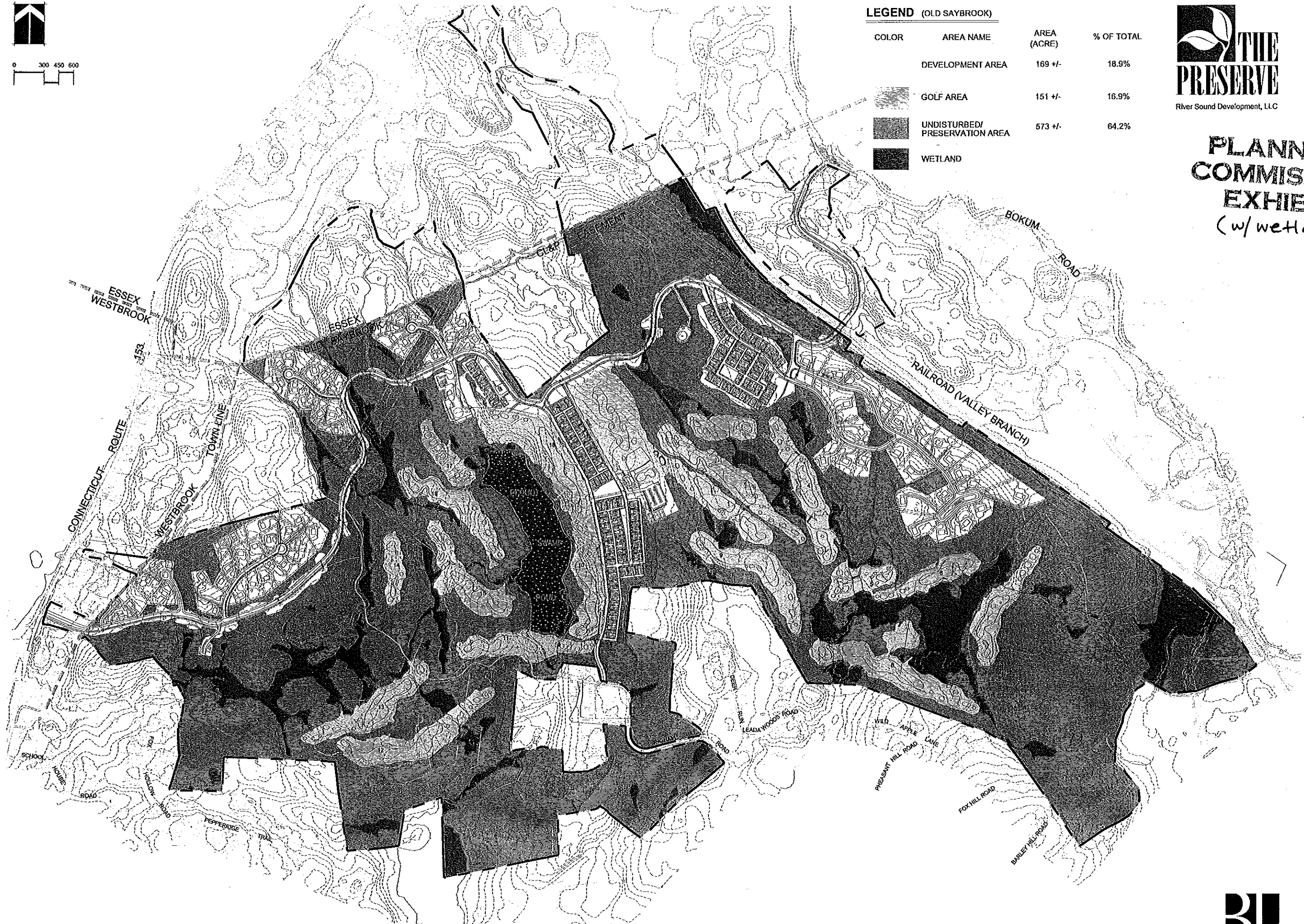


LEGEND (OLD SAYBROOK)

COLOR	AREA NAME	AREA (ACRE)	% OF TOTAL
[White]	DEVELOPMENT AREA	169 +/-	18.9%
[Stippled]	GOLF AREA	151 +/-	16.9%
[Dark Grey]	UNDISTURBED/ PRESERVATION AREA	573 +/-	64.2%
[Black]	WETLAND		



**PLANNING
COMMISSION
EXHIBIT #54m.
(w/wetland)**



OPEN SPACE SUBDIVISION - PRESERVATION PLAN

