

FILE COPY

**PLANNING
COMMISSION
EXHIBIT #59**

ACTUAL OPEN SPACE CALCULATIONS

04
404
404
404
404
om 60 - 80

ACRES

970 the preserve

528 acres
unsuitable for
development

-363

wetlands and upland review

607

-165

unbuildable slopes

442

-67

minimum for cluster site

-34

45 - 3/4 acre lots

-75

estate lots

266

-219

golf course

47

-75

conservation easements on private property
not available to other residents

-28

this is the actual open space
available for 3 towns

less

water tower>>>all in old saybrook

fire house>>>

sewage plant>>>

roads>>>

OLD SAYBROOK

ESSEX WESTBROOK

893

73

4

363		
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165		
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67

34

75

219

75

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it is by definition
undevelopable."
the town does nothing to
the town; but it does remove
- which is a deficit, not a
t.