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# MEMORANDUM

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PLANNING  
COMMISSION  
EXHIBIT # 68

To: Old Saybrook Planning Commission

From: Mark Branse

Re: Old Saybrook PC - Preserve RS Open Space Special Exception Application

File #: 3029/04-207

Date: November 17, 2004

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Chairman McIntyre and Town Planner Christine Nelson have requested me to summarize, in writing, my past remarks about the scope of the Special Exception application of River Sound Development (RSD) that is now before the Commission and the issues and decisions that the Planning Commission must ultimately make. I realize that both the applicant's presentation and the public comments have covered such a broad range of topics that the central issues may be obscured.

- 1. Is the site more conducive to an Open Space Subdivision in general conformance with the plan proposed by the applicant, or is it more conducive to development as a conventional subdivision?** The applicant is *required*, under the new Subdivision Regulations, to present both a conventional subdivision design and an open space subdivision design. The preferred approach is the open space subdivision unless the Commission concludes that the parcel would be better developed without clustering of dwellings onto smaller lots and/or multi-family buildings with a golf course. In that case, the Commission would deny the Special Exception application and RSD would proceed to develop the property as a conventional subdivision, a PRD, or some combination thereof.
- 2. If the site is more conducive to an open space subdivision, what is the proper number of lots to be derived from the yield plan?** The Regulations recognize that the conventional layout need not be fully engineered and that a demonstration of its compliance with conventional zoning and subdivision regulations will therefore involve the use of incomplete or inconclusive data and reliance on some assumptions and "judgment calls" by the Commission. The applicant has provided even more information than the Regulations require, but there are still going to be questions about how many lots could *realistically* be developed on this parcel as a conventional subdivision. The Commission has the authority answer those questions in its decision.
- 3. Once those yield plan numbers are determined, should the proposed Preliminary Plan be approved as submitted or should it be modified/conditioned and approved?**
- 4. If conditioned/modified, in what ways?** Depending on how many lots the Commission accepts from the yield plan, it may require any level of changes to the Preliminary Open Space Plan, including the rearrangement or elimination of streets, lots, or unit clusters; rearrangement of roads, trails, open space, golf course elements, or other refinements. Like the Preliminary Plan itself, these modifications or conditions can be general or conceptual, and need not be detailed.