



THE PRESERVE

The Community Paper
of The Preserve

www.thepreserve-ct.com

November 2004

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The Preserve: Good for the Environment, Good for the Community

By Sam Stern
River Sound Development, LLC

The Preserve will provide numerous benefits to the people of the Old Saybrook area: \$17.5 million in net tax revenue by 2025 for Old Saybrook, the preservation of pristine forestland, beautiful walking trails open to the public and better fire protection.

Nevertheless, we recognize The Preserve has its detractors. There has been a tremendous amount of misinformation spread about our proposal. We hope this newsletter will help you to understand that the aim of River Sound Development LLC is to construct a high-quality community and recreational development that protects the environment, while providing a wide range of other benefits to our neighbors.

First of all, we are proposing the development of 248 upscale clustered homes and a private golf course on about 900 acres in Old Saybrook. Approximately 510 acres will be left as preserved open space. Crucial wetlands and vernal pools – wetlands that tend to flood during the spring and which can be breeding habitats for amphibians and reptiles – are being protected. Holes on the golf course have been repositioned to avoid the wetlands and special plans have been developed to ensure that pesticides and fertilizers don't contaminate the ground water.

There is no question The Preserve is beautiful property. However, as private property, no one can enjoy it. That will change with the dedication of the preserved land to the public and the construction of a nature center that will mark the beginning of a walking trail through this land. Area residents will be able walk through five miles of trails, enjoying an area that is currently inaccessible to the public.

The Preserve began in the late 1990s as a proposal for a conventional subdivision and golf course, both



The public will have access to five miles of walking trails through The Preserve's open space.



The clustered housing adjacent to the golf course will be an essential reason why more than 64 percent of The Preserve will be left as open space.

of which would have covered the entire site and left very little unfragmented open space. Due to financial difficulties of the previous developer, River Sound Development acquired the property and redesigned the proposal to cluster the homes. This has the advantage of keeping the residential area confined to just 20 percent of the property. The golf course, designed by Arthur Hills, an internationally-recognized golf course architect known for his environmentally sensitive designs, will be confined to another 20 percent of the property, leaving more than 60 percent of the property, leaving more than 60 percent of the property as preserved open space.

The 248 homes will be upscale residences with prices ranging from almost \$400,000 to approximately \$1 million. Because of the cost of the homes, we strongly expect the buyers will primarily be older, empty-nesters who can more easily afford them. As a result, there will be few additional school-aged children attending Old Saybrook Public Schools. So, even though some children living at The Preserve will undoubtedly attend public schools, the town will still receive more in new tax revenues than it pays out in expenses – an estimated \$665,000 in new tax revenue annually, beginning in 2008. This figure would jump to about \$1 million annually by 2015 and to \$1.15 million by 2025.

Meanwhile, fire safety for both Old Saybrook and Westbrook will be increased when River Sound builds a new fire substation in The Preserve. The volunteers at the substation will be available to serve as first responders in the surrounding neighborhoods,

not just in The Preserve, giving the entire area enhanced fire protection.

We ask that you please read this newsletter in its entirety. We hope it will answer your questions. However, if not, please don't hesitate to call us at 1-203-427-2575, or check our website at www.thepreserve-ct.com, where you can e-mail us directly and get a quick reply. ♦

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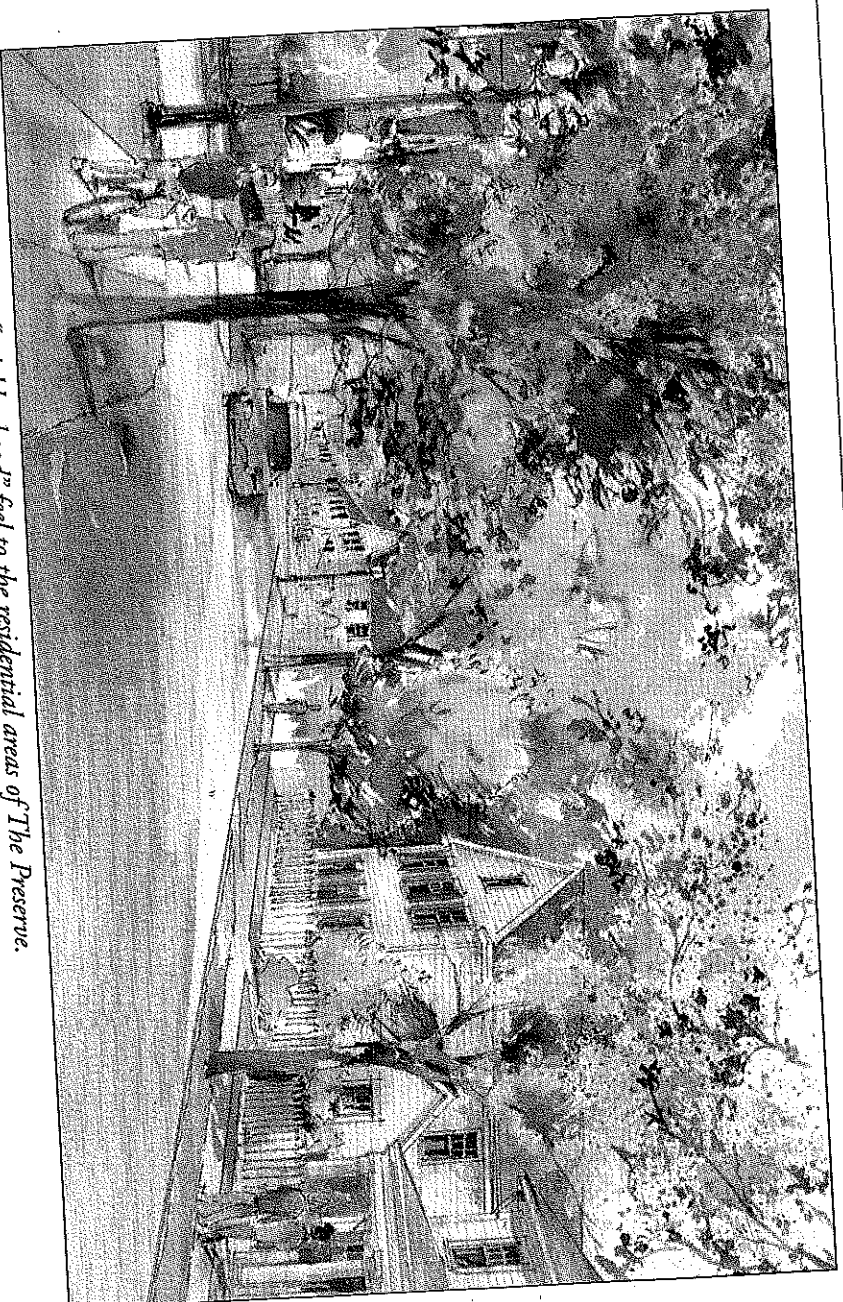
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The articles, photos and design renderings contained in this newsletter are intended solely as general information for the people of Old Saybrook and Westbrook, CT. The content relates to plans for The Preserve, a residential and recreational community located on approximately 900 acres in Old Saybrook and Westbrook. The plans depicted in these materials are subject to change at any time, particularly as dictated by state and municipal agencies and/or commissions with oversight jurisdiction. These articles do not constitute a solicitation to sell any of the property or memberships in the 18-hole golf club.



There will be a definite "neighborhood" feel to the residential areas of The Preserve.

A Good Neighbor to its Surrounding Communities: Fiscal and Programmatic Benefits of The Preserve

**By Sam Stern
River Sound Development**

Development is not just about minimizing and mitigating negative impacts, and important as that may be. It is also about maximizing positive benefits. We want The Preserve to be a welcome and contributing segment of its larger community.

And The Preserve will be such a good neighbor. It will contribute more than \$17.5 million to the economy of Old Saybrook during its first 20 years, a significant addition to the town revenues. We have calibrated our development program to maximize these welcome benefits. Our calculations were based not only on the number of dwelling units, but also their type, size and expected inhabitants, as well as on the supporting facilities proposed as part of the development.

We acknowledge that some residential developments can be a drain on their host communities such as those large-lot, single-family subdivisions that maximize amounts of pavement, length of utility lines and number of schoolchildren. Our program, however, is different. It is a mix of different unit types, predominantly village-density units, targeted to an upscale market of adult "empty nesters" for whom the golf course and pedestrian environment are key draws.

In calculating the fiscal implications of The Preserve, we added up costs of the development as well as its tax revenues and other benefits. We consulted with Town of Old Saybrook officials and local school board administrators to make sure we were using conservative assumptions on which everyone agreed, such as using what we feel may even be an

overestimate of school-aged children for an adult-targeted community, just to err on the side of caution. The resulting benefits would not have an effect on the Town's Grand List.

The projection of more than \$1 million per year in eventual net tax revenues to Old Saybrook is above and beyond costs that will be incurred for municipal or other services to The Preserve (even if many of these services will be provided by a community association). It also does not include mitigation measures that will be provided by the owner, River Sound Development LLC, as part of agreements for project approvals—items such as traffic improvements or a new branch firehouse.

"The Preserve will contribute more than \$17.5 million to the economy of Old Saybrook during its first 20 years."

In summary, The Preserve will not only provide to the town more than 510 acres of free public parkland and walking trails as well as an environmentally sensitive and architecturally attractive development, but it will be an important addition to Old Saybrook's economic stability in the years to come—benefits to local citizens that will be lost if the total property is taken off the tax rolls. ♦

More Than 500 Acres of Open Space and Trails— At No Cost to the Public

By Ernest Hutton
AICP Assoc AIA

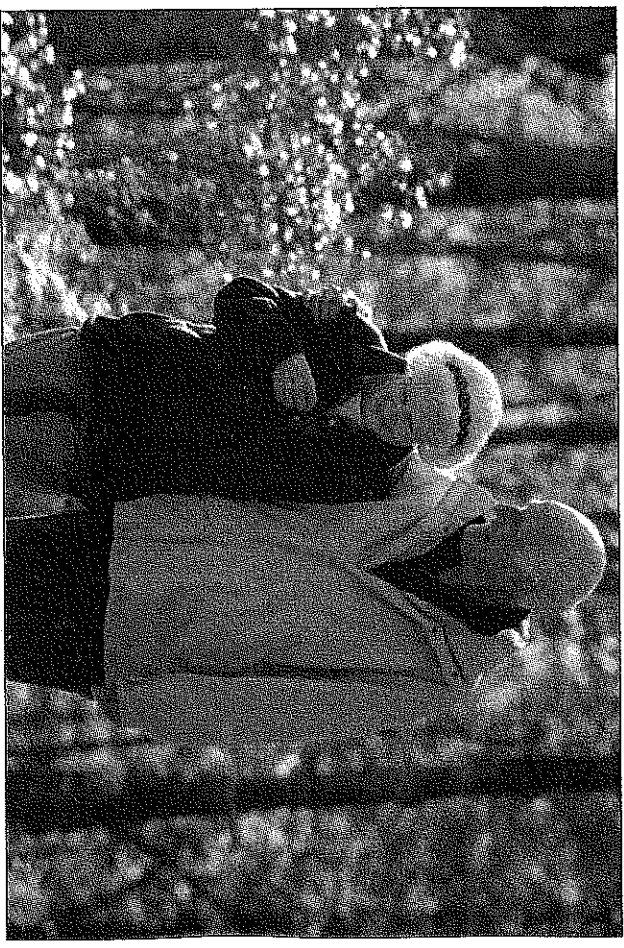
The widely publicized drive to “save” more than 900 acres of open space by purchasing the entire Preserve site from its owners (at its current value of \$23 million) obscures The Preserve’s proposal for a sensible conservation alternative that will cost taxpayers nothing.

In return for developing clustered housing on the least environmentally important 20 percent of our property and creating an ecologically-sensitive golf course on another 20 percent, more than 60 percent of the land will be preserved. Of this, 510 acres of the site’s most environmentally important portions will be given to the Old Saybrook community for free.

This land, based on careful site surveys by our project’s environmental consultants and civil engineers, represents priority habitat for wildlife and drainage protection for the Oyster River and other watersheds. More than that, it is a large, unfragmented body of open space that will be open to the public through an interrelated system of walking trails.

These trails, where the public would be encouraged to walk, are now posted as private land. The trails will traverse the site, overlooking preserved sensitive habitats—wildlife-rich wetland marshes and vernal pools. They will incorporate the historic Ingham ruins, all that is left of an early 19th Century family homestead. A public “nature center” pavilion near the proposed site entrance will be linked to The Preserve’s system of roadways and bikeway and provide a place to picnic and relax. Anyone interested in taking a hike will be able to start off at the Westbrook entrance or at adjacent Old Saybrook

“More than 60 percent of the land will be preserved. Of this, 510 acres of the site’s most environmentally important portions will be given to the Old Saybrook community for free.”



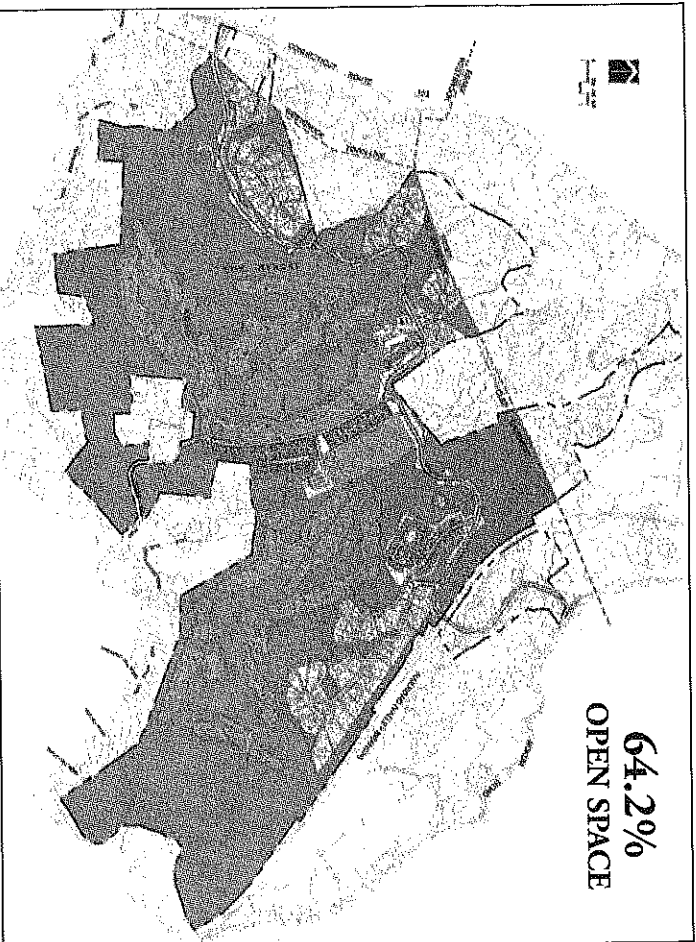
The general public will be able to enjoy over five miles of trails such as depicted here.

public lands, or drive to the nature center and park, then walk through town-owned public parkland along a five-mile trail. It’s something that can’t be done today since the trails are private property.

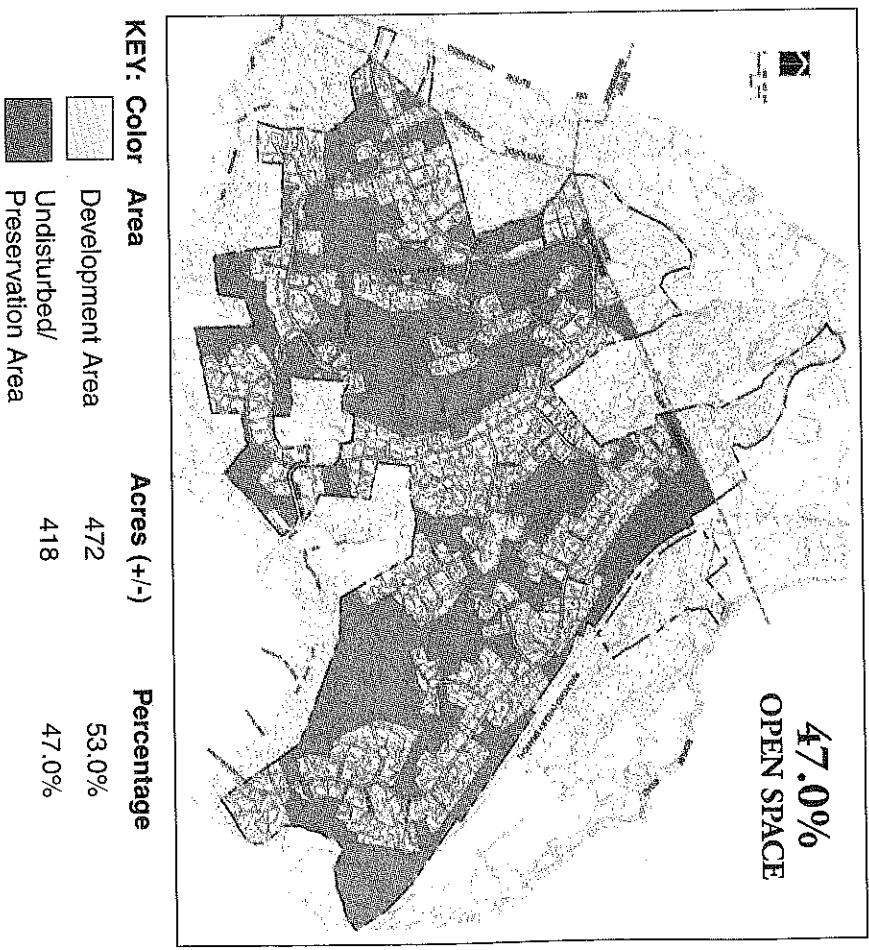
We think this offer of land and public access is a good deal for the taxpayers of Connecticut. Rather than spending scarce government funds on something that is available for free, our

project will allow those millions of dollars to be allocated for other badly needed infrastructure or social programs or for environmental purchases that are truly urgent. In addition, it makes possible more than \$1 million per year in eventual net positive revenue from The Preserve to the town of Old Saybrook— which can fund a variety of local initiatives, including acquisition of additional open space. ♦

THE PRESERVE OPEN SPACE



CONVENTIONAL SUBDIVISION OPEN SPACE



No Endangered or Threatened Wildlife Identified at the Preserve

By Michael Klein
Principal, Environmental
Planning Services

Three years of extensive surveys by Connecticut biologists and ecologists have determined that there are no endangered or threatened wildlife at The Preserve.

Comprehensive surveys of birds and mammals were conducted during the spring and summer of 2002, 2003 and 2004 by a variety of Connecticut biologists. The goal of this field work was to identify the wildlife species that inhabit the site, with a focus on whether there were any endangered or threatened species that needed to be taken into account in planning for the site. No wildlife of any kind — fish, birds, mammals, amphibians or reptiles were found that were listed as endangered or threatened species by

either the Connecticut Department of Environmental Protection (DEP) or by the U.S. Environmental Protection Agency (EPA). The other birds, amphibians, reptiles and small mammals that were found were identified mainly through visual observations of the animals themselves or by observing their sign tracks, scat, etc., in the field. Bars were studied by mist-netting after dark.

The site is mainly forested with second growth, with an abundance of wetlands and some open habitats. Due to the presence of large tracts of forests, the site supports the typical, diverse group of bird species that favor forested landscapes in southern New England. Due to the presence of the power utility-right-of-way, the site also supports an array of birds that favor open, meadow-like habitats. Somewhat surprisingly,

“There are no endangered or threatened wildlife at The Preserve.”

the site does not support large breeding populations of birds known to require large areas of uninterrupted forest, also called “forest-interior birds.” The biologists were also surprised at the lack of any notable populations of birds considered to be of concern to the ornithologists in Southern New England as a whole, or within the Lower Connecticut River Valley in particular.

Although the large size of the site, coupled with the presence of several habitat types, would seem to allow it to support an unusually large number of birds or mammals, this did not prove to be the case. Furthermore, the wetlands at the site also did not support a wide variety of wetland wildlife. This is due mainly to a lack of open-water wetland habitats.

The ultimate purpose of our work was to prioritize habitats so that we

Protecting the Flora of the Preserve

By James Coven
Botanist/Landscape Designer

The design team for The Preserve has gone to great lengths to responsibly protect the sensitive resources identified on the site by biologists.

Since May of 2003, I have been conducting an intensive botanical survey while exploring the forests, fields, and wetlands of The Preserve. The goal was to complete a thorough inventory of the flora, identify ecologically sensitive habitats and determine the presence and location of any plant species on the site that may be listed by the state Department of Environmental Protection (DEP) as either endangered, threatened or of special concern. The information I gathered is being used to guide the planning and design of the project by protecting ecologically valuable resources.

Unlike wildlife, plants do not move throughout the site and an endangered or threatened specimen or a sensitive habitat can usually be best protected by targeting the location where it was found and maintaining a “no-development” buffer zone in and around it. However, some plants (particularly

those requiring full sun or full shade) are suited to only one “phase” of a plant community’s development. In that case, as trees grow and block sunlight, this process of natural “succession,” or forest development, may result in the natural loss of a species from all or a portion of the site. Likewise, species that require shade may not be present until a full forest canopy has developed.

Six major plant communities grow on the site: old field, mixed hardwood forest, wooded swamp, Atlantic White Cedar swamp, shrub/scrub swamp, and wet meadow/emergent marsh.

Most of the property is second growth forest on hilly terrain with bedrock knolls and outcrops. Most of the wetlands are wooded swamps, including two large wetland systems associated with stream valleys. There are also small isolated wetlands scattered throughout the site. Beaver activity has expanded open water areas, creating shrub/scrub swamps. Vegetation management of power-line right-of-ways that traverse the site has created old field habitats that exhibit surprising plant diversity over the hilly and rocky terrain. Low-lying areas of the right-of-way are managed as wet meadow/emergent marsh habitat.

In Connecticut, a series of categories have been created to define plant species that need special attention when planning and developing a site. These include “endangered species,” “threatened species,” “species of special concern,” and “sensitive habitats.”

The first category, “endangered plant species,” are those restricted to five or fewer locations throughout the state. “Threatened species” are slightly more common, being found at nine or fewer locations in Connecticut. My extensive study of the site has not turned up any endangered or threatened plant species.

Several Connecticut “species of special concern” plants were found or confirmed to live on The Preserve and have been documented and reported to DEP. Plants may be listed as species of special concern for any one of several reasons, including a naturally restricted distribution in the state or lack of data that result in a concern for their long-term conservation in the state. Special concern plants identified include the Eastern Prickly Pear found on rocky knobs and the False Hop Sedge, found in several wetlands scattered across the site. The False Hop Sedge is a sun-loving plant that was found at

could focus our efforts on protecting the most important areas for wildlife. Because the site conditions are fairly uniformly distributed, there is an opportunity to minimize impacts to local wildlife populations. This will be accomplished by utilizing our field survey results to create a site plan that is “wildlife sensitive,” clustering development away from the most sensitive areas of the site and maintaining critical ecological connections. This is in sharp contrast to most development projects, where the site plan is laid out to meet rigid zoning criteria and subdivision requirements.

Our approach would not have been possible without the foresight of the Old Saybrook Planning Commission and Zoning Commission, which adopted cluster and conservation subdivision regulations, thereby allowing the site designers to concentrate development where it will minimize harm to wildlife. ♦

other locations on the site, where it no longer thrives, due to regrowth of shading trees and shrubs.

Two “sensitive habitats” were identified. A small Atlantic White Cedar swamp occurs in the southeast portion of the site. There are few of these coastal habitats remaining in Connecticut. No development is planned in this portion of the site. The second sensitive habitat is the large Pequot Swamp Pond, which is the centerpiece of the property. The shallow wetland has an extensive floating shrub swamp mat with a wooded fringe, some open water, and emergent marsh vegetation. No stormwater will be routed into the pond and the small portion of the golf course that naturally drains to the pond will be managed under special restrictions to protect the pond environment.

The underlying principle guiding the proposed development of The Preserve has been to create permanently protected open space that would itself protect the valuable natural heritage of the property. The result is a plan which is ecologically appropriate and responsible. ♦

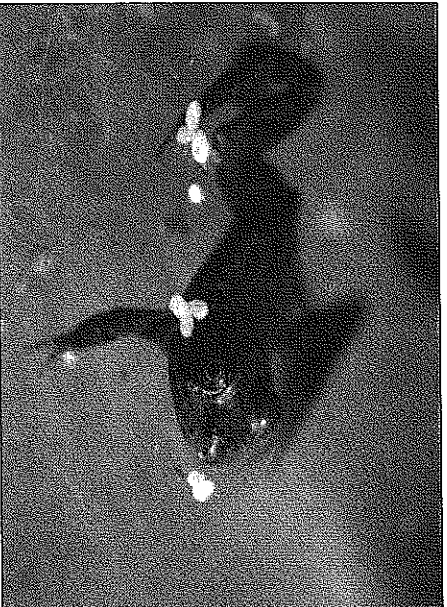
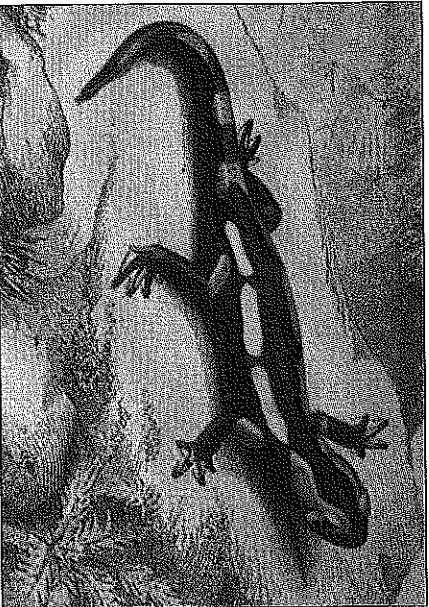
Of Amphibians and Reptiles: Important to The Preserve's Biodiversity

By Michael W. Klemens, Ph.D

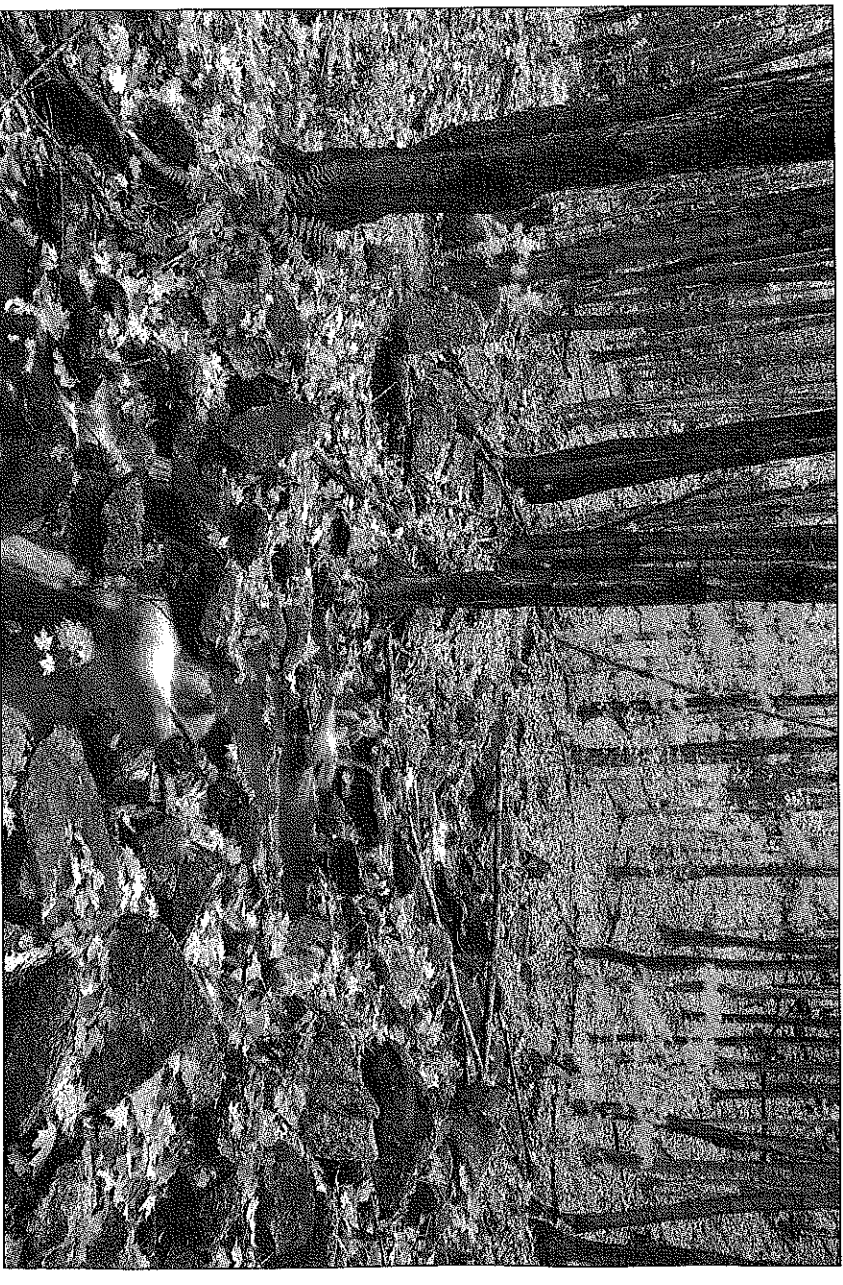
Amphibians and reptiles are important elements of the biodiversity and environmental protection to which The Preserve is committed.

My job as a biologist was to identify and document the habitats, type and numbers of amphibians and reptiles in The Preserve in order to define priority areas that should remain as undisturbed open space. This helped River Sound Development develop a design that protects these habitats. The ecological planning ongoing at The Preserve is unprecedented at any site in Connecticut, unprecedented not only because of the number of habitats examined and abundance of individual species documented, but also because the efforts undertaken at The Preserve serve as a model of integrating biodiversity science with land-use planning on a scale that is ecologically meaningful.

The habitats of amphibians and reptiles are very often wetlands, including vernal pools. Vernal pools are small wetland areas that occur primarily in the springtime and that provide breeding habitat for many of these small animals. I documented more than 30 sites that could be considered vernal pools in The Preserve during a year-long, intensive study that I conducted in 2003. Only a few of these pools were stand-alone basins. The majority of The Preserve's vernal pools are imbedded in larger wetlands and are known as "cryptic vernal pools."



The salamander (top) and the frog are similar to the amphibians that can be found on The Preserve.



This photo is representative of the type of wooded landscapes at The Preserve.

Because of the difference in and the number of wetlands and vernal pools, I studied not only the breeding productivity of each pool, but also the different species of amphibians and reptiles within and around them. This was necessary to plan any development to avoid these areas. I looked for amphibian species that breed only in vernal pools and found that the most productive priority pools on the site contained three species -- spotted salamanders, marbled salamanders and wood frogs. I also looked for amphibians and reptiles that use vernal pools but are not exclusively dependent upon them for their survival. Examples of such species include four-toed salamanders, gray tree frogs, and spotted turtles.

Then I looked for amphibians and reptiles that are on the Connecticut Department of Environmental Protection (DEP) lists of endangered, threatened or special concern species. No endangered or threatened species were found, although two special concern reptiles were found on the Preserve associated with vernal pools (the box turtle and the ribbon snake). Special concern species are species that exist at 25 or fewer sites in Connecticut and/or are in a long-term decline in the state unrelated to year-to-year fluctuations.

Finally, I rated the pools according to number of eggs, number of species, and intactness of a 750 feet

context around the pool.

Using an index of all these measurements, I determined that almost one-half of the Preserve's pools were of exemplary quality or were locationally significant. All of these were protected as part of the site design process. Protection included excluding

development from the first 100 feet around the pool (the zone called the vernal pool envelope), and limiting development to a maximum of 25 percent of the area from 100 to 750 feet from the edge of the pool (called the critical upland habitat zone). For the purposes of my analysis I considered golf course to be development, similar to how we treat houses and roads.

The current revised design of the Preserve reflects those considerations. This refined plan, which took into account our most recent environmental research, called for roads to be moved, underpasses for wildlife created, house sites relocated and development envelopes minimized. It also called for golf course fairways and greens to be revised, all in order to protect those exemplary pools and the 750 feet of upland habitat that surrounds each of them.

The result is a development that protects priority habitat and ensures biodiversity-- important objectives of the Preserve as an environmentally sensitive development. ♦

"The result is a development that protects priority habitat and ensures biodiversity important objectives of

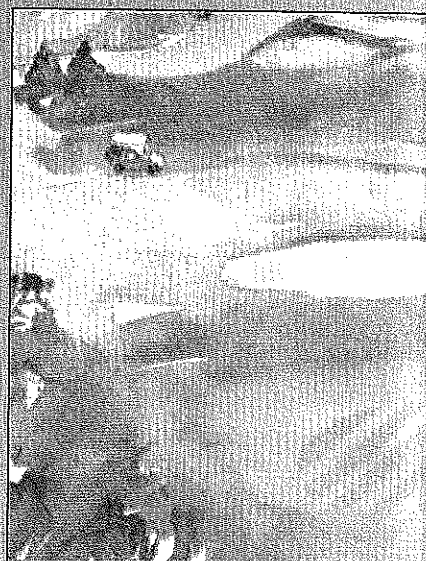
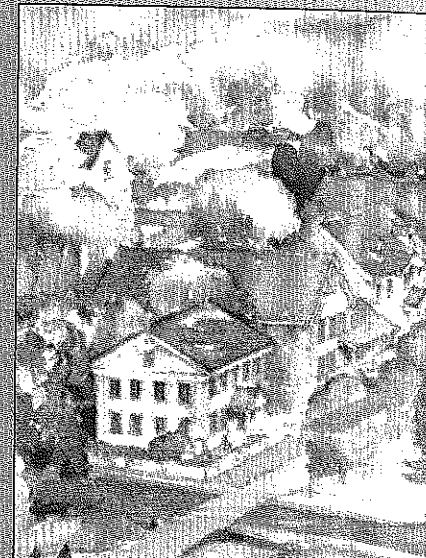
The Preserve as an environmentally sensitive development.

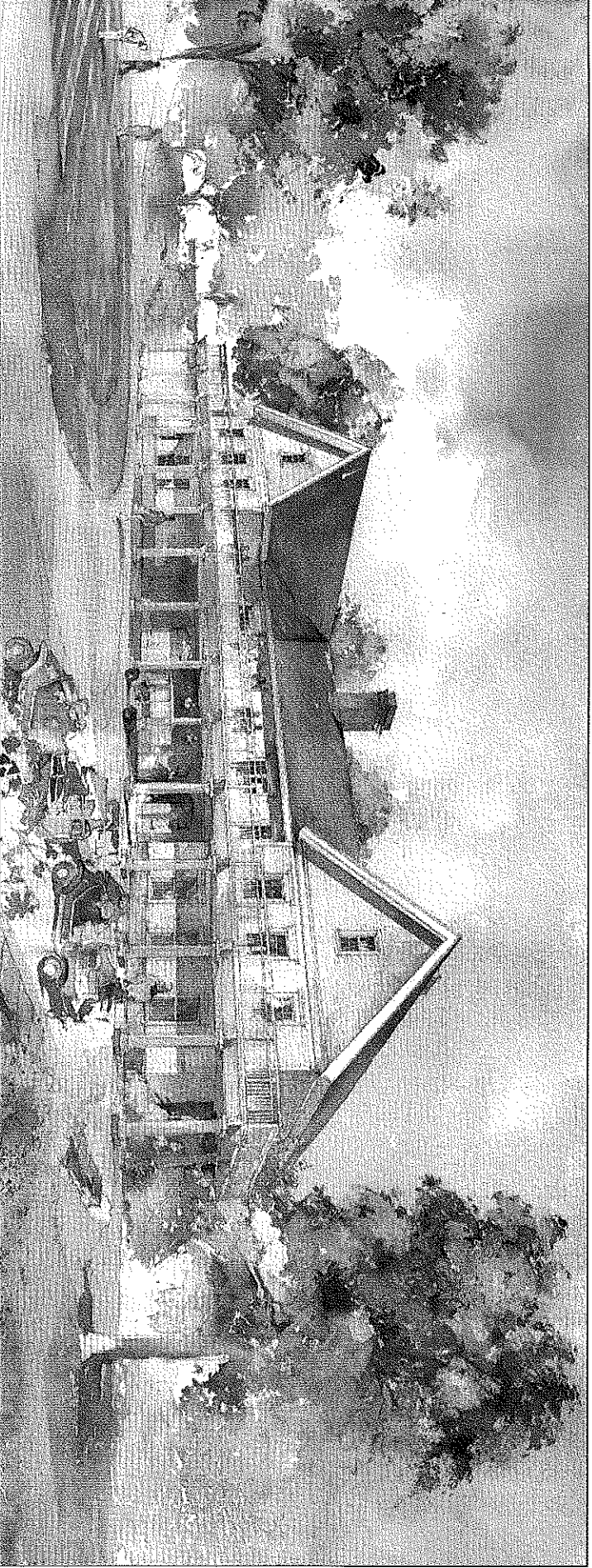
THE PRESERVE MASTER PLAN

OLD SAYBROOK AND WESTBROOK CONNECTICUT



River Sound Development, LLC





The clubhouse at the championship 18-hole golf course will be the focal point of the village green.

A Golf Course That Fits Its Environment

by Arthur Hills and Chris Wilczynski, SGC&A, ASIA

The golf course at The Preserve will provide a broad ecosystem that will protect the habitat of many plant and animal species. It's a result that our company has been achieving for more than 35 years at 180 golf courses throughout the world.

Golf courses, like public parks for active recreation, are managed open space. A major factor in the success of any golf course is the quality of its design—specifying environmental features, as opposed to imposing a preconceived concept on the land.

Approaching the Preserve as such an opportunity meant balancing many aspects of golf course design—working around wetlands, sensitive vegetation, slopes and rock outcrops while creating a course that challenges the skills of both everyday and skilled golfers. Not only does the golf course need to complement the environment, it also needs to be a good neighbor to the surrounding community.

The process of designing a golf course on a site like the Preserve is complex. The golf course is carefully sited, using a topography map that outlines the features of the property. During the routing phase of the project the holes are laid onto the land while trying to minimize the impact on the site's natural features: wetlands, rock outcrops, unique topography and vegetation. The next step in the process is to physically walk the site and study the proposed routing. This step was accomplished during the winter of 2004.

During the site review we shifted tee and green locations at several holes to incorporate and maintain the environment. Holes #8 and #9 and holes #12 through #15 were moved from their originally designed locations in order to save wetlands and vernal pools—wetlands that are usually flooded in the spring and can be habitats for amphibians and reptiles. Not only was moving the location of these holes the right

thing to do environmentally, it also created better golf holes.

This process of maintaining the environment will continue during the construction of the golf course.

The tree-clearing process begins with an initial 80-foot wide corridor down the center of the hole. Key specimen trees will be saved throughout the course to add character and beauty. The final clearing corridor needs to be wide enough to accommodate play, but also to allow grass to grow. Turfgrass depends on sunlight and air movement for survival. Without removing a sufficient number of trees the turfgrass would become weak and susceptible to disease and pests. This would require the application of pesticides, something The Preserve intends to minimize as much as possible. This will protect water quality and allow wildlife to safely use the golf course.

The detailed design and implementation of the golf course will also incorporate several methods to

control runoff. Drainage will be intercepted and filtered prior to running into the natural environment. Filters of sand and gravel will be placed along all of the discharge drainage points of the golf course. The runoff will be carefully managed so that wetlands and vernal pools are fully protected. A buffer of vegetation will be maintained around the perimeter of all wetlands and vernal pools as well. The buffer will slow the release of the water and clean the water of all sediment and organic materials. Several golf courses built throughout the world have successfully employed these methods to protect their natural resources.

We have the experience and the knowledge to make sure the design of The Preserve golf course is environmentally friendly and we are confident that we can establish a successful and challenging golf course that will conserve the biodiversity and productivity of the site. ♦



The Preserve golf course is designed to be in harmony with nature.

Environmentally Sound Turf Management

By Stuart Z. Cohen
Environmental & Turf
Services Inc.

Designers of The Preserve have used a multifaceted approach to ensure that pesticides and fertilizers applied to home lawns and the golf course will be environmentally sound and will not impact either surface or ground water.

There are a large number of pesticides and fertilizers on the market that can legally be applied to home lawns and golf turf in Connecticut. These pesticides undergo dozens of tests and years of evaluation by the U.S. Environmental Protection Agency (EPA) before they are allowed on the market. The studies are in the areas of mammalian toxicology; aquatic, plant, and bird toxicity; crop residues; environmental mobility and persistence; and other areas.

However, federal and state government approval is just a starting point for The Preserve. Following are brief discussions of the comprehensive risk assessment and risk management approach that has been developed and

will be used, the water quality monitoring program, and responses to issues that are frequently raised in this context. Basically, this program constitutes a third layer of self-imposed regulation beyond federal and state regulatory requirements.

The original proposal, which was made before the current owners and design team took over, called for an 18-hole golf course and a sprawling conventional subdivision. A wetland permit was issued for the previous golf course design in 2000, based partly on a turf management plan that deleted certain pesticides and restricted the use of others based on a two-tier quantitative risk assessment.

The current design team, which includes our firm, improved on that previous work as follows:

- We used updated toxicity data and regulatory information to further evaluate the pesticides and proposed additional deletions and restrictions.

- A key part of this reevaluation was a special pesticide toxicity assessment for amphibians (salamanders and frogs), and reptiles (turtles and snakes) that had not been previously done.
- We increased the number of "organic"

and "biorational" pesticides from zero to 11. It is our intent that the golf course superintendent use these products first before trying traditional chemical pesticides, whenever feasible.

- Finally, we did a special toxicity assessment for potential nitrogen fertilizer impacts on amphibians, which had also not been done.

In addition, we improved on the previous surface water and ground water quality monitoring plans by expanding the number of onsite monitoring points, updating the analytical methods and using risk assessment to ensure that the parameters of the highest priority concern will be monitored.

Our permitting package also includes two documents that are probably unprecedented in New England permitting actions—two risk-assessed lawn care management plans, one for the professionals who will be hired by some homeowners and one for do-it-yourself homeowners.

The risk-assessed lawn care management plans The Preserve is planning go far beyond what is necessary since the detection of turf pesticides in surface and ground water has been proven to be extremely low, if at all. A 1999 study

of 36 different golf courses around the country found that low-level pesticide detections in ground water and surface water were infrequent—5.2 percent for surface water and 1.3 percent for ground water.

While 5 percent might be interpreted as too much, it's not the whole story. A closer look shows that detections of turf chemicals that exceeded levels of concern were even more infrequent—0.9 percent and 0.07 percent for surface water and ground water, respectively.

In summary, we have gone to great lengths to ensure that people, amphibians and the environment will not be impacted by management of high-quality turf. Our scientific team has greatly improved the previously approved package. But this is just one key improvement that should be considered, together with the clustered development approach that will result in a minimum of 50 percent open space, a more environmentally friendly golf course routing plan, and the strategy for protection of amphibian and reptile habitats. ♦

Public Safety to be Enhanced by The Preserve

By Robert Landino
President and CEO,
BL Companies

Although The Preserve will be large in comparison to other developments in Old Saybrook and Westbrook, the increase in total population, housing stock and traffic will not pose any great hardship on the surrounding communities. In fact, public safety in Old Saybrook and Westbrook will be enhanced through the location of a new fire substation.

Old Saybrook and Westbrook have a combined population of approximately 17,000. The proposed development will have 248 dwellings. Based on average family size (as agreed with Old Saybrook school officials), The Preserve may add another 607 residents over an anticipated construction duration of six to eight years, a total increase of only 3.6 percent. Assuming that The Preserve is constructed over a seven-year period, the area population will increase by barely more than 88 people annually.

When compared against seasonal increase in population of 20 percent or more (3,400 people) during summer months, the corresponding increases in both population and traffic generated by The Preserve will be significantly less.

Access into and out of The Preserve has been optimized to address both public safety and traffic concerns. Primary access will be through a driveway located on Route 153 in Westbrook, the focus of approximately 60 percent of the new trips. This access configuration will include minor widening of Route 153, paid for by the owners of The Preserve, River Sound Development, so that southbound left-turning vehicles can safely enter the new Preserve driveway without impeding the flow of other southbound vehicles traveling along Route 153.

Within The Preserve a new internal roadway will traverse the area and terminate at a second access point along Bokum Road. These dual access points will provide convenient regional access to I-95 and Route 9. This new road will provide the added benefit of a new east-west connector road, which will aid

both the motoring public and emergency vehicles.

In addition, a third access drive is proposed at Ingham Hill Road in Old Saybrook. This drive will be closed to vehicle traffic but will be available for emergency vehicles by means of a remote-controlled gate entrance. Because River Sound is proposing to construct a new fire substation within The Preserve, this third Ingham Hill Road emergency drive will significantly improve first-responder time for the entire neighborhood both inside and outside The Preserve along the Ingham Hill Road corridor, thereby enhancing public safety resources for those residents.

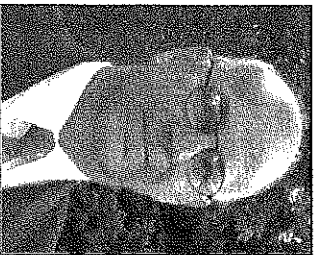
This proposed new fire substation will increase public safety not only in the Ingham Hill Road corridor, but will also improve first responder times for all residents along the Bokum Road-Route 153 corridor in both Old Saybrook and Westbrook. Given that this public-safety building will be centrally located between three new access points within The Preserve, the completed access configuration for The Preserve may actually save lives by

allowing for the arrival of emergency vehicles to the north end of Westbrook and Old Saybrook in significantly less time than what occurs today.

In addition to access and public safety concerns, traffic flow will also be addressed through the state-permit process. This process requires detailed traffic analysis to determine what roadway improvements are necessary to mitigate any identified impact. Once these improvements are identified and approved, they will be constructed prior to occupancy of either the golf course or home sites.

Traffic impact and site access are always a concern in any proposed development. These are important issues that deserve careful scrutiny. The Preserve's anticipated new traffic volumes will be minimal, and any impacts will be mitigated to ensure that there are no additional traffic hazards. Furthermore, by providing a new, centrally located public-safety building with three new access drives, the completed Preserve will substantially improve public safety for the motoring public and area residents. ♦

The Preserve Team



Sam Stern
River Sound
Development LLC

Sam Stern has almost 30 years of experience in the real estate industry. He is the primary representative of River Sound Development LLC, owner of The Preserve and a subsidiary of Lehman Brothers Inc., and is responsible for overseeing the planning and development of The Preserve.

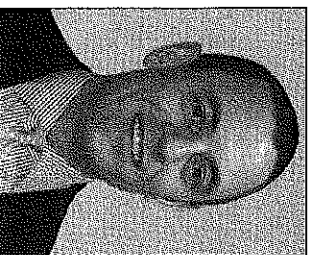
Stern has been an independent contractor affiliated with Lehman Brothers and several subsidiaries since 1999. Among other responsibilities, he provides direct asset management services for non-performing and sub-performing loans and real estate assets throughout the Mid-Atlantic and New England regions.

A certified public accountant (CPA), he previously served as a portfolio manager from for J.E. Robert Co., Inc., responsible for performing strategic asset management for properties located throughout the nation on behalf of Goldman/Sachs, Lehman Brothers and First Boston. He oversaw securitization processes for selected assets, including presentations to ratings agencies and prospective investors.

Stern was a senior vice president for the National Housing Partnership between 1984 and 1994, responsible for commercial real estate operations for the nation's largest owner/manager of multi-family properties. This included more than 2 million square feet of space in 12 states.

Other positions have included serving as treasurer and chief financial officer of the Danac Real Estate Investment Corp.; executive vice president of the Coscan Development Corp.; and as assistant controller of the Centre Homes of Washington, DC, Inc., a subsidiary of Centre Homes Corp, one of the nation's largest home-builders

Stern has a bachelor's degree in business administration with a concentration in accounting and taxation from Hofstra University. ♦



Robert A. Landino, PE.

Robert A. Landino is founder and president of BL Companies, headquartered in Meriden. Ranked among the top design firms in the United States, BL Companies provides developers, towns and communities the planning, architecture, and engineering services needed to

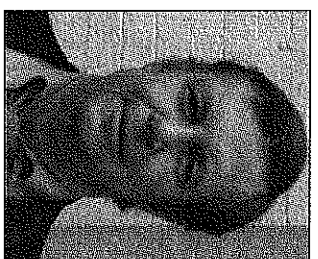
shape future growth.

From mixed-use developments, to downtown revitalization projects, to traditional neighborhood residential communities, the firm helps clients responsibly meet development goals through planning and design methods that both foster economic growth and enhance local character.

As president of BL Companies, Landino has worked with both public and private interests on a variety of development and revitalization projects including Torrington's downtown redevelopment master plan, Bridgeport Landing, Mansfield Town Center's revitalization, and Meriden's City Center Initiative. In addition, Landino has directed residential and mixed-use golf communities and other complex assignments, which require design development in a multi-disciplined environment.

A resident of Chester, Landino previously served as an elected official for more than 10 years, first as an Old Saybrook selectman and then as a member of the

Connecticut House of Representatives. While in the state legislature, he served as chair of the Banks Committee. He also served on several other legislative committees, including Planning & Development, Finance, Revenue & Bonding, and Government, Administration & Elections. ♦



Ernest W. Hutton Jr.
AICP, Assoc AIA

Ernest W. Hutton, founder and president of Hutton Associates Inc., is an award-winning planner with more than 30 years experience on intricate development projects around the country. Most recently he has been a leader of a volunteer team of professional planners and designers that is evaluating plans for the rebuilding of Lower Manhattan, including the World Trade Center, following 9/11.

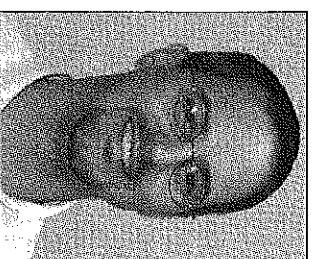
As Associate of the American Institute of Architects and a charter member of both the American Institute of Certified Planners and the American Planning Association, Hutton's professional work includes the influential "Roanoke Vision" comprehensive plan, winner of a national award and one of seven projects profiled for the American Planning Association's "50 Years of Planning" exhibit in 1991.

Hutton has led teams that have created community-based plans in Tennessee, North Carolina, South Carolina, Minnesota, California, Vermont and New York State.

In Connecticut, he was involved in the planning of Rivertown Recapture in Hartford and won a national award for a series of regional corridor plans with towns throughout Connecticut, including Stonington, Canterbury, Kent, Salisbury, and Sharon.

He earned a bachelor of arts degree from Princeton University in 1966; a bachelor's degree in architecture from the University of Pennsylvania in 1968; and both a master's degree in city planning and a master's degree in architecture from the University of Pennsylvania in 1970.

Hutton has served as a senior urban designer for Asten Realty & Development and the Jonathan Development Corporation; as a senior associate of Llewellyn-Davies International, a London-based planning firm with offices in New York and around the world; and between 1980 and 1993 was a founding partner of the planning and design firm of Buckhurst Fish Hutton Katz. He founded Hutton Associates, a consulting firm based in New York City, in 1993. ♦



Dennis G. Goderre,
ASLA, AICP
Manager - Landscape
Architecture, BL Companies

Dennis G. Goderre, a licensed landscape architect and certified planner, is the lead staff person at BL Companies coordinating all the permit applications required for The Preserve to be approved.

He is manager of the Landscape Architecture and Planning Department at BL Companies and has more than 13 years experience in landscape architecture, planning and horticulture. Goderre is responsible for producing and managing the many phases of the design process, including site analysis and master planning, state and local permitting, site design, contract documents and construction administration.

His experience includes the planning and design for a variety of projects including, golf course development, analysis and planning of residential and adult communities and municipal redevelopment projects.

Among the projects Goderre has been involved in are Madison Landing, the Meriden City Center Initiative Master Plan, the Marlborough Golf and Residential Community, Bridgeport Landing and the Waterford Community Master Plan.

Goderre has an associate's degree in chemical engineering from Thames Valley State Technical College and a bachelor of science degree in landscape architecture from the University of Connecticut.

He is a licensed landscape architect in Connecticut, Massachusetts, New York, Maryland, and Rhode Island, and is a member of the American Institute of Certified Planners, the American Society of Landscape Architects, the American Planning Association, the Connecticut Recreation and Parks Association and the Congress of New Urbanism. ♦



Michael S. Klein, CPWS
Principal, Environmental
Planning Services

Michael S. Klein, the founder and principal of Environmental Planning Services (EPS) in West Hartford, is a Certified Professional Wetland Scientist (CPWS) and a Registered Soil Scientist who has worked for

clients ranging from the U.S. Environmental Protection Agency (EPA) to Lyman Farms. He founded EPS in 1983 to provide consulting services in the areas of biological, wetland and soil sciences; environmental impact assessment and mitigation planning to public agencies and private clients, including design professionals, attorneys, site developers, municipalities and public interest groups.

In addition to identification, description and classification of natural resources, the firm also provides functional evaluation of wetlands and other biological systems; guidelines for mitigation of potential adverse impacts and permit support through expert testimony and public representation.

The firm's clients have included the towns of Westbrook, Bridgeport, Groton, Colchester, Ellington, South Windsor, Bridgeport, Monroe, Avon, Glastonbury and East Granby, as well as the EPA, U.S. Department of Education, U.S. Army Corps of Engineers, the Federal Aviation Administration, the Connecticut Department of Environmental Protection (DEP) and the Connecticut Department of Transportation.

Prior to founding EPS, Klein was an ecologist with the COMSIS Corp. and then a senior environmental analyst at MRE, a Glastonbury consulting company.

Klein received a bachelor of arts degree in biology from the University of Connecticut in 1973 and a master of science degree in marine environmental sciences from State University of New York at Stony Brook in 1976. He is a member of the Society of Soil Scientists of Southern New England, the Association of Massachusetts Wetland Scientists, the Society of Wetland Scientists, and is a charter member of the Connecticut Association of Wetland Scientists. ♦



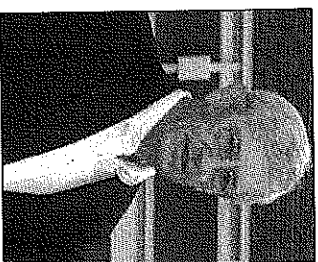
James Cowen, CPWS
Field Biologist/Landscape Designer, Environmental Planning Services

James Cowen, CPWS, is a field biologist for Environmental Planning Services (EPS) in West Hartford, who spent months walking through The Preserve to identify and categorize all the plants and trees, then design plans to protect the most environmentally important.

As a field biologist and landscape designer, Cowen prepares biological resource evaluations and impact assessment reports for EPS projects. He identifies and maps vegetation and wildlife habitats and monitors mitigation projects. He prepares landscape restoration plans and preliminary mitigation strategies.

Cowen joined EPS in 1995, shortly after receiving his master of arts degree in landscape design from the Conway School of Landscape Design in Conway, Mass. He received a bachelor of arts degree in biology from the University of California at San Diego.

He is a Certified Professional Wetland Scientist as well as a Registered Soil Scientist. He is also a director of the Connecticut Botanical Society and a member of the American Horticultural Society, the American Rhododendron Society, the North American Rock Garden Society, the Society of Soil Scientists of Southern New England and the Society of Wetlands Scientists. ♦



Arthur Hills, ASGCA
Principal, Arthur Hills/ Steve Forrest and Associates

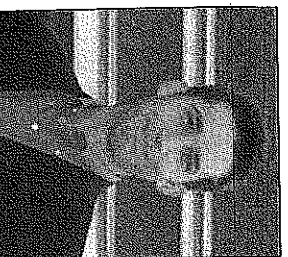
Arthur Hills, an internationally known golf course-architect for more than 40 years, has won numerous awards for designing golf courses with an overriding sense of environmental sensitivity.

A principal of Arthur Hills/Steve Forrest and Associates' headquartered in Toledo, Ohio, he has been involved in the design of more than 180 golf courses in the United States, Europe and Asia. He is a past president of the American Society of Golf Course Architects (ASGCA)

His philosophy is to build a course that is natural, that relates to the land and doesn't require tremendous amounts of earth moving, always keeping in mind the strategy of the game of golf and the elements that provide beauty in a golf course.

A well-recognized name in the world of golf, Hills has also been called upon to restore or renovate more than 120 courses. The firm was instrumental in guiding Oakmont Inverness and Oakland Hills through several renovation improvements that prepared them as the sites of the U.S. Open Championship in 1994 and 1996, respectively as well as the 2004 Ryder Cup.

In total, 34 of the firm's designs have hosted PGA Tour, Champions Tour, LGPA Tour, Nationwide Tour, USGA and PGA of America, NCAA Championship and European Tour events. ♦



Christopher M. Wilczynski,
ASGCA, ASIA
Senior Design Associate,
Arthur Hills/Steve Forrest
and Associates

Christopher M. Wilczynski, a senior design associate with Arthur Hills/Steve Forrest and Associates' Golf Course Architects, began his career as an intern. Now he is responsible for all aspects of golf course design development.

He began his career as an intern for Arthur Hills/Steve Forrest and Associates from 1987 to 1993. After receiving his bachelor of science degree in landscape architecture from Michigan State University in 1994, Wilczynski broadened his industry experience by working for three years for a golf course and land-planning firm in Detroit, Mich. For two of those years he worked on the construction and restoration of the Michigan State University Forest Akers West golf course and the University of Michigan golf course.

He returned to Arthur Hills/Steve Forrest and Associates in 1997. He is responsible for all construction drawings, biddings, construction management and client communications.

He has been involved in the design of golf courses in California, Colorado, Texas, Michigan and Florida. He has also been involved in the restoration of golf courses in Arizona, California, Colorado and Michigan.

Wilczynski is a member of the American Society of Golf Course Architects (ASGCA), the American Society of Landscape Architects (ASLS), the Urban Land Institute, the United States Golf Association and the Michigan Turfgrass Foundation. ♦



Stuart Cohen, Ph.D
President, Environmental & Turf Services, Inc. (ETS)

Stuart Cohen, president of Environmental & Turf Services, Inc. (ETS) in Maryland, is a Certified Ground Water Professional and is very active in professional societies. He has published numerous articles and

is well known in the ground water and turf industry as the director of the Cape Cod Golf Course Monitoring Study.

Dr. Cohen has been working in the turf area since 1983, in the areas of environmental fate and risk assessment since 1976 and has been involved with pesticides and ground water issues since 1979. He was formerly Ground Water Team leader in the U.S. Environmental Protection Agency's (EPA's) Office of Pesticide Programs, where he was a pioneer in the assessment of pesticide impacts on ground water. In that capacity, he was a co-director of the National Survey for Pesticides in Drinking Water Wells and one of the original contributors to EPA's Pesticides and Ground-Water Strategy. After 11 years with the EPA, he became manager of the Ground Water and Environmental Program for Biospherics Inc. in Maryland. He founded ETS in January 1991 and has been featured twice on CNN for his work on golf courses.

He received his bachelor of arts degree in chemistry from the University of Maryland in 1975 and his doctorate in physical organic chemistry from George Washington University in 1984. ♦



Randall Arendt

Randall Arendt, a Fellow of the Royal Town Planning Institute, is a nationally known land-use planner, site designer, lecturer and advocate of "conservation planning" through which the environment is protected while economic goals are achieved. He is widely known as an author of influential professional planning books, including *Rural by Design*, *Growing Greener*, and *Crossroads*. *Hankles, Villages, Towns*, all of which have impacted both land use policy and detailed design practice throughout the United States and especially in New England, the source for many of his design examples.

Arendt has designed "conservation subdivisions" in 20 states. His designs have been called "twice green" because they succeed both environmentally and economically. His designs have been featured in publications of the American Planning Association, the American Society of Landscape Architects, the National Trust for Historic Preservation and the National Association of Home Builders.

For example, one Michigan community that has implemented conservation design has protected more than 1,000 acres. By respecting natural terrain and designing around existing site features on an 80-lot development in Texas, Arendt cut grading costs by 83 percent.

He has a bachelor of arts degree, *magna cum laude*, from Wesleyan University. He also has a master of philosophy degree in urban design and regional planning from the University of Edinburgh, Scotland, where he was a St. Andrew's Scholar.

Arendt is a senior conservation advisor at the Natural Lands Trust in Media in Pennsylvania and is the former director of planning and research at the Center for Rural Massachusetts, part of the University of Massachusetts at Amherst. He also served as an adjunct professor in the UMass Amherst Department of Landscape Architecture and Regional Planning. ♦



Michael W. Klemens, Ph.D

A conservation biologist, Michael W. Klemens, Ph.D., works to create better human habitats that protect the environment and the habitats of wildlife.

Dr. Klemens is the founder of the Metropolitan Conservation Alliance, a non-profit organization that works with communities,

developers and local decision-makers in the Connecticut-New York-New Jersey area to create land use plans that protect and conserve wildlife while simultaneously developing habitats for human communities. He is also a member of the Wildlife Conservation Society.

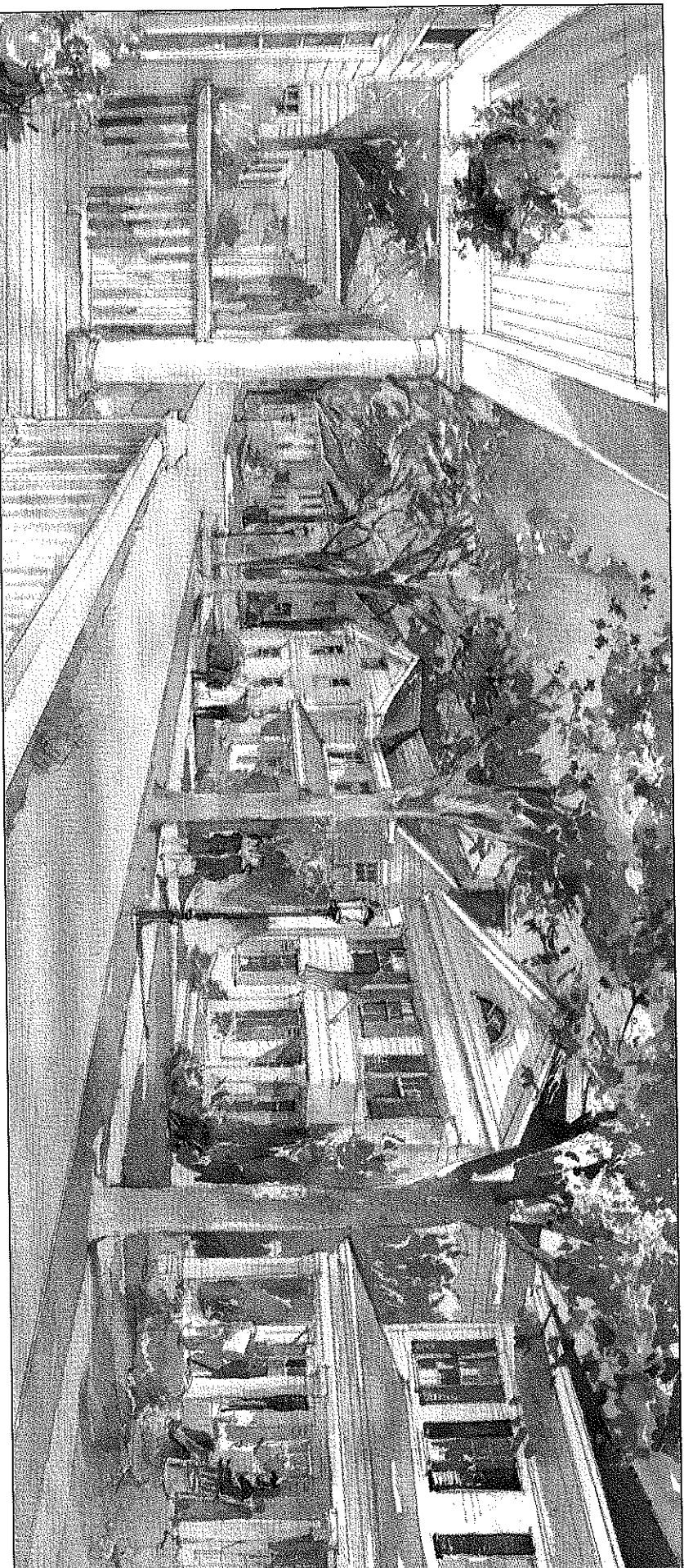
Hired by River Sound Development LLC to work as a private consultant on The Preserve, he spent 400 hours cataloging the amphibians and reptiles on the 900-acre site.

Currently a resident of Ridgefield, Conn., Dr. Klemens previously served on the Planning Commission of Rye, NY, for 10 years, five of them as chairman.

He has a bachelor of education and a master's degree in zoology from the University of Connecticut, as well as a doctorate in conservation biology and ecology from the University of Kent in the United Kingdom.

Dr. Klemens is on the adjunct faculty of Columbia University and is an adjunct professor at both the University of Maine and the University of Massachusetts at Amherst. He is the author of several books, including one on the herpetology of New York. His newest book will be published in 2005, entitled, *Nature in Fragments: The Legacy of Sprawl*. ♦

Villages, Neighborhoods and Open Space: Putting Concepts Into Practice



The homes in The Preserve will be reminiscent of other homes in the Old Saybrook, Westbrook and Essex area.

By **Randall Arendt, FRTP**

At The Preserve, we propose using models for development drawn from patterns familiar to local residents — from historic villages such as Essex Center, to clustered lots and estate lots similar to those in existing wooded neighborhoods near the site.

As a town planning consultant, I advise communities throughout New England and across the country on how to design new development in a way that maximizes the preservation of their rural character.

A basic tenet of my approach to neighborhood design is that truly significant areas of high-quality open space can be conserved at no financial cost to the community — and with the least impact upon the environment — simply by returning to the past and applying the traditional New England village planning principles that have stood the test of time, enhanced by modern-day ecological understanding.

Designing more compactly doesn't only produce more walkable, livable neighborhoods and more vibrant communities. It is also the most cost-effective way to set aside substantial acreages of undisturbed open space, critical for maintaining healthy wildlife habitats and preserving the rural character of our growing towns.

Through both my academic and practical work over the last

three decades, I have developed a special approach to town planning that blends the principles of landscape architecture into the development design process. Simply put, I advocate planning the open space systems and related conservation areas first, based on a detailed understanding of the site's most notable features.

This approach makes sense in terms of the larger picture of helping to preserve interconnected networks of open space both within the project area and outside it as well. It links protected landscapes into a potentially town-wide system of trails, wildlife travel corridors and forested habitats.

This planning process began with an extremely thorough inventory of The Preserve's natural and cultural resources that identified for the design team the most noteworthy aspects of the property to preserve.

“The community layout exhibits a truly exceptional breadth and depth of thought, reflected in an impressive land-conservation plan, preserving more than 500 acres.”

This inventory became the open space framework around which the development areas were then carefully fit. Areas for the four different housing options were selected based on location and topography, and a street circulation system was introduced to maximize connectivity and safety, through routes avoiding or minimizing impacts upon the property's environmental resources. The same was done with the routing of the golf course and the design of the stormwater management system, which emphasizes treatment and recharge in addition to basic detention objectives.

Similar care has been taken



The Preserve will come with beautiful views.

at every stage of the planning process, right down to the location of neighborhood greens, the siting of individual homes, the selection of native tree and plant species, and even the architecture of the various housing types in the two village areas.

By joining these special planning approaches, the resulting community layout exhibits a truly exceptional breadth and depth of thought, reflected in an impressive land-conservation plan, preserving more than 500 acres. This extensive conservation initiative is made possible by drawing from historical precedents and by producing a pattern of compact development featuring many village and clustered lots. The combined effect of pairing serious conservation planning with progressive principles of neo-traditional neighborhood design has produced a truly exceptional proposal for maintaining 60 percent of the site as permanent open space, the vast majority of it accessible to the general public through an extensive network of walking trails. ♦