

November 30, 2004

**FILE COPY**

Old Saybrook Planning Commission  
Robert MacIntyre, Chairman  
Old Saybrook Town Hall  
302 Main Street  
Old Saybrook, Connecticut

**PLANNING  
COMMISSION  
EXHIBIT #94**

Comments on River Sound Development LLC application.

My name is Walter S. Hirsch and I live at 10 Leada Woods Road in Old Saybrook, CT. Our home is in a neighborhood surrounded on three sides by the track of land referred to as "The Preserve". The foundation of my home rests on solid ledge, similar to what is found throughout my neighborhood and "The Preserve". My well was drilled through solid rock and provides us with pure water that taste better than any bottled water you can purchase at the supermarket. I have a creek flowing through my back yard that comes from two creeks that The Preserve Master plan show coming from the 5<sup>th</sup> through the 8<sup>th</sup> greens of the proposed golf course with an "irrigation storage" pool that appears to be near the junction of the two creeks.

I am seriously concerned that this proposed golf course and its use of pesticides will contaminate the water in our well and the creek in our yard which winds its way into the Oyster River.

Much of my concern is a result of reading the so called Preserve "Community Newspaper" received in the mail.

Specifically it says that "The plans depicted in these materials are subject to change at any time" so I am concerned that this Commission is reviewing something that may change tomorrow.

It also talks about more than 500 acres of open space but when you look at the plan you don't see 500 hundred undeveloped acres, instead you see green areas dispersed around a golf course and houses.

My experience with golf courses is that, if the public is allowed, the only time anyone, other than golfers, can walk out on the golf course is after the course closes and when the sprinklers come on. Also I am familiar with those "irrigation storage" areas that, if not properly maintained, look like pools of green pea soup.

It is unfortunate that Lehman Bros. Inc. refused to sell this pristine tract of undeveloped land to the State of Connecticut. According to their web site, Lehman Brothers is a 150 year old international financial giant with main offices in New York City, London, and Tokyo.

Forbes.com states that Lehman Brothers Holdings Inc. has assets of \$291.64 billion dollars with annual sales of \$17.1 billion dollars. They have an impressive who's who Board of Directors including a former Chairman and CEO of Halliburton.

It is unfortunate that this highly successful corporation found themselves backing a failed development on the Connecticut Shoreline and it appears that they wish to recover from this loss of revenue. It is also obvious from Forbes.com statistics that this extremely

wealthy corporation could donate all of this precious undeveloped land to the State of Connecticut for conservation without any effect on their market value and a significant tax savings as well.

I seriously doubt that the top executives at Lehman Bros. are interested in anything except that the land they now own in the Towns of Old Saybrook, Westbrook, and Essex, Connecticut returns a profit from their corporate investment.

When my wife and I bought our first home in Montgomery County, Maryland, it was in a development called Windmill Village. Soon after the last house was finished the construction company that built all 26 homes went out of business and the sign "Windmill Village" disappeared. If you had a problem with you home after that, tough luck. That happens all over the country every day.

My concern is what happens when River Sound Development ( I wish they had not used our town logo ) goes out of business and the name "The Preserve" disappears. Who maintains the roads? Who maintains the bridges? Who maintains their sewage treatment plant and is responsible if it fails? Who maintains all those nice paths and walkways they say they plan to build? And finally who is responsible should our wells or creeks become contaminated.

You guessed it . We all do and that is not fair to the people of Old Saybrook.

*Walter S. Hirsch*  
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