

PLANNING COMMISSION EXHIBIT #111

Questions/Issues Submitted by Chris Cryder

3 Merritt Lane, Old Saybrook

November 17, 2004 and New Questions for December 8, 2004

Golf Course

We understand that all the roughs on the golf course are going to be sodded. How many acres of sod will be brought in? What chemical fertilizers and pesticides are likely to be on that sod at arrival? Will the sod be tested to assure that it has been treated with only the materials declared as part of the golf course turf management plan?

While sod is not technically topsoil, it is an imported ground cover. Why are the cultivation plans for golf course and lawns "site neutral?"

The establishment phase of the turf is likely to require more intensive management than the maintenance phase. What chemical fertilizers will be applied and in what amounts during the establishment phases?

What other parts of the development will be sodded?

How many acres of lawn will be the responsibility of homeowners? We understand that there will be lawn care recommendations about fertilizers and pesticides on these sites. What is to stop them from using excessive chemical fertilizers and pesticides on their lawns? Wouldn't homeowner-treated lawns on such a compacted space, with so many wetlands, be counterproductive to all of the plans for judicious professional golf course turf management?

What is the list of materials they are proposing to use on the golf course? Which of those meets the definition of organic, as defined by the National Organic Standards Board through the National List? In what quantities do they estimate the pesticide and fertilizer materials will be applied, both during the conversion phase from forestland to farmland and during the later maintenance phases? You may be aware that the original golf course application submitted by Taylor, which was recently again approved by the Inlands Wetlands Commission, contained 2 very toxic and carcinogenic chemicals. Have town consultants fully reviewed the IPM plan as submitted by BL Companies to determine the toxicity and carcinogenic properties of each chemical. Also, the BL application requests permission to use traditional non-biosensitive chemicals if IPM practices do not work. Have town consultants fully reviewed the list of chemicals and inert substances that would be used if recovery measures were needed when the IPM plan does not work? What amount of toxic and carcinogenic chemicals in the groundwater will be acceptable to the Planning and Inland-Wetlands Commissions?

Is the commission aware that if the developer is permitted to pursue a turf management plan that includes synthetic chemical pesticides and fertilizers that it may take three to five years to transition it to organic management, should that be required in the future?

Let's say that the golf course is established and for whatever reason the quality of the turf is below that demanded by the golfing public. The turf manager must make some decisions regarding rescue treatments. What is the emergency rescue treatment plan for the turf?

We have been told they won't be importing topsoil, but they will import sod. What about compost? If they do import sod and compost, what is the testing program? Who will see the results? Who will determine what's acceptable? Does the Town of Old Saybrook have any rights with regard to the materials that are being used? BL Companies have stated on numerous occasions that there will be no importation of topsoil to establish the fairways and greens. This would then mean that soil would need to be excavated in some

sort of blast, cut & fill, and transfer method. From what areas will BL companies excavate topsoil for internal transportation to develop the fairways and greens?

Is the commission aware that genetically engineered creeping bentgrass is being developed specifically for golf courses? It is not yet approved for sale to the golf industry, but it may be in three to five years. In experimental plots, this grass has pollinated other species of grasses and produced, in effect, genetically engineered seed in the wild up to thirteen miles away from the test plots. This was recently reported in the New York Times, among other papers, magazines, and Web sites. What safeguards can Old Saybrook put in place today that will monitor and regulate the use of genetically engineered materials on this site?

Over eight miles of new "edge" will be created by the golf course alone. Mr. Aresco asked Mr. Arant at the November 3rd meeting what the impact on wildlife will be as a result of this new edge. Mr. Arant, paraphrasing, said, "Some species will flourish and some species will be negatively impacted due to the edging". In essence, the current natural balance existing in the uninterrupted forest will be forever altered. Which species will flourish and which species will be devastated?

Is the commission aware of the full extent of the wetlands areas that will be damaged and altered by the creation of the golf course? On the December 4, 2004 walk the commission did not see any of the wetlands (or steep ledge) on the property. Please carefully review the map and see that holes 1,2,3,4,5,7,8,11,12,13,15 and 16 are to traverse wetland areas. A comment was made by Mr. Hill, paraphrasing, "Tree cover over the wetland areas on the golf course will be cut down for line-of-sight...however, sunlight will be able quickly get in to establish new ground cover". Is the commission aware that by destroying the trees on the golf course and wetland areas will greatly increase water run-off? Also, based on the River Continuum Concept (a concept embraced by the Tidewater Institute in Old Saybrook) the headwater areas of the Oyster River should remain covered by trees in order to allow natural breakdown of forest matter to occur. Headwater streams (of which the entire Preserve represents) make up 90% of all stream channels within the Oyster River watershed. They are typically, narrow, cool, shaded by surrounding vegetation, and filled with leaves, twigs, and other organic debris. In the shaded headwater streams and wetlands a lot of biological activity takes place. The types of organisms (algae and phytoplankton) that live in headwater streams and wetlands thrive in shaded conditions) and are specialized to shred and eat the leaves and other coarse woody debris of the surrounding forest. Microorganisms then feed on the particles and dissolved food produced by the aquatic invertebrates. Introducing sunlight from mass clearing of trees increases the water temperature and reduces the ecological efficiency of the headwater streams. In turn, this will then disrupt the exportation of essential nutrients that fuel many other life cycles downstream, and eventually to Long Island Sound.

Groundwater

We haven't heard a description of the water-monitoring program they've mentioned. We need to know more about this: frequency, distribution, communications, and responsibility for remediation. Where will the groundwater test holes be located? Will there be testing sites in areas off the Preserve Property in order to evaluate groundwater in nearby neighborhoods? Will there be sedimentation testing and fish tissue testing in the secondary streams of the Oyster River? Will there be monitoring on the delta area of the Oyster River as it feeds the water adjacent to the town beaches? What are the test range parameters for each herbicide, fungicide, nematicide, and pesticide that will be used? What will be considered an acceptable amount of these chemicals in the groundwater, sediment, and fish tissues? Will there be a third party monitoring company chosen by the Town of Old Saybrook to review the groundwater testing results?

We have heard it said that the water company believes there to be enough water present to service the golf course without depriving surrounding homeowners. Under what drought circumstances will there still be enough? One-year drought? Two years? Three years? If drought conditions prevail, what legal recourse will the Town of Old Saybrook have to assure that the golf course must find other sources of water so that homeowners' wells are not depleted? Furthermore, at what point does the lack of availability of groundwater for the remaining forest become a measurable issue? What is the measurement?

If the pesticides and petrochemicals end up in the water supply, what legal recourse do well owners have? How can the situation be remediated?

Wildlife

Has BL Companies submitted a vernal pool map overlaying the proposed golf course? Currently, it is proposed to eliminate some of the less productive vernal pools. The two experts testifying on behalf of the Connecticut Fund for the Environment have implored the commission to save all vernal pools for the benefit of the endangered amphibians and turtles. Is the commission ready to make a decision to allow the golf course, which will disrupt the existing habitat and lead to further declines in these endangered species?

The BL Companies engaged an avian expert who found 54 bird species during a one-week window in June. An amateur birder over a 10 year period identified 137 species in the northern most section of the Preserve, some of which were endangered, threatened, and species of special concern. Which study will the commission use as a basis for decision-making?

The BL companies hired a botanist who found no endangered species of plant life. Yet, in an earlier report the State of Connecticut did find endangered plant wildlife. Which report will the commission use as a basis for decision-making?

Where will the mammals identified in the BL Companies study now live?

Community

What do they plan to charge for a golf club membership? How does the fee compare to other golf courses in this area?

What is the fire management plan? We have heard of a single fireman as a first responder, but what is the complete fire emergency response plan?

Is the town ready to devote a full time zoning enforcement agent to the Preserve development? A project of this size will require a full-time officer to monitor the integrity of the construction roads, sedimentation fencing, etc

What is the number of children of household being used in the plans? Is it .4 children per household or .7? Our school board uses .7. If the developer is using .4, why? And have they gotten agreement to this number from the school board?

The recent tax study submitted by the Connecticut Fund for the Environment uses much more realistic assumptions than those used by BL Companies. How will the Town of Old Saybrook make up the projected net tax deficit that has been projected? Have the town consultants fully reviewed and satisfied the future bridge issues raised by Mr. Peace? Is the town ready to subsidize this project?

Will the developers use local contractors for the construction and site work? If not, why not?

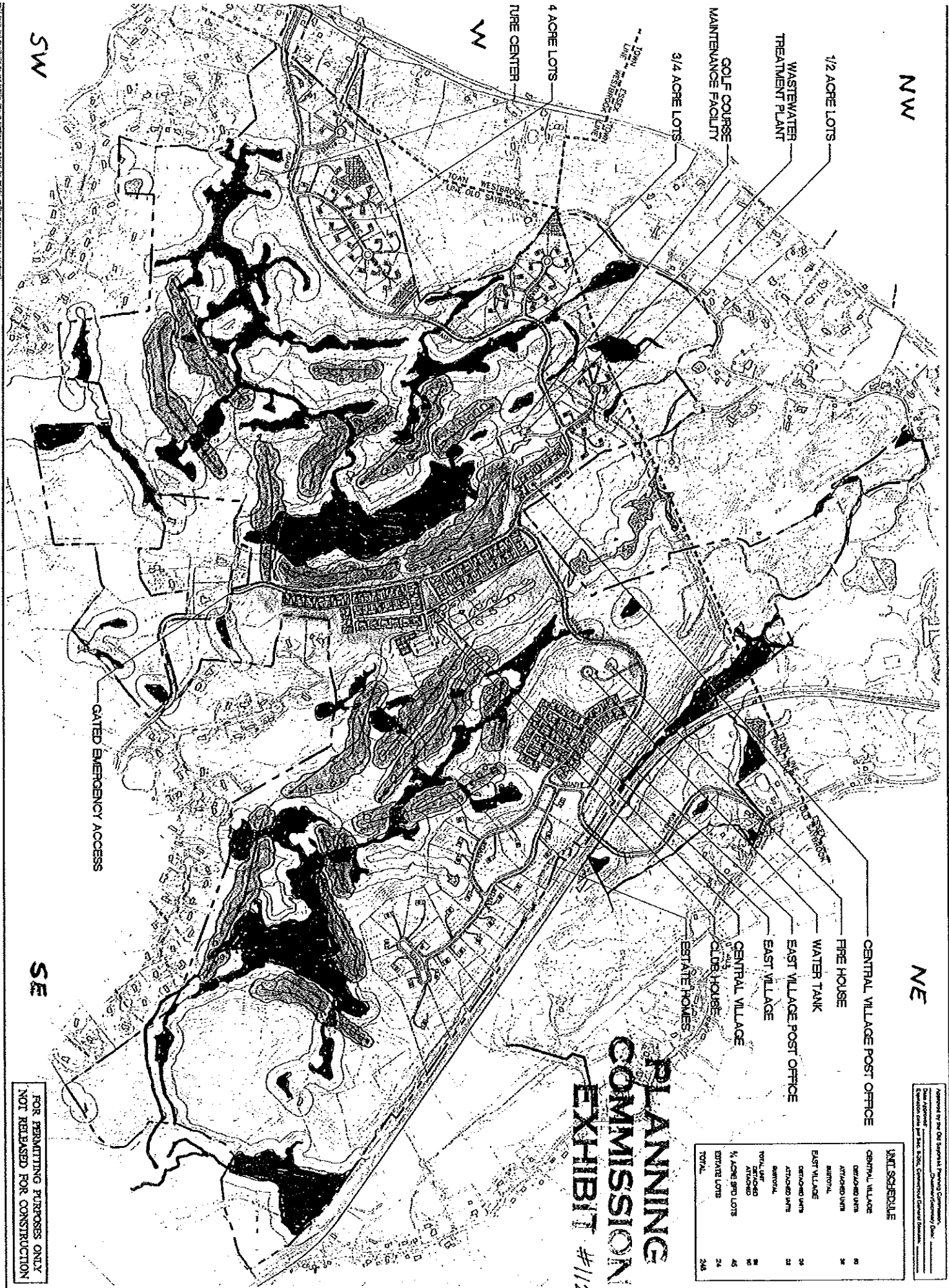
Traffic and Road Access

How many truckload deliveries of sod will be made? What will the truck route be? According to the prior development plan, all construction traffic would be banned from local residential roads. What about this plan? Will this still apply to Bokum and Ingham Hill Rd.? If so will Route 9 from Hartford to route 153 to Westbrook be the main route and how much if any from I-95 to route 153?

We understand that you estimate an average of 10 trips of construction traffic per day. That seems like a gross underestimate. Are you averaging that over a period of ten years? If so, how would those trips take

place over time? For example, 50 trips a day for a month straight would be 1550 trips or 18,600 trips in the first year of development. During a period of slowdown in construction traffic in the last years of development, would the estimated 36,500 trips over a ten year plan was achieved? What exactly do you project the construction traffic count to be in the first years of the development?

If one assumes that an average household makes 8-10 trips per day for the 248 homes, we can expect to add 1,984 additional trips to our already overcrowded road system. This does not include the additional traffic for the golf club and convenience store. The Bokum road proposed access is not safe today, and will only become worse if access is permitted there. In the most recent Internal Memorandum from the Town Planner to the Planning Commission it is recommended that full access from The Preserve to Ingham Hill be accomplished. Although I understand the logic, in practicality, this recommendation cannot be implemented. Ingham Hill road is overburdened now, and is a very tight narrow road. It would need to be improved and widened to support the projected additional traffic. Is the Town of Old Saybrook prepared to invest in upgrading Ingham Hill?



PLANNING COMMISSION EXHIBIT #112

UNIT SCHEDULE	
CENTRAL VILLAGE	50
ATTACHED UNITS	20
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EAST VILLAGE	20
ATTACHED UNITS	20
ATTACHED UNITS	20
TOTAL UNITS	150
% ACRE 3/4 LOTS	45
ESTIANE LOTS	24
TOTAL	246

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

Approved by the Old Saybrook Planning Commission, dated 11/12/12.
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