



TOWN OF OLD SAYBROOK
Planning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741
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SITE WALK

Saturday, December 11, 2004 at 1:30 p.m.
Property of River Sound Development LLC
North end of Ingham Hill Road

I. CALL TO ORDER

II. ROLL CALL

Attending Members

R. Tietjen, Regular Member
Janis Esty, Alternate Member
Sal Aresco, Alternate Member

Absent Members

B. McIntyre, Chairman
K. Smith, Vice Chairman
H. Stuart Hanes, Secretary
J. Gallicchio, Regular Member
J. Conroy, Alternate Member

Staff

Eric Knapp (Branse & Willis, LLP), attorney

Also in Attendance

Representing the Applicant:

David Royston, Dzialo, Pickett & Allen
Dennis Goderre, BL Companies

III. SITE WALK

A. “The Preserve” Special Exception for Open Space Subdivision (934 ac. total) & Open Space (542.2 ac.)

Ingham Hill and Bokum Roads (Map 55, 56 & 61 / Lots 6, 3, 15, 17, 18)

Residence Conservation C District, Aquifer Protection Area

Applicant: River Sound Development LLC Agent: Robert A. Landino, P.E.

R. Tietjen called the meeting to order slightly past 1:30, announcing that the purpose of the meeting is to conduct a site walk on the Preserve property. Before commencing, R. Tietjen stressed that the questions will be limited to location and direction, with other questions reserved until the hearing.

D. Royston identifies that the first portion of the walk, across the grass, is on property of Peckham, who has given permission for this walk to cross the property.

D. Goderre stops the group at Orange Trail Flag 1, just to orient the group on the map.

The walk continues until Orange Trail Flag 7. D. Goderre points out the flag and 'pole 11'. After a question from the crowd, he orients the maps to point in the direction we are all standing. He notes that we have (temporarily) left Old Ingham Hill Road for purposes of this orientation.

The walk continues until Orange Trail Flag 19. D. Goderre notes the "playover" for Hole 13 of the golf course. The fairway would be to the left.

The walk continues until Orange Trail Flag 23. D. Goderre states that this is the location of the old Ingham homestead. He points out the specific location of the old house, where the open space will be and the public access easement. A brook/stream is present and D. Goderre locates it on the map. A question is raised regarding where the brook starts from and to where it goes. It is agreed that this will be handled during the public hearing and the secretary notes the question accordingly.

We stop at the intersection of the Orange Trail and the Green Trail. This is Flag 30 on the Orange and Flag 1 on the Green. D. Goderre notes that we are on Old Ingham Hill Road, and have been for most of the way since our short detour off the road at Flag 7.

We stop at Orange Trail Flag 45. D. Goderre states that this is where the "spine road" will cross. A question is raised about a trench that the group walked past. D. Goderre says he will need to go back and look on the return leg.

We stop at the end of this leg of the walk, at Orange Trail Flag 48. It is noted that the ¾-acre lots will be to the left. The group is standing on what will be open space. The group turns around and heads back up the trail. A question is asked regarding whether the topography of the ¾-acre lots will be the hills we see now or whether the land will be graded more levelly. It is agreed that this will wait until the commission meeting and the secretary notes the minutes accordingly.

Again, we stop at the intersection of the Orange and Green Trails. This time, we take the right turn down the Green Trail towards the proposed location of the nature center.

At Green Trail Flag 7, the group stops. D. Goderre notes the following: We are in the open space. The spine road is approximately 600' to the right. The wetlands on the map are pointed out.

The walk continues until Green Trail Flag 19. There are PVC pipes sticking out of the ground. It is noted by D. Goderre that these were the tests pits dug by the prior applicant, and some are also related to the water diversion permit. They are not permanent features.

The walk continues until Green Trail Flag 24. At this point, the group leaves the trail and heads into undifferentiated woods to reach the nature center location.

At Green Trail Flag 30, the group stops to review the location of the proposed nature center. D. Goderre points out where the Green Trail is from there. The group stands nearly directly between two large boulders, and this is where the center would be. D. Goderre points in the direction of Westbrook, Essex and the Long Island Sound. D.

Goderre notes that the stone wall that we are seeing in front of us and to our left is the dotted line on the western edge of the map, roughly below and to the left of the dot labeled “30” on the Green Trail.

At this point, the group returns the way it came, stopping again at the intersection of the Green and Orange Trails for orientation purposes.

The group stops at the same stream it stopped at on the way in (with the question about where it goes and where it comes from), which D. Goderre calls “Trout Brook”. A question is raised about the location of the Pequot Swamp and the dam at its edge. The dam is not labeled on the map we have, but D. Goderre states that it is specifically labeled on maps the town has in the record. After some discussion, the commission agrees to deviate from the planned route to visit the dam, with the deviation shown on the map held by D. Goderre to be submitted to the town.

At Flag #13 on the Orange Trail, the group walks off the trail. There is a great deal of discussion as everyone reviews his own map where we are leaving the trail. Eventually, everyone is oriented and the “official” map properly amended in blue ink. The group walks down to golf hole #11 and we walk down the center of the fairway.

The walk continues until location 5418 on the map. D. Goderre shows where this is on the map, in the center of the fairway. He notes flags 5421, behind us, 5416 ahead of us, and the flag for 5418.

The walk continues until a bluff above a stream. The dam is below. Goderre locates where holes 15 and 16 will be from this location. D. Goderre shows the swamp, down and to the right. There is a question about an observation platform, which D. Goderre agrees to draw in on the map, and shows people where it from where we are standing.

R. Tietjen asks about the age of the dam. It is agreed that this question will wait until the commission meeting.

The commission proceeds back to the entrance, where at approximately 3:25 PM, the meeting is adjourned on a motion of Tietjen and Esty.

VIII. ADJOURNMENT

MOTION to adjourn the meeting at approximately 3:25 p.m. until the Regular Meeting of December 15, 2004, at Pasbeshauke Pavilion, 155 College Street Extension; **MOVED** by R. Tietjen; **SECONDED** by J. Esty; **APPROVED** by R. Tietjen, J. Esty, S. Aresco; **ABSTAINED** by none; **OPPOSED** by none.

Respectfully submitted,

Eric Knapp, Acting Recorder