

**PLANNING
COMMISSION
EXHIBIT #59**

December 29th, 2004

Statement of Essex Selectman Vincent A. Pacileo, III

I have spent a considerable amount of time discussing The Preserve development with individuals and groups of individuals from Essex. I want to thank all of these people for their sincere concern and willingness to share their thoughts on this issue. It was obvious to me that every one of them feel passionately about this subject.

On December 1st, I reluctantly supported a resolution that was presented to me that evening regarding The Preserve. During the discussion, I articulated my intent to apply this resolution only to the Essex portion of this development. Additionally, I expressed my concern for infringing on both legitimate private property rights and the New England based tradition of local land use boards determining the development of property within their borders.

Subsequent to December 1st meeting, a Notice of Intervention was signed, but not yet executed and has likely been the subject of this December 29th special meeting. I am very much in favor of the Town of Essex being kept informed on a "real time" basis regarding The Preserve development. However, this Notice is an unacceptable expansion of my articulated intent of the original resolution and will not receive my support.

It is always a good practice to discuss alternatives and the present path recommended by the First Selectman has not yet provided a complete discourse on this subject. Based on my limited, expressed intent in support of the December 1st resolution, I would recommend the following actions be undertaken:

- Initiate negotiations with The Preserve developer and owner on the following. To:
 - acquire the 70 acres lying in Essex for a per acre price consistent with past acquisitions (the latest example being Viney Brook). This acquisition of potential residential property would represent the first act of a revived commitment to acquiring open space not presently zoned commercially (I anxiously await the results of the Economic Development Commission study to address improving our commercial tax base)
 - specifically address and resolve the water quality concerns of the those Essex residents on Ingam Hill Road and Bokum Road
 - move the planned development of home sites away from the border with Essex sufficient to create an additional "conservation like" buffer of open space that would abut our border
 - relocate the waste treatment facility further from the Essex border
 - prohibit all construction traffic from Bokum Road

This is not intended as an all inclusive list, but it is intended to initiate action.

I recognize that the Town of Old Saybrook land use boards have yet to determine what, if any, development might take place. Also, there still may be an agreement reached to purchase the property, but that particular prospect appears distant. The need to articulate a strategy beyond the present course is critical.

Pursuit of this alternative requires a financial investment to be made and may require us to take a step back from future plans involving the town hall, elementary school and public works.

Essex has the unfortunate geography of being located between two major highways, Interstate 95 and Route 9; though our rolling hills and river front terrain remain the envy of other towns. Development, both residential and commercial is occurring all around us. The steps I have outlined above, would act as a first step in conserving and safeguarding the quality of life and character of our town.