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**PLANNING  
COMMISSION  
EXHIBIT # 16A**

January 12, 2005

Mr. Robert J. McIntyre, Chair,  
and Commission Members  
Planning Commission  
Town of Old Saybrook  
302 Main Street  
Old Saybrook, CT 06475

Re: The "Preserve"; File No. 3029/04-207

Dear Chairman McIntyre and Commission Members:

I am writing on behalf of the Town of Essex in response to the materials dated January 6, 2005 submitted by River Sound Development, LLC ("River Sound"). River Sound has failed to provide the Commission with information the Commission requested at the past two public hearings showing how the proposed golf course would overlay the applicant's conceptual standard plan. The Town of Essex has previously noted that such information should have been included in the original application. Further § 56.4 of the Open Space Subdivision regulation requires the applicant to provide "additional information necessary that the Commission deems necessary to make a reasonable decision on Application." River Sound's repeated failure to provide the requested information deprives this Commission of information that is reasonably necessary to compare the conceptual standard plan with the open space plan.

Instead of providing the information requested by the Commission, River Sound has provided a plan sheet showing how a different and clearly unworkable golf course would "fit" within a different conventional subdivision. (See "Conventional Subdivision – w/ Golf Course" sheet; photo-reduced copy enclosed). River Sound's unwillingness to provide the requested information frustrates the purpose of the Open Space Subdivision regulation – to allow the Commission to make an "apples-to-apples" comparison of the conventional and open space plans.

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River Sound's attempt to substitute in a new conceptual plan also highlights the extent to which an applicant can reverse engineer the conceptual standard plan to suit its needs when it is not constrained by either (1) the requirement that the plan contain a "reasonable subdivision" plan (§ 56.4) or (2) the environmental planning standards endorsed and employed by its own environmental consultant, Dr. Klemens. It is clear that the modified "Conventional Subdivision – w/ Golf Course" plan would not be approved with, among other things, golf course holes 12 and 13 traversing one of the most productive and environmentally sensitive areas of the site- as identified by Dr. Klemens and all of the other environmental consultants that testified. Further, River Sound's attempt to interject a new plan now deprives the public and Commission staff the proper opportunity and information to analyze the revised layout, lots, and golf course for compliance the regulatory standards including road grades and MABL as required in § 56.3.1.

Applying the golf course lot proposed in the River Sound's open space subdivision plan to River Sound's conceptual standard plan reveals a conventional layout plan with a yield that is approximately 100 units less than the 293 units claimed by River Sound and which still contains all of the environmental shortcomings of the proposed golf course. The Town of Essex again respectfully urges the Commission to reject River Sound's poorly conceived plan for the above stated reason as well as the other reasons and inter-municipal impacts previously presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Ranelli', with a stylized flourish at the end.

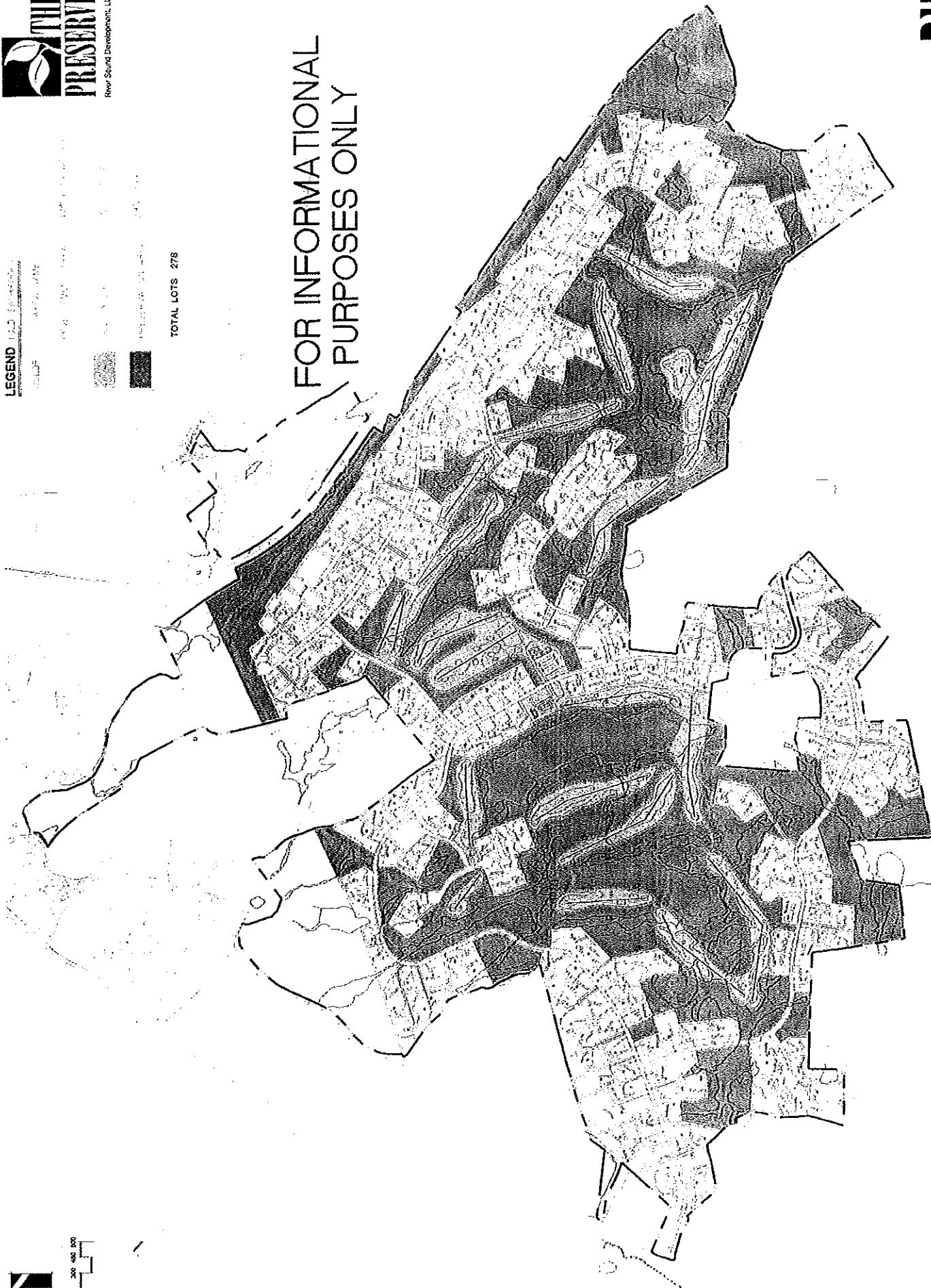
Matthew Ranelli

GMR:ekf  
Enclosure

**LEGEND** 1:10,000 Scale  
 1" = 200'

TOTAL LOTS 278

FOR INFORMATIONAL  
PURPOSES ONLY



CONVENTIONAL SUBDIVISION - W/ GOLF COURSE