



June 2, 2005

Ms. Christine Nelson  
Town Planner, Director of Land Use  
Town of Old Saybrook  
302 Main Street  
Old Saybrook, CT 06475

*Re: Site Plan Modifications*

Dear Ms. Nelson,

River Sound Development LLC has submitted for the town's review a revised site plan which addresses each condition and modification as outlined in the Planning Commission's March 23, 2005 motion. We are providing you with this supplemental letter explaining how the revised plan addresses the conditions and we request your concurrence that the revisions do in fact meet the commission's intent.

This correspondence attempts to be comprehensive in its overview however, due to the complexities of the project some explanations may not be sufficiently clear to articulate the revision and how it meets the respective condition. To that end feel free to contact me if you or your staff have any questions.

The applicant has revised the Preliminary Open Space Subdivision Master Plan to reflect the approved yield of the Conceptual Standard Subdivision Plan. The revised Preliminary Open Space Plan depicts 221 lots and a product mix of 30 estate lots, 49 one-half acre ("1/2 AC") minimum lots, and 142 village units. The location, layout and design of the project components remain relatively intact in the context of the plan's 'concept'. (Prior to plan revisions the product mix was 24 estate lots, 45 one-half acre ("1/2 AC") minimum lots, and 179 village units.)

The central and east village locations remain as they previously were. Unit count has changed slightly at each location. The layout of the central village has been significantly revised as a result of the conditions. Those conditions which impacted the central village are mainly the 100' undisturbed buffer around Pequot Swamp Pond combined with adherence to the golf course safety corridor as recommended by the Urban Land Institute. The revision



has resulted in what the applicant believes is a village setting that allows for a greater opportunity of green space, sense of community and vehicular circulation.

The ½ AC lots also remain in the same locations. Road J was revised along with a portion of Road A in the vicinity of Road J/Road A intersection. This revision responds to the designation of this portion of Road A as a feeder street per staff comments.

The estate lots are proposed at the same location and generally conform to the layout as the previous plan. Road G was removed and Road D extended into a traditional cul-de-sac design. Home sites were added in the area where the roadway was lengthened.

The following is a point-by-point discussion pertaining to how the applicant has addressed each condition and modification specifically noted in the Commission's motion. The lettering corresponds to those under the motion:

- A. **Access, Ingham Hill Road:** The site plan has been modified to accommodate unrestricted access to Ingham Hill Road by extending the roadway into the central village of the proposed development. A small stretch of existing Ingham Hill Road will be realigned into a tee intersection with the new extension. As proposed in the Preliminary Open Space Subdivision Master Plan alternative full access points are proposed at Bokum Road and at Route 153. Three full access points are proposed.
- B. **Village Layout:** The proposed roadway (Road H) which traverses through the 'central village' is now proposed to be a public road. The bike lane will follow this roadway to and along Ingham Hill Road. The bike lane along Ingham Hill Road is further discussed in item H. *Offsite Improvements*.
- C. **Golf Course Design:** Various revisions have been made to meet the performance standards outlined in the conditions and modifications of the approval. Specifically they include:
  - 1. With one exception, all disturbance of the golf course (and all other site improvements) have been revised to maintain a '100-foot horizontal natural, undisturbed buffer' around Pequot Swamp Pond. The exception to this condition is requested at the south end of Pequot Swamp Pond. A hardship exists as the applicant owns a small portion of land between the Swamp and an adjacent property owner. This small strip of land is fully enveloped by the 100' horizontal buffer and in some cases is already disturbed. Within this location the applicant proposes to construct only a narrow cart path. This cart path is required for safe and efficient circulation from hole 10 green to hole 11 tee. No alternative to this configuration exists. The path can be constructed with minimal clearing (limited to understory vegetation only). Earthwork requirements will be minimal as the topography is relatively flat. The path in this area can be constructed as a gravel path to minimize runoff.

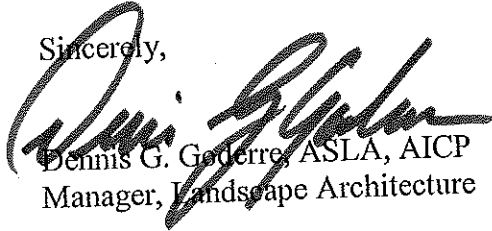
2. Hole 7 has been modified to accommodate a 180' x 400' corridor from vernal pool 18 to wetland 18. The plan has been revised so no disturbance exists within the 100' upland review area between vernal pool 18 and the narrow wetland corridor connected to wetland 18. To accomplish this the tees for hole 7 were shifted to the southwest. The hole is now a par 3.
  3. Signs as requested will be posted and their installation will be noted on all future plans to be submitted to the town.
  4. Golf course routing has been revised so no clearing will occur within 50' of any vernal pool. The applicant has self imposed a more restrictive criteria of no clearing within 100' of vernal pools designated as high priority. Furthermore, holes 11-17 have been substantially redesigned to accommodate a north to south corridor of undisturbed open space of no less than 500' in width. This corridor is intended to allow connectivity between vernal pools 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13 and 24. Connectivity to pools 1 and 2 will be accomplished via migratory amphibian passageways as discussed in the report by Michael W. Klemens, LLC.
  5. All aspects of the golf course routing have taken into consideration the guidelines for golf course design as set forth by the Urban Land Institute. The most significant revision to the plan which was completed to address this condition is along holes 10 and 18 in conjunction with a 100'-0 Pequot Swamp Pond buffers and village plan revisions. No improvements not related to golf are proposed within the suggested golf safety corridor. Roadways, pedestrian paths, and housing lie outside of this corridor.
- D. Clustering Estate Lots:** During detailed design and engineering all estate lots will be designed to accommodate a maximum of one-acre disturbance. All other land within each lot will have a conservation easement restricting development or disturbance other than those typical of conservation of land.
- E. Active Recreation:** A minimum of ten acres of active recreation area is shown on the plans. This condition has been met by providing two major recreation opportunities which are open to the public and will be maintained by the Old Saybrook Parks and Recreation. More specifically the plan now shows multi use space in the vicinity of the relocated nature center totaling 1.8 AC. This area also will provide a basketball and play ground area and suitable parking. A second area is proposed in the south central reaches of the site. This location is immediately adjacent to town owned open space and has access from Ingham Hill Road. Two softball fields and two soccer fields are proposed. This area totals 8 AC and is accompanied by basketball and a small designated area for flexible recreation space on the east of Ingham Hill Road. The later location totals 0.6 AC. All locations will provide trail access and information kiosk. The final public access recreation area is depicted at the southeast corner of the property. This area totals .5 acres and is



of reviewing these recommendations and will continue to work with staff to reach a consensus on the extent of the required improvements.

On behalf of River Sound I hope this summary of plan revisions assists you and your staff in the review of the revised Preliminary Open Space Subdivision Plan and reporting to the Commission. If you have any questions please feel free to contact me directly at (203) 427-2547.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dennis G. Goderre', written over the typed name and title.

Dennis G. Goderre, ASLA, AICP  
Manager, Landscape Architecture

c: Mark Branse, Esq.  
David Royston, Esq.  
Sam Stern



envisioned to be only a trailhead location and kiosk. Potential for expansion exists but should be limited to respect the environmental resources nearby.

In addition to the public recreation opportunities private recreation opportunities will be provided. Access to these will be limited to the residence of The Preserve community. Final locations have not been determined however, are envisioned to be open play areas for recreating and may include basketball, picnicking and social spaces.

- F. **Location of Maintenance Facility:** The Applicant has revised the location of uses in the area of the proposed maintenance facility. The location of chemical storage and vehicular maintenance has been relocated to the opposite side of the area previously shown. This new location drains into an internal holding pond and is not immediately up-gradient of vernal pools or wetlands however, all locations on the property eventually drain into a wetland, watercourse or vernal pool. Furthermore, specific engineering criteria will be followed to further protect the resources of the site. Special attention will be made to the grading of the area and specific mechanical and natural treatment of storm water will be developed.
- G. **Preservation of Ingham Homestead:** The revised plan has continued to take into consideration the cultural resources of the former Ingham Homestead. All walls, remaining foundation and vegetation will remain in their current state and will be preserved in perpetuity under the restrictions and covenants of the open space deed.
- H. **Off Site Improvements:** The applicant proposes offsite improvements at specific locations of site access and at the Bokum Road/Route 154 intersection. Improvements at the site access and Bokum Road include increasing the radii of the existing curve. This will provide safer sight lines for traffic entering and exiting the proposed development and for vehicles traveling along Bokum Road. Improvements at the location of the existing Ingham Hill Road and the new site access road extension include increasing the radii of two curves and their respective tangents. This section of Ingham Hill Road will be designed to 'local road' standards, taking into consideration scenic road designation.

Realignment of Bokum Road at its intersection with Route 154 is also proposed. This will entail modifying the Bokum Road approach geometry to a more standard "T" type intersection. This improvement should provide two-lanes; separate left and right turn lanes. Minor widening along Route 154 to provide an adequate left turn bypass width will also be executed.

In addition to the improvements proposed by the applicant a memorandum from staff outlining specific offsite improvements was received. This memorandum included recommendations for improvements similar to those the applicant is proposing. The applicant agrees with these improvements. The memorandum also presents additional offsite improvements, including a bike lane where practical along Ingham Hill Road and minor widening of Ingham Hill Road. The applicant is in the process