



# TOWN OF OLD SAYBROOK

## Land Use Department

# PLANNING COMMISSION

## EXHIBIT #F

302 Main Street • Old Saybrook, Connecticut 06475-1741  
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### INTEROFFICE MEMORANDUM

#### *Via Hand Delivery*

To: Robert J. McIntyre, Chairman, Planning Commission

From: Christine Nelson, AICP, Town Planner *CH*

Date: February 7, 2005

Subject: **“The Preserve” Conceptual Standard Plan**  
 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.

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This memorandum updates a previous review, dated November 3, 2004 (Exhibit #40) of the subject Application, specifically with regard for the total lots that constitute a reasonable subdivision of the land as yielded by the proposed Conceptual Standard Plan, revised to December 23, 2004. An updated review of the Preliminary Open Space Plan will follow in a separate report.

### ADMINISTRATIVE & DESIGN REPORT

#### Conceptual Standard Plan\*

**Q 1. Is the site more conducive to an Open Space Subdivision in general conformance with the plan proposed by the applicant, or is it more conducive to development as a conventional subdivision?**

- Due to the topography and natural resources of the site, it is my opinion that the site is more conducive to development as an Open Space Subdivision than as a conventional subdivision. Conservation should drive the design of any development in this part of the town.

**Q 2. If the site is more conducive to an open space subdivision, what is the proper number of lots to be derived from the yield plan?**

- In the revised Conceptual Standard Plan, the Applicant provides a twenty-five foot (25') wide right-of-way, which is almost entirely in fee except for an access easement over Lot #26, without any additional conservation easements on adjacent lots to provide visual buffering from residential improvements. The Applicant addressed my recommendations to modify or eliminate the lots

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\* Bold type identifies lots to be eliminated in previous portions of this or other reports.

## Report on Administration and Design

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adjacent to or interrupting the historical travel way for Old Ingham Hill Road, however this “trail” over all others would most likely receive more buffering than that offered were this an actual application for subdivision improvements. Eliminate Lot 26.

- The Revised Conceptual Plan accommodates some of the more prevalent trails that exist on the property or reasonable connections to them, but the Commission should decide which trails would most reasonably be preserved as a part of a conventional subdivision plan. Eliminate Lots 96, 101, 106, 126, 142, 153, 161, 162, and 287.
- The Revised Conceptual Plan does away with or fails to protect several stonewalls that should be preserved. Eliminate Lots 101, 106, 126, 132, 133.
- The Revised Conceptual Plan now acknowledges the need to set aside open space land for the foundation of the Old Ingham Homestead by eliminating or moving lots, but should be expanded to buffer the stone fence for the adjacent garden or animal pen. Eliminate Lot 132.
- In determining the need for reservation of open space for active recreation, there appears to be a couple groupings of lots recommended for eliminated for various reasons that might otherwise be suitable for ball fields or other improvements. Consider Lots 100–116 or Lots 81–94 for active recreation.
- The Revised Conceptual Plan should provide access to Bokum Road as does the Open Space Plan. Eliminate Lot 192.

**END OF MEMORANDUM**