



TOWN OF OLD SAYBROOK
Planning Commission

Executive Board
Robert J. McIntyre, Chairman
Judith S. Gallicchio, Vice Chairman
H. Stuart Hanes, Secretary

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Members
Richard R. Tietjen
Salvatore V. Aresco

Alternate Members
Janis L. Esty
James S. Conroy
Vacant

MINUTES
Wednesday, July 20, 2005 at 7:30 p.m.
Pasbeshauke Pavilion at Saybrook Point Park
155 College Street Extension

I. CALL TO ORDER

Chairmen Robert McIntyre called the regular meeting to order at 7:33 p.m.

II. ROLL CALL

Present

Robert McIntyre, Chairman
Judith Gallicchio, Vice Chairman
H. Stuart Hanes, Secretary
Salvatore Aresco, Member

Absent

Richard Tietjen, Member
Janis Esty, Alternate Member
James Conroy, Alternate Member

Also Present

Geoff Jacobson, Consulting Civil Engineer
Bruce Hillson, Consulting Traffic Engineer
Bob Fish
Kim McKeown, Recording Clerk

III. REGULAR BUSINESS

A. Minutes

Amendments to minutes of June 15, 2005:

Change all motions throughout to reflect the following vote:

APPROVED by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, S. Aresco;
OPPOSED by none; **ABSTAINED** by none; 5-0-0.

MOTION to approve the meeting minutes of June 15, 2005 as amended; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, S. Aresco; **OPPOSED** by none; **ABSTAINED** by none; 4-0-0.

B. Correspondence

- Memo from Mark Branse, Branse & Willis, LLC
- Memo from Bruce Hillson, Traffic Engineering Solutions, P.C.
- Memo from Geoffrey Jacobson, Nathan L. Jacobson & Associates, Inc.

- Letter from David Royston, Dzialo, Pickett & Allen, P.C.
- Letter to the Board of Selectmen from James Keaney re: Bayside Road Ending
- CCAPA Newsletter
- CCM Bulletin
- Minutes from various Town committees
- Bill from Branse & Willis, LLC

MOTION to pay Branse & Willis for legal services rendered May 1, 2005 through June 28, 2005, statement number 9512, in the amount of \$1160.00; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, S. Aresco; **OPPOSED** by none; **ABSTAINED** by none; 4-0-0.

- Bill from Branse & Willis, LLC

MOTION to pay Branse & Willis for legal services rendered on May 16, 2005, statement number 9183, in the amount of \$29.00; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, S. Aresco; **OPPOSED** by none; **ABSTAINED** by none; 4-0-0.

- Bill from Damon Hearne, Map Maker

MOTION to pay Damon Hearne for invoice number 1003 dated 7/20/05 for map making services in the amount of \$75.00; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, S. Aresco; **OPPOSED** by none; **ABSTAINED** by none; 4-0-0.

C. Committee, Representative & Staff Report

The Sidewalk Committee reported that they met with the map maker. The Committee plans to make a presentation to the Planning Commission in September.

IV. PUBLIC HEARINGS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. “The Preserve” Preliminary Review of Subdivision Improvements (542.2 ac.)**
Ingham Hill and Bokum Roads (Maps 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.

David Royston, Esq., representing the applicant discussed the Planning Commission’s previous approval and recommendations of the “The Preserve” preliminary application. Attorney Royston explained that the applicant had meet with Commission consultants in order to address and meet the Commission’s recommendations. Attorney Royston also submitted a letter to the Planning Commission requesting a joint site visit of Ingham Hill Road and Bokum Road.

Dennis Goderre, P.E., representing the applicant, reviewed the amended plans of “The Preserve”, point by point with the Planning Commission’s former recommendations. Mr. Goderre’s presentation included the following: 221 unit count; 612 acres preserved through open space and conservation easements; full access from Ingham Hill Road, Bokum Road and Route 153; 100 ft buffer around Pequot Swamp Pond; vernal pool 18 has a 200 ft connection to the wetland areas; signage will be posted regarding no clearing or access of wetlands and vernal pools; golf course safety; clustered estate lots; 12 acres of active recreation including a nature center, parks, greens and 4 athletic fields; trail head parking areas; bike path ways; storm water management around the maintenance facility; preservation of Ingham Homestead; and traffic flow improvements.

Geoff Jacobson, consulting civil engineer to the Planning Commission, stated that the applicant had been working diligently with staff and consultants to make improvements to the proposed subdivision.

Bruce Hillson, consulting traffic engineer to the Planning Commission, supported Mr. Jacobson’s statement. According to Mr. Hillson, there are two items to be addressed: alternate road standards and permission from the DEP and the Town of Westbrook for access to the site from Bokum Road and Route 153.

The Planning Commission discussed and commented on the following: clarification on Bruce Hillson’s June & July memos; explanation from Geoff Jacobson on the term headwall; improvements to Ingham Hill Road; parking and access to recreation areas; clarification of the 100 ft buffer around all vernal pools; the cart path around Pequot Swamp; the number of village units compared to ½ acre lots compared to estate lots; the increase in contiguous open space; public access to all roads; timeline for approvals regarding access from Bokum Road and Route 153; the responsibility of the Town regarding the golf course, along with golf course certification and safety; storm water management of the maintenance facility and fire house; as well as the roundabout and traffic flow.

VII. WORKSHOP

VIII. ADJOURNMENT

MOTION to adjourn the meeting at 8:55 p.m. until the next regular meeting, scheduled for August 3, 2005 at 7:30 p.m. at Pasbeshauke Pavilion at Saybrook Point Park located at 155 College Street Extension; **MOVED** by S. Aresco; **SECONDED** by J. Gallicchio; **APPROVED** R. McIntyre, J. Gallicchio, H. S. Hanes, S. Aresco; **OPPOSED** by none; **ABSTAINED** by none; 4-0-0.

Respectfully Submitted,

Kim McKeown, Recording Clerk