



TOWN OF OLD SAYBROOK  
Planning Commission

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216

MINUTES  
SPECIAL MEETING  
Wednesday, February 23, 2005 at 7:30 p.m.  
Town Hall- 1<sup>st</sup> Floor Conference Room  
302 Main Street

I. **CALL TO ORDER** Chairman, Robert McIntyre called the special meeting to order at 7:31p.m.

II. **ROLL CALL**

Attendant Members

Robert McIntyre, Chairman  
H. Stuart Hanes, Secretary  
Judith Gallicchio, Regular Member  
Richard Tietjen, Regular Member  
Janis Esty, Alternate Member

Absent Members

Kathleen Smith, Vice Chairman  
Salvatore Aresco, Alternate Member  
James Conroy, Alternate Member

Attendant Staff

Andrea DeDominicis, Recording Clerk  
Geoffrey Jacobson, Civil Engineer  
Richard Snarski, Soil Scientist  
Wendy Goodfriend, Natural Resource Specialist

III. **OLD BUSINESS**

A. **“The Preserve” Special Exception for Open Space Subdivision (934 ac. total) & Open Space (542.2 ac.)**

Ingham Hill and Bokum Roads (Map55, 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.

**ACTION:** *Deliberate and Act by 3/16/05 regular meeting (NLT 3/17/05).*

Attorney Mark Branse started the meeting off by asking each Commission member if they could vote fairly, without being biased, despite news coverage and other public relations. Each member stated he/she has not heard or learned anything outside of the public Hearing that would influence his/her decision on the pending application.

The purpose of this special meeting was to try and reach general consensus on select issues. The Commission lowered the total number of housing units in this subdivision to 221. The plans show three types of dwelling units, small house units, multi family cluster units, and mini estates which will sit on approximately 4 acres each. Judith Gallicchio feels the mini estate homes on 4 acres will not be appropriate for a Residence Conservation C District because the huge private acreage of these homes would not comply with the contiguous open space plan.

The Commission also discussed the golf course area in the subdivision.

Members have mixed feelings about the benefits of the golf course. Stuart Hanes feels 1/2" holes need to be relocated since they are placed too close to wetland areas and vernal pools. Judy Gallicchio felt the golf maintenance house was placed too close to the wetlands, the maintenance house will be used to store oil, pesticides and other substances that could seep into the wetland areas.

The five Board members present reached consensus about Road A being changed as a through road. Road A would be designated as a public road and the Commission would like a bike path on one side.

Road G poses a problem as a cul-de-sac because of its tight turning radius. Jeff Jacobson, consulting engineer, says Road G is not functional as a cul-de-sac. Fire apparatus, school buses, and emergency vehicles, will not be able to turn around easily. The members agreed the cul-de-sac design may have to be changed.

Board members agreed that Road H should be a full access public road which would improve access for residents and serve as an egress in an emergency.

Wendy Goodfriend brought up the issue about actively breeding vernal pools. She suggested a buffer to establish and protect proper breeding would be to have a 75' buffer around these pools. If less buffer area is designated to these pools, then there is no guarantee the species would be able to survive.

Bob McIntyre asked Rich Snarski, Wendy Goodfriend, and Geoff Jacobson to attend the next meeting that the Commission will be deliberating on this application.

**MOTION** to continue deliberations on the "Preserve" at the next scheduled meeting on March 9, 2005, 7:30 p.m., Town Hall Conference Room – 1<sup>st</sup> floor.  
**MOVED** by Hanes. **SECONDED** by Gallicchio. **IN FAVOR**: McIntyre, Hanes, Gallicchio, Tietjen, Esty. **OPPOSED**: none. **ABSTAINING**: none.  
**APPROVED**: 5-0-0.

## IV. ADJOURNMENT

**MOTION** to adjourn the meeting at 10:42 p.m. until the next special scheduled meeting on March 9, 2005, 7:30 p.m., Town Hall Conference Room – 1<sup>st</sup> floor.  
**MOVED** by Hanes. **SECONDED** by Gallicchio. **IN FAVOR**: McIntyre, Hanes, Gallicchio, Tietjen, Esty. **OPPOSED**: none. **ABSTAINING**: none.  
**APPROVED**: 5-0-0.

Respectfully Submitted,  
*Andrea DeDominicis*  
Andrea DeDominicis, Recording Clerk

Next Regular Meeting  
Wednesday, March 16, 2005 at 7:30 p.m.  
Old Saybrook Town Hall  
302 Main Street