



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
Kathleen R. Smith
Richard R. Tietjen

Alternate Members
Salvatore V. Aresco
Janis L. Esty
James S. Conroy

MINUTES
Wednesday, March 9, 2005 at 7:30 p.m.
Town Hall

I. CALL TO ORDER

Chairman McIntyre called the special meeting to order at 7:35 p.m.

II. ROLL CALL

Present

Robert McIntyre, Chairman
Judith Gallicchio, Regular Member
H. Stuart Hanes, Secretary
Richard Tietjen, Member
Janis Esty, seated for Kathleen Smith

Absent

Kathleen Smith, Vice Chairman
James Conroy, Alternate Member
Sal Aresca, Alternate Member

Also Present

Christine Nelson, Old Saybrook Town Planner
Jeff Jacobson, Town Engineer
Wendy Goodfriend, PhD
Rich Snarski
Kate Frank-Hoey, Recording Clerk

Jeff Jacobson arrived at 8:25 pm

III. OLD BUSINESS

- A. “The Preserve” Special Exception for Open Space Subdivision (943 acres total) and Open Space** Ingham Hill and Bokum Roads (Map 55, 56 & 61/Lots 6, 3, 15, 17 and 18)
Residence Conservation C District, Aquifer Protection Area
Applicant: River Sound Development, LLC Agent: Robert Landino, P.E.

Chairman McIntyre began by reading the motion on the application of ”River Sound, LLC The Preserve Application for Special Exception.” He then asked commission members to go through the motion, item by item, picking out anything that they didn’t agree to or things that weren’t clear for the purpose of completeness.

The commission decided there was no need for sidewalks throughout, just in the two village areas. There should be low lighting for street lights in the village and at

intersections. Judy Gallicchio had concerns that the alternate design standards section was not clear (this may have been misworded in the letter). Chairman McIntyre felt this was an issue that could be clarified at a later time in the process due to time constraints. The commission recommended that all roads be public roads with grades of less than 6%, and that the fire chief would have final say in where the auxiliary fire house would be located. It was agreed that the application was complete with regard to alternate road standards and the applicant's explanation was accepted.

There are three access points: Bokum Road, Ingham Hill and Route 153. If any of the three were not approved by their respective town commissions (Essex and Westbrook are involved) that would be grounds for denial of the application. Christine warned the commission that the OSPC would have no control over the time factor with Westbrook and Essex. She also stated that approval could not be made contingent on another agency's approval but went on to say that if the applicant was denied, the project could not proceed in the form that was applied for. It could be worded that the application is "approved as shown" and if there are modifications, they must come back before the commission with a new application. Because of the number of houses to be built, this project requires a permit from the State Traffic Commission.

Section 56.2.1 : Commission members would like to clarify that the Ingham Homestead needs to be preserved as well as the adjacent field with 100 feet on either side. This might interfere with Fairway 14. The plan does not show this as being preserved and the modification needs to be made "preserved to the extent practicable."

For Sections 56.2.2, 56.2.3, 56.2.4, and Section 56.2.6, the commission felt the application was complete. The only question arose around Section 56.2.5 where the commission had a question about a roadway which Chairman McIntyre elected to go back to at a later time.

For Sections 56.6.1, 56.6.2, 56.6.3, 56.6.7, 56.6.8 and Section 56.6.9, the commission felt that the application was complete. The only note made was on Section 56.6.4, the bike trail should be continued down Road H. For the Yield Plan and Total Lots Section, the commission agreed in the reduction of lots from 293 down to 221.

Preliminary Open Space; Compliance with Standards : The commission was comfortable with this section but wanted to make sure the golf course is as safe as possible. Would like to prevent to the extent possible drivers from being hit by flying golf balls. Golf carts should not be crossing feeder roads. The commission felt they wanted to add a paragraph to this section beginning "There should be full access recommended by the Town Planner and the Town Engineer" and the last paragraph should begin "The commission is not prepared to approve the two bridge spans," entirely because it was determined that the bridge spans cause less disturbance than the box culverts. Judy originally authored this section based on the belief that the lot sizes were +/- 4 acres. The actual size is +/- 2 acres. Lots 56, 61 and 67 have no conservation easements as proposed but look like they could have these easements. It was suggested that residents could use one acre for housing and yards and one acre for the conservation easement, which would add to the contiguous open space. The consensus was there needed to be more conservation easements throughout the estate lots. Some of the proposal is not consistent with a

Conservation C District. One member suggested actually reducing the size of the lots so that they could be more clustered together. The advantage to the easement idea is that the density for the area remains the same but affords more privacy for the residents. It was clarified that a conservation easement is undisturbed land that may be used for passive recreation but cannot be built upon. Christine will work on language to convey the building envelope will be no greater than one acre with the remainder being under conservation easement. One member stated he was uncomfortable with the 500 foot driveways.

The commission would like to see ten additional acres be set aside for active recreation (other than golf). Park and Rec can decide exactly what the active recreation should be. The ten acres would not necessarily need to be developed immediately, just set aside for that purpose.

Preliminary Open Space Plan : Modifications and Conditions. The suggestion was made that Ingham Hill Road be straightened out to some degree for safety just before Road H meets Ingham Hill and the general consensus was that the bike path should be eliminated on Ingham Hill Road because that area is too unsafe to bike on. It was discussed roads in the village should all be public so that the town retains control over school bussing and fire equipment. Christine will clarify this with the selectman. There should be no real parking on the streets except for visitors. Members were concerned that the layout was too tight and that there was not enough parking (it was established between the two car garage and the area of the driveway, each house could park 4 cars on their own lots).

Golf Course Design : The consultants felt it was extremely important to preserve vernal pool #18 with the appropriate buffer, which should be stated now so the applicant doesn't reconfigure the course without knowing what an important natural resource that is. Rich Snarski felt there should not be a fairway between the red maple swamp and the vernal pool because certain amphibian species would have a great deal of trouble crossing a fairway type surface. Another concern was preserving more area on the west side of the swamp (referred to as the corridor of vernal pools) with at least a 100 foot buffer around the swamp with the recommendation that the holes be moved as far west as possible from the swamp. It was stated that the ideal buffer from a wildlife aspect beyond 100 feet is impossible to quantitate. Christine was concerned that by getting this specific, the commission would really be telling the applicant to come back with a completely different plan as opposed to making modifications. It was suggested that Bob McIntyre take the three big modifications to Mark and see how viable they are. If they can't comply with the modifications as written, they'd need to re-apply. Dick is concerned that the reconfiguration would result in a golf course that was sub par and moving the hole further west might reduce the safety from flying balls nearer to the houses.

A plan was set up for the next special meeting that the commission would finish going through the motion and make their decision.

The motion to adjourn was made at midnight.

MOTION to adjourn until the next meeting scheduled for Wednesday, March 16th, 2005 at Pasbeshauke Pavilion, Saybrook Point Park, 155 College Street Extension; MOVED by Judith Gallicchio; SECONDED by Stuart Hanes; APPROVED by Bob McIntyre, Janis Esty, Judith Gallicchio, Stuart Hanes and Dick Tietjen; ABSTAINED by none; OPPOSED by none.

Respectfully Submitted,

Kate Frank-Hoey, Recording Clerk