



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*

**MINUTES**  
**Wednesday, March 23, 2005 at 7:30 p.m.**  
Town Hall, First Floor Conference Room  
302 Main Street

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

**I. CALL TO ORDER**

Chairman McIntyre called the special meeting to order at 7:30 p.m.

**II. ROLL CALL**

**Present**

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

**Absent**

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

**Also Present**

Eric Knapp, Attorney, Branse & Willis, LLC  
Geoffrey Jacobson, Town Engineer  
Deborah Veroni, Transcriber  
Kim McKeown, Recording Clerk

**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 (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.

Robert McIntyre, Chairman of the Planning Commission, introduced the revised draft motion for the Commission members to discuss. The Commission reviewed the draft motion page by page discussing wording options to clearly state the opinions of the Commission in the final motion.

In Section I.A.2. Standing to Apply, Access to Bokum Road Over the State Valley Railroad Corridor, the Commission agreed to the language which states that the Applicant is not required to have State permits during this preliminary stage of review.

In Section I.A.3. Access to Route 153, Westbrook, the Commission agreed to the language which states that the Applicant is not required to have Town permits during this preliminary stage of the review.

Under Section I.B.56.2.4, Geoffrey Jacobson, Town Engineer, suggested to the Commission that the alternative language be included regarding storm water management. The Planning Commission agreed with Mr. Jacobson's recommendation.

In Section III.B. The Golf Course Design Considered in Light of the Goals of an Open Space Subdivision, the Planning Commission agreed to eliminate and add clarifying language as recommended by Attorney Eric Knapp, Branse and Willis, and Dr. Wendy Goodfriend, Conservation Specialist.

Under Section III.C. Road Pattern; Traffic and Off-Site Improvements, the Commission decided to add language regarding Town road standards and off site improvements.

In Section III.E. Design of the Village, the Commission discussed the Applicant's drawings in Response #2. The Applicant will be required to remove some lots from the subdivision to meet the new yield count. The Commission agreed to leave up to the Applicant, which lots should be eliminated. The Commission also discussed parking on the streets and in the alley ways. The Commission agreed that the parking should not impede traffic flow. The Commission also discussed the green areas in the villages, the closeness of the homes, passive recreation areas, pets, the private association and the clustering of the homes. The Planning Commission stated that it has no major objections to the way the villages are set up, except Richard Tiejten, who stated that the homes within the villages are too close and that the village areas should be opened up with more land per lot.

In Section III.G. Location of the Maintenance Facility, the Commission agreed with the additional language to clarify their position.

Under Section III. D. Clustering of the Estate Lots Area, the Planning Commission reviewed the Applicant's maps and discussed language to clarify the motion regarding those lots that abut proposed public open space and perpetual easements.

Attorney Eric Knapp, Branse & Willis, suggested that the Commission make a finding regarding the outstanding 22A intervention, which questions whether the open space subdivision as proposed by the applicant is reasonable likely to unreasonably impair, pollute, or destroy the public trust in the air, water, other natural resources of the State as compared to the conventional subdivision.

The Planning Commission discussed the intervention and agreed that the open space plan is favorable over the conventional plan. The Commission does not agree with intervention, except for Janis Esty, who does agree with the intervention.

In Section III.H. Preservation of the Ingham Homestead, the Commission agreed that the homestead should be preserved.

Under Section IV. The Preliminary Open Space: Modifications and Conditions, the Planning Commission discussed the following modifications to the application:

- A. Access, Ingham Hill Road – The Planning Commission agreed to the language in the draft motion.
- B. Village Layout – The Planning Commission added language to make Road H a public road and to extend the bike path. Richard Tiejten stated that the modifications should include changes in the layout of the villages to have large lot requirements.
- D. Clustering of Estate Lots – The Planning Commission changed the language in the draft motion to reflect the finding of fact to increase the preserved areas for those lots that abut open space.
- E. Active Recreation – The Planning Commission discussed and changed the language in the draft motion to clarify their position.
- F. Location of the Maintenance Facility – The Planning Commission agreed to with the language presented in the draft motion.
- G. Preservation of Ingham Homestead – The Planning Commission discussed the draft language in the motion and agreed with the language.
- H. Off-Site Improvements – The Planning Commission discussed the language and clarified the language in the draft motion.
- C. Golf Course Design – Geoffrey Jacobson, Town Engineer, recommended to the Commission that they clarify the term “buffer” in the draft motion. The intent of Town’s consultants was to have a natural buffer around the sensitive areas. The Planning Commission discussed the language regarding the intent of a buffer and clarified their position in the motion. The Commission also discussed language to protect and connect red maple swamp and vernal pool 18 with an undisturbed area. The Planning Commission discussed and agreed to include language in the motion regarding a natural buffer between vernal pool 18 and the red maple swamp; signage; vernal pool protection with buffers; a natural buffer around Pequot Swamp; and the use of Urban Land Institute standards on the golf course. Richard Tiejten and Janis Esty disagreed with the other members of the Commission regarding extending the protection of Pequot Swamp on the west side. Mr. Tiejten and Ms. Esty recommended that the golf course holes 11-17 on the proposed map should be removed.

The Planning Commission discussed existing street lights on Ingham Hill Road. The Commission also discussed the size of the buffers surrounding the stone walls on the Old Ingham Hill trail.

In Section IV, Preliminary Open Space: Modifications and Conditions, the Commission discussed the denial or approval of the application. Robert McIntyre, Judith Gallicchio, H. Stuart Hanes and Richard Tiejten approved the application with the noted modifications in the motion. Janis Esty denied the application. Ms. Esty would prefer to see an open space plan with ½ acre lots and no golf course. The Planning Commission approved the wording in the draft motion for the approval of the application.

Under Section V, Decision, the Planning Commission discussed and agreed with the language in the draft motion that granted approval of the application with modifications.

**MOTION** to approve “The Preserve” Special Exception for Open Space Subdivision & Open Space application with modifications listed in the attached motion; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **DISCUSSION** by R. Tietjen, who read a statement regarding the decision to approve the application; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen **ABSTAINED** by none; **OPPOSED** by J. Esty; **VOTE** 4-0-1.

Robert McIntyre, Chairman of the Planning Commission, thanked all the staff, Commission Members, intervenors, and the Applicant for their time and considerations regarding the application.

**IV. ADJOURNMENT**

**MOTION** to adjourn the meeting at 11:30 p.m. until the next regular meeting scheduled for April 6, 2005 at 7:30 p.m. at Pasbeshauke Pavilion at Saybrook Point Park 155 College Street Extension; **MOVED** by H. S. Hanes; **SECONDED** by J. Gallicchio; **APPROVED** by R. McIntyre, J. Gallicchio, H. S. Hanes, R. Tietjen, J. Esty; **ABSTAINED** by none; **OPPOSED** by none; **VOTE** 5-0-0.

Respectfully Submitted,

Kim McKeown, Recording Clerk