



TOWN OF OLD SAYBROOK
Planning Commission

**FILE COPY
PLANNING
COMMISSION
EXHIBIT #U**

302 Main Street • Old Saybrook, Connecticut 06475-1741
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March 30, 2005

FAXED TO: The Hartford Courant -- (860) 241-3866
285 Broad Street
Hartford, CT 06115
Attn: Cassie Little, Classified Legal Department

FROM: **OLD SAYBROOK PLANNING COMMISSION**
ACCOUNT #390043

Please publish the following legal notice in The Hartford Courant on Friday, April 1, 2005 and bill the Old Saybrook Planning Commission, Acct. #390043, accordingly. Please confirm fax.

**NOTICE OF DECISION
OLD SAYBROOK PLANNING COMMISSION**

The following action was taken at the March 23, 2005 Special Meeting of the Old Saybrook Planning Commission:

Application for a Special Exception for an Open Space Subdivision Plan filed by River Sound Development, LLC, for Property located at Assessor's Map 56, Lot 6, Map 55, Lot 3 and Map 61, Lot 15 - 17 - 18, Ingham Hill Road - Bokum Road, Old Saybrook. Preliminary open space subdivision plan within the Residence C, Conservation District. Decision: **APPROVED with conditions and restrictions**, on a vote of 4-1. Modifications included, but were not limited to: (a) making the access from Road H to Ingham Hill Road a full public roadway; (b) realigning Ingham Hill Road at the north end across proposed Lots 73 and 79; (c) modifying the golf course design to prohibit golf holes from crossing any portion of Pequot Swamp; (d) requiring a 100 foot horizontal natural undisturbed buffer surrounding the entire swamp to be included in the publicly-owned open space; (e) requiring a buffer of at least 180 feet in width to connect Vernal Pool #18 to the red maple swamp to the west of it; (f) installation of signs within the golf course prohibiting entry to adjacent natural areas to retrieve errant balls; (g) prohibiting clearing within 50 feet of identified vernal pools for the construction of the golf course; (h) requiring a level area for active recreation of at least 10 acres; (i) relocation of the maintenance facility; and (j) requiring plans for improvements to Ingham Hill Road and Bokum Road to address traffic burdens created by the subdivision.

Copies of the application, plans and decision are on file with the Land Use Department of the Town of Old Saybrook, 302 Main Street, Old Saybrook, CT 06475.

Dated at Old Saybrook, Connecticut this 23rd day of March, 2005.

OLD SAYBROOK PLANNING COMMISSION

Robert J. McIntyre, Chairman

H. Stuart Hanes, Secretary

*****PLEASE SEND AFFIDAVIT/CERTIFIED COPY*****