



TOWN OF OLD SAYBROOK

Planning Commission

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

EXHIBIT LIST
(as of 3/18/2011)

“The Preserve” Mod. to Approved Spec. Ex. for Preliminary Open Space Subdivision Plan for 226 total dwelling units (925.82 total ac.) & Open Space (556.83 total ac.)

Ingham Hill & Bokum Roads (Map 55/Lot 3, Map 56/Lot 6, Map 61/Lot 15, 17 &18)

Residence Conservation C District, Aquifer Protection Area

Applicant: River Sound Development LLC, Owner Agent: David M. Royston, Esq.

- Exhibit 1 Application for Modification of Special Exception #04-257, dated 10/12/2010.
 - Exhibit 1a Statement of Use, dated 10/8/2010.
 - Exhibit 1b Zoning Regulation text change, effective 6/1/2010.
 - Exhibit 2 Fee receipt and copy of check, dated 10/12/2010.
 - Exhibit 3 RS-1 Preliminary Open Space Plan per 3/23/2005 approval, dated 10/7/2010.
 - Exhibit 4 RS-2 Modified Preliminary Open Space Plan, dated 10/7/2010.
 - Exhibit 5 RS-3 Modified Preliminary Open Space Plan – Ingham Hill Road, dated 10/7/2010.
 - Exhibit 6 RS-4 Modified Preliminary Open Space Plan – Route 153 Westbrook (Planned Residential Development Plan), dated 10/7/2010.
 - Exhibit 7 RS-5 Conceptual Standard Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010.
 - Exhibit 8 RS-6 Modified Preliminary Open Space Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010.
 - Exhibit 9 Referral Checklist
 - Exhibit 10 Referral to Adjoining Municipalities, dated 10/13/2010.
 - Exhibit 11 Referral to Regulatory and State Agencies, dated 10/13/2010.
 - Exhibit 12 Referral to Municipal Agencies, dated 10/13/2010.
 - Exhibit 13 Referral to Consultants and Technical Experts, dated 10/13/2010.
 - Exhibit 14 Referral to Municipal and Technical Experts, dated 10/13/2010.
 - Exhibit 15 DOT report, dated 10/20/2010.
 - Exhibit 16 Consulting Civil Engineer request for soil data, date November 14, 2010.
 - Exhibit 17 PC legal notice run dates 11/17/2010 & 11/24/2010, dated 11/14/2010.
 - Exhibit 18 RSD request for preliminary discussion, dated 6/29/2010.
 - Exhibit 19 Conservation Commission report, dated 11/15/2010.
 - Exhibit 20 Board of Selectmen report, dated 11/17/2010.
 - Exhibit 21 Consulting Legal Counsel report, dated 11/23/2010.
 - Exhibit 22 Consulting Traffic Engineer report, dated 11/22/2010.
 - Exhibit 23 Land Use Department report, dated 11/24/2010.
 - Exhibit 24 Inland Wetlands & Watercourses Commission report, dated 11/22/2010.
 - Exhibit 25 Fire Department report, dated 11/24/2010.
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- Exhibit 25a Fire Department 2010 cistern standards.
- Exhibit 26 Fire Marshal report, dated 11/24/2010.
- Exhibit 27 Police Services Department report, dated 12/30/2010.
- Exhibit 28 CT River Area Health District report, dated 12/1/2010.

Received for record at the regular meeting of December 1, 2010 (Public Hearing opened):

- Exhibit 29 CFE Notice of Intervention and Request for Notice of Meetings, dated 12/1/2010.
- Exhibit 30 RSD Letter from Dennis Goderre, ASLA, AICP, dated 12/1/2010.
- Exhibit 31 RSD Owner’s Representative statement, dated 12/1/2010.
- Exhibit 32 RSD Soil Test Data, prepared by Doane-Collins Engineering Assoc., LLC, dated 12/1/2010.
- Exhibit 33 Conservation Commission map of “The Doughnut” Existing and Proposed Open Space, dated 12/01/2010.
- Exhibit 34 Town of Old Saybrook 1994 Conservation Plan, July 1994.
- Exhibit 35 Parks & Recreation Commission report, dated 11/30/2010.

Received for record after the regular meeting of December 1, 2010 (Public Hearing continued):

- Exhibit 36 Planning Commission Meeting Minutes, dated 12/1/2010.
- Exhibit 37 Henderson letter, dated 12/9/2010.
- Exhibit 38 RSD consent to extend public hearing to 1/5/2011, dated 12/6/2010.
- Exhibit 39 Town of Westbrook report, dated 12/13/2010.
- Exhibit 40 Planning Commission Special Meeting Minutes, dated 12/19/2010.
- Exhibit 41 OSLT letter, dated 12/29/2010.
- Exhibit 42 Consulting Traffic Engineer report, dated 12/20/2010.
- Exhibit 43 RSD response to review comments, dated 12/29/2010.
- Exhibit 44 RS-1 Preliminary Open Space Plan per 3/23/2005 approval, dated 10/7/2010, revised to 12/29/2010.
- Exhibit 45 RS-2 Modified Preliminary Open Space Plan, dated 10/7/2010, revised to 12/29/2010.
- Exhibit 46 RS-3 Modified Preliminary Open Space Plan – Ingham Hill Road, dated 10/7/2010, revised to 12/29/2010.
- Exhibit 47 RS-4 Modified Preliminary Open Space Plan – Route 153 Westbrook (Planned Residential Development Plan), dated 10/7/2010, revised to 12/29/2010.
- Exhibit 48 RS-5 Conceptual Standard Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010, revised to 12/29/2010.
- Exhibit 49 RS-6 Modified Preliminary Open Space Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010, revised to 12/29/2010.
- Exhibit 50 Consulting Civil Engineer report, dated 12/30/2010.
- Exhibit 51 PRC report, dated 12/14/2010.
- Exhibit 52 CRERPA report, dated 1/4/2011.

Received for record at the regular meeting of January 5, 2011 (2nd Public Hearing):

- Exhibit 53 CT Supreme Court Order on Petition for Certification to Appeal, dated 12/1/2010
- Exhibit 54 River Sound Development, LLC Supplement Response dated 1/5/2011

- Exhibit 55 Map #2799 for Saybrook Ridge approved by PC on 8/3/2007
- Exhibit 56 RSD Consent to extension of public hearing, 1/19/2011.
- Exhibit 57 CFE EMA Ecological Services letter, dated 1/5/2011.
- Exhibit 58 Essex letter, dated 1/5/2011.
- Exhibit 59 Connolly letter, dated 1/5/2011.
- Exhibit 60 Connolly concept map for east-west bike and pedestrian path, dated 1/5/2011.
- Exhibit 61 CT Statewide Bicycle & Pedestrian Plan.
- Exhibit 62 Landry letter, dated 1/6/2011.

Received for record after the regular meeting of January 5, 2011 (Public Hearing continued):

- Exhibit 63 PC Meeting Minutes, dated 1/5/2011.
- Exhibit 64 Consulting Traffic Engineering report II, dated 1/7/2011.
- Exhibit 65 RSD proposed conditions, received 1/13/2011.
- Exhibit 66 Legal Counsel report, dated 1/13/2011.
- Exhibit 67 Cryder letter, dated 1/13/2011.
- Exhibit 67a Herpetological Survey and Vernal Pool Analysis, dated 10/26/2004.
- Exhibit 67b Ecological Connectivity Vernal Pool Map, dated 8/23/2005.
- Exhibit 68 LUD report II, dated 1/14/2011.

Received for record at the regular meeting of January 19, 2011 (3rd Public Hearing):

- Exhibit 69 RS-1 Preliminary Open Space Plan per 3/23/2005 approval, dated 10/7/2010, revised to 12/29/2010.
- Exhibit 69a RS-2 Modified Preliminary Open Space Plan, dated 10/7/2010, revised to 1/13/2011.
- Exhibit 69b RS-3 Modified Preliminary Open Space Plan – Ingham Hill Road, dated 10/7/2010, revised to 1/13/2011.
- Exhibit 69c RS-4 Modified Preliminary Open Space Plan – Route 153 Westbrook (Planned Residential Development Plan), dated 10/7/2010, revised to 1/13/2011.
- Exhibit 69d RS-5 Conceptual Standard Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010, revised to 1/13/2011.
- Exhibit 69e RS-6 Modified Preliminary Open Space Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010, revised to 1/13/2011.
- Exhibit 70 RSD second supplemental response, dated 1/19/2011.
- Exhibit 71 Kitteridge Hill deed from Bessoni to Town of Old Saybrook, dated 10/4/1975.
- Exhibit 72 Map of Kitteridge Hill showing future roadway access, 1/2/1974.
- Exhibit 73 Brenda Lane deed from Blue Point, Inc. to Town of Old Saybrook, dated 11/23/1999.
- Exhibit 74 Map of Brenda Lane, 2/27/1996.
- Exhibit 75 Snow to Town for Dwayne Road including 50' right-of-way, 2/23/1979.
- Exhibit 76 Shady Glen Subdivision map of Dwayne Road, 9/7/1972.
- Exhibit 77 Dwayne Road deed from Whitaker to Whitaker, dated 2/7/1983.
- Exhibit 78 Dwayne Road deed from Fullin to Whitaker, dated 4/20/1982.
- Exhibit 79 Deed from James Dibble to The Town of Old Saybrook, dated 10/29/1971.
- Exhibit 80 RSD Soil Test Data Bokum Road, date 1/17/2011.
- Exhibit 80a RSD Soil Test Data Ingham Hill, date 1/17/2011.
- Exhibit 80b RSD Sanitary System Schematics for PRD West, date 1/17/2011.

- Exhibit 80c RSD spot grade elevations, date 1/19/2011.
- Exhibit 81 RSD response to REMA, dated 1/18/2011.
- Exhibit 82 CFE letter, dated 1/19/2011.
- Exhibit 82a CFE letter, dated 1/5/2011.
- Exhibit 82b Herpetological and Vernal Pool Study, dated 10/26/2004.
- Exhibit 82c Motion for denial of IWWC Application 05-016.
- Exhibit 82d Superior Court IWWC Appeal, 7/27/2010.
- Exhibit 83 REMA report, dated 1/19/2011.
- Exhibit 84 ASAP letter, dated 1/19/2011.
- Exhibit 84a ASAP Resume of Kermit Hua, PE.
- Exhibit 85 Save Ingham Hill letter, dated 1/3/2011.
- Exhibit 86 RSD consent to extension of Public Hearing to 2/2/2011.

Received for record after the regular meeting of January 19, 2011 (Public Hearing continued):

- Exhibit 87 Cryder letter, dated 1/26/2011.
- Exhibit 87a CRCCD report, dated 12/2/2004.
- Exhibit 87b IWWC Environmental report, dated 10/17/2005.
- Exhibit 87c IWWC Hydrogeologic report, dated 10/2005.
- Exhibit 88 Planning Commission minutes, dated 1/19/2011.
- Exhibit 89 LUD report III, dated 1/26/2011.
- Exhibit 90 Consulting Civil Engineer report, dated 1/31/2011.
- Exhibit 91 Paul Jacobson letter to PC, dated 1/30/2011.
- Exhibit 92 RSD consent to extension of Public Hearing to 2/16/2011.
- Exhibit 93 Turtle Conservation Project letter to PC, dated 1/31/2011.
- Exhibit 94 Selectman Pace letter to Essex Selectman Philip Miller, dated 2/4/2011.
- Exhibit 95 RSD Proposed 10' Pedestrian Easement Map with notes, undated.
- Exhibit 96 Topographical and Parcel Map of Multi-Use path between Dwayne and Kitteridge Hill.
- Exhibit 97 Michael Klemens, LLC letter to PC, dated 2/12/2011.
- Exhibit 98 Environmental Planning Services letter to PC, dated 2/14/2011.
- Exhibit 99 Ralph Gometz letter to PC, undated.
- Exhibit 100 Doane Collins letter to PC in response to REMA 1/19/2011 letter, dated 2/14/2011.
- Exhibit 101 Doane Collins letter to PC in response to Jacobson's 1/31/2011 letter, dated 2/14/2011.
- Exhibit 102 RS-1 Preliminary Open Space Plan per 3/23/2005 approval, dated 10/7/2010, revised to 2/11/2010.
- Exhibit 102a RS-2 Modified Preliminary Open Space Plan, dated 10/7/2010, revised to 2/11/2011.
- Exhibit 102b RS-3 Modified Preliminary Open Space Plan – Ingham Hill Road, dated 10/7/2010, revised to 2/11/2011.
- Exhibit 102c RS-4 Modified Preliminary Open Space Plan – Route 153 Westbrook (Planned Residential Development Plan), dated 10/7/2010, revised to 2/11/2011.
- Exhibit 102d RS-5 Conceptual Standard Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010, revised to 2/11/2011.
- Exhibit 102e RS-6 Modified Preliminary Open Space Plan – Bokum Road, dated 10/7/2010, revised 10/11/2010, revised to 2/11/2011.
- Exhibit 103 RS Open Space Map, dated 2/2/2011.

Received for record at the regular meeting of February 16, 2011 (Public Hearing Closed):

- Exhibit 104 Hirsch map of Coulter Woods, undated.
- Exhibit 104a Hirsch letter to PC, dated 2/16/2011.
- Exhibit 105 A.S.a.P. letter to PC, undated.
- Exhibit 106 Attorney McCuin for A.S.a.P. letter to PC, dated 1/19/2011.
- Exhibit 107 Attorney Brooks letter to PC, dated 2/16/2011.
- Exhibit 108 Howard letter to PC, dated 2/16/2011.
- Exhibit 109 Cryder map #28.
- Exhibit 110 Cryder letter to PC, not dated.
- Exhibit 111 Walden letter to PC, dated 2/16/2011.
- Exhibit 112 Kermit Hua memo to A.S.a.P., dated 2/16/2011.
- Exhibit 113 Doane Collins Engineering Associates Resume.
- Exhibit 114 RSD Amended Proposed Conditions of Applicant, dated 2/16/2011.
- Exhibit 115 RSD Modification to Special Exception Third Supplemental Response, dated 2/16/2011.
- Exhibit 116 Michael Klemens Herpetological Survey, dated 9/11/2005.
- Exhibit 117 Luce, PHD letter to PC, dated 2/14/2011.
- Exhibit 118 Maynard letter to PC, dated 2/16/2011.
- Exhibit 118a OS Plan of Conservation and Open Space, dated 4/2004.
- Exhibit 119 Morin letter to PC, not dated.
- Exhibit 120 Cryder letter to PC, dated 2/16/2011.
- Exhibit 120a CRCCD memo to C. Nelson, dated 12/2/2004.
- Exhibit 120b Cryder map of trail head.
- Exhibit 120c Hydrogeologic review, dated 10/2005.
- Exhibit 120d Environmental review, dated 10/17/2005.
- Exhibit 121 RSD Preliminary Plan Profile sketch map, dated 2/14/2011.
- Exhibit 122 RSD Grading Active Open Space map, dated 2/15/2011.
- Exhibit 123 Consulting Traffic Engineer report, dated 2/16/2011.
- Exhibit 124 REMA letter to PC, dated 2/16/2011.
- Exhibit 125 CT Fund for the Environment letter to PC, dated 2/16/2011.
- Exhibit 126 "Petition to Preserve CT's Last 1000-Acre Coastal Forest", undated.
- Exhibit 127 PC Minutes, dated 2/16/2011.
- Exhibit 128 Consulting Civil Engineer report, dated 2/24/2011.

Received for record after the close of the Public Hearing on February 16, 2011:

- Exhibit A Consulting Traffic Engineer report, dated 3/8/2011.
- Exhibit A-1 PC Minutes, dated 3/8/2011.
- Exhibit B PC Minutes, dated 3/16/2011.
- Exhibit C PC request to Hartford Courant to publish Legal Notice of Decision, dated 3/18/2011.
- Exhibit D Affidavit of Publication of Legal Notice of Decision, dated 3/23/2011.
- Exhibit E Draft Motion for Denial of Application.
- Exhibit F Final Executed Motion of Approval from PC for Application, dated 3/18/2011.
- Exhibit G Final Motion of Approval of Application.
- Exhibit H Affidavit of Publication of Legal Notice run dates 11/18/10 & 11/25/10, dated 6/1/11.