

Traffic Engineering Solutions, P.C.

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Glastonbury, CT 06033

MEMORANDUM

DATE: December 20, 2010
TO: Christine Nelson, AICP
Town Planner/Director of Land Use
Town of Old Saybrook
302 Main Street
Old Saybrook, CT 06475
FROM: Bruce Hillson - Traffic Engineering Solutions
RE: Review of Open Space Subdivision Modification

PLANNING
COMMISSION
EXHIBIT 42

This memorandum was prepared after I attended the December 1, 2010 public hearing for The Preserve. At the public hearing, representatives for the applicant indicated that the application to modify the Preliminary Open Space Subdivision Plan was actually a request to allow construction of three isolated residential developments along the outside edges of The Preserve site with no present plan to construct the major portion of the project which lies internally to the fringe areas that are subject to the modification.

The applicant has made no request to modify the conditions of the original Preliminary Open Space Subdivision Plan. The conditions relating to traffic included:

- Access to Ingham Hill Road via Road H. The condition of approval stated that this not only provides improved access for residents of The Preserve, but also provides a second means of egress for existing residents on Ingham Hill Road in the event of emergency. The Applicant should make his intentions known whether he intends to construct this connection with development of the new residences on Ingham Hill Road, or if other accommodations can be made to provide the second access route that is needed for this lengthy dead end road.
- Realignment of Ingham Hill Road across Lots 73 and 79 (currently Lots 10 and 11 and perhaps Lot 1)
- Investigation of off-site improvements on Ingham Hill Road and Bokum Road to accommodate the additional traffic that will be generated by this development.

The Applicant should indicate his intentions of abiding with the conditions of the earlier approval and detail the improvements to Ingham Hill Road and Bokum Road to address the impacts of the traffic associated with the development. While the Applicant has indicated there are no plans to development the center portion of The Preserve, he maintains the right to do so. Therefore, the off-site improvements should address the impacts of full development on the site. Several improvements including reconfiguring the intersection of Bokum Road at Middlesex Turnpike (Route 154) were discussed with the Applicant during the earlier application.

If during review of this memorandum you have any questions, please call me at (860) 567-3579.