

January 30, 2011

Old Saybrook Planning Commission
Old Saybrook Town Hall
302 Main Street
Old Saybrook, CT 06475

**PLANNING
COMMISSION
EXHIBIT #91**

Subject: "The Preserve" Modification to Approve Special Exceptions for Preliminary Open Space Subdivision Plan.

The Planning Commission:

The purpose of this letter is to provide comment to the ongoing review of the "Preserve" development, specifically the current proposal for allocation of building lots in three pods, one of which is located along upper Ingham Hill Road. Comments in this letter primarily address the Ingham Hill Pod and are in response to the Planning Commission meeting held on January 19, 2011. I would ask that this letter be entered into the record and that the Commission consider the points raised herein.

- 1) Ball Fields and Basketball Court – The drawings provided for the Ingham Hill Pod show up to 13 building lots, two baseball fields and a basketball court. One has to question the efficacy of converting open space to recreational facilities and the associated parking spaces shown. It is suggested that this land be left as open space. Should the development proceed, it seems to me that protection of as much open space as possible is still paramount. Some obvious questions must be addressed in considering development of the recreational facilities shown. For example.
 - a. Has the Commission or the Developer evaluated the utilization rates of the town's existing ball fields? Is there, in fact, an existing need-based justification for these facilities.
 - b. Has the Commission or the Developer evaluated the demographics of Old Saybrook and specifically the existing developments along upper Ingham Road to determine if family age composition would justify the need for additional ball fields?
 - c. Would the demographics of the families who may purchase lots within the Ingham Hill Pod support the need for additional ball fields?
 - d. Are the proposed ball fields intended to support the full development of the Preserve? If so, they should not be included in the Pod proposal at this time.

- 2) Connection between Dwayne Rd and Kitteridge Hill Road – During the meeting a suggestion was proffered by Attorney Royston to develop a connection between Dwayne Road and Kitteridge Hill Road as a way of alleviating inherent problems with the design of Ingham Hill Road and suggested modifications. At the same time, Attorney Royston stated that the Developer has no obligation to connect such roadways. To these comments, I offer the following:
 - a. At the heart of the Preserve development controversy is protection of as much open space as possible including the unique aspects of the 1000 acre parcel. Why, then would we usurp existing Town Park open space for a road connecting Dwayne Road to Kitteridge Hill Road simply to address traffic problems associated with a private development?
 - b. If as Mr. Royston has suggested, the Developer bears no responsibility to address traffic and road configuration problems, presumably through construction of additional access and egress associated with its development, why does the town? Why would we essentially eliminate a significant portion of the Town Park open space?

- c. And finally, has the Applicant or the Planning Commission evaluated the suitability of either Dwayne Road or Kitteridge Hill Road to accept additional traffic. What is the existing level of service criteria for these roads and how would they be impacted?

Yours truly

A handwritten signature in cursive script that reads "Paul Jacobson". The signature is written in dark ink and is positioned to the right of the typed name.

Paul Jacobson
6 Dwayne Rd.
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