



TOWN OF OLD SAYBROOK Planning Commission

Executive Board
Robert J. McIntyre, Chairman
Janis L. Esty, Vice Chairman
Salvatore V. Aresco, Secretary

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Telephone (860) 395-3131 • FAX (860) 395-3125

Members
Robert D. Missel
Donald J. Ranaudo

Alternate Members
Cathryn M. Flanagan
Cameron M. Evangelisti
Richard L. Sullivan, Jr.

PLANNING
COMMISSION
EXHIBIT A-1

MINUTES

Tuesday, March 8, 2011 at 7:30 P.M.
Old Saybrook Town Hall, 1st Floor Conference Room
302 Main Street

I. CALL TO ORDER

Chairman, Robert McIntyre, called the special meeting to order at 7:34 P.M.

II. ROLL CALL

Members Present

Robert McIntyre, Chairman
Janis Esty, Vice Chairman
Donald Ranaudo, Regular Member
Robert Missel, Regular Member *arrived at 7:47 PM*
Cathryn Flanagan, Alternate Member seated for Salvatore Aresco

Members Absent

Cameron Evangelisti, Alternate Member
Richard Sullivan, Jr., Alternate Member
Salvatore Aresco, Regular Member

Staff Present

Christine Nelson, Town Planner
Sandy Prisloe, Environmental Planner
Mark Branse, Consulting Attorney
Geoffrey Jacobson, Consulting Civil Engineer
Joanne Rynecki, Planning Clerk
Dale Gregoriades, Transcriber

III. REGULAR BUSINESS

- A. Minutes – postponed until the next meeting
- B. Correspondence – Report from Bruce Hillson, Traffic Consultant, to the Planning Commission, dated 3/8/2011.
- C. Committee, Representative & Staff Reports - none

IV. DELIBERATIONS FROM PUBLIC HEARING

- A. **“The Preserve” Modification to Approved Special Exception 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 (M55/L3, M56/L6, M61/L15, 17&18)
Residence Conservation C District, Aquifer Protection Area
Applicant: River Sound Dev. LLC, Owner Agent: David M. Royston, Esq.

Geoffrey Jacobson, the Commission’s consulting Civil Engineer, reviewed his outstanding concerns from his memo, dated 2/24/2011, regarding the Conceptual Standard Plan for the west PRD parcel off of Route 153 (RS-2). Mr. Jacobson feels 11 lots are a realistic number for this parcel; a decrease from the original approval in 2005. The modification proposes individual septic systems rather than a community waste water system as originally approved in 2005 and the length of the cul-de-sac is no longer an issue if the phased development has been withdrawn. Chairman McIntyre asked if there were any storm water runoff issues. Mr. Jacobson does not have any new information regarding storm water runoff other than what was approved in 2005.

Chairman McIntyre asked the members if 11 units on individual septic systems are acceptable for the PRD West site and the members unanimously agreed.

The Commission next discussed Mr. Jacobson’s outstanding concerns regarding the Preliminary Open Space Subdivision Plan for the Ingham Hill Road parcel. Mr. Jacobson referred to RS-1 to show that the area proposed for these lots was originally approved for open space with recreational elements the same except that they are shifted further to the south. Plan RS-3 has been changed to eliminate 2 lots due to deep cuts and steep driveways. The new cul-de-sac proposes lots 2-8 with lots 1, 9, 10 & 11 directly off of Ingham Hill Road. A “T” intersection with a 3 way stop is proposed at the area on Ingham Hill Road where the cul-de-sac will intersection Ingham Hill Road between lots 2 & 9. Chairman McIntyre feels the 3 way stop will be traffic calming. Mr. Jacobson would like land reserved for a larger radius curve on Ingham Hill Road at the location to the east of lot 10, as shown on Plan RS-2. Mr. Jacobson’s report questioned the location of the trail head at this site. Ms. Nelson reviewed the location with the Conservation Commission and found it to be consistent with trailhead plans.

The nature center pavilion was not shown on the plans. As in the original approval, the commission is retaining the requirement for the nature center pavilion unless it decides otherwise at the final subdivision phase.

Mr. Jacobson continued that he is concerned with lot 8. It is a very steep lot with no test pit information. Lots 3-7 are better lots with regards to the driveways. Chairman McIntyre said that if any of the lots cannot support a septic system or

the driveway requirements, then they are not developable. Mr. Missel added that the Applicant must prove that the lot will support a septic system by a perk test in accordance with the Health District. Mr. Jacobson found that drainage along the high point on the cul-de-sac where could drain back into lots 7 & 8. Plans should be made to direct the runoff back against grade to the detention basin. The use of rain gardens for any lots west of the highpoint would be helpful.

Sandy Prisloe pointed out to the members that the plans RS-2 thru RS-6 represent individual pod developments and since the applicant has withdrawn the pod/phased portion of the application we should now require revised plans to show the interconnected roadways as originally approved in 2005. Mr. Jacobson's report assumes the roadways are interconnected as shown in RS-1. Members agree that all the roadways must be added to plans RS-2 thru RS-6. Without accurate roads the members agree they will be unable to calculate the total area of open space.

Chairman McIntyre did not feel there were any adverse environmental impacts from the development and asked Mr. Jacobson what impacts the detention basin may have on the wetlands. Based on the information at this point, Mr. Jacobson feels the soils cannot support the runoff so there would need to be a pipe from the detention basin into the wetlands. The lots with test pit data appear to satisfy public health requirements for septic.

Ms. Flanagan asked if the Applicant will be required to perform the improvements for vehicular, bike and pedestrian traffic as originally approved. Attorney Branse said that since that condition was not appealed by the Applicant it remains in force. Ms. Nelson added that traffic will be analyzed in detail at the final sub-division approval process and specific improvements will be decided upon at that time.

Chairman McIntyre called a recess at 9:13 P.M.; the Commission resumed the meeting at 9:20 P.M.

Ms. Esty expressed her concern regarding the traffic on the cul-de-sac from the recreational fields. Members agreed an alternate entrance for the fields would decrease the traffic on the cul-de-sac. Mr. Jacobson said the entrance could be moved east to lot 3. Members agreed that the Applicant should rearrange access to the recreation area further to the east near lot 3 & 4 to run along the stone wall and reconfigure parking spaces as necessary. Other than that Chairman McIntyre feels traffic from this modification will not be greater than what was approved in 2005.

All members agree that roads must be built in accordance with the original approval and the new Old Saybrook Road Regulations. Attorney Branse and staff will draw up a resolution to incorporate all the issues and concerns of members, staff and consultants. The final resolution will govern

the entire application which will include the original 2005 approval and this modification.

MOTION to adjourn the deliberations of the public hearing of "The Preserve" Modification to Approved Special Exception for Preliminary Open Space Subdivision Plan to the next regular meeting on Wednesday, March 16, 2011 at 7:30 P.M. at Old Saybrook Town Hall - First Floor Conference Room, 302 Main Street; **MADE** by R. McIntyre; **SECONDED** by D. Ranaudo; **VOTED IN FAVOR**: R. McIntyre, J. Esty, D. Ranaudo, C. Flanagan, R. Missel; **OPPOSED**: none; **ABSTAINED**: none; **APPROVED**: 5-0-0.

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

MOTION to adjourn the meeting at 9:50 P.M. until the next Regular Meeting of the Planning Commission on March 16, 2011 at 7:30 P.M. at the Town Hall - First Floor Conference Room, 302 Main Street; **MADE** by R. Missel; **SECONDED** by D. Ranaudo; **VOTED IN FAVOR**: R. McIntyre, J. Esty, D. Ranaudo, C. Flanagan, R. Missel; **OPPOSED**: none; **ABSTAINED**: none; **APPROVED**: 5-0-0.

Respectfully Submitted,

Joanne Rynecki, Administrative Clerk