



TOWN OF OLD SAYBROOK
Planning Commission

PLANNING
COMMISSION
EXHIBIT *C*

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285 Broad Street
Hartford, CT 06115

FROM: Old Saybrook Planning Commission

DATE: March 18, 2011

Please publish the following legal notice in The Hartford Courant in Legal Zone 1 on 3/23/2011 and bill the Old Saybrook Planning Commission, Account #390043.

At the regular meeting of the Old Saybrook Planning Commission on Wednesday, 3/16/2011, the following decision was rendered:

Application for a 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.) filed by River Sound Development, LLC, for property located at Assessor's Map 55, Lot 3 and Map 56, Lot 6 and Map 61, Lots 15, 17, & 18, Ingham Hill Road and Bokum Road, Old Saybrook and west of Route 153 in Westbrook. Preliminary open space subdivision plan within the Residence C, Conservation District, approved in 2005 for which modifications were sought including, but not limited to, rearranging the distribution of units around the perimeter of the parcel; allocating 9 units to the Pianta Parcel (west of Bokum Road); allowing such perimeter development to be on private septic systems instead of public sewers; allowing the Pianta Parcel and units off of Ingham Hill Road to be on private wells instead of public water; and designating a location for active recreation fields. Decision: **APPROVED with conditions and restrictions**, on a vote of 3-2. Restrictions and conditions of the approval included, but were not limited to: conceptual approval of a "T" intersection near the end of Ingham Hill Road; additional review of the active recreation field designs, trailhead parking, and nature pavilion at the time of subdivision submission; additional studies requested by Town public safety agencies; retention of road widths and lengths as approved in 2005; additional measures for Box Turtle and Prickly Pear protection; adjustments to drainage designs; driveway relocation for Lots #3 and #4 on the Pianta Parcel, and for the recreation area near the end of Ingham Hill Road; and such other items as contained in the Motion for Approval.

A copy of the plans and the Motion for Approval are on file in the Land Use Department, Old Saybrook Town Hall, 302 Main St.

Dated at Old Saybrook, Connecticut, this 18th day of March, 2011.

OLD SAYBROOK PLANNING COMMISSION
Robert J. McIntyre, Chairman
Salvatore V. Aresco, Secretary

PLEASE SEND AFFIDAVIT/CERTIFIED COPY

