

## Religious Land Use and Institutionalized Persons Act (RLUIPA)

From: Michael W. Klemens, Chair

Mon 9/16/2024 4:28 PM

1 attachments (405 KB)

SCAN0159.PDF;

Please see the attached document that has been circulating in our community. This is what I will be discussing at the beginning of the public hearing on Tuesday. This also relates to the documents that you received from Attorney Andres and me earlier today.

We need to be mindful that we regulate the use, not the user. Future changes of use are only considered at the time such changes are proposed and would need to comport to the applicable Federal and State laws at that time.

**From:** gwilmore <gwilmore@gmail.com>  
**To:** Greg Wilmore <gwilmore@gmail.com>  
**Sent:** Thursday, September 12, 2024, 06:16:55 PM EDT  
**Subject:** Please write to the P&Z right away

Dear Neighbor,

I am writing this evening with a call to action. I hope you will consider opposing a Salisbury Town Zoning Special Permit that would pave the way for a redevelopment of the Wake Robin Inn and the residence next door (at 53 Wells Hill). I am asking you to write a letter to the Town Land Use office at [landuse@salisburyct.us](mailto:landuse@salisburyct.us) and to join me at the next Planning & Zoning Zoom meeting on September 17th at 6:00 p.m. to register any concerns you may have.

As you may know, the Applicant (ARADEV, LLC) is proposing a major redevelopment and massive alteration of the existing properties. As reported in the Lakeville Journal, many of us who received notification of the proposal just in time for the 9/3 hearing spoke to our concerns related to Public Health and Safety and other concerns including density, parking, noise, light pollution, visuals, environmental, and zoning. I hope you will take a moment now to review the application documents [here](#) if you need to familiarize yourself with the proposal. I am also attaching a Word document that summarizes concerns that I have or am hearing from our townspeople.

Admittedly, some of my concerns about the current proposal arise because our homes are in a quiet, residential neighborhood of Wells Hill and Sharon Roads that would be negatively impacted. I am also aware that the project may find public support from the notion that a revitalized Inn might provide our Town with expanded hospitality, recreation and event options. In response to this perspective, I ask that you analyze the Applicant's proposal critically. Although the governance, capitalization and ultimate intended ownership of the land use is opaque or unknown to us, I am not convinced that the redevelopment will ultimately be operated as a secular Inn. Bizapedia lists the registered agent for ARADEV, LLC (the Applicant) as Schneur Brook of Shelton, CT. who is reported [here](#) as having brought a religious center to Shelton. So while the proposed redevelopment's hospitality services may be nominally open to our residents, I am concerned that the current narrative is not fully transparent about the intended use.

Thank you in advance for your consideration and action.

Sincerely,

Greg Wilmore  
50 Wells Hill Road

**Community Call to Action Regarding:**

Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) /

104 & 106 Sharon Road & 53 Wells Hill Road /

**Special Permit For Hotel**

1. **Call to Action to Write a Letter** – please write a letter as soon as possible to the Town land use office at [landuse@salisburyct.us](mailto:landuse@salisburyct.us) to register any concerns you may have about the above-referenced Special Permit in writing asap
2. **Call to Action to Join the next Public Hearing** to comment on your concerns. The date is September 17<sup>th</sup> 6:00 PM Zoom link to be published (will follow up or check the Town site: <https://www.salisburyct.us/2024-0257-meeting-documents/>)

**Considerations:**

- Very real safety concerns given entrance/exit and Sharon Road never contemplated anything on this scale
- 2 a.m.
- After events and bars close: drinking and driving in late evening and early morning hours
- More than 4x the space
- Events for over 200 people
- Parking for 250 cars
- 90-95 employees
- Spokesperson refers to it as a “Pool house” plans describe it as a “Bar”
- 53 Wells Hill Road residence – farewell!
- 12-14 units arranged around the future cell phone tower
- Light pollution from scale of parking, structures, walkways, expanded Inn, cottages
- Plans don’t reflect a viable wetlands plan. E.g., wetland-related icing risk at Sharon Rd.
- Year-round activity (whereas Wake Robin Inn was closed Nov to April)
- Visual plan excludes properties on Wells Hill and surrounding area to show impact on residential properties
- Process indignities – timing of new key definition for Hotel in May of this year
- Duration for a project of this scale can be extended from 5 to 10 years and even longer
- Scale is so large with no assurance of what happens if project is abandoned and becomes an unfinished eye sore or needs to be used for a different purpose like single room housing
- Other concerns (yours)!

Reference:

**Place Your Concerns in Context of Public Health / Safety and Relevant Zoning Regulations**

“803” Standards for Special Permits – the Applicant requires a special permit for its proposal. To the extent possible we should place our concerns in the context of the specific P&Z Zoning regulations 803.2 and 803.3. and also in the context of ‘Health and Safety.’

> **803.2** Relationship of Buildings to Environment ‘The **size and intensity**, as well as the design, of the proposed project or development shall be related harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site. The use shall not create a nuisance to neighboring properties, whether by **noise**, air or **water pollution**; offensive odors, dust, smoke, vibrations, **lighting**, or other effects.’

> **803.3** Neighboring Properties ‘**The proposed uses shall not unreasonably adversely affect the *enjoyment, usefulness and value*** of properties in the **general vicinity thereof...**’