

Letters with Questions and Concerns – Batch 2

For the purposes of consolidating digitized materials the following is a summary list of correspondences followed by the actual documents received.

Item #	Name (Title)	Date
2-a	Mark and Faith Hochberg	September 9, 2024
2-b	Joan H. and David E. Bright	September 13, 2024
2-c	Cramer & Anderson	September 13, 2024
2-d	Angela and William Cruger	September 14, 2024
2-e	Lottie Clayton	September 14, 2024
2-f	Barbara Hockstader	September 15, 2024
2-g	Barbara J. Friedman and Robert L. Dow	September 15, 2024
2-h	David Kamp and Aimée Bell	September 15, 2024
2-i	Ann Becket	September 15, 2024
2-j	Joseph Costa and Elyse Nelson	September 15, 2024
2-k	Judy Gafney	September 16, 2024
2-l	Charles Kalison	September 16, 2024
2-m	Sarah Morrison	September 16, 2024
2-n	Marilla Palmer Zaremba	September 16, 2024
2-o	Elizabeth Slotnick	September 16, 2024
2-p	Taylor Letter	September 16, 2024
2-q	Ellen Rothstein	September 16, 2024
2-r	Nicole and John Franchini	September 16, 2024
2-s	Doug Glickman	September 17, 2024
2-t	Hon. Faith S. Hochberg	September 17, 2024
2-u	Karen Lundeen	September 17, 2024
2-v	Gerald Stanton	September 17, 2024
2-w	Julie Norwell and Russ Charlton	September 17, 2024
2-x	Kate Clough	September 17, 2024
2-y	Mary Ackerman	September 17, 2024
2-z	John and Marilyn Moller	September 17, 2024

Date Created: September 17, 2024

THE HON. FAITH S. HOCHBERG
MARK HOCHBERG
97 Sharon Road
P.O.B. 1776
Lakeville, Connecticut 06039

September 9, 2024

Dr. Michael Klemens and Members of the Planning and Zoning Commission
Salisbury Town Hall
Salisbury, Connecticut

IN RE: Development of the Wake Robin Inn site by ARADEV

Dear Neighbors and Friends:

We live at 97 Sharon Rd., Lakeville, Connecticut. The Wake Robin Inn driveway exits directly across from our property on Sharon Road. Indeed headlights from cars leaving the Wake Robin shine directly into our home.

We are generally in favor of new assets in Salisbury/Lakeville because it gives our town vibrancy. We are delighted with the new Fern Restaurant and look forward to the dessert restaurant being developed next to the Lakeville Post Office. However before endorsing the ARADEV redevelopment of the Wake Robin, we have two significant concerns that we would like the P&Z to consider:

- 1) **POTENTIAL NOISE** -- Currently we clearly hear bands at Hotchkiss and the Town Grove on summer weekend evenings. They cut off at 10:30 PM, which I believe is either an ordinance or a custom. With our proximity to the Wake Robin, we would respectfully request that all bands/music/DJ's cease at 10:30 PM. If there is a very large function under a temporarily constructed tent, "going inside" at 9pm is relatively meaningless. We respectfully ask that the developers agree (and the P&Z codify in its decision) for music to cease at 10:30 PM.
- 2) **TRAFFIC PATTERN** -- We are arguably one of the most affected neighbors -- if not the most affected neighbor -- at the entrance and exit of vehicles onto Sharon Rd. The Wake Robin property has a through road from Sharon Road to Wells Hill Rd. Currently traffic to the Wake Robin enters and exits through both portals. We believe it is only fair that neighbors on both roads equally share the burden of the many vehicles entering and leaving. If the Wells Hill Rd. egress is shut (except for emergencies), we will see and hear the cars of 150 guests and 94 employees and their headlights shining into our home late into the night. We think there should be equal use of the two current Wake Robin egresses to remain as they are. For the residents on Wells Hill Rd. to insist that all entrance and egress should only occur facing our home is unfair and quite frankly, not neighborly. So we will insist that the current traffic pattern of entering and leaving the Wake Robin on both Wells Hill Rd. and Sharon Rd. remain as is. The burden should be equally borne by

neighbors on both sides of the property. What's fair is fair. One possible compromise might be the 94 employees in cars using a keypad entrance and exit on Wells Hill Road and the 150-200 guests exit on Sharon Road.

Again we are generally in favor of change and vibrancy in our town. Salisbury should not be where retired people come to die. Let's work together on the noise and traffic pattern and make the new Wake Robin successful.

Thank you,



Mark and Faith Hochberg

C: ARADEV

Joan H. and David E. Bright

To:
Planning & Zoning Commission
Town of Salisbury, CT

Purpose

We are writing to support Wells Hill neighbors' opposition to a Salisbury Town Zoning Special Permit request that facilitates the transformation of the Wake Robin Inn to a full-service resort and meeting facility.

Point of View

Historically, the Inn has provided modest lodging and hosted a limited number of events, mindful of its location in a residential area.

The proposed redevelopment of the property to a full service 24/7 hospitality venue includes such amenities as a pool, spa and party barn as well as expanded accommodations. These features, which require parking and intrusive lighting, expand the Inn's operations and footprint in a manner that that is incompatible with the character of the Wells Hill neighborhood.

Issues for the Commission to Consider that Address Neighbors' Legitimate Concerns

Wells Hill Road Access

What is the alternate site design to expanding access via Wells Hill Road?

Pool

+What are the proposed hours of use for the pool?

+Will the pool area have speakers for music?

+Does the applicant intend to offer memberships or day passes to its pool and spa for those not staying at the Inn, increasing traffic to the site further? Does this require an additional permit?

Party Barn

+Is a party barn permitted for "an inn" under the current zoning regulations? Events at the White Hart, for example, use a tent.

Events

Why is outdoor music being permitted on the site? Residents of Lakeville's Long Pond Road neighborhood are all too familiar with noise issues from an event venue across the valley in Sharon. They have had limited success in addressing their concerns. The Town of Salisbury should learn from this experience and not create a similar extremely disruptive nuisance for its residents.

+++

We urge the Commission to enforce our town's zoning standards that are designed to preserve the quality of residential life in our community. At the very least, please cut back the scope of the Permit significantly and work with the applicant to preserve the residential character of the Wells Hill neighborhood, applying a strict interpretation of Zoning Regulations pertaining to traffic, noise, light and the expansion of the proposed non-conforming structure.

Respectfully,

Joan H. Bright



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Perley H. Grimes, Jr., Esq.
pgrimes@cramer-anderson.com

September 13, 2024

Town of Salisbury
Planning & Zoning Commission
Attn: Dr. Michael Klemens, Chairman
27 Main Street
Salisbury, CT 06068

RE: #2024-0257 / Wake Robin LLC & Ms. Serena Granbery (Aradev LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel (Section 213.5) / Map 47 / Lot 2 & 2-1 /

Dear. Dr. Klemens and planning + zoning members:

This firm represents the interests of Mr. and Mrs. William Cruger who own property at 86-88 Wells Hill Road regarding the above captioned application. Their property abuts the Wake Robin Inn property. The application proposes adding a three-story, 52' tall addition¹ to the existing Inn. The Application reflects that the height of the current Inn is non-conforming as to height. The purpose of this letter is to explain why the proposed addition of 52' in height to the Inn is violative of the Town of Salisbury zoning regulations and Connecticut law.

Section 500.1 of the Town's zoning regulations defines a non-conforming situation as:

[A] use, building, structure or lot which lawfully existed at the time of the adoption of these Regulations, or any relevant amendment thereto, that

¹ It is unclear whether the proposed addition would be 52' in height or 53' in height. The current Wake Robin Inn is 53' in height, and thus presumably the addition would be the same height. However, the plans submitted show a proposed addition which is 52' in height.



does not conform to the requirements of these Regulations or such amendment. These non-conforming situations consist of the following:...
NON-CONFORMING BUILDING OR STRUCTURE: A building or structure that does not conform to one or more of the building or structure exterior dimensions or location requirements of these Regulations as set forth in the Tables of Dimensional Requirements, or other dimension requirements of these Regulations. Examples are:...A building height that exceeds the maximum building height requirement.

The Wake Robin Inn is claimed by the owner and acknowledged by the applicant Aradev LLC to be a prior non-conforming structure. That said, the sections of the zoning regulations applicable to prior non-conforming structures apply to the Wake Robin Inn and these regulations expressly prohibit the proposed 52' addition.

Section 503.1 of the Town of Salisbury Zoning Regulations states, "No non-conforming use of land or non-conforming use of a building or a structure shall be extended to occupy a greater area, space or portion of such land, building, or structure than was occupied or manifestly arranged for the use on the date that its non-conforming status was established." Similarly, Section 503.2 provides, "Except as provided below, no non-conforming building or structure shall be altered, enlarged, or extended in any way that increases the area or space, including vertical enlargement of that portion of the building or structure that is non-conforming. For purposes of this regulation, vertical is defined as enlargement or expansion either upward or downward." The exceptions provided are not applicable here.



Based on the language of the zoning regulations alone, the 52' addition is impermissible as it will be extended to occupy a greater area, space, or portion of the land. Similarly, the non-conforming structure would be altered, enlarged, or extended in a way that increases the area or space that the building occupies. This conclusion is supported by the fact that Section 500.2 of the Salisbury Zoning Regulations states in part, "[I]t is the intent of these Regulations to reduce or eliminate non-conforming situations as quickly as possible."

In addition to the clear prohibition in the Regulations, Connecticut caselaw also supports the above conclusion. The Connecticut Supreme Court has stated, "[A] nonconforming structure cannot be increased in size in violation of zoning ordinances, i.e., nonconforming additions may not be made to the nonconforming structure." Bauer v. Waste Mgmt. of Connecticut, Inc., 234 Conn. 221, 243 (1995). "[A] nonconforming structure cannot be increased in size in violation of zoning ordinances, i.e., nonconforming additions may not be made to the nonconforming structure." Verillo v. Zoning Bd. of Appeals of Town of Branford, 155 Conn.App. 657, 688 (2015).

In Verillo, a property owner in Branford had a lot that was smaller than the zoning regulations minimum lot area, encroached on setback requirements, and violated maximum coverage restrictions. The construction of the residential house on the property, however, pre-dated zoning and was thus a valid prior non-conforming structure. The



plaintiffs applied for a variance from the Town to enlarge the house both vertically and horizontally. The Town ultimately granted the variance, and a neighboring property owner appealed arguing that there was no unusual hardship to the property owner to support the variance.

The Town of Branford had zoning regulations similar to those of Salisbury. Specifically, the zoning regulations established that it is not the intent to encourage non-conforming structures survival, and it further provided that non-conforming structures should not be enlarged extended or expanded if such change increases the non-conformity.

The Appellate Court held that the zoning commission erroneously granted the variance, stating:

The existence of such nonconformities, however, does not, a fortiori, entitle a property owner to a variance to expand those nonconformities. The defendants have provided us with no authority so indicating. Such a proposition stands in stark contrast to the fundamental principle in Connecticut that “nonconforming uses should be abolished or reduced to conformity as quickly as the fair interest of the parties will permit—in no case should they be allowed to *increase*.”

(Emphasis in Original) *Id.* at 687. Taking the analysis one step further, the Appellate Court explained that, “It long has been held that disappointment in the use of property can hardly constitute practical difficulty or unnecessary hardship within the meaning of a zoning law



or regulation.” Id. at 691. Similarly, “[T]he financial loss or the potential of financial advantage to the applicant is not the proper basis for a variance.” Id. Further,

[A]n applicant's disappointment in the use of the subject property, namely, *the inability to build a larger structure*, is personal in nature and not a proper basis for a finding of hardship. Our Supreme Court similarly has recognized that the fact that an owner is prohibited from adding new structures to the property does not constitute a legally cognizable hardship. Nor does an applicant's desire to modernize an existing nonconformity constitute a cognizable legal hardship that would warrant a variance.

(Internal citations and quotation marks omitted; Emphasis in Original) Id. at 692. On the basis of the foregoing, the Appellate Court overturned the zoning commission's decision to grant the variances.

Another clear case is Munroe v. Zoning Bd. of Appeals of Town of Branford, 75 Conn.App. 796 (2003). At dispute in this case was a prior non-conforming stand-alone garage that failed to comply with the zoning setback regulations of the Town of Branford. The homeowner applied for a permit to expand the garage vertically by adding a second floor, and the zoning enforcement officer granted the permit. The plaintiff appealed and the Superior Court affirmed the granting of the permit. The Appellate Court, however, reversed.

The applicable zoning regulation provided, “No nonconforming building or structure shall be enlarged, extended, reconstructed or structurally altered, if the result would be an increase in nonconformity.” Id. at 805. The court first determined that the



addition of the garage would be a structural alteration because it would “convert the garage into a substantially different building.” Id. at 807. The court went on to find that the addition of the garage was an impermissible expansion of the non-conforming garage by stating:

Nonconformities prevent uniformity with surrounding areas and can affect the value of neighboring property. A vertical extension of a building by adding a second story can change and affect the amount of air or light between buildings and may detract from the aesthetic value of a neighborhood. The addition of a second story is not a negligible or cosmetic change from the original nature of the nonconformity. The bulk of the building has been increased in quantity and dimension, thereby intensifying the nonconformity. The second story provides a significant additional amount of enclosed space within the confines of the nonconforming footprint, causing a substantial increase in the nonconformity.

Id. at 810-11.

The foregoing regulations and case law make clear that the proposed 52' high addition to the Wake Robin Inn is violative of both the Town of Salisbury Zoning Regulations and established Connecticut law. The inescapable conclusion is that the proposed addition would expand upon a prior non-conforming structure, which is strictly prohibited and contrary to well-established case law that both seek to eliminate, not intensify or expand, prior non-conforming structures.

Therefore, the PZC should advise the owner/applicant that the proposed 52' addition will not be approved.



If you or any other PZC member have any questions regarding this letter, please do not hesitate to contact me.

Dated at Litchfield CT. September 13, 2024

Very truly yours,

Cramer & Anderson


By Perley H. Grimes, Esq.
Allison M. Noteware, Esq.
Cramer & Anderson, LLP
46 West Street
Litchfield, CT 06759
(860)-567-8718

Wake Robin LLC Application for Special Permit - Concerns from M/M William Cruger at 86-88 Wells Hill Road

wcruger@gmail.com <wcruger@gmail.com>

Sat 9/14/2024 1:39 PM

To: Land Use <landuse@salisburyct.us>

Cc: Perley H. Grimes <pgrimes@cramer-anderson.com>

To the members of the Planning and Zoning Commission and the Land Use department for the Town of Salisbury

We (Angela and William Cruger) are the owners of 86-88 Wells Hill Road. Our property is across from the Wells Hill Road entrance to The Wake Robin Inn and the private residence at 53 Wells Hill Road. We have owned this property for over 30 years.

We participated in the call which you hosted on September 3, 2024.

The purpose of this letter to expand on and more formally register specific concerns which we have with the proposed redevelopment of the Wake Robin Inn as set forth in the above application.

The current proposal goes far beyond refreshing and updating of the Inn. **It specifically and explicitly alters in a material way the nature of the property** by (i) defining it as an 'Event Space', with stated capacity of 200, independent of the Inn/hospitality component, gym, spa and pool house, and (ii) increases the square footage of the Inn by nearly 4x (16,000 sq ft to 63,057 sq ft).

The impact on the surrounding homes and area from this material expansion of the physical plant will be exacerbated by the Applicant's intent to keep the 'bar outlets' open until 2:00am. Respectfully, there is absolutely no reason to impose nightlife until 2:00am on this community. Equally there is no benefit to the community as a whole of nightlife extending to 2:00am. And, while the applicants may be able to pay a third party to state that the noise will be 'eliminated outside' by closing windows and doors to the outside at 9:00pm, that is just not possible nor realistic (eg will they turn off the music every time someone goes in or out of a door?..)

Our concerns are focused on (i) health and safety, and (ii) sections 803.2 and 803.3 of the Zoning regulations as they relate to enjoyment, usefulness and value of our property.

Health and Safety - We are concerned that the volume of traffic which would be associated with potential event sizes of 200+, particularly late in the evening/early morning, would create the potential for very dangerous traffic flow.

The shape of Sharon Road approaching the entrance to the Wake Robin from either direction does not permit necessary sight lines for the volume of traffic which one must assume with a facility such as that being proposed. Residents commented during the September 3 hearing that the speed of vehicles in that area of Sharon Road is already a hazard. Compounding it by increasing traffic by many multiples, coming from a bar, late in the evening, would add significant risk.

Moreover, and even if the Wells Hill Road access is closed other than to emergency situations, Wells Hill serves as a route for people going from Sharon Road to Route 112 (and the reverse).

Noise, Light and impact on Enjoyment, Usefulness and Value of our property (Sections 803.2 and 803.3 of the Zoning Regulations) - We have had direct and specific experience with noise and light from the Wake Robin.

The noise experience was related to music from events. In most cases the music stopped by 10:00pm but until that time it was almost as though the event was in our yard. Given the proximity, this level of noise materially and negatively impacts our ability to enjoy our property.

Our experience with light was related to lighting for parking which was very visible from our seating on the western side of our property. If the records are still available we are sure that you will find multiple instances of our reaching out initially to the owners of the Inn and then ultimately the police and town hall. Ultimately they (we presume the owners of the Inn) changed the light over the parking area and it was no longer visible. If the parking expands to the extent that would be required for as many as 250 cars (160 per the applicants' estimates for guests plus 90-95 vehicles for staff) we are very concerned that the impact would be far greater than it ever was.

Violation of Zoning Regulations - We also have some concerns that parts of the proposal violate specific Zoning regulations. One example is the plan suggests that the addition to the main building will continue the current building's height of 53 feet. The existing building height is non-conforming. Sections 503.1 and 503.2 of the town's zoning regulations explicitly do not allow for this. This is addressed separately and in detail in a letter to The Commission from our attorney, Perley Grimes. This letter was submitted to Land Use on September 13.

We are not opposed to refreshing or updating the Inn. It was there when we acquired our property over 30 years ago and has served a purpose for visitors to the area. But the proposed redevelopment goes far beyond refreshing and updating. It is a fundamental and material change to the nature and functionality of the property, in an area which is not suited to an operation of such a scale.

We are continuing our review and will share future observations, questions and concerns as they are identified.

Thank you for your consideration

Angela and William Cruger
86-88 Wells Hill Road

Sent from my iPad

Wake Robin Inn

Lottie Clayton <lottieclayton@gmail.com>

Sat 9/14/2024 2:53 PM

To: Land Use <landuse@salisburyct.us>

To the members of the Planning and Zoning Commission. I am writing regarding the proposed development plans for the Wake Robin Inn.

While I appreciate the potential for renovation and improvement, I have some concerns about the scale and impact of the current proposal.

I look forward to attending the meeting on Tuesday to learn more about how our town plans to balance progress with preserving the character and safety of our community.

I am particularly interested in understanding:

1. Traffic safety considerations, especially regarding the entrance/exit on Sharon Road
2. Environmental impact, including wetlands preservation and light pollution mitigation
3. The project's timeline and potential long-term effects on our neighborhood
4. Noise management, particularly during late-night hours and early mornings
5. The target audience for this development and how it aligns with our community's need. I am curious about who this development is intended to serve. Understanding the target demographic will help assess how this project fits into our town's long-term vision and goals.

I believe that we need to address these concerns carefully, to protect our community and its wonderful character, natural environment, and the quality of life of current residents.

Thank you for your time in helping our community.

Sincerely,
Lottie Clayton

21 Lakeview Ave
Lakeville,
Ct 06069

Wake Robin Inn and 53 Wells Hill Road Special Permit

Barbara Hockstader <bhockstader@gmail.com>

Sun 9/15/2024 9:10 AM

To: Land Use <landuse@salisburyct.us>

To the Members of the Planning and Zoning Commission,

My husband (Greg Wilmore) and I are the owners of 50 Wells Hill Road. Our property is directly across the street from the residence at 53 Wells Hill Road and the woods adjacent. We have owned this property for 11 years.

On September 3, without much time to do my own due diligence, I signed a letter (sent by our next door neighbor David Kamp), that outlined our concerns about the ARADEV project. I have since read all available documentation, attended the September 3rd public hearing, and done my own further investigation. Knowing what I know now, I don't only feel concerned, I am extremely disturbed and also feel deceived.

I am asking the P&Z Commission to step up and protect the investment that we so joyfully made in the beautiful small town environment of Lakeville in 2013. We came here with our two boys to escape the noise and chaos of New York City. We were excited to join a community that celebrates its natural surroundings, that calls the neighbors to point out bald eagles flying overhead to their nests in the backwoods, and walks to The Grove for a swim.

From our yard, we see millions of stars and always get a clear view of the moon. The nights are mostly still and silent, interrupted by the occasional car, noisy owls, and the seasonal coyote massacre. And finally, though the roads have grown increasingly busy, we love to go for daily bike rides, runs, and walks from our house.

ARADEV's proposal will most certainly destroy the **enjoyment** of all of these pleasures, and will also introduce significant risks to our **safety**. **Light** from the greatly expanded hotel, the 200+ **lighted** parking spots, and **noise** from hundreds of people and cars coming and going until 2am, ensures that the **character of our neighborhood** will be forever changed. Based on conversations with neighbors of the Lion Rock Farm on the Sharon/Lakeville border, we're well aware that our town has no capacity to enforce noise regulations and that any decibel study is therefore irrelevant. We can only conclude that moving forward with the ARADEV hotel plan will increase noise and light pollution, create health and traffic safety hazards, and decrease the value of our property. If this ARADEV hotel had existed in 2013 when we were looking for a house, we never would have purchased 50 Well Hill Road.

I also implore the P&Z and any other relevant local authorities to conduct deep due diligence on the business viability and intended use of ARADEV's proposed "campus". Our local hotels and inns, including The White Hart (**16 rooms**), The Millerton Inn (**17 rooms**), Troutbeck (**35 rooms**), and The Interlaken (**90 rooms**) report that they are often NOT at capacity, particularly mid-week and in the colder months. Even the Interlaken (90 rooms) says that they rarely have overflow, and are generally very slow in the winter. Every one of these businesses say that they have a very difficult time staffing their businesses. With these numbers in mind, ARADEV's proposal includes **70 rooms**, 2 restaurants, a bar, and the need for **90 employees**. If our local hotels/inns, most far smaller in size, aren't reaching

capacity, don't experience overflow, and can't find the staff that they need, shouldn't we be wondering:

- Who is going to fill these rooms???
- What is REALLY the intended use/audience of the property?
- Who is going to staff this large business in the Northwest Corner?

Please, Members of the P&Z Commission....I implore you to protect the land, character, and residents of your beautiful town as those before you have done, and conduct the much needed due diligence! Granting the "Special Permit" to tear down a residential home to pave a parking lot sets a precedent that all residents should be **extraordinarily concerned about**. If approved, it opens the door for further commercial encroachment, eroding the neighborhood's quality of life for all residents.

With much appreciation,
Barbara Hockstader

Wake Robin Inn proposal

Barbara Friedman <barbarajfriedman@gmail.com>

Sun 9/15/2024 11:56 AM

To:Land Use <landuse@salisburyct.us>

Dear Commission Members,

I am weighing in on our concerns about this project:

- there is a very real concern about the safety of the entrance/exit of this property on Sharon Road considering the scale of this project. This is a very busy venue as it is, with Hotchiss at one end, The Woodlands in the middle and The Food Pantry at the intersection towards the end near town. There already is a lot of traffic in and out of The Woodlands in the evening and soon, at lunchtime, and at The Food Pantry on the weekends. Plus, the Hotchkiss students often walk and run along Sharon Road, and will be doing more of this when the new cafe/ice cream shop opens this year next to the Post Office.
- With the addition of late night events and bars, one can only assume the drinking and driving on our local roads would result in yet more car accidents ...
- The idea of moving the entrance to Wells Hill Road is completely the wrong idea- this is one of the most respected and sought after streets in the town, you can not ask these neighbors to sustain this type of noise and traffic intrusion on their road. This road is already over trafficked, as a town shortcut, and is a very windy and dangerous road to drive especially after drinking! Also, the light and sound pollution created by the addition of parking, lighting, additional structures, walkways, pools, etc. is going to be horrific for these neighbors.
- We have a cell tower finally going up in this area, let's not push our luck in what we are expecting folks in this area to sustain...
- What about the wetlands issues, aren't there risks here to consider along Sharon Road?

Thank you for your consideration of our concerns.

Barbara J. Friedman and Robert L Dow
38 Covered Bridge Road
Lakeville, CT. 06039

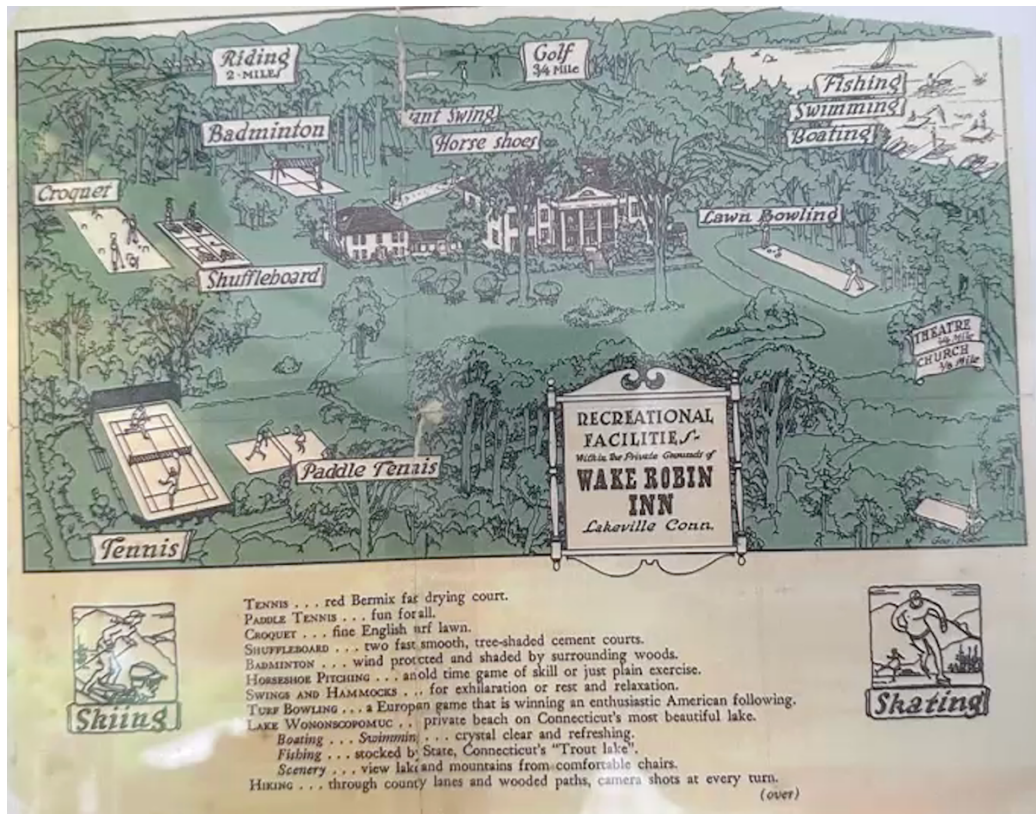
September 15, 2024

Dear Dr. Klemens and fellow members of the Planning & Zoning Commission:

We are David Kamp and Aimée Bell of 40 Wells Hill Road in Lakeville. We are writing regarding Aradev LLC's plans for the redevelopment of the Wake Robin Inn property and the neighboring property at 53 Wells Hill Road. Specifically, we are writing to express our concerns regarding Aradev's plans for the Wells Hill Road side of the combined properties.

In the development team's presentation to the P&Z Commission and the public on September 3, 2024, Aradev's Steven Cohen stated that his team's goal is to bring the property "back to what the Wake Robin was many years ago."

It's a laudable goal to restore the Wake Robin Inn to its former glory and make improvements to the property overall. But respectfully, Aradev's plans extend well beyond "what the Wake Robin was many years ago." Indeed, the slide that Aradev used to underscore Mr. Cohen's point—an image from an old brochure for the inn, included below—is a bucolic rendering of the property in which, on the Wells Hill Road side, there are trees, a tennis court, and a croquet lawn. Aradev's plan to place roughly two dozen parking spaces, a pool house, a bar, a gym, and a spa along Wells Hill Road is a radical departure from the inn's past, to say nothing of its present.



We also question whether Salisbury Zoning Regulation 213.5, adopted on May 20 of this year, applies to 53 Wells Hill Road. In his letter to Dr. Klemens dated September 12, 2024, Joshua

Mackey, the land-use attorney representing Aradev, cites Regulation 213.5 in justifying Aradev's redevelopment plans. While Regulation 213.5 states that "Hotels are permitted in the RR-1 Zone subject to a special permit in accordance with Article VIII—Site Plans and Special Permits," the regulation also states that "Minimum lot size shall be ten acres" and that "The property containing a hotel must have 150 feet of frontage on and be accessed from a Connecticut state highway."

53 Wells Hill Road is currently owned by Serena Granbery. It sits on a lot that is 2.27 acres in size. It has no frontage on any road but Wells Hill Road, a quiet residential street. Even if the 53 Wells Hill Road property is legally combined with the Wake Robin Inn property at a future date, any ex post facto application of Regulation 213.5 to the Granbery property is dubious, in our view.

At the very least, we request that the P&Z Commission require Aradev to rethink its plans for the Wells Hill Road side of the property, for reasons both of compliance with Regulation 213.5 and preservation of the quiet, rural, residential character of Wells Hill Road.

There is simply no precedent in Lakeville's history for commercial activity along Wells Hill Road. Even for those of us who have been around long enough to remember when the Wake Robin Inn included Michael Bryan's Irish Pub, a tavern open to the public, the salient point is that the pub was situated within the main building at 104-106 Sharon Road. The only "commercial" use of land along our road took the form of small working family farms such as the old Wells Hill Dairy.

We respectfully ask the P&Z Commission and Aradev LLC to do the right thing and the neighborly thing: keep Wells Hill Road quiet, rural, safe, and residential.

Sincerely,

David Kamp and Aimée Bell

Wake Robin Inn Redevelopment

Ann Becket <annbecket@comcast.net>

Sun 9/15/2024 6:26 PM

To: Land Use <landuse@salisburyct.us>

Re: Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC/104 & 106 Sharon Road & 53 Wells Hill Road

I am writing to register my concerns regarding the proposed special permit to redevelop the Wake Robin Inn and adjoining property.

While in the past the Wake Robin property operated as an events space, as a close neighbor I am alarmed about plans for ***the expanded use and development*** outlined in this application. Of particular concern is the impact of increased traffic and noise going late into the night.

Although the application says all outdoor events will be closed at 9 p.m. and moved indoors, there is no way to enforce this. Does the town propose hefty fines or rescinding of permits/licenses should the operation violate any agreement as to noise management? [Will the renovations require soundproofing materials to make sure any indoor noise from sound systems does not bleed out and reverberate into the neighborhood?] Sound carries across the water and the Wake Robin property is close enough that this could potentially impact property owners over a significant area of Lakeville. What will the impact be on the town as to traffic coming and going on a rather narrow and curvy road in a residential area? [The entrance to the Wake Robin on Rt. 41 is by a blind curve which could present a hazard to cars and large vehicles entering and exiting the premises.]

There are many more questions regarding the intended use of this property. I am simply presenting some immediate concerns which come to mind.

Thank you for your consideration regarding this matter.

Respectfully submitted,

Ann Becket
83 Sharon Road
Lakeville, CT 05039
860-671-0833

Special Permit Application #2024-0257 / Letter of Concern from Residents of 120 Wells Hill Road

Elyse Nelson <elyse.nelson@gmail.com>

Sun 9/15/2024 11:12 PM

To: Land Use <landuse@salisburyct.us>

Cc: Joseph E. Costa <joseph.e.costa@gmail.com>

To the members of the Planning and Zoning Commission for the town of Salisbury:

We are the owners of 120 Wells Hill Road. We are writing to formally express our objection to the proposed redevelopment of the Wake Robin Inn and residential property at 53 Wells Hill Road as outlined in Aradev LLC's application for a special permit from the Planning and Zoning Commission. While we support the refurbishment of the Inn and its existing structures, we have significant concerns regarding the impact of Aradev's outsized expansion proposal on the surrounding community.

First, we are concerned about the potential consequences of Aradev's plans to build a large event space on the property. In addition to the obvious issues of noise and light pollution, the inevitable increase in traffic to and from the Inn for events accommodating 200 guests poses a substantial safety risk. Residents in the area, including Hotchkiss students, commonly walk, run, or bike on both Sharon Road and Wells Hill Road, which lack sidewalks. Increased traffic will raise the risk of serious accidents and injury. The current proposal to host large events until 2AM is also unreasonable and out of keeping with acceptable community standards. We are particularly concerned about an increase in drunk driving on our streets due to Aradev's intention to serve alcohol until 2AM at such events. The potential danger posed by intoxicated drivers on residential roads should not be overlooked and warrants serious consideration when evaluating this proposal.

Second, we strongly object to the planned pool, spa, and parking lot development directly on Wells Hill Road, which represents a massive expansion of the Inn's footprint through the acquisition and repurposing of a residential property. This development would dramatically alter the streetscape of a bucolic, residential area. The introduction of a commercial-use pool, bar, spa, and parking lot will not only increase traffic and noise but also disrupt the natural beauty of our neighborhood. The proposed proximity of these amenities to the residential road, even with a landscaped wall, is disrespectful to the neighboring community. We see no reason the pool and spa cannot be moved away from the road and adjoined to the existing Inn to preserve the character of Wells Hill Road.

Third, we are deeply concerned about the town of Salisbury's limited capacity to enforce the conditions and promises made in connection with Aradev's redevelopment proposal. Ensuring compliance will require more resources from the Commission and state police than can be expected. We have already witnessed in Aradev's response letter a backtrack from the statement made during the September 3 hearing regarding use of the Wells Hill Road entrance in case of emergencies only (they now suggest a willingness to use Wells Hill Road during construction, for example). Further, our town does not currently have the resources to adequately police the risk of intoxicated drivers mentioned above. The Commission should seriously consider the potential increased tax burden on the community that may become necessary to address this issue.

In closing, we believe Aradev's redevelopment plan does not pass muster under the standards for special permits, specifically Sections 803.2 and 803.3 of the zoning regulations. Furthermore, 802.1b states that this Commission must "ensure that the design and layout of the site and the proposed use(s) will constitute suitable and appropriate development in character with the neighborhood and will not result in an unreasonable decrease in

property values or a detriment to the present and potential use of the area in which it is to be located.” We strongly believe the current proposal undermines this important mandate.

We respectfully request and sincerely hope the P&Z Commission will continue to preserve the safety, character, and quiet enjoyment of our cherished community.

Sincerely,

Joseph Costa and Elyse Nelson

Wake Robin Inn Proposal

Judy Gafney <judybooks3@yahoo.com>

Mon 9/16/2024 8:53 AM

To:Land Use <landuse@salisburyct.us>

September 16, 2024

Dear Members of the Planning and Zoning Commission,

I am concerned about the Wake Robin Inn Proposal.

- Why did the planners work for a year without consulting the neighbors on Wells Hill Road?
- More information is needed about Aradev LLC and its members. Who are they? Have they done projects like this in the past?
- Who is Steven Cohen? What are his qualifications?

Thank you for doing due diligence on this project.

Sincerely,

Judy Gafney
Resident
147 Wells Hill Road
Lakeville, CT.

Wake Robin Proposal

charleskalison@yahoo.com <charleskalison@yahoo.com>

Mon 9/16/2024 9:38 AM

To: Land Use <landuse@salisburyct.us>

Attention: Planning & Zoning Commission

For your consideration:

I, Charles Kalison, and my wife Sandra Kalison, live in Lakeville at 33 Wells Hill Road. Our home and property directly abut the Wake Robin project and this proposed redevelopment of the Inn into the Hotel, cottages, event space, spa/gym, swimming pool/bar, etc. This project will very negatively impact our property, as well as the entire local residential community on Wells Hill Road and Sharon Road. We have occupied our residence for 25+ years and love our peaceful and quiet neighborhood, and the thought of the proposed new Hotel and the changing aftereffects are terribly disturbing. We will mention some of these effects from our point of view, as follows:

1. OUR PROPERTY: we (#33) immediately abut the Hotel project on the south and west sides of our property: to the south are the two planned cottages, and to the west is the proposed event space parking lot. Only beautiful woodlands exist there now. This change will be unacceptable and we emphatically object. Our rear patio and yard are favored spots for us and directly face both these proposed additions.

It should also be pointed out that the Inn currently has a damaged above-ground sewer drainage pipe extending just south of our property running from the old motels towards Wells Hill Road, which must be removed.

2. TRAFFIC: increased traffic on Wells Hill and Sharon Roads. As it is, traffic has already increased in the area in the past few years after the pandemic. With the addition of the Hotel redevelopment far too many additional cars/trucks will be added in the impacted areas. This includes Hotel/cottage guests, Hotel employees, construction work people, vendors, garbage disposal, etc. Common sense dictates that this will produce sound, lighting and commercial activity unpredictably in our residentially zoned neighborhood.

3. NOISE: our idyllic quiet neighborhood will be changed dramatically. Noise from the increased number of people, vehicles, and construction work as well as ongoing daily work at the proposed expanded Hotel, parking lots, event space, spa and swim pool/bar area, etc. will be hard to imagine. And, events planned to last until 1 or 2AM!

4. LIGHTING: goodbye to our beautiful night-time dark, clear skies, which would become polluted with the vast lighting emanating from the Hotel, event space, parking lots, swimming pool, etc. Furthermore, regardless of how many trees, etc. may be planned to "help" mitigate the lighting, most leaves will disappear during the 5 months November-April. Nothing will help to hide that light from our community.

5. SWIMMING POOL/BAR/SPA/GYM: right next to Wells Hill Road! Regardless of any "fence+foliage" barrier separating it from the road, it will be impossible to eliminate the noise and lighting that will spill out onto W.H.Road and the nearby properties.

6. SIZE & INTENSITY: too much and not in harmony with our residential environment.

7. PROPERTY VALUES: will devalue the residential properties in the Wells Hill Road/Sharon Road community. and most certainly our property, which today enjoys secluded woodland, but after the proposed redevelopment it would abut a planned parking lot and two new cottages.

8. CONSTRUCTION: how long does Aradev estimate the redevelopment would take from start to completion? Such construction is likely to disrupt our community for a long period of time.

9. ARADEV LLC: has no visible track record owning and operating hotels. What is the certainty that it has the financial resources to complete construction, enough capital to achieve success & the operational experience to run a hotel?

Thank you for your consideration of the above,

Charles Kalison

Request for Special Permit for Wake Robin Inn proposed development plan

Sarah Morrison <morrison.sarahk@gmail.com>

Mon 9/16/2024 11:21 AM

To: Land Use <landuse@salisburyct.us>

Dear Salisbury P & Z Commission Members

I am a resident of Lakeville and wish to offer a few comments concerning the request for Special Permit for the Wake Robin Inn development proposal.

Upon learning that someone wanted to renovate the venerable Wake Robin Inn and reopen it, I was delighted to think this beautiful, historic building might once again become a vibrant part of our community.

However, upon reviewing the proposed plan as submitted, it is apparent from its sheer scope and scale that it has the potential to significantly alter the feel and character of Lakeville and negatively impact local businesses, its neighbors and the village of Lakeville, including Salisbury and the surrounding area.

Several letters already submitted to P & Z have raised numerous and substantive concerns regarding the submitted proposal that I hope the Commission will carefully consider.

One of those concerns is whether an expansion of the Wake Robin Inn under the proposed plan could harm existing local businesses. But another related factor that should be explored is whether or not the business as proposed could be sustained on its own merits with the information that has been provided to date? It seems as though there must be some missing pieces to this puzzle that need to be more fully explained and examined.

Presumably the owner believes the proposed redevelopment and future business plan (with the substantial level of investment that would be required) has the potential to be profitable or, at least sustainable. If so, it would be important to obtain more information about the business models, assumptions, and/or market studies that support that premise so they can be tested against the actual economic profile of our community to determine whether those underpinning assumptions are realistic.

Meanwhile, some in the community are just becoming aware of plans to develop the Wake Robin Inn. With summer recently having ended, many families have been focused on getting their children ready for the school year, not everyone in the community is yet aware of details of the proposed plan.

Given the magnitude of the proposal and potential for adverse impact on the community, I hope the Commission will proceed with all due deliberation, rather than dispatch. It is important for the public to have adequate time to learn about and comment on the plans so that the Commission has the benefit of those views when they consider the request for Special Permit for development of the Wake Robin Inn.

Thank you for your consideration.

I look forward to learning more at your Zoom meeting this week.

Sarah Morrison
222 Belgo Road
Lakeville

Wake Robin redevelopment

Marilla Palmer <marillanyc@aol.com>

Mon 9/16/2024 11:23 AM

To: Land Use <landuse@salisburyct.us>

Dear Abby Conroy,

I am writing in opposition to the proposed redevelopment of the Wake Robin Inn at 53 Wells Hill Road, specifically the location of the “retaining wall” and “EV charging station” area. The concrete wall depicted on page 4 of the site plans runs along what appears to be several hundred feet of Wells Hill Road. This would block the wide variety of animals that regularly travel from the marsh and woodlands on Farnum to Lake Wononskopomuc and surrounding area. Observing wildlife is part of the attraction of living on Wells Hill Road but more importantly the habits of these animals should not be forever altered for an oversized parking lot and pool.

This is a “A town shaped by nature” according to the Salisbury Association web site <https://salisburyassociation.org/land-trust/how-we-protect-the-land/> The historic rural character of Wells Hill Road has been preserved up until now. It’s hedgerows foster animal migration, hibernation and pollination. This rural character exemplifies a desire to live with, not dominate the nature and historic character of our area.

When I constructed a contemporary studio attached to our 1800 home the architect (Stan Allen) worked to accommodate the aesthetics of our property and the surrounding area: it is possible. I appreciated how strictly the Salisbury building department enforced all codes and regulations as we went through the process. In my new studio I’m able to see wildlife crossing our land on to Wells Hill Road daily on their route to the lake. The planners of the Wake Robin redevelopment may not be aware of this well used migratory route and that night-time lighting disrupts pollinators and birds fly into glass walls. The best contemporary architecture and site plans will take all of this into account.

Please contact wildlife specialists at The Audubon Society and Salisbury Association for guidance on respecting our local wildlife before their lives are altered forever.

Sincerely,

Marilla Palmer Zaremba, five generations in the area.
28 Wells Hill Road

ARADEV/Wake Robin/Granbery Special Permit application

abethslotnick@gmail.com <abethslotnick@gmail.com>

Mon 9/16/2024 11:25 AM

To:Land Use <landuse@salisburyct.us>

Dear Planning and Zoning Commission,

Regarding the ARADEV application for the redevelopment of the Wake Robin Inn, I would like to raise the following concerns about the applicant's adherence to the Salisbury Zoning Regulations:

1. Articles 309 & 503 - concerning building heights:

- a. In regard to the height of the addition to the principal building, the Zoning Data Table in the applicant's "Site Plans" drawing set indicates that the height of the existing inn building is 52', which is an existing non-conforming height, given that the height limit for the RR-1 Zone is 35' for gable, hip and gambrel roofed buildings and 30' for flat, mansard and other types of roofs. The height listed for the addition to the inn is "<52' (PROP ADDITION)." The addition would be an enlargement of a non-conforming building and as such, per Section 503.2, it cannot increase the area or space that is non-conforming. I would therefore like to know: What is the actual height of the proposed addition?
- b. Additionally, the height limit for an accessory building in the RR-1 Zone is 35', measured from the lowest visible point of the building to the highest point of the roof (Section 309.4b). Do all of the proposed accessory buildings adhere to this limit? I am specifically questioning the height of the event barn.

2. Article 802, Section 802.1b:

In my opinion, the development as presented is **not** in character with the neighborhood, especially the retaining walls, parking lots and non-residential buildings that are proposed along Wells Hill Road.

3. Article 803:

- a. Regarding Section 803.2, it seems likely that the proposed use of the development will create a nuisance to neighboring properties due to the increased traffic, noise and nighttime lighting, all of which can be mitigated but none of which can be completely eliminated.
- b. Likewise, re. Section 803.3, it is highly probably that the proposed development will adversely affect the enjoyment and value of the properties in its general vicinity for all of the factors listed under that section.

Thank you for your consideration of the above. I have not enumerated the issues and concerns that have already been officially voiced by others in the community, but I trust that you will give those your close attention as well.

Sincerely,
Elizabeth Slotnick

16 Prospect Street
Lakeville, CT 06039
860 435-1403 / abethslotnick@gmail.com

Opposition to Special Permit for a redevelopment of the Wake Robin Inn and private residence

mary taylor <mtaylor039@gmail.com>

Mon 9/16/2024 2:49 PM

To:Land Use <landuse@salisburyct.us>

To the Board of Planning and Zoning,

While the Applicant (ARADEV) has proposed a major redevelopment and excessive alteration to the Existing Wake Robin Inn, the new ownership of the property remains opaque to all. Why has the soon-to-be new owner not appeared before the zoning board meeting to introduce themselves and convey the ultimate vision and use of the property? I suggest the P and Z board require the new owners to appear before a public P and Z meeting.

Once P and Z approval has been granted it is difficult for rural towns to enforce noise issues most particularly since the development is asking for approval to host parties until 2:00 am. And Salisbury does not have the capability to police the roads after parties lasting into the early morning hours.

So many questions and plan specifics remain unanswered. The process for this approval should be long, with very specific answers for each and every element of the development process. I also ask you to consider reviewing the proposal for development in the context of our community. The size and scope of which hardly belong in the center of a small rural CT town.

Sincerely,
Mary Taylor

Wake Robin Redevelopment Plan

ellen Rothstein <ellen.rothstein10@gmail.com>

Mon 9/16/2024 3:18 PM

To:Land Use <landuse@salisburyct.us>

Cc:edward rothstein <edwardrothstein155@gmail.com>

My husband and I have resided at 65 Sharon Road for thirty years. We would be interested in knowing what kinds of precautions will be taken to insure safety for cars entering and exiting the proposed hotel. Cars readily speed between the stop sign at St Marys Church and Rt 112. There is a bend in the road just south of the entrance of Wake Robin which makes entering and exiting particularly difficult as cars are speeding north. When the flow of cars in and out of the hotel increases what will be done to reduce the potential for accident.

Secondly, we are very concerned about the increase in traffic on Sharon Rd with the influx of delivery trucks, guests and visitors to the new hotel. Traffic noise on that stretch is already quite loud - it will only get worse.

Thank you

Concerns re: the Wake Robin Inn expansion

Nicole <nfranchini3@gmail.com>

Mon 9/16/2024 4:37 PM

To: Land Use <landuse@salisburyct.us>

Cc: Nicole <nfranchini3@gmail.com>; John D. Franchini <JFranchini@millbank.com>

To the members of the Planning and Zoning Commission and the Land Use Department for the Town of Salisbury,

We (John and Nicole Franchini) are the owners of 75 Sharon Road. Having spent several years in Lakeville, we've recently completed building a new home and are excited to continue to grow into the community that we were attracted to for its beautiful lakes and environment and peaceful community. While we are supportive of thoughtful and balanced development, we are opposed to actions by outsiders that are not considering the material and adverse impacts to the community. We request that the Commission, the Land Use Department and all other fiduciaries of the community **refrain from approving the pending applications** unless and until all *of the concerns* of the community have been adequately addressed.

We listened to the applicant's presentation from the September 3rd Zoom Meeting after neighbors reached out to us about the revitalization and expansion of the Wake Robin Inn. We were disheartened that the radius of notice was not extended to a larger community considering the material and adverse impact of this expansion which is well beyond that radius. A significant number of homeowners and others on the Sharon Road and Wells Hill communities have organized, together with individuals from elsewhere in Lakeville and Salisbury, Falls Village, Millerton, to name a few.

The purpose of our letter is to express specific concerns we have with the proposed redevelopment of the Wake Robin Inn. The current proposal extends well beyond updating the Inn. It explicitly alters the property by defining it as an 'Event Space', with stated capacity of 200, in addition to expansion of the inn, a gym, spa and pool house, cottages, with an increase in square footage of the Inn by nearly 4x (16,000 sq ft to 63,057 sq ft).

Our concerns are focused on the health and safety sections 803.2 and 803.3 of the Zoning regulations as they relate to enjoyment, usefulness and value of our property, among other items.

Traffic: We are concerned that the exponential increase in the volume of traffic associated with the potential event sizes would create a very dangerous traffic flow. This is especially concerning based on the shape of Sharon Road as you approach the entrance to the Wake Robin Inn. Either direction does not allow for necessary sight lines for the volume of traffic one must assume with this large of an expansion. This is compounded by what will also include delivery vehicles and employees exiting and entering. We understand the sight lines are equally challenging on Wells Hill Road. We do not intend to "push" the adverse traffic to Wells Hill nor do we think it should be borne solely by Sharon Road. In either or both cases, these are dangerous entry and exit points which are incapable of safely managing the number of cars, vans, buses, maintenance vehicles and delivery trucks that would come and go every day. While they work for car traffic and light truck traffic that services the quaint Wake Robin Inn, they will not work for a multi-purpose hotel, spa, event space that is being proposed.

Frankly, it is irresponsible to propose that traffic for a space that is 4 times the size of the current space, with added offerings (e.g., the spa and event space), be funneled through one area of ingress and egress. That is reflective of the lack of consideration afforded by the current developers to these very serious and legitimate concerns for safety and impact to the community.

Moreover, The Corner Food Pantry, which has been operating for 30+ years, will be greatly impacted as they provide services to families using the parking lots of St. Mary's on both Fridays and Saturdays, which we presume would coincide with large events at the Inn. Families travel not only from different parts of CT, but from MA and NY to be able to pick up food for their families. We are very proud of the Food Pantry's long-standing place in our community and would not want it to be adversely impacted in any manner by the proposed redevelopment. Again, no mention was made by the developers on how they would ensure the continued operation of the Food Pantry – either because they are unaware or don't view it as an important consideration to their goals.

We'd also like developers to clarify and explain why the intersection of where Sharon Rd and Wells Hill Rd meet in front of St. Mary's was not part of the applicant's traffic study. This is one of the most important intersections to be examined. Will the town include this intersection when conducting their own traffic study?

Also, what are the developers plans to handle and manage the large traffic flow when events do occur? Will they have police presence? Are they planning to add traffic lights? How will they manage overflow traffic and will they park extra cars and buses on Sharon Road? If the answer to any of these questions is “yes”, then the size and scope of the development is materially beyond what is appropriate for this small neighborhood within Lakeville. And if the answer to any of these questions is “no”, then the developers have not considered the very real and practical health and safety concerns that will come from this proposed redevelopment.

Noise, Light and impact on Enjoyment, Usefulness and Value of Property: There already exists direct and specific experience with noise and light from the Wake Robin Inn at it's existing size.

Based on the elevations of the event space and the proximity to Sharon Rd, the noise and light from the event space will negatively impact our enjoyment of our own peaceful property. We'd request a study of both lighting and noise be done to have a full understanding of what this impact looks and sounds like – this includes a noise study across Lake Wononscopomuc where sound travels without impediment. When the existing inn had events the music was easily heard down to the road and neighboring houses and across the lake. Additionally, if the parking lot expands to the size that would be required, we are very concerned that the lighting impact would reach a far greater area, causing concern for well beyond the neighboring homes. Lake Wononscopomuc is a crown jewel to our community – one that people come to from many towns away. It must be protected at all costs. We would offer that any noise that travels from the Event Space to the lake not be permitted as it would negatively impact the “quiet enjoyment” which is a hallmark of Lake Wononscopomuc. We believe the location of the Event Space, sitting downhill toward the lake, did not give any thought to this very material concern. Light and noise disruption to the Wells Hill and Sharon Road residents, and to everyone on Lake Wononscopomuc and all of those who use the lake, will be severely negatively impacted by the proposed development as it currently stands.

Violation of Zoning Regulations: We also have material concerns and questions regarding whether each and every aspect of the proposed redevelopment meets all Zoning regulations, or whether there are any non-conforming aspects to the development requiring a variance. In other words, we'd like clarity on whether the developers are adding on to nonconforming structures or if they are rectifying all nonconforming structures as part of their rehab and expansion in strict accordance with the regulations. As a homeowner, as part of our redevelopment of our property, we fully rectified several non-conforming aspects of the prior property we acquired. It now fully conforms with all regulations. We would propose the developers do the same with the Wake Robin Inn, especially given the size and scale of the proposed redevelopment and the proximity of the Wake Robin Inn to so many single family residences. Additionally, is there a special process to rezone 53 Wells Hill from residential to commercial?

We also have questions regarding the status of the property transfers for both 53 Wells Hill and the Wake Robin Inn. Please have the developers describe the status and nature of the sale contracts, and any and all conditions to closing thereon.

Lastly, and not to diminish the importance of this item, we all need to fully understand who is behind this proposed development. Specifically, who are the beneficial owners of Aradev LLC and who are the controlling persons. Are there any other affiliations with any such persons? What other developments have any of those individuals attempted and/or successfully completed? Will the developers bond the entire costs of the project so they don't partially complete it and abandon the property if they encounter issues? Who will operate the Wake Robin Inn? Is there redevelopment intent for the sole purpose of a country inn and will they commit to maintain that purpose in perpetuity? We find it concerning that there is no website, nor any information on their LLC.

In sum, the proposed redevelopment feels materially oversized for this area, will create a multitude of health and safety issues, and will materially and adversely affect the value of the properties in the community. We and many other members of the community with whom we have organized request that we schedule an in person meeting with the Commission to meet Aradev in person and hear answers to all of the questions raised in our letter and by others. As we did not receive formal notice of this proposed development, and we are reviewing and analyzing the impacts as quickly as possible, we ask the Commission to delay any decision until the Community has received satisfactory answers to all of the questions provided in this letter and those of our neighbors.

Thank you for your consideration,

Nicole and John Franchini

wake robin inn redevelopment

Doug Glickman <diglickman@yahoo.com>

Tue 9/17/2024 6:12 AM

To: Land Use <landuse@salisburyct.us>

To whom it may concern:

I have recently learned of the massive redevelopment plans for the wake robin inn. And while i support revitalization of the space, the current proposal seems to be on much to grand of a scale and out of chatacter for the area. The traffic, noise and pollution will be much higher than the area can handle. It will lower the quality of life for the quiet neighborhoods on Wells Hill and Sharon Road. It will also lower property values in the area.

Please consider the impact on Lakeville residence and do not grant an exceptional permit.

Regards

Doug Glickman

62 Ledgewood Road

Sent from my iPhone

Hon. Faith S. Hochberg (ret.)
97 Sharon Road
Lakeville, CT 06039

Dr. Michael Klemens
Planning and Zoning Commission
Lakeville, CT

September 16, 2024

Submitted Via email; and delivered to Town Hall

Re: Opposition to the Application of ARADEV, LLC for Special Permit: 104 & 106 Sharon Road and 53 Wells Hill Road

Dear Chairman Klemens and All Members of the Commission:

I am an owner of 97 Sharon Road, Lakeville CT, an abutter directly across Sharon Road from the proposed expansion of the country Inn known as the Wake Robin Inn. Our home is on Lot 47-15-1, and my husband and I own 2 adjoining buildable lots: 47-15-2 and 47-14. What happens on the Wake Robin Property has a major impact on our ability to use and enjoy our home and property, as well as its property value. These concerns are squarely within the jurisdiction of the Planning and Zoning Commission (“P&Z” or “Commission”).

On September 3, 2024, I listened quietly and intently to Mr. Arrigoni of SLR Consulting Co., who spoke vocally in support of ARADEV LLC’s Application. SLR is just a consultant, so I cared more about what Steven Cohen said. He is the managing member of ARADEV LLC, which will own the Property and is the Applicant for the Special Permit. Mr. Cohen said that ARADEV’s intent is to bring the Wake Robin “back to what it was many years ago”, which he described as a full resort with numerous recreational activities.

At the end of the meeting, Chairman Klemens wondered why the Sharon Road residents had not yet spoken out loud: the reason is that many of my neighbors on Sharon Road were away on vacation during the traditional time in late August. They didn’t even know that this Application had been made. And none of us had become aware of the much broader scope of use and genuine traffic and noise disturbance that it portends.

In the week after I heard the consultant’s presentation, I took a deeper dive into the actual plans posted on the P&Z website. While a professional consultant and well-known hotel builder can speak and draw up glossy plans, neither of them will “own” the Special Use permit that is sought; they are working under contracts from ARADEV LLC. ARADEV’s business address and Steven Cohen’s address are the same: on Atlantic Ave. in Brooklyn NY. ARADEV, LLC does have a CT Resident Agent, listed on Bizapedia as Schneur Brook, with an address in Shelton, CT.

While an employee of a well-known hotel company is working with Steven Cohen, there has been no evidence shown that a reputable hotel company will be standing behind this project with its own capital and its own liability insurance coverage, and to make representations and

warranties about traffic, noise, and other concerns of the residents, once the hotel construction is completed.

Many on Sharon Road are at risk of being seriously adversely affected by this proposed expansion and use of the quiet country Inn. These new uses will inevitably risk a lot of noise during evenings and nights, and at a scale never even approached by the Wake Robin. Add to that a potential traffic snarl on Route 41 every time there is an “event”, plus the daily burden to the Sharon Road neighborhood of far more cars driven by staff, guests, and vendors *all being instructed to enter and exit from the driveway on Sharon Road*. This is far, far beyond what Steven Cohen so quaintly described at the meeting.

What is our recourse if that “Event Barn”, sited very close to Sharon Road, becomes a noisy nuisance late into the night? Why isn’t it sited up near the hotel itself, rather than at the lower edge of the property? The motel unit is being demolished anyway, so there is no need for it to be sited where it is. While the Application promises that, by moving the Event Barn noise inside at night, it will “eradicate” it after 9PM, that is a prediction that is just not credible.

And who do we turn to when a quiet rural neighborhood suddenly must deal with flagmen on holding up traffic on the 2-lane busy Route 41 during an unlimited number of weekends from 4 PM until 2 AM at night? Honoring commitments to the Planning and Zoning Commission relies on the experience, and long-term stream of funding stream of ARADEV LLC, about which we know nothing.

The entire town of Salisbury, and all the surrounding towns use Sharon Road [Route 41] on a daily basis. The Special Permit expansion plans risk adverse effects to at least 3 constituents of the Planning and Zoning Commission: (1) the abutters; (2) the entire neighborhoods of Sharon Road and Wells Hill Road; (3) the entire Town of Salisbury who use Route 41. We must obtain detailed answers about our concerns from the actual Owners—i.e. the Members of ARADEV, LLC and its CT Registered Agent. What is their hotel ownership and management experience? Have they ever run a hotel before? What is their funding source and Capitalization?; Have they analyzed the cost and ability of our over-strained sewer system to handle their waste without damaging our system or hindering our waste stream?

I respect the dedication of the Commission to preserving what is special about our beloved rural area. What is needed to carry out that duty of yours is to give the public the chance to *ask questions and elicit honest answers from all of the Members and Registered Agents of ARADEV, at an in-person public meeting*, before any vote is taken by the Commission. There should be no arbitrary time limit that cuts off genuine questions about all aspects and potential repercussions of this Application. The entire community deserves that respect, which we, in turn, give to each Commissioner.

The History of Wake Robin Inn as a Neighbor

The Wake Robin Inn has for decades been a good neighbor: A quiet country Inn, with a regular residential-size driveway on Sharon Road. I have lived across the street for 34 years, and I can never remember any noise, or lights, or traffic problems associated with the Wake Robin. I had my first art show there, which I remember fondly as the start of a new chapter in my life in Lakeville. If ARADEV’s plan truly was to do a refreshing renovation of this historic building, I

would not be writing this letter, and the neighbors would not be up in arms with discussions about losing the rural character of this joyous spot. Those discussions sadden me, because I have always viewed this town as a place of peaceful enjoyment of the quiet things in life.

The Application and the Regulations at Issue

Regulation 802.1 - Reasons why Special Permits are Required

This regulation requires that a building project that could be “detrimental” to neighboring properties must apply for a Special Permit. This Application poses a serious risk to the rural neighborhoods surrounding the Wake Robin; is not “in character” with the quiet country life in this neighborhood; it will reduce property values due to noise, lights, traffic congestion on Sharon Road; danger to pedestrians and vehicular traffic; as well as the road receiving greatly increased surface water run-off down the steeply pitched, and dramatically widened, driveway to Sharon Road, which will become awash in water and salt from that driveway during storms.

Regulation 803.2 - Application Must Not Create a Nuisance to Neighboring Properties with Noise, Water, Dust, Vibrations, Lighting

The “Event Barn” in this Application poses a great risk of adverse effects of noise and light to our home, and our neighbors’ homes. It is the most noxious element of the proposed Application. It is sited away from the main Hotel, just a few feet above Sharon Road, on an elevation higher than our homes below. This Event Barn replaces a 1 story strip of motel rooms meant for sleeping, with a much larger 2-story space to hold big events with up to 200 attendees, plus the associated food, parking, music, staff overnight rooms, trash dumpsters, behind it, even closer to Sharon Road. It will have events running until 2 AM, with loud music and lots of outside light, lots of cars, horns, and traffic jams getting in and out at the same time.

With the Wake Robin, we now have quiet evenings, with dark skies and the ability to quietly see the moon rise and the stars and constellations appear. We need that rest, especially on weekends, which is exactly when this Event Barn will be most active, according to this Application.

The Applicant states that it will move events “inside” after 9 PM, which ARADEV claims will “eradicate” noise, but we all know that this prophecy is apocryphal. There will be noise and there will be outdoor night lights, and noise every time a door is opened, or even if it is closed, until 2 AM.

P&Z does not have the ability to enforce the promises made to it in the Application. Will the permit—if issued—be revocable if such promises are not met? To whom do we get redress for that, when there is a loud, late, huge event? And another one the next day, or the next weekend, etc.?

Regulation 803.3: This regulation is meant to Protect Neighboring Properties from being Adversely affected in their “Enjoyment, Usefulness, and Value” of Our Property.

This Regulation is intended to Protect Neighbors from both vehicle and pedestrian Traffic; Exterior Lighting; Parking and Loading Vehicles; Storm Water Runoff. It should bar the

horrendous traffic snarl risks posed by this Application, as well as other harms to our “enjoyment, usefulness, and value” of the property we have cherished for decades.

When the Event Barn holds events for 200+ people, it will have them *all* enter on Sharon Road, with a *Proposed Driveway Widened by about 50% from its present width*. And there will be major congestion on Sharon Road [Route 41] that everyone in the Town of Salisbury uses to get around. It is already a well-traveled road, with a particularly bad curve right above the Wake Robin. With so many event attendees arriving and leaving, from 4PM - 2 AM, traffic jams will occur on a 2-lane main state road; it means headlights and taillights from hundreds of cars, often simultaneously; it means horns; it means accidents; it risks pedestrian injuries, or worse.

The Applicants proposed solution?: Flagmen on Rt 41 to control and direct traffic all night! This would not be just a once-a-year holiday party—this would be every weekend. We, who live here, will have difficulty just to exit our own driveways onto Sharon Road, just to go out on errands. Our guests will have trouble visiting our home. There will inevitably be honking horns; and slowed trucks, as well as cars; headlights into the homes near the road; and the combined effect hurts our enjoyment of our homes and will drive down property values.

Finally, the widened driveway poses a major risk of sending torrents of water on its steep downward slope to Sharon Road, which in turn will flow over the road and onto our land. It will be huge quantities of surface water originating from the ARADEV property and damaging ours and causing us to deal with worse conditions on Route 41. The 50% increase in the width of the driveway is exacerbated by the paved square footage in interior parking lots, that will drain, at least in part, onto the driveway and downhill to Sharon Road. It will affect everyone who travels on Sharon Road, and risks accidents during winter storms, especially.

This will no longer be the rural country home that it has always been, and that cannot be allowed to happen by Reg. 803.3.

This Event Barn simply must be removed from the Application, at the very least, and the driveway remain as it is now.

Regulation 803.4 (f) - This Regulation asks whether the Applicant Can Assure the Commission that it Has Remediated, in Advance, the adverse effects of exterior lights; glare from traffic lights; quantity and effect on traffic; and harmony with the neighboring properties.

None of these adverse effects has remotely been satisfied to give “Assurance” to the Commission. The topography of the land and the site on a major roadway, with only a single driveway for hotel and event guests and staff, will lead inevitably to the disharmony described above.

This is just not an appropriate major expansion plan for a small lot on a major sloping site heading down toward the road, and, inevitably, the lake— that the Commission works so hard to protect.

What, Exactly is ARADEV LLC?

My final questions are about this unknown entity called ARADEV LLC. It is not an affiliate of Fortuna or SLR, the big names who have written the plans and spoken at the meetings. I have tried to see what is publicly stated about them, and it is virtually nil. Has the P&Z met all of its members? That is how an LLC is run. It has “limited liability”. Who will be honoring any commitments it makes to the Commission? Who will stand behind any violations with financial redress of our damages? We all need to know who they are; how they are capitalized; what insurance they have if there is a terrible accident due to their activities; and what their true plans are for this Hotel. Is a large hotel company putting its capital to back up any liability that could occur if insurance is inadequate?

We need know who all of ARADEV, LLC’s members are. We know that Steven Cohen is their Managing Member. I can find nothing in the public record about any a long career of hotel experience. All I find on his LinkedIn page is that he worked with Fortuna for 2 years from 2016-2018 first and an analyst and 1 year as an associate.

On Bizapedia, a CT state website, he is listed as the Managing Member of ARADEV, with a principal business address of 352 Atlantic Avenue in Brooklyn, NY. That same address is listed as the address for ARADEV, LLC. When searched on Google maps, it appears to be a 3-story residential apartment building above a retail clothing store. That is not a business address of a well-known hotel businessman.

The only other ARADEV, LLC “principle” listed is Jonathan Marrale, whose regular job is as a development officer for the hotel developer, Fortuna, but Fortuna itself is not listed as a member or affiliate of ARADEV, LLC. Marrale’s job is listed as doing zoning and feasibility studies for new or redevelopment projects; leasing and “vacating” assets; construction loan sourcing; and “management of the life cycle of projects”, which I presume means buying and selling or converting them to other purposes after a number of years. Fortuna is not represented to be a manager of this property, nor a guarantor of its obligations.

Finally, there is nothing to be readily found on a web search about ARADEV’s capitalization; its sources of funds; its ability to post a bond; its ability to fund a guarantee if its work stops midstream if funding stops; liability for injuries to staff or guests, or neighbors.

We Need an Open, In-Person Hearing, with ALL of the ARADEV members and Registered Agent present, and the Ability to Ask them Questions, as well as put on our own evidence regarding the elements of the Regulations cited above.

Respectfully Submitted,


Hon. Faith S. Hochberg

Wake Robin Inn Proposal

Karen Lundeen <klund338@gmail.com>

Tue 9/17/2024 7:40 AM

To:Land Use <landuse@salisburyct.us>

Dear Members of the Planning and Zoning Commission,

My family and I reside on 338 Wells Hill Road. With time, inevitably there are changes. However, during the 45 years that we lived here our neighborhood and village have remained peaceful, full of natural beauty and wildlife.

The Wake Robin Inn Proposal causes us great concern. There is no doubt that scope and size of the project would compromise the integrity of our neighborhood.

I have read Mr.Mackey's responses to the questions that were discussed at the Salisbury Planning and Zoning Commission public hearing meeting on September 3, 2024 and remain concerned about the overall proposed venue. In addition to the questions that have already been raised, if the proposed project were to be approved where would employees be housed? Affordable housing remains another major issue in our town.

Thank you for your consideration,
Karen Lundeen

Wake Robin

Gerald Stanton <geraldstanton423@gmail.com>

Tue 9/17/2024 8:53 AM

To:Land Use <landuse@salisburyct.us>

Greetings Ms Conroy:

You are aware, doubtlessly, of concerns about the potential impact of new ownership of the Wake Robin Inn.

Please, to the extent possible, very carefully consider the implications of decisions made for this location. Roadside development, in particular, is an important aspect of any change made along Sharon Road. Parking lots, lighting etc., ought not not be constructed in a way that alters the landscape and character of this neighborhood.

Thank you and best regards,

Gerald Stanton


Re: Application for Special Permit for 104 & 106 Sharon Road and 53 Wells Hill Road

Julie Norwell <julieanorwell@gmail.com>

Tue 9/17/2024 9:13 AM

To: Land Use <landuse@salisburyct.us>

Cc: Russell Charlton <russ.charlton@gmail.com>

 1 attachments (23 KB)

Letter to P&Z Commission and Land Use Dept of Salisbury.docx;

Julie Norwell and Russ Charlton
63 Sharon Road
Lakeville, CT 06039

September 17, 2024

Re: Application for Special Permit for 104 & 106 Sharon Road and 53 Wells Hill Road

Members of the Planning and Zoning Commission, and Members of the Land Use Department of the Town of Salisbury:

We (Julie Norwell and Russ Charlton) are the owners of the property at 63 Sharon Road, which is located at the intersection of Sharon Road and Wells Hill Road. We have enjoyed 11 years in this wonderful community.

We learned of the redevelopment of the Wake Robin Inn property a few days ago. In principle, we welcome a redevelopment of a property that has a long history in Salisbury. **After reviewing the application materials submitted to the Planning and Zoning Commission, however, we have several concerns to register about it:**

Scope of Proposed Plan

First, we are very concerned about the scope of the proposed development plans. The proposal calls for an event space in addition to a hotel business, two restaurants and a bar. The square footage of the inn is to be expanded by about 4x its current size. Furthermore, the plan estimates that capacity in peak season could surpass 400 people. Employees, alone, will number 90.

A hospitality venue of this size seems completely out of proportion for a location that is nestled between two residential neighborhoods. No longer will the property host a country inn as it always has. The current expansion plan as proposed **will materially alter the property** and, we feel, **negatively impact the neighborhood as a result.**

Traffic Safety

Traffic safety is of paramount concern. The comings and goings of the 400 guests of the newly developed property will add considerably to the already busy traffic on Sharon Road and, realistically, on Wells Hill Road as a connector road to Rte. 112.

As the entrance to the Wake Robin Inn property is located on a dangerous curve on Sharon Road, the risk of accidents is sure to rise as cars are entering and exiting the driveway. Listening to the recording of the P&Z meeting of September 3, I understand that the developers have conducted a traffic study of the entrance and propose flagmen to help direct traffic. The idea of flagmen as a solution to the expected traffic increase seems like a poor one – not to mention an imposition to those of us neighborhood residents who use Sharon Road regularly to access our homes.

Additionally, **we heard no mention of a traffic study at the intersection of Sharon Road and Wells Hill Road.** As parents of three children who cross this intersection often, it's important to us to know that the intersection will not become less safe. Furthermore, as residents who live at that intersection, we'd like a better sense of how the rise of traffic will impact us – from higher noise levels to increased challenges of exiting our driveway.

Adverse Effects on Neighboring Properties

The location of a bar on Wells Hill Road, a quiet country road, seems particularly ill-conceived. The lot is zoned for residential use. Building a bar will create an irreversible, noisy disruption to the peaceful surroundings of the owners of homes across the street, some of whom are close friends with whom we enjoy frequent get-togethers. Instead of hearing crickets chirping and other sounds of nature, they (and we) will be forced to listen to the sounds of revelers, potentially until 2am.

The various ways the development committee explained that they intend to eliminate noise from this bar at the September 3 meeting were unconvincing.

We also want to note that the **light pollution** that will surely accompany the development of a bar on Wells Hill Road and the “event barn,” which is to be built close to Sharon Road, will be additional considerable nuisances to those neighborhoods. Even events that don't continue until 2am each weekend will impose a constant disturbance to the area's tranquility on weekend evenings, **affecting neighboring residents' quality of life and enjoyment of their properties.**

As we understand **Regulation 803.2** (“The use shall not create a nuisance to neighboring properties, whether by noise,...lighting,...”) and **Regulation 803.3** (“The proposed used shall not unreasonably adversely affect the enjoyment, usefulness and value of properties in the general vicinity thereof...”), the plan to redevelop the Wake Robin Inn as proposed would most certainly be in violation, creating a **nuisance for all of us neighbors** in the vicinity and **jeopardizing our ability to enjoy and use our properties.** We fear the proposed plan may even **risk the value of our properties.**

What seems absolutely clear is that the plan to bring in a hospitality and event business of the proposed scope will completely and irrevocably change the character of the quiet, rural neighborhood we all love.

Community Benefit

Finally, the proposal to restore the Wake Robin Inn to “what it was many years ago” leaves us underwhelmed. It is not clear how ARADEV's proposed business would serve the needs of the community as there has been little outreach to the community on the part of the business owners. To the contrary, the plan seems to have caught residents unawares.

It is also unclear that the new owners bring much experience in the hotel industry at all. We have mentioned above our concerns about noise, traffic and light if the business is successful. An equally troublesome concern is whether the business is unsuccessful. What entities are the **sources of funding behind this development venture?** What are its **financial abilities to see the project through to completion?** Who will be **financially responsible in the event of injuries, damages, and violations?**

The residents of Lakeville, and particularly the neighbors of 104 & 106 Sharon Road and 53 Wells Hill Road, deserve the opportunity to meet the new owners in-person to ask more questions, express concerns, and get a much better understanding about the proposed development project that could significantly impact our community.

Respectfully,

Julie Norwell and Russ Charlton

53 Wells Hill Road.- Land use

From Kate Clough <cloughkez@gmail.com>

Date Tue 9/17/2024 10:14 AM

To Land Use <landuse@salisburyct.us>

Hello,

I am writing to share my concerns about the proposed expansion of the Wake Robin Inn and 53 Wells Hill Road.

First, I urge the Planning and Zoning Commission to hear the Community and its very real concerns about public safety, traffic, parking, noise in particular and ensure that all issues are fully resolved before granting the Applicant a Permit.

Second, I want to emphasize what my neighbors are bringing up about traffic hazards. Although, I live across the lake from the proposed development, I live on a minor street off of route 44 without good site lines and where entry to the flow of traffic can be quite hazardous especially in the winter months. I appreciate how valid my neighbor's concerns are that the scale of the proposed operation will aggravate existing traffic hazards, specifically at the exits on Sharon Road and Wells Hill road and also at the intersection of Wells Hill and Sharon road. These roads are clearly not designed for a massive expansion of traffic for the hotel, event barn, pool, gym, spa and commercial traffic servicing this new center of activity.

Third, I am concerned that the applicant's studies have not taking Town traffic circulation into account as a whole. Which side of the Lake drivers go (44 vs 41) is often a 50/50 decision for local drivers, or--in the event of down trees or other emergency road closures as we often have in the winter--a forced decision to take one route or the other. As a result, injecting hundreds of new trips into this system may also have the effect of making local, high risk traffic spots that much more treacherous.

Fourth, as a mother of two young boys who are preparing to be licensed drivers, the thought of increasing our unpatrolled, ungoverned roads with out of town drivers leaving this "Hotel's" bars that will stay open to 2 a.m. is truly a frightening proposition.

Finally, I treasure the limited views my home affords me (as we all do here) of the Lake, the ridgeline and the unpolluted and bright night sky. I am concerned that the scale of this development will reduce my (and our collective) enjoyment of this beauty. I am also concerned about noise leakage from this new commercial activity as sound from events and traffic does conduct across the Lake's water and across the valley uninterrupted.

Sincerely

Kate Clough
33 Mountain Greenery Road,
Lakeville, CT 06039

Special meeting for the redevelopment of the Wake Robin Inn

From Mary Ackerman <mkackerman2@aol.com>

Date Tue 9/17/2024 3:10 PM

To Land Use <landuse@salisburyct.us>

It has come to our attention through neighbors on Sharon Road and on Wells Hills Road that there have been ongoing planning and zoning discussions regarding the redevelopment plans for the Wake Robin Inn over the course of the last year.

Having reviewed all of the information on the Town's website regarding this matter I have several concerns and comments

I am all in favor of growth and renewal in our community and I think it's necessary as long as it's done with thoughtful planning and input from the broader community, but also the more immediate residents to whatever project is at issue

The plans for this hotel look wonderful and I think it would be a great addition to our community. Having said that these are my concerns:

The entrance to The Wake Robin on Sharon Road from the south to the north is somewhat hidden by a curve in the road there

If traffic were backed up at that entrance, there could be serious accidents as people come around that corner very quickly at times not anticipating a line of stopped traffic on the other side of that curve.

It's my understanding that the entrance and exit will be closed on Wells Hill Rd therefore making the problem even worse for cars exiting the property on Sharon Rd heading south and not seeing what's coming around that curve

Also, there has been some discussion that there is perhaps a group behind this project that would use the hotel for their private enjoyment, and that it wouldn't be available to the nonsectarian public. I am only in favor of a project of this size and scope if it's for the benefit of the whole community and open to the public.

Therefore, I think it's necessary to have a meeting with the actual owners of the property and to hear from them as to what is their intended plan for its use and a guarantee that it will be built and maintained as per the plan that gets approved.

The organizations I have researched behind this project so far seem to be legitimate and professional. The Fortuna group of hotels and the design and consulting firm SLR have made a wonderful presentation, but the follow through is what counts and I would question if they are a part of the ownership group behind this project and if not who is and what is their experience in actual building and development.

I hope that the planning and zoning commission will address these issues and provide satisfying answers to me and to my neighbors and to our community

Thank you

Mary Ackerman

September 17, 2024

To: The Salisbury P & Z Commission

From: John & Marilyn Moller

One More Concern about the Proposed Wake Robin Inn Expansion

We live at 34 Wells Hill, right across the road from the Wake Robin Inn, and we have many concerns about its proposed expansion, and what changing a small country inn into a large event venue would mean for the neighborhood. The noise from weddings and other gatherings there in the past was bad enough—loud music, and even louder DJs—but they didn't take place all that often. And the Inn itself was otherwise a good neighbor; it did not intrude on the neighborhood where we live. There was no event barn that "can be rented out any day of the week," no events that "will be able to continue until 1am (Monday, Tuesday, Wednesday, Thursday, and Friday) and 2am (Saturday, Sunday, and the day after a holiday)." No parking lots on Wells Hill Road.

So we share all the concerns (and fears) that others have already written about. But we are writing now to raise one concern that has not yet been raised: The town sewage system.

One of the stated requirements for having a hotel in a residential zone in Lakeville is that it be on the town sewer system. Aradev says they've received "positive feedback on the adequacy of capacity" from the WPCA (those in charge of our sewage system) and that they are awaiting final approval.

Here is why we should care: Being on the town sewer system means *it will be the town's responsibility to deal with any problems.*

In fact, we took a look at the 2024 Plan of Conservation and Development on the town website and found details from a 2014 report citing "a few major deficiencies" in our sewage system. It noted, for instance, that "there are some properties where excess water from rooftop leaders overwhelms the capacity of the treatment plant, resulting in the risk of untreated sewage being released into the adjacent watercourse"--and with "even minor rainfall (a fraction of an inch) increasing volumes of water entering the WPCA facility. The report also noted that "*proposed developments . . . could easily overwhelm the existing capacity of the sewage treatment plant.*" These and other questions, the report said, "must be addressed to assess the feasibility of future development and ensure compliance with public health and safety standards." (See p.59, Wastewater Treatment, for more detail.)

Sorry to say, we speak from experience. In 2015, the sewer pipe in the street in front of our house clogged, and backed up into our house. According to the plumber who pumped it all out, four gallons of sewage were pouring in per minute. Trust us: you don't want that to happen to your house.

In short, the capacity and condition of our sewer system to handle additional sewage from the proposed expansion of the Wake Robin Inn needs to be assessed before any special permit is approved.

Respectfully,

John & Marilyn Moller