

Letters with Questions and Concerns – Batch 1

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
1-a	David Kamp & Barbara Hockstader	September 3, 2024
1-b	Inge Heckel	September 3, 2024

Date Created: September 3, 2024

September 3, 2024

Dear Salisbury Planning and Zoning Commission:

We are the owners of, respectively, 40 Wells Hill Road and 50 Wells Hill Road. We are writing to convey our concerns regarding the application by Aradev LLC, Wake Robin LLC, and Serena Granbery for a special permit to redevelop the properties at 104 and 106 Sharon Road as well as the property at 53 Wells Hill Road.

We'd like to begin by welcoming the Wake Robin Inn's new stewards. We look forward to seeing an improved, thriving version of the inn that has long been our neighbor.

Our concerns arise from the inn's proximity to our homes, which sit across the street from the Wells Hill Road side of the inn's property. Whereas such local resorts as Troutbeck (in Amenia, NY) and the Interlaken Inn (in Lakeville, CT) sit on wooded campuses at a remove from residential properties, the Wake Robin Inn sits smack dab in the middle of a quiet residential neighborhood. As such, the proposed expansion of the Wake Robin Inn, in terms of units, event spaces, amenities, and parking, raises worries about noise and traffic.

It is particularly concerning that the plan calls for the removal of the house at 53 Wells Hill Road in order to make way for a new inground pool, pool house, patio, bar, gym, spa, and parking spaces. 53 Wells Hill Road is zoned as a residential property, not a commercial one. As such, a busy pool and bar area—open not only to the hotel's guests but to the public—would represent a radical departure from the lot's history as a quiet place of residence.

We request that the gym-spa-pool-bar complex be re-sited somewhere further from Wells Hill Road—or, at the very least, that it should be sufficiently buffered visually and sound-wise so as not to disturb us and our fellow neighbors of the Wake Robin Inn.

We were encouraged to read, in the minutes for the P&Z Commission meeting that took place on August 5, 2024, that the site's landscape architect, Mark Arigoni of SLR Consulting, "explained the primary traffic entrance and exit will be on Sharon Road, and the existing road to Wells Hill will be used as emergency vehicle access only." We urge that this become a binding condition of any allowances granted by the P&Z Commission for the applicants to redevelop the Wells Hill Road property. Our residential road is simply not equipped to handle the inflow and outflow of traffic from a hotel offering two restaurants, a 200-capacity event barn, and 60-odd guest rooms.

Finally, we wish to note our concerns about overall noise emanating from the Wake Robin Inn property in its entirety. The expansion of the hotel, the erection of the event barn, and the opening of two restaurants will inherently make for a busier property. We are encouraged by the applicants' promise that "all doors and windows open to the outside elements will be closed at 9 pm to eliminate any sound outside." However, given the applicants' intent to host events ending at midnight, and, in some cases, at 2 am, we are concerned about the inevitable sound leakage from the Wake Robin's buildings as guests come and go—and indeed, as guests enjoy

themselves outside in the later hours. A more reasonable curfew for Wake Robin events, in light of the inn's close proximity to its residential neighbors, is 11 pm.

We reiterate that we are excited to see a revived Wake Robin Inn from which the whole community will benefit. We simply wish that the Wake Robin Inn remain a good, considerate neighbor, as we will be to it.

Sincerely,

David Kamp
R. Aimee Bell
40 Wells Hill Road

Barbara Hockstader
Greg Wilmore
50 Wells Hill Road

SPA # 2024-0257

INGE HECKEL <ingeheckel@comcast.net>

Tue 9/3/2024 12:07 PM

To:Land Use <landuse@salisburyct.us>

Dear Abby Conroy:

This note is to address the application made by Wake Robin Inn that is on the agenda of the Planning & Zoning Commission this evening.

All of us, I think, wish our local businesses to succeed.

That said, we must also consider noise pollution both from events and traffic.

Businesses should encourage patrons to use major roads such as routes 7, 112, and 41 rather than winding, narrow country roads such as Caulkinstown, White Hollow, Salmon Kill, and Wells Hill.

With regard to the Wake Robin proposal, all traffic should be required to enter and exit via Route 41. No traffic should be added to Wells Hill Road.

In addition, events should not be allowed to continue to 2:00am ***under any circumstances.***

If there is not currently a regulation about events, there should be one calling for all events to end by 10:00pm.

Sincerely,
Inge Heckel
Lakeville