

### Letters of Support – Batch 4

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

<b>Item #</b>	<b>Name (Title)</b>	<b>Date</b>
4-a	Susan Vreeland	October 14, 2024
4-b	Francois de Brignac for FB SQUARE LK LLC	October 14, 2024
4-c	Michael Loftus and Shaffin Shariff (Wake Robin LLC)	October 14, 2024
4-d	Peter K. Oliver	October 15, 2024

Date Created: October 15, 2024

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**Wake Robin Inn**

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**From** Susan Vreeland <sgvreeland@comcast.net>

**Date** Mon 10/14/2024 12:26 PM

**To** Land Use <landuse@salisburyct.us>

Dear Zoning Board,

I have followed the proposed renovation/expansion of the Wake Robin Inn property with great interest. Having lived here over 6 decades I am very familiar with the Inn through the years. I remember the old swimming pool! I have had many a pleasant evening in the dining room/restaurant that was open to the public, as well as the bar/pub. I have been a guest at many weddings through the years - with well over 150 guests, live music and going into the night.

The proposed renovation/expansion is not a new use. It will add much needed rooms for overnight guests, again offer a restaurant and bar for the townspeople to enjoy, and expand the amenities for those staying there and hosting weddings and other celebrations. What a wonderful improvement to a significant property in our town!

Steven and Jonathan have gone out of their way to meet with the residents who have concerns and have made numerous concessions to address those concerns. We have zoning regulations which will need to be met in order to move forward. And that is the bottom line - if the zoning regulations are met there is no reason not to allow the project. We are all entitled to our personal opinions, but please do not confuse those opinions with what is an appropriate/approved use. The regulations outline what the approved use is.

Change is often times difficult, but it does not mean it is always bad. I look forward to the updated Wake Robin Inn.

Sincerely,  
Susan Vreeland  
331 Wells Hill Road  
Lakeville, CT

Lakeville Planning & Zoning Commission  
27 Main St  
Salisbury, CT 06068

FB SQUARE LK LLC  
110 Sharon Road  
Lakeville , CT , 06039

Re : Support Letter for the Wake Robin Inn Project

October 14<sup>th</sup> 2024

Dear Members of the Planning & Zoning Commission,

As owners of the property neighboring the Wake Robin Inn site, and sharing a driveway with the proposed project, we were initially concerned about the development for many of the reasons raised by others in the community. Specifically, we had reservations about the potential increase in traffic, noise from events, lighting within the complex, the impact of trash handling and deliveries on the neighbors, and the possible effects on drainage due to changes in elevation or permeable surfaces.

After reviewing the detailed reports and understanding the constraints imposed by existing regulations, we have seen significant adjustments to the initial proposal that effectively address these concerns. We now believe that the sponsors have acted professionally and have successfully mitigated the major issues raised.

The fact remains that the Wake Robin property is for sale, and any future owner will need to implement a comprehensive capital plan to revitalize the property. While it is natural to resist change, especially when a large development is involved, we have come to the following conclusions:

1. Size and Impact: The project is appropriately scaled and will not negatively affect neighboring properties, including ours. The concerns we initially had regarding traffic, noise, and environmental impacts have been addressed satisfactorily.
2. Value to the Community: With the planned investment and thoughtful design, we believe the project will add value to the neighborhood and the broader community. A well-executed development will be a positive asset to Lakeville.
3. Timely Development: It is in the best interest of the neighborhood for a well-funded and properly sized project like this to begin now, rather than leaving the future of the property uncertain, which could be detrimental to the area.

In conclusion, we support the current proposal and believe that moving forward with this project will benefit both the immediate neighborhood and the town of Lakeville.



October 14th 2024

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Francois de Brignac for FB SQUARE LK LLC

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## Wake Robin | Additional Support for Aradev Application

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From shaffin wakerobinn.com <shaffin@wakerobinn.com>

Date Mon 10/14/2024 5:46 PM

To Land Use <landuse@salisburyct.us>

With this letter, we are pleased to further support Aradev's application.

Having managed the Wake Robin for more than two decades over various economic cycles, and reflecting on the evolution of hospitality and technology, we believe this ambitious and necessary project:

- Represents the most support-worthy vote of confidence in the area, backed by major investment that enhances the legacy of a historic property and destination. Hospitality is \*the\* bridge between residential and commercial, a truism that protects and increases the character of the Northeast corner. Neighbors, no less than others, will be the most regular guests to enjoy the myriad full-service options within easy reach – services that are surely of appeal to Wells Hill and Sharon Road residential owners. This has been true since the Chamberlain family's long and cherished history as resort operators, when they created a superior destination that differentiated itself substantially from competitors in the area.
- Restores 53 Wells Hill Road to the original boundaries of the Wake Robin. Serena Granberry's footprint was an essential part of the Wake Robin when it was full-service resort until the 1970s, creating a non-residential presence no different from, relatively speaking, to the character of operations being proposed.
- Remains true to the Wake Robin's current use of Wells Hill Road side of the property for both restricted access (in our case, no Inn signage) as well as overflow and event patron parking, a reality that most of our Wells Hill Road neighbors may well be unaware of. Our existing two-decade usage has been neither disruptive nor provided cause for complaint.
- Rejuvenates the Wake Robin into the 21st century with not just superior service proposition but a state-of-the-art restoration of a building and site that is ready for it, including cottage buildings that excitingly nestle under natural canopy – completely in keeping with the location's unique hilltop character. It's entirely reasonable to expect net-positive for the environment given overall energy-efficiency and conservation superior on a per-person basis not only when compared to legacy installations not only at other hospitality properties but also within most residential homes with their legacy installations.
- Will give back to the area with enhanced philanthropy.

With best regards,

Michael Loftus  
Shaffin Shariff  
Managers, Wake Robin LLC  
Office | (860) 435-2000

## Wake Robin project

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**From** peter oliver <pkmacgoliver@gmail.com>

**Date** Tue 10/15/2024 12:48 PM

**To** Land Use <landuse@salisburyct.us>

In that an application which meets the requirements of the regulations may not be denied, the Wake Robin application should not be subjected to revision on the basis of NIMBY. (Not in MY back yard)

During my years of being a Justice of the Peace I have preformed six or more weddings involving two hundred or more attendees. Bands, dancing, cars and all. No complaining neighbors or feedback.

It will be nice to have another restaurant in town!

Thank you for the opportunity to speak.

Peter

Peter K. Oliver  
32 Red Bird Rd.  
Lakeville, Ct 06039  
860-307-2176