

Letters with Questions and Concerns – Batch 4

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
4-a	Mr. Andrew and Dr. Kathy Plesser	October 4, 2024
4-b	Mark Hochberg	October 5, 2024
4-c	Nicole Franchini (Petition)	October 7, 2024
4-d	Linda Yowell and Richard Zuckerman	October 7, 2024
4-e	Richard J. Boyle	October 8, 2024
4-f	Robert Bristow and Pilar Proffitt	October 8, 2024
4-g	Perley H. Grimes, Jr.	October 9, 2024
4-h	Barbara Zucker-Pinchoff	October 9, 2024
4-i	Sarah Morrison	October 14, 2024
4-j	Joan Ingalls	October 14, 2024
4-k	Nicole Franchini (Petition)	October 14, 2024
4-l	Marilla Palmer and Peter Zaremba	October 14, 2024
4-m	Perley H. Grimes, Jr.	October 16, 2024

Date Created: October 16, 2024

October 4, 2024

To the **Town of Salisbury, The Land Use Office, Planning & Zoning Commission, Inland Wetlands and Watercourses Commission, Conservation Commission** regarding #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 / DOR: 08/05/2024.

Dear Neighbor:

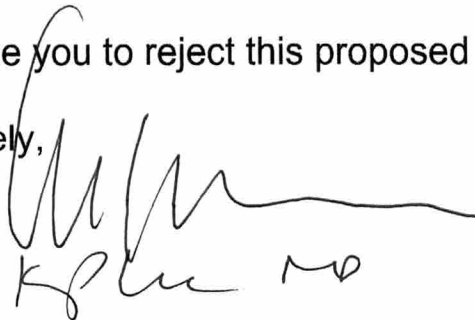
We are residents of Lakeville, located approximately .4 miles from the Wake Robbin. We are voicing our opposition to the proposed project.

We are deeply concerned about the environmental impacts of this project including noise and light pollution, traffic congestion, street safety, water runoff and other potential environmental impacts particularly on the lake.

We live in a very quiet community and value its very special environment and history. Creating a catering and hospitality facility in a residential neighborhood is unacceptable to us.

We urge you to reject this proposed development.

Sincerely,



The image shows a handwritten signature in black ink. The signature is stylized and appears to be written by two individuals, likely Mr. Andrew and Dr. Kathy Plesser. Below the main signature, there are smaller, less distinct handwritten marks that could be initials or a second signature.

Mr. Andrew & Dr. Kathy Plesser
149 Wells Hill Road
Lakeville, CT 06039
andy@beet.tv
917.881.8139

MARK HOCHBERG, M.D.

97 Sharon Road
PO Box 1776
Lakeville, CT 06039

October 5, 2024

In 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 / DOR: 08/05/2024

Dr. Michael Klemens and Colleagues
Planning and Zoning Committee
Salisbury, Connecticut

Dear Neighbors:

Wake Robin \$18 Million Expansion Upgrade is Environmentally Unsound

The Salisbury Planning and Zoning Commission and the Inland Wetlands and Watercourse Commission are considering a Special Permit for the \$18 million large-scale Wake Robin construction project. This is the largest single construction project in Salisbury history – and it is simply too big and too disruptive to our rural residential neighborhood environment. A careful review of the project shows a new Event Barn and an entirely new Sharon Road driveway built literally just feet from a watercourse. Significantly this watercourse is one of the very few feeding paths from the State lands in Falls Village across Salisbury fields and streams through the Wells Hill area through the remaining Wake Robin open lands and then on to our Lakeville Lake. A large new scar on the forested landscape will be etched by denuding the woods along Sharon Road to construct the new driveway and the planned event building. The developers request parties in the barn with the headlights and car engines of 200+ guests and 94 employees exiting onto Sharon Road late into the night. The party barn is located just a few hundred yards from neighboring homes and bedrooms. This new construction will clear cut scores of healthy and mature trees and block the long-established feeding pathway for the many animals on their way to our Lake. As an abutting neighbor, **I have personally viewed on the site of the proposed clear cutting for the new driveway deer, foxes, coyote, bears, eagles and our smaller friends like frogs and turtles enjoying these woods.** I speak for our voiceless animal friends: Please P&Z and IWWC, if you permit this large project to proceed among our quiet rural residential homes, please scale it back including the removal of the party barn (by incorporating it in the hotel building) and no new driveway relocation -- and allow our native animals to continue to enjoy their centuries old feeding pathway and habitat. Please save our rural community character! Thank you.

Mark Hochberg

Petition Against Wake Robin Inn Special Permit & Proposed Development

From Nicole <nfranchini3@gmail.com>
Date Mon 10/7/2024 12:23 PM
To Land Use <landuse@salisburyct.us>

 6 attachments (2 MB)

Petition and Signature Summary Batch 1 (131).docx; Signature Page 1 (1-22).pdf; Signature Page 2 (23-28).pdf; Signature Page 3 (29-44).pdf; Signature Page 4 (45-66).pdf; Sample Digital Copy for Signature #67 Ann Becket.pdf;

REGARDING: #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 / DOR: 08/05/2024

Dear Commission Members and Ms. Conroy,

Please find attached the following documents:

- Petition asking the special permit not be issued for the Wake Robin Inn redevelopment and Signature Summary for Batch 1: 131 Signatures
- Scans of Signature Pages 1-4 (#1-66)
- Sample Digital Copy for Signature #67*
- *Copies of all signatures provided electronically by DocuSign (available upon request)

Please let me know if you have any questions.

Sincerely,
Nicole Franchini
75 Sharon Rd

SAVE THE WAKE ROBIN INN AND LAKEVILLE LAKE FROM THE MEGA REDEVELOPMENT PROJECT

To the **Town of Salisbury, The Land Use Office, Planning & Zoning Commission, Inland Wetlands and Watercourses Commission, Conservation Commission** regarding #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 / DOR: 08/05/2024.

We, the undersigned community members, petition and ask that the **Special Permit not be issued** for the Wake Robin Inn Redevelopment for (among others) the reasons described below.

- **Redevelopment is Outsized with Permanent Adverse Impact to Lakeville Community.** The Redevelopment will dramatically increase the Wake Robin Inn footprint from approximately **15,000 sq. ft.** to a hotel facility of over **68,000 sq. ft.**, PLUS a separate dedicated **Event/Party Barn space with capacity for 200+ people**, which will Permanently Change the character of the Wake Robin Inn, Lake Wononscopomic and the Lakeville community at large.
- **Environmental, Noise and Light Impacts.** The environmental, noise and light impacts from a Redevelopment of this magnitude would be materially detrimental to the Lakeville community.
- **Health and Safety.** The Redevelopment will exacerbate material traffic safety risks on Route 41/Sharon Rd and Wells Hill Rd.

THE REDEVELOPMENT WOULD PERMANENTLY ALTER THE CHARACTER OF THE WAKE ROBIN INN, LAKE WONONSCOPOMIC AND THE LAKEVILLE COMMUNITY AT LARGE IN A MANNER THAT WOULD UNDERMINE THE VERY REASON PEOPLE COME TO LAKEVILLE AND SALISBURY.

By: _____

Name: _____

Date: _____

Petition Signers and Signature Key Summary

*Copies of all signatures provided electronically by DocuSign shall be provided upon request

#	Name	Signature Record
1	Nicole Franchini	Signature Page 1
2	John Franchini	Signature Page 1
3	Sam Fitzgerald	Signature Page 1
4	Greg Wilmore	Signature Page 1
5	Parker Boal	Signature Page 1
6	Charles Mirabile Jr., MD	Signature Page 1
7	Pam Patterson	Signature Page 1
8	Frank Fitzmaurice	Signature Page 1
9	Helen Scoville	Signature Page 1
10	Joann Luning	Signature Page 1
11	Faith Hochberg	Signature Page 1
12	Mark Hochberg	Signature Page 1
13	Randall Dwenger	Signature Page 1
14	Steven Callahan	Signature Page 1
15	John Sutter	Signature Page 1
16	Kathleen Kucka	Signature Page 1
17	Judy Gafney	Signature Page 1
18	Leo Gafney	Signature Page 1
19	Jim Dresser	Signature Page 1
20	Kim Fiertz	Signature Page 1
21	Carey Fiertz	Signature Page 1
22	Richard Kersten	Signature Page 1
23	Deborah Orelup	Signature Page 2
24	Dan Dwyer	Signature Page 2
25	Julie Mallin	Signature Page 2
26	Nino Jimenez	Signature Page 2
27	John Casadei	Signature Page 2
28	Joe Salamone	Signature Page 2
29	Anna Kersten	Signature Page 3
30	Alice Peck	Signature Page 3
31	Darryl Peck	Signature Page 3
32	Sarah Tames	Signature Page 3
33	Erica Cohn	Signature Page 3
34	Jackie Blombach	Signature Page 3
35	Rosemarie Lopez	Signature Page 3
36	Lori Brunese	Signature Page 3
37	Mindy Weiner	Signature Page 3
38	Philip Mooser	Signature Page 3
39	Robert Bettigole	Signature Page 3
40	John Holland	Signature Page 3
41	S. Tierney	Signature Page 3
42	Anne Bowen	Signature Page 3
43	Peggy Sands	Signature Page 3
44	Edward Sands	Signature Page 3

45	Clare Rashkoff	Signature Page 4
46	Dan Rashkoff	Signature Page 4
47	Barbara Maltby	Signature Page 4
48	Al Muzaurieta	Signature Page 4
49	Annie Muzaurieta	Signature Page 4
50	Sara Zarbock	Signature Page 4
51	Barbara Hockstader	Signature Page 4
52	Charles Kalison	Signature Page 4
53	Sandra Kalison	Signature Page 4
54	Ann Spoor	Signature Page 4
55	A. William Lundeen	Signature Page 4
56	Stephen Lundeen	Signature Page 4
57	Jo Carpenter	Signature Page 4
58	Peg Heck	Signature Page 4
59	Dave Heck	Signature Page 4
60	Charles Noyes	Signature Page 4
61	Karin Noyes	Signature Page 4
62	Inge Dunham	Signature Page 4
63	Dom Saylor	Signature Page 4
64	Halleck Lefferts	Signature Page 4
65	Bridget Saylor	Signature Page 4
66	Theresa Lefferts	Signature Page 4
67	Ann Becket	Sample Digital Copy Provided
68	David Bright	Digital copy of petition signed electronically via DocuSign*
69	Joan Bright	Digital copy of petition signed electronically via DocuSign*
70	Aiden Cassidy	Digital copy of petition signed electronically via DocuSign*
71	Russell Charlton	Digital copy of petition signed electronically via DocuSign*
72	Leona Choe	Digital copy of petition signed electronically via DocuSign*
73	Kate Clough	Digital copy of petition signed electronically via DocuSign*
74	Angela Cruger	Digital copy of petition signed electronically via DocuSign*
75	William Cruger	Digital copy of petition signed electronically via DocuSign*
76	Barabara Freidman	Digital copy of petition signed electronically via DocuSign*
77	Doug Glickman	Digital copy of petition signed electronically via DocuSign*
78	Kim Glickman	Digital copy of petition signed electronically via DocuSign*
79	Heidi Hoeller	Digital copy of petition signed electronically via DocuSign*
80	Bob Ivins	Digital copy of petition signed electronically via DocuSign*
81	Glenn Kalison	Digital copy of petition signed electronically via DocuSign*
82	Karen Lundeen	Digital copy of petition signed electronically via DocuSign*
83	Lara Measelle	Digital copy of petition signed electronically via DocuSign*
84	Gloria Miller	Digital copy of petition signed electronically via DocuSign*
85	Julie Moreau	Digital copy of petition signed electronically via DocuSign*
86	Elyse Nelson	Digital copy of petition signed electronically via DocuSign*
87	Julie Norwell	Digital copy of petition signed electronically via DocuSign*
88	Michelle Ores	Digital copy of petition signed electronically via DocuSign*
89	Libby Panzer	Digital copy of petition signed electronically via DocuSign*
90	Kathy Plessler	Digital copy of petition signed electronically via DocuSign*
91	Caroline Reilly	Digital copy of petition signed electronically via DocuSign*

92	Michael Reilly	Digital copy of petition signed electronically via DocuSign*
93	Ellen Rothstein	Digital copy of petition signed electronically via DocuSign*
94	Mary Taylor	Digital copy of petition signed electronically via DocuSign*
95	Vithya Truong	Digital copy of petition signed electronically via DocuSign*
96	Shannon Tyree Brown	Digital copy of petition signed electronically via DocuSign*
97	Mary Ward	Digital copy of petition signed electronically via DocuSign*
98	Mike Ward	Digital copy of petition signed electronically via DocuSign*
99	Andy Plesser	Digital copy of petition signed electronically via DocuSign*
100	Thomas Muldoon	Digital copy of petition signed electronically via DocuSign*
101	Stephanie Pellegrino	Digital copy of petition signed electronically via DocuSign*
102	Abeth Slotnick	Digital copy of petition signed electronically via DocuSign*
103	Paul Serbaniewicz	Digital copy of petition signed electronically via DocuSign*
104	Joe Costa	Digital copy of petition signed electronically via DocuSign*
105	Linda Kennedy-Gomez	Digital copy of petition signed electronically via DocuSign*
106	Frank Pellegrino	Digital copy of petition signed electronically via DocuSign*
107	Katherine Plunkett	Digital copy of petition signed electronically via DocuSign*
108	Chris Plunkett	Digital copy of petition signed electronically via DocuSign*
109	Lottie Clayton	Digital copy of petition signed electronically via DocuSign*
110	Robert Bristow	Digital copy of petition signed electronically via DocuSign*
111	Lori Shepard	Digital copy of petition signed electronically via DocuSign*
112	Thaddeus Gray	Digital copy of petition signed electronically via DocuSign*
113	Charles Schorin	Digital copy of petition signed electronically via DocuSign*
114	Brigitte Harney	Digital copy of petition signed electronically via DocuSign*
115	Susan DeMelle	Digital copy of petition signed electronically via DocuSign*
116	William Colgan	Digital copy of petition signed electronically via DocuSign*
117	John Moller	Digital copy of petition signed electronically via DocuSign*
118	Richard Block	Digital copy of petition signed electronically via DocuSign*
119	Jena Marchione	Digital copy of petition signed electronically via DocuSign*
120	Mark Arnold	Digital copy of petition signed electronically via DocuSign*
121	Freya Block	Digital copy of petition signed electronically via DocuSign*
122	Michelle Alfandari	Digital copy of petition signed electronically via DocuSign*
123	George Clayton	Digital copy of petition signed electronically via DocuSign*
124	Jesse Loucks	Digital copy of petition signed electronically via DocuSign*
125	Tarah Kennedy	Digital copy of petition signed electronically via DocuSign*
126	Masha Loucks	Digital copy of petition signed electronically via DocuSign*
127	Tom Goldenberg	Digital copy of petition signed electronically via DocuSign*
128	Peter Lese	Digital copy of petition signed electronically via DocuSign*
129	Todd Bromberg	Digital copy of petition signed electronically via DocuSign*
130	Elyse Harney Morris	Digital copy of petition signed electronically via DocuSign*
131	Scott Morris	Digital copy of petition signed electronically via DocuSign*

#	Name	Address	Email or Phone	Signature
1.	Nicole Franchini	75 Sharon Rd	nfranchini3@gmail.com	Nicole Franchini
2.	John Franchini	75 Sharon Rd	jfranchini@milbank.com	[Signature]
3.	Sam Hygund	71 Hoopfield Rd	SamHy882@gmail	[Signature]
4.	Greg Winkler	50 Wells Hill Road	gwinkler@gmail.com	[Signature]
5.	Parker Boal	110 Race Track Rd	spboal@gmail.com	[Signature]
6.	Chris Winkler	"	CSWINKLER@gmail.com	[Signature]
7.	Pam Patterson	32 Bostwick St	pampatterson13@gmail.com	Pam Patterson
8.	F. Fitzmaurice	370 Cornwall Tr Rd.	frankfitzmaurice@gmail.com	[Signature]
9.	Helen Scoville	36 Tacoma Rd	hescoville@gmail.com	[Signature]
10.	JoAnn Luning	87 Canaan Rd	joannluning9@gmail.com	[Signature]
11.	Faith S. Healy	97 Sharon Rd.	Faithsh713@gmail.com	[Signature]
12.	MARK LOCHBERG	97 Sharon Rd	mshachberg@gmail.com	[Signature]
13.	RANDALL DWENGER	30 CEDARCREST RD	RDRANDALLDWENGER.COM	[Signature]
14.	Steve Collin	30 Cedar Crest Rd	SteveCollin@outlook.com	[Signature]
15.	John Sutter	59 Old Asylum Rd	JSutter@gmail.com	[Signature]
16.	Kathleen Kucka	59 Old Asylum Rd	KathleenKucka@gmail.com	[Signature]
17.	Judy DeFrey	47 Wells Hill Rd	judybooks3@yahoo.com	[Signature]
18.	Leo G. Frey	"	leo.g.frey@gmail.com	[Signature]
19.	Jim Thresher	36 ACADEMY	435-0919	[Signature]
20.	KIM FRIETZ	225 Tacoma	KINMARKSFRIETZ@gmail.com	[Signature]
21.	Cary Fretz	"	"	[Signature]
22.	Richard Kersten	36 Long Pond Rd	Kersten.Richard@gmail.com	[Signature]

WR	Name	Address	Email or Phone	Signature
23	Deborah Orelup	70 Race Track Rd	deb_orelup@yahoo.com	Deborah Orelup
24	Dan Dwyer	296 Salmon Kill Rd	560 671-9197	DAN DWYER
25	Julie Mallin	230 Belgo Rd	juliemallin123@gmail.com	646-789-8821
26	Nino Jimenez	230 Belgo Rd	ninoyimenez230@gmail.com	(917) 721-2579
27	John Casady	11 Ehto St Salisbury	JOHNCASADY@gmail.com	
28	Joe Atame	12 Brimble Hill	860 307 5948 bugonbasco@sbcglobal.net	
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	Name	Address	Email or Phone	Signature
45	Clare Rashkoff	269 Indian Mtn Rd Lakeville 06039	crashkoff@gmail.com	Clare Rashkoff
46	Dan Rashkoff	87 Canaan Rd. #1E Salisbury 06068	daniel.rashkoff1@gmail.com	Dan Rashkoff
47	Barbara Matby	238 Indian Mtn Rd Lakeville, CT	bmatby@gmail.com	Barbara Matby
48	Al Muzawana	346 Main St, Lakeville, CT	646 279-0127	Al Muzawana
49	Annie Muzawana	" "	646 234 4049	Annie Muzawana
50	Barbara Hockstader	57 Chattfield Dr Lakeville, CT	860-435-8139	Barbara Hockstader
51	Barbara Hockstader	50 Wells Hill Rd. Lakeville, CT	bhockstader@gmail.com	Barbara Hockstader
52	Charles Kalison	55 WELLS HILL RD	CHARLES.KALISON@YAHOO.COM	Charles Kalison
53	Sandra Kalison	" " "	SANDY.KALISON@YAHOO.COM	Sandra Kalison
54	Ann Spoor	87 Canaan Rd #5C	annspoor@aol.com	Ann Spoor
55	Richard Kersten	PO Box 685 Lakeville, CT	kersten.richard@gmail.com	Richard Kersten
56	Anna Kersten	" " "	anna.kersten3477@gmail.com	Anna Kersten
57	A. William Lunde	538 Wells Hill Rd Lakeville CT	760 206 1957	A. William Lunde
58	Stephen Lunde	" "	Lunde Brothers LLC @ HMA	Stephen Lunde
59	Jo Carpenter	46 Old Asylum Rd	joannacarp@aol.com	Joanna Carpenter
60	David Heck	173 Taconic Rd	davidheck@gmail.com	Margaret Heck
61	Dave Heck	Salisbury, CT	" "	David W Heck
62	Charles D. Noyes	90 Bunker Hill Rd	charles.d.noyes@gmail.com	Charles D. Noyes
63	Karin Noyes	Salisbury, CT	Karinnoyes@gmail.com	Karin Noyes
64	Tage Dunkam	6 Hillcrest Lakeville, CT	860-435-2170	Tage Dunkam
65	Dom Syler	228 Sharon Rd, Lakeville	460-455-1283	Dom Syler
66	Theresa Syler	30 Sallett Hill Rd	860-435-2023	Theresa Syler
67	Bridget Syler	228 Sharon rd	860-435-1283	Bridget Syler
68	Theresa Syler	30 Sallett Hill Rd	860-435-2023	Theresa Syler

DUP.

DUP.

DUP.

["Sample Digital Copy for Signature #67 Ann Becket"]

SAVE THE WAKE ROBIN INN AND LAKEVILLE LAKE FROM THE MEGA REDEVELOPMENT PROJECT

To the **Town of Salisbury, The Land Use Office, Planning & Zoning Commission, Inland Wetlands and Watercourses Commission, Conservation Commission** regarding #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 / DOR: 08/05/2024.

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Signed by:
By: Ann Becket
5B49CEDC73CE4DF...

Name: Ann Becket

Date: 9/30/2024

20 Elm Street, Lakeville, Connecticut 06039

October 7, 2024

To: landuse@salisburyct.us

Town of Salisbury, CT
Planning and Zoning Commission

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)

Dear Chair Klemens and Members of the Commission:

“Salisbury is a beautiful, historic town...including a wide range of natural features that provide a diversity of habitats unequaled in the rest of the state...Preservation of Salisbury’s magnificent natural resources...are of primary importance to the future of Salisbury.” - from Salisbury Plan of Conservation and Development 2012

To evaluate a project of this size, the Town and the Applicant need to examine the potential impact beyond the boundaries of the site itself, on the Town’s existing infrastructure, on public safety, and on the beauty and sense of place that now make this such a special place to live.

Various regulations obligate the Town to examine the impact this will have on protected resources, and there are several aspects which still need to be studied. An examination of the plans submitted indicates that, based on the practical reality of clearing that would be required to construct the proposed additions, buildings, parking areas, and access, it appears that that a majority of this hilly site would need to be cleared in order to build what is proposed and to provide for car parking and access along both Sharon Road and Wells Hill Road.

The cumulative impact of the previously approved cell phone tower project needs to be considered as well.

SALISBURY ZONING PROVISIONS

Section 701.3b provides:

“Wherever possible the plan shall preserve natural stands of trees and shrubs located within the required yard area and the site's existing topographic patterns and vegetation which can contribute to the beauty of a proposed development.”

Besides contributing to natural beauty, existing vegetation protects this steep slope from erosion. The impact of expanding the built footprint on this steep slope needs to also be considered.

Section 701.3g provides:

“The Commission may require that a Landscape Architect provide a professional assessment of the visual impact of the proposed development and landscape plan as viewed from surrounding land uses and public streets...For this purpose, the Commission may require cross section views from vantage points off the site that relate to the purposes of this regulation.”

A rendering should be required of the winter view from the far shore of Lake Wononscopomuc, showing the impact of the proposed project's clearing and construction as well as the fenced cell phone tower area, no longer shielded by the existing trees on site.

IMPACT ON SEWER AND WATER INFRASTRUCTURE/ AQUIFER PROTECTION

The Wells Hill Road-facing portion of the property falls within the Aquifer Protection area. This requires a serious engineering review of the application on the part of the Town.

According to maps included in Salisbury's 2012 Plan of Conservation and Development, this area drains to Lake Wononscopomuc and is within a “Natural Diversity Database Area.”

Recent slow-moving storms have produced rain events in excess of the 50- and 100-year flood data that the application now refers to in their calculations. For instance, in nearby Dutchess County on July 9-10 2023, 8“ of rain fell in just 24 hours. What would be the impact of storm drainage from a cleared hill on our existing Town sewer system, the next time an event like this occurs? Who would bear the cost if damage as a result of backup to an overwhelmed system, or to re-build our sewer system after such an event? Actual storm data over the past 5-10 years should be taken into account.

**NATIONAL REGISTER HISTORIC DISTRICT AND PROPERTIES/ SCENIC
ROUTE DESIGNATION**

<https://portal.ct.gov/dot/programs/connecticut-scenic-roads>

Route 41 Sharon Road is part of a state of CT official scenic route. The proposal to clear the entire lower part of the site in order to make it easier for cars to enter and exit, as well as the cleared view of the entire new development, could cause the State to revoke the scenic designation of this part of the route, which now is so beautiful, with glimpses of the lake on one side and this wooded hill on the other. Salisbury community residents, with the Salisbury Association and the Housatonic Valley Association were instrumental in obtaining this designation.

The proposed development would be visible, both year-round and seasonally, from Lakeville Historic District and several properties that are eligible for listing on the National Register. The Wake Robin Inn itself, originally built in the early 1900's as the Taconic School for Girls, is a property eligible for listing, and should be treated as such in any proposed additions and site development.

The character of Wells Hill Road adjacent to the site, beginning with St Mary's Church, while not an actual historic district, are a part of the historic resources of Salisbury. Any proposed construction visible from Wells Hill Road should be in keeping with the existing context of small-scale historic wood residences and rural fences adjacent to the site.

The Applicant should also submit a rendering of the view from Route 41 approaching the site driving NW, with the Lake on the left and the new project on the right to demonstrate how their design is in keeping with the scenic route designation now in place.

IN SUMMARY

The impact on scenic and historic resources, wildlife, runoff, and on our sewer and water infrastructure needs to be carefully reviewed, especially with the amount of clearcutting and replacement with lawn that is shown on the proposed site plan, and the parking, retaining wall and lighting near the wetlands at the base of the hill on the Wells Hill Road. The two new renderings described should be provided and studied by P&Z before any decision is taken.

Respectfully,

Linda Yowell and Richard Zuckerman

From: Richard Boyle <richard.boyle@att.net>
Subject: Proposed Expansion to Wake Robin Inn
Date: October 8, 2024
To: landuse@salisburyct.us

The Wake Robin Inn

For years The Wake Robin Inn was a small country inn comfortably nestled in a residential area just off Well's Hill, a winding country road, and Route 41. Then it was sold.

The new owners want to expand it into an oversize spa and an events venue sending shock waves through that residential area and beyond. The proposed expansion as pictured in, and described by The Lakeville Journal, is wholly inappropriate to the Town of Salisbury and I am emphatically opposed to it.

Not only is the design itself unimaginative and pedestrian — looking very much like an apartment house in the Bronx, but even more serious would be its negative impact on the immediate neighborhood, and indeed on the Town of Salisbury itself. The various buildings, as well as the activities to be held in them — weddings and parties in the “events barn,” for example, the swimming pool and a series of “cottages,” not to mention an extensive parking lot would expose a quiet area to significant audio and visual pollution.

Then there is the problem of increased traffic on 41, an already narrow country road caused by the development of the new entrance and exits necessitated by the expansion. And what of the demands upon the town's resources: water and sewer, fire department, ambulance services, and policing? What is being proposed appears to be the kind of operation that belongs in an area similar, say, to The Interlaken Inn, certainly not in a predominantly residential neighborhood.

People settle here because of its friendly small town atmosphere and a strong sense of community.

The proposed expansion to The Wake Robin Inn is the exact opposite of that and, in my view, should be opposed. In fact, to approve the proposed expansion is to send a signal that Salisbury is up for grabs.

Richard J. Boyle
Salisbury resident
860-435-1007

BRISTOW PROFFITT STUDIO

ARCHITECTURE AND INTERIOR DESIGN

To: landuse@salisbury.us

Subject: #2024-0257 / Wake Robin / Special Permit For Hotel letter of concern

To the Town of Salisbury, the Land Use Office, the Planning and Zoning Commission, the Inland Wetlands and Watercourses Commission, and the Conservation Commission,

As long time residents, business owners, and architects we would like to express our deep concerns with the ARADEV LLC plans for the Wake Robin Inn site. In our business, we design boutique to convention type hotels, and we are deeply concerned about the size and scale of this project in this small town.

We have reviewed the plans and the application and feel strongly that a few points should be considered.

- Sound travels across water. On still nights, you can hear conversations from across the lake. We predict the noise of bands and 464 revelers on a regular basis will be intolerable.
- Where will they house the 91 employees they will require?
- On Sunday morning, will these 464 revelers show up at the Grove? It doesn't have that capacity.
- Light pollution from the events and complex will greatly diminish the vast dark sky space we hold dear.
- An 11' high retaining wall will change the character of Wells Hill Road from rural to suburban. So will the 168 cars.

We are in favor of gradual organic development in our town that brings improvement to the quality of life for the residents. This plan does not fit either criteria, and we hope you will reject it.

Sincerely,

Robert Bristow, AIA, NCARB
Pilar Proffitt, NCIDQ



16 Main Street, Salisbury, CT 06068



CRAMER & ANDERSON^{LLP}
Counselors and Advocates

46 West Street
P.O. Box 278
Litchfield, CT 06759-0278

(860) 567-8717
Fax (860) 567-4531

30 Main Street
Danbury, CT 06810
51 Main Street
New Milford, CT 06776

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

October 9, 2024

Via email: landuse@salisburyct.us

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

RE: Public Hearing, #2, #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 / DOR: 08/05/204/ DOH: 09/03/2024 Continue Hearing

Dear Members of the Salisbury Planning and Zoning Commission:

As you know, I represent Mr. and Mrs. William Cruger of Wells Hill Road in Salisbury. During the start of the public hearing on September 3, 2024, it was acknowledged that the Applicants have been working on this project for over one year. My clients, and the public as well, have only known about this project for about forty (40) days or less. On September 3, 2024, I requested that pursuant to Section 807.2 of your Regulations and CGS § 8-7d(a) that you ask the Applicant to consent to a sixty-five (65) day extension so that my clients and the public may be able to adequately address all of the various issues that have been raised to date. For instance, a 119 page Traffic Report was filed on September 16, 2024 which requires expert review. Likewise, numerous other issues (including noise, light, environmental, sewer and water and related health and safety issues) need to be addressed and having less than 100 days to respond does not meet the standard of administrative due process which is also known as Fundamental Fairness. "The procedural right involved in administrative proceedings properly is described as the right to fundamental fairness, as distinguished from the due process rights that arise in judicial proceedings." One Elmcroft Stamford, LLC v. Zoning Bd. of Appeals of City of Stamford, 213 Conn.App. 200, 216 (2022) citing Grimes v. Conservation Commission, 243 Conn. 266, 273 n.11 (1997). "While proceedings before administrative agencies are informal and are conducted without regard to the strict rules



of evidence they cannot be so conducted as to violate the fundamental rules of natural justice.” Id.

Case law provides that no one may be deprived of the right to produce relevant evidence or to offer rebuttal evidence. Grimes v. Conservation Commission, 243 Conn. 266, 274 (1997) (“Fundamentals of natural justice require that...at the hearing no one may be deprived of the right to produce relevant evidence or to cross-examine witnesses produced by his adversary. Put differently, due process of law requires that the parties involved have an opportunity to know the facts on which the commission is asked to act and to offer rebuttal evidence.”).

Therefore, I renew my request today that the Applicant be asked to agree to an extension of 65 days for continued hearings, from the 35 days when the public hearing started. The hearing started on September 3, 2024. 35 days from that date is Tuesday, October 8, 2024. Our requested extension from that date is 65 days, which would allow the hearings to be kept open until December 12, 2024. On September 3, 2024 the Chairman responded that he did not know whether the Commission could ask for an extension at that time. However, on September 3, 2024, the Chairman agreed that there needs to be additional time for my clients and the public to address these issues but stated “I don’t think I can ask for the 65-day commitment tonight.” He stated “I think we only can do it when the hearing . . . when the 35 days are about to expire, then we ask for it.” He further stated “I certainly will go on the record saying it’s my intent that this is certainly not gonna close in 35 days.”

This letter is to renew my request that the Commission and Applicant agree, at this time, to the further allowable extensions for the hearings to remain open until December 12, 2024. Any further delay in granting this request will further prejudice my clients as well as the public who, as I have said and is evident by the remarks previously in the record, need time to prepare their responses and produce relevant and rebuttal evidence.

The hearing is presently continued to October 16, 2024. I submit this on October 9, 2024 so that the Commission and Applicant will be aware of this revised request and will be prepared to act on it at the October 16, 2024 continued hearing and to then agree to continue the hearings further as necessary up to December 12, 2024.

This is one of the most, if not the most, significant redevelopment projects in the history of Salisbury and the owners/applicants have been working on this for over a year. It is reasonable that my clients and the public have a total of 100 days to respond to all of



the significant issues raised. Accordingly, I hereby renew my request of September 3, 2024 that the Commission ask the Applicant and owners for a 65 day extension to keep the hearings open until December 12, 2024.

Thank you, members of the Commission, for consideration of this request.

Very truly yours,

A handwritten signature in blue ink that reads "Perley H. Grimes, Jr.".

Perley H. Grimes, Jr.
PHG/tc

Proposed Wake Robin development

From Barbara Zucker-Pinchoff <zuckerpinchoff@gmail.com>

Date Wed 10/9/2024 4:49 PM

To Land Use <landuse@salisburyct.us>

I am writing as a concerned local citizen. I live in Sharon, CT. I believe that the proposed massive development of the Wake Robin Inn site will be a huge detriment to our lovely part of the world.

We have 3 fairly large event venues in our area: Lion Rock Farm, Troutbeck, and the Interlaken Inn. As yet, they are in keeping with our rural surroundings. In my experience with Lion Rock, they have always been good neighbors, because they were owned by locals who have a stake in supporting the community, and cared about the well-being of their neighbors, whose good opinion they valued.

The corporation proposing the massive enlargement and changes at Wake Robin has no such roots in the community, and no particular stake in either maintaining local character, or staying in the good graces of their neighbors. One has to imagine that with the planned changes, their events will be huge. One can only imagine the prolonged and significant disruption the construction will require. Where will they get their staff? Local restaurants are already short handed- will they siphon off those workers? Or bring in their own?? Where will they put the buses they may need to bring in their guests? Their noise mitigation plans may be empty promises. Who will hold them accountable? Where will their upper management be hiding?

It is very hard for me to imagine enough benefit to our lovely, quiet, rural community to make this worthwhile. Please don't allow this kind of outside corporate group to do serious damage to our community.

Sincerely,
Barbara Zucker-Pinchoff
34 Drum Rd
Sharon, CT. 06069
917-378-1404

(Email 1 of 2) #2024-0257 Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC)/104 & 106 Sharon Road & 53 Wells Hill Road/ Special Permit for Hotel

From Sarah Morrison <morrison.sarahk@gmail.com>

Date Mon 10/14/2024 1:59 PM

To Land Use <landuse@salisburyct.us>

To: P& Z Chair Klemens and Commission Members,

Because a picture is worth a thousand words, I am submitting two emails with a series of photos taken at and/or near the entrance to the Wake Robin Inn (WRI) on RT 41. All were taken within the past several weeks and the two groups show conditions in and around the WRI entrance and highlight several issues and/or concerns.

Email #1 - Traffic safety

Email #2 - RT 41, an official state designed scenic road.

Regards,

Sarah Morrison

Email # 1 - Traffic safety concerns

Cars traveling on RT 41 often cross the centerline into the opposite lane to avoid pedestrians and/or bikers.



View from the WRI entrance looking south as a northbound car rounds the curve. Cars slowing down to enter WRI (or those stopped due to a backup of cars waiting to enter) present a danger. Northbound cars traveling around the curve may be unaware of the WRI entrance and, if traveling too fast, may not be able to avoid hitting cars entering the WRI. Also a driver intending to exit onto RT 41 from the proposed exit road may have his view of oncoming cars partially or wholly blocked by a car turning or cars waiting to turn into the WRI entrance.



Northbound cars after rounding the curve just south of the WRI entrance.

Moments before, when the group of students was first spotted, some were walking *in* the road just this side of the curve.



The shoulder on the west side of RT 41 near the entrance road, is exceedingly narrow and the road is often crowded with traffic.



(Email 2 of 2) #2024-0257 Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC)/104 & 106 Sharon Road & 53 Wells Hill Road/ Special Permit for Hotel

From Sarah Morrison <morrison.sarahk@gmail.com>

Date Mon 10/14/2024 1:59 PM

To Land Use <landuse@salisburyct.us>

Continued ...

Email # 2 - Scenic Road

The WRI entrance drive is currently flanked on both sides with ledge, shrubs, trees, vines and wildflowers that meld into the hillside and do not detract from scenic views of Lake Wononscopomuc to the west.



One of the beautiful glimpses of Lake Wononscopomuc from RT 41.



The current WRI entrance and drive with the gray motel and fuel tank structures at center left of drive are relatively unobtrusive.



View looking down the entrance drive towards RT 41. The proposed new exit road would branch off from the drive to the right, roughly where some of the shrubs are located below the smaller structure. The proposed exit road would be routed around a newly created pond that would capture runoff from the buildings. To build the exit road (and possibly create part or all of the pond) , most of the trees beyond the shrubs at center would be cut down and ledge removed.



View from WRI entrance drive showing substantial ledge that would have to be removed to make way for a new exit road. Most of the trees in and around this area would be removed, and the topography regraded.



Proposed new exit road will significantly alter the appearance of the WRI entrance and surrounding area

The first photo above shows today's entrance. If a second road and exit drive are added where currently proposed, much of the entire area near the road beginning just beyond the telephone pole

on the left extending to the entrance at the right would be open. Gone would be most of the trees further uphill from the road, much of the ledge and the topography would be changed.

Following site tours last weekend, ARADEV LLC revised some of its plans, including relocating the Events Barn from where the motel currently is, to a wooded area off the WRI Extension. The delivery point for supplies for the entire facility was envisioned to be in the general area where the current motel is located. If the revised plan continues to keep that area for deliveries, it may be visible from RT 41 after trees and ledge are removed for the new exit road.

Criteria for a Scenic Designated Highway

(source: portal.ct.gov/dot/programs/connecticut-scenic-road)

"A ... state scenic highway must abut significant natural or cultural features ... or afford vistas of marshes, shoreline, forests with mature trees, or other notable natural or geologic feature which singularly or in combination set the highway apart from other state highways as being distinct. ... The Highway shall have a minimum length of one (1) mile and shall abut development which is compatible with its surroundings. Such development must not detract from the scenic or natural character or visual qualities of the highway area."

Connecticut Law Journal, page 6, dated June 6, 1989

If the DOT proposes improvements to a highway designated by the state as scenic, a State Scenic Road Advisory Committee shall:

- (4) Review Department proposals to evaluate whether the proposed improvement will have an effect upon or alter the characteristics that qualified the highway as scenic.
- (5) Recommend alternate courses of action which could avoid, mitigate or minimize adverse effects of the improvement on the scenic road, without compromising the safety of the traveling public.
- (6) When conditions of development, zone change or other local action occur they may review the designated scenic road and recommend to the Commissioner any changes in designation.

Wake Robin Expansion

From Joan Ingalls <joansingalls@gmail.com>

Date Mon 10/14/2024 2:14 PM

To Land Use <landuse@salisburyct.us>

To Land Use,

I am reluctant to oppose anything - be part of any controversy, but on this I must speak out. I am writing in opposition to the Wake Robin Expansion. Such an expansion will bring noise, air, and light pollution inappropriate to this area. I moved here to escape these kinds of pollution. We already have too much of this pollution from Lime Rock and the Interlaken Inn. It affects the health of both humans and wildlife. As a neighbor of the Interlaken Inn, I can attest to the noise produced by weekly weddings - noise blasting, a serious disturbance of the peace about which nothing seems possible to do - no way to mitigate once it's in place. I am sure the neighbors of the Wake Robin would suffer from the noise the same as I have, if this expansion is permitted.

In addition, the light from the Interlaken shines directly on my property - as if a spotlight were deliberately trained on my back door. Nothing to be done about this either as such lights are required by insurance companies, I have been told as an excuse for not redirecting the light. I fear the neighbors of Wake Robin would suffer the same if this expansion is granted.

So, inconsiderate, so self-serving. I don't trust that these business people care at all about noise and light pollution, or their neighbors' comfort and health, not to mention traffic and infrastructure issues. I fervently hope this application is rejected.

Sincerely,

Joan Ingalls

Petition Against Wake Robin Inn Special Permit & Proposed Development (Batch 2)

From Nicole <nfranchini3@gmail.com>

Date Mon 10/14/2024 4:10 PM

To Land Use <landuse@salisburyct.us>

 5 attachments (4 MB)

Petition and Signature Summary Batch 2 (132-241 records).docx; Sample Digital Copy for Record 132_Elyse Harney.pdf; Signature Page 5 (#140-162).pdf; Signature Page 6 (#163-183).pdf; Signature Pages 7 to 10 (#184-241).pdf;

REGARDING: #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 / DOR: 08/05/2024

To the members of the Planning and Zoning Commission,

Please find attached the following documents:

- Petition asking the special permit not be issued for the Wake Robin Inn redevelopment and Signature Summary for Batch 2: Signatures 132 to 241
- Scans of Signature Pages 5, 6 and 7-10
- Sample Digital Copy for Signature #132*
- *Copies of all signatures provided electronically by DocuSign (available upon request)

Sincerely,
Nicole Franchini
75 Sharon Rd

SAVE THE WAKE ROBIN INN AND LAKEVILLE LAKE FROM THE MEGA REDEVELOPMENT PROJECT

To the **Town of Salisbury, The Land Use Office, Planning & Zoning Commission, Inland Wetlands and Watercourses Commission, Conservation Commission** regarding #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 / DOR: 08/05/2024.

We, the undersigned community members, petition and ask that the **Special Permit not be issued** for the Wake Robin Inn Redevelopment for (among others) the reasons described below.

- **Redevelopment is Outsized with Permanent Adverse Impact to Lakeville Community.** The Redevelopment will dramatically increase the Wake Robin Inn footprint from approximately **15,000 sq. ft.** to a hotel facility of over **68,000 sq. ft.**, PLUS a separate dedicated **Event/Party Barn space with capacity for 200+ people**, which will Permanently Change the character of the Wake Robin Inn, Lake Wononscopomic and the Lakeville community at large.
- **Environmental, Noise and Light Impacts.** The environmental, noise and light impacts from a Redevelopment of this magnitude would be materially detrimental to the Lakeville community.
- **Health and Safety.** The Redevelopment will exacerbate material traffic safety risks on Route 41/Sharon Rd and Wells Hill Rd.

THE REDEVELOPMENT WOULD PERMANENTLY ALTER THE CHARACTER OF THE WAKE ROBIN INN, LAKE WONONSCOPOMIC AND THE LAKEVILLE COMMUNITY AT LARGE IN A MANNER THAT WOULD UNDERMINE THE VERY REASON PEOPLE COME TO LAKEVILLE AND SALISBURY.

By: _____

Name: _____

Date: _____

Petition Signers and Signature Key Summary - Batch 2

*Copies of all signatures provided electronically by DocuSign shall be provided upon request

#	Name	Signature Record
132	Elyse Harney	Digital copy of petition signed electronically via DocuSign*
133	Danielle Francoline	Digital copy of petition signed electronically via DocuSign*
134	Pilar Bristow	Digital copy of petition signed electronically via DocuSign*
135	Amanda Jones	Digital copy of petition signed electronically via DocuSign*
136	Elaine Murphy	Digital copy of petition signed electronically via DocuSign*
137	Amy Bedik	Digital copy of petition signed electronically via DocuSign*
138	Lenore Mallett	Digital copy of petition signed electronically via DocuSign*
139	Tom Murphy	Digital copy of petition signed electronically via DocuSign*
140	Mary Sue Morrill	Signature Page 5
141	William F. Morrill	Signature Page 5
142	Barrie Richardson	Signature Page 5
143	Anne Richardson	Signature Page 5
144	Howard Aller	Signature Page 5
145	Thomas McGlone	Signature Page 5
146	Elizabeth Geer	Signature Page 5
147	Allison Gray	Signature Page 5
148	Carolyn L. Noble	Signature Page 5
149	Kaye Garner	Signature Page 5
150	Danny Lahe	Signature Page 5
151	Robin Roman	Signature Page 5
152	John R. Chandler	Signature Page 5
153	Jeanne Wardell	Signature Page 5
154	Roberta Gardner	Signature Page 5
155	Michael Elliston	Signature Page 5
156	Nancy Kahan	Signature Page 5
157	Susanna Schindler	Signature Page 5
158	Thomas Schindler	Signature Page 5
159	Joanna Seaton	Signature Page 5
160	Donald Sosin	Signature Page 5
161	Bryan Lundeen	Signature Page 5
162	Kendra Chapman	Signature Page 5
163	Laurie Slotnick	Signature Page 6
164	Armen Babigian	Signature Page 6
165	Susan Knight	Signature Page 6
166	Evan Friedman	Signature Page 6
167	Larissa Vreeland	Signature Page 6
168	Sandra Oliver	Signature Page 6
169	Richard Boyle	Signature Page 6
170	Samia Elsafty	Signature Page 6
171	David Sellery	Signature Page 6
172	Robbin Livingston	Signature Page 6
173	Maura Wolf	Signature Page 6
174	Bill Littauer	Signature Page 6
175	Carol Magowan	Signature Page 6

176	Mary Obrien	Signature Page 6
177	Priscilla McCord	Signature Page 6
178	Melinda Sweet	Signature Page 6
179	Kathleen Sherrill	Signature Page 6
180	Peter Fitting	Signature Page 6
181	Raydin Neary	Signature Page 6
182	Julie Himmel	Signature Page 6
183	Gina D'Angelo	Signature Page 6
184	Helen Koster	Signature Page 7
185	Luis Felipe Arroyo	Signature Page 7
186	Thomas Callahan	Signature Page 7
187	Emily Vail	Signature Page 7
188	Ali Macchi	Signature Page 7
189	Annie Powers	Signature Page 7
190	Holly Leibrock	Signature Page 7
191	Andrea Coles	Signature Page 7
192	William Colgan	Signature Page 7
193	Lorna Colgan	Signature Page 7
194	Rick Meehan	Signature Page 7
195	see signature page	Signature Page 7
196	Michael Brenner	Signature Page 7
197	Kerry Madsen	Signature Page 7
198	Mimi Estes	Signature Page 7
199	Candice Torres	Signature Page 7
200	Richard Solomon	Signature Page 7
201	David Jones	Signature Page 8
202	Jean Saliter	Signature Page 8
203	Chris Reynolds	Signature Page 8
204	Allan Schweikert	Signature Page 8
205	Linda McGarrity	Signature Page 8
206	Nina Mathus	Signature Page 8
207	Kristi Mathus	Signature Page 8
208	Mary Barton	Signature Page 8
209	Margaret Rice	Signature Page 9
210	McBride Builders	Signature Page 9
211	Alex Harney	Signature Page 9
212	Caitrin Harney	Signature Page 9
213	Erica Cooper	Signature Page 9
214	Ryan Cooper	Signature Page 9
215	Suzanne Quaintance	Signature Page 9
216	Tracy Macgowan	Signature Page 9
217	Rob Macgowan	Signature Page 9
218	Rory Oconnor	Signature Page 9
219	Evan Cooper	Signature Page 9
220	John Branca	Signature Page 9
221	Joan Cassin	Signature Page 9
222	Dick Cassin	Signature Page 9

223	Kirk Bellanca	Signature Page 9
224	Nina Goodall	Signature Page 9
225	Brian Goodall	Signature Page 9
226	Jay De Marcken	Signature Page 9
227	Mark Grimaldi	Signature Page 9
228	Mike Harney	Signature Page 9
229	Jon Capecelatro	Signature Page 9
230	Ralph D'Angelo	Signature Page 10
231	Susan Galluzzo	Signature Page 10
232	Joanne Taber	Signature Page 10
233	Judith McGuire	Signature Page 10
234	Louise Linden Meyr	Signature Page 10
235	Peter Helle	Signature Page 10
236	Eliot Osborn	Signature Page 10
237	Jo Loi	Signature Page 10
238	Kiau Loi	Signature Page 10
239	Hope Mongeau	Signature Page 10
240	John Mongeau	Signature Page 10
241	Karen Whitbeck	Signature Page 10

	Name	Address	Email or Phone	Signature
140	Mary Sue Morrill	Salisbury, Ct. 06068 140 Bunker Hill Rd	860-435-0052	Mary Sue Morrill
141	WILLIAM F. MORRILL	140 BUNKER HILL RD. SALISBURY	860-435-0052	William F. Morrill
142	Barrie Richardson	125 Millerton Rd Lakerville	860-491-8235	B Richardson
143	Anne Richardson	87 Salisbury Ct 06068 Canada Rd	860-780-4306	Anne Richardson
144	YOLANDA ALLER	87 CANADA RD. ST. "	(860) 214-6313	Y. Aller
145	Thomas McGLOVE	54 Farnum Rd Lakerville	860 435 2300	TB McGlove
146	Elizabeth Geer	3 Prospect St	860 435-9492	Elizabeth Geer
147	Allison Gray	117 Wells Hill Rd.	860-596-4470	Allison B Gray
148	CAROLYN L NOBLE	260 Millerton Rd	860 435 8022	Carolyn L Noble
149	Kaye Garner	95 Interlaken Rd	917 935 7815	Kaye J. Garner
150	Danny Lake	191 Millerton Rd	860 921 3047	Danny Lake
151	Robert Roman	25 Fowler St, Salisbury	860-712-6804	Robert E. Roman
152	JOHN R. CHANDLER	17 CORNICE RD. SALIS. CT	860-435-9266	John R. Chandler
153	Leanne Wardell	7 J Cobble Rd	860-435-9556	Leanne Wardell
154	Roberta Gardner	270 Undermountain Rd	860-435-4844	Roberta Gardner
155	Michael Elliston	" "	" "	Michael Elliston
156	Nancy Kales	87 Canada Rd, 10	860-318-6950	Nancy Kales
157	Thomas F. Schodde	14 Horseshoe Ln	860-435-0061	Thomas F. Schodde
158	Thomas F. Schodde	" "	860- " "	Thomas F. Schodde
159	Joanna Smith	41 Horseshoe Lane	860 435 4687	Joanna Smith
160	Donald Sosin	" "	" "	Donald Sosin
161	Bryan Lundeen	95 Lincoln City Rd	(860) 806-5357	Bryan Lundeen
162	Kendra Chapman	95 Lincoln City Rd	860-480-8676	Kendra Chapman

	Name	Address	Email or Phone	Signature
163	Laurie Shotnick	16 Upper Rd, Salisbury	860.480.4741	
164	Armen Babigian	16 Upper Rd, Salisbury	860-480-3495	
165	Judy Ba			
165	Susan Knight	425 Twin Lakes, Taunton	860-435-0259	
166	Evan Friedman	27 Covered Bridge Rd, ^{Lakeville}	917-734-1434	
167	Lanessa Vreeland	4 Meadow St, Lakeville	914-419-3495	
168	Sandra Oliver	32 Red Pine Ln, Keene	860 307 3751	
169	RICHARD BOYD	9 LOCKWOOD	860-435-1007	
170	Samia Elsafty	16 Indian Cove Rd	elsaftys@icloud.com	
171	David Solleray	321 MAIN ST, Lakeville	dsolleray@adventures.org	
172	ROBBIN LIVINGSTON	12 LAWSON RD, LAKEVILLE	917-589-8874	
173	MAURA WOLF	17 Cobble Rd, Salisbury	maww@msn.com	
174	Bill Liffaue	162 Millerton Rd	Lakeville Liffaue@aol.com	
175	Carol Magowan	50 Hammett Ln Rd	cardmagowan@email.com	
176	Mary OBrien	1 main st.	chainwella@snet.net	
177	PRISCILLA MCCORD	610 WALS HILL @, LAKEVILLE	Priscillamccord@gmail.com	
178	MELINDA SWIFT	87 CAMPA M - Rd 6A	917-891-3196	
179	Kathleen Svernil	282 Lime Rock Rd	860-435-2748	
180	Peter Fitting	PO BOX 646 Salisbury	peter.fitting@hotmail.com	
181	Raydman	70 Racetrack Rd	raydman@earthlink.net	
182	Julie Himmel	106 Scatogue Rd	Juliehimmel@earthlink.net	
183	Joana M. DiAngelo	28 Mt. Greenery Ln	914 671-9217	

	Name	Address	Email or Phone	Signature
184	45 Helen Koster	42 Porter St. Lakeville CT	hkhkoster2@gmail.com	Helen Koster
185	46 LUIS FELIPE ARROYO	31 Belgord. LAKEVILLE CT	LFAARROYO2002@YAHOO.COM	Luis F. Arroyo
186	47 THOMAS M. CALLAHAN	31 Belgord, Lakeville, CT	Tcallahan@Hamlynge.com	Thomas
187	48 LOUISE BROWN	87 Canaan Rd. ^{3B} Salisbury	lbrown06069@comcast.net	Louise Brown
188	49 Emily Vail	87 Canaan Rd. Salisbury	emylvail@gmail.com	Emily Vail
189	50 Alice Macchi	31 South Shore Rd.	alimacchi@att.net	Alice Macchi
190	51 Annie Powers	56 Sharon Rd	anirbrucks@hotmail.com	Annie Powers
191	52 Holly Lalorack	20 Undermonakin	holly.lalorack@gmail.com	Holly Lalorack
192	53 Andrea Coles	57 Sharon Rd. Lakeville, CT	andys.coles@gmail.com	Andrea Coles
193	54 WOPNA COLGAN	148 WELLS HILL (Rox)	WOPNACOLGAN@GMAIL.COM	Wopna Colgan
X	55			
200	56 WILLIAM COLGAN	P.O. box 462 LAKEVILLE CT	COLGANPHILLIP@GMAIL.COM	William Colgan
194	57 Rick MERTHAN	P.O. BOX 341 LAKEVILLE CT	RMERTHAN@GMAIL.COM	Rick MERTHAN
195	58 Michael	11.6.01 574	MAICKEY@GMAIL.COM	Michael
196	59 W Brenner	23 Reservoir Rd Lakeville	wbrenner@gmail.com	Michael Brenner
197	60 KERRY MADSEN	101 BEAVER DAM	KerryAMadsen@gmail.com	Kerry Madsen
198	61 Mini Estes	87 Canaan rd	miniestes@hotmail.com	Mini Estes
199	62 Candice Torres	136 Belgord	candicemtorres90@gmail.com	Candice Torres
200	63 Richard Solomon	348 Sharon Rd		Richard Solomon
	64			
	65			
	66			

	Name	Address	Email or Phone	Signature
DUP 45	AMANDA JONES	98 FACTORY ST SALISBURY CT 06068	amandakjones@mac.com	[Signature]
201 46	DAVID JONES	98 FACTORY ST SALISBURY CT 06068	dagj@mac.com	[Signature]
202 47	Jean Salita	17 Cobble Rd Southington	jeansalita2013@gmail.com	[Signature]
203 48	Chris Reynolds	Salisbury, CT	christophreynolds@comcast.net	[Signature]
204 49	ALLAN SCHWAIKERT	17 COBBLE RD. J-1 SALISBURY CT	SCHWEEK2@GMAIL.COM	[Signature]
205 50	Linda McGarrity	34 Cobble Rd #14 Salisbury, CT	linda.mcgarritty5454@gmail	[Signature]
206 51	NINA MATHUS	17 COBBLE RD. SALISBURY, CT	mathusna@gmail.com	[Signature]
207 52	KRISTI MATHUS	"	plottwist2020@gmail.com	[Signature]
208 53	Mary Banton	27 Sharon Rd Shelton	860-435-2217	[Signature]
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64				
65				
66				

	Name	Address	Email or Phone	Signature
209	28 Margaret (Peggy) Rice	178 Wells Hill	860-387-5876	
210	24 McBride Builders	32 Red Bird Lane	peggy-vice@comcast	
211	28 Alex HARNEY	451 Salmon Kill	alex1harney@gmail	
20	28 Caitrin Harney	538 Wells Hill	CaitrinHarney@gmail.com	
209	27 Repeat Scott Morris	25 Red Bird Lane	860-466-9376	
213	28 Erica Cooper	444 Lime Rock Rd	860-435-2007	
214	29 Ryan Cooper	444 Lime Rock Rd	860-435-2007	
215	30 Suzanne Amick	17 Laddre Lane	(518) 637-2881	
216	31 Tracy Macgowan	823 Main St	541-330-3080	
217	32 Rob Macgowan	823 Main Street	541-408-5731	
218	33 Rory Pelleu	34 Lakewood Ven	860-425-248-9921	
219	34 Ewan Cooper	7 Bostwick	203-273-5841	
220	38 JOHN BRANCA	7 Bostwick St.	347-443-2886	
221	36 Joan Cassin	215 Main St.	860-433-2275	
222	37 Dick Cassin	215 Lake Park Dr	860-455-2275	
223	38 Karl Belcuna	11 Indian Mut rd	845-224-4705	
224	39 Wna Goodall	299 Main St. 06039	917-847-9117	
225	40 Brian Goodale	299 Main St.	917-863-4295	
226	41 JAY DE MARCKEN	28 Sharon Rd	860-248-9994	
227	42 MARK GRUNDY	17 CARDINAL LANE	860-480-0878	
228	43 MIKE HARBY	34 STARROW RD. LAKEVILLE	860-435-2993	
229	44 Jan Capelatro	29 Sunrise Ridge Ln	860-318-5660	

in

SAVE THE WAKE ROBIN INN AND LAKEVILLE LAKE FROM THE MEGA REDEVELOPMENT PROJECT

To the **Town of Salisbury, The Land Use Office, Planning & Zoning Commission, Inland Wetlands and Watercourses Commission, Conservation Commission** regarding #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 / DOR: 08/05/2024.

We, the undersigned community members, petition and ask that the **Special Permit not be issued** for the Wake Robin Inn Redevelopment for (among others) the reasons described below.

- **Redevelopment is Outsized with Permanent Adverse Impact to Lakeville Community.** The Redevelopment will dramatically increase the Wake Robin Inn footprint from approximately **15,000 sq. ft.** to a hotel facility of over **68,000 sq. ft.**, PLUS a separate dedicated **Event/Party Barn space** with **capacity for 200+ people**, which will Permanently Change the character of the Wake Robin Inn, Lake Wononscopomic and the Lakeville community at large.
- **Environmental, Noise and Light Impacts.** The environmental, noise and light impacts from a Redevelopment of this magnitude would be materially detrimental to the Lakeville community.
- **Health and Safety.** The Redevelopment will exacerbate material traffic safety risks on Route 41/Sharon Rd and Wells Hill Rd.

THE REDEVELOPMENT WOULD PERMANENTLY ALTER THE CHARACTER OF THE WAKE ROBIN INN, LAKE WONONSCOPOMIC AND THE LAKEVILLE COMMUNITY AT LARGE IN A MANNER THAT WOULD UNDERMINE THE VERY REASON PEOPLE COME TO LAKEVILLE AND SALISBURY.

Signed by:
By: Elyse Harney
C45737DA954C438...

Name: Elyse Harney

Date: 10/7/2024

Re: Wake Robin redevelopment

From Marilla Palmer <marillanyc@aol.com>
Date Mon 10/14/2024 5:17 PM
To Land Use <landuse@salisburyct.us>
Cc Peter Zaremba <zaremba.usa@gmail.com>

Dear Abby,

We wanted to let you know that we've met with Aradev on site and discussed our concerns with them. They said the concrete retaining wall was already eliminated from their plans, the pool bar/spa was moved to the interior and the size of the expansion was considerably reduced. They assured us that their landscaper, SLR, "has deep experience in a lot of facets of landscape architecture - across urban, rural, public works, and maritime sectors to name a few. SLR has put together a selected list of native and select species of plantings for the project. We'd like to continue the planning process with them. The goal for us is to restore the wetlands buffer zones and choose plantings that are mostly native." quoting the email I received from Steven Cohen.

No one wants this to have an urban look but I assume that their plans will be reviewed by Planning and Zoning with that in mind. Our concern was that local flora and fauna would be respected and that we not see the reconstruction from the road. They assured us that that would be the case.

Thank you for overseeing this and keeping Lakeville and Salisbury rural.

Best

Marilla

Marilla Palmer and Peter Zaremba
28 Wells Hill Rd

On Monday, September 16, 2024 at 11:23:23 AM EDT, Marilla Palmer <marillanyc@aol.com> wrote:

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



CRAMER & ANDERSON LLP
Counselors and Advocates

46 West Street
P.O. Box 278
Litchfield, CT 06759-0278

(860) 567-8717
Fax (860) 567-4531

30 Main Street
Danbury, CT 06810
51 Main Street
New Milford, CT 06776

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

October 16, 2024

Via: Email landuse@salisburyct.us

Dr. Michael Klemens, Chairman
Salisbury Planning and Zoning
Salisbury Town Hall
27 Main Street
PO Box 548
Salisbury, CT 06068

Re: Wake Robin Inn – (Special Permit Application #2024-0257)
Response to Mackey Butts & Whalen LLP letter of October 10, 2024

Dear Dr. Klemens:

On behalf of Mr. and Mrs. Cruger, I submit the following reply to the comments of Joshua E. Mackey dated October 10, 2024. I respond to the numbered paragraphs as follows:

1. Reduce the intensity of buildings & use on Wells Hill Road and Sharon Road
 - 53 Wells Hill Road is currently, and has been for a long time, a residential property. I attach a copy of the Assessor's Card of that property. If there was ever a "historical" use of that property it has long since been abandoned and therefore loses any claimed non-conforming status. It is currently a residential use.
 - My clients and many of the surrounding neighbors' primary concern is not with just the intensity along Wells Hill Road and Sharon Road. To the contrary, they have expressed continually their objections to the density overall of the project. That density remains the same despite the applicant moving the various expansions to various areas on the 13.8 acres. All proposed expansions, especially the event barn, remain part of an objectionable increase in the density of the Wake Robin Inn in this rural residential zone.
2. WPCA – capacity & condition of the sewage plant, mains, and laterals



- Any report provided to the WPCA should not be summarized, but should be copied to the Commission and the public, so that the various issues can be properly identified and the source of the findings established. The updated additional flows from the Wake Robin Inn should be identified and totaled. The allegations of current discussions and correspondence with the WPCA Superintendent are not sufficient. The Applicant indicates that it is coordinating final details so that it may have approval for any connection. There must be an unequivocal approval from the WPCA that it has current capacity which can be committed to and used by the proposed project. Otherwise the Applications will not meet an essential requirement of available sewer service capacity.
- Moreover, there are many other issues that the WPCA has to deal with which are also serious and may affect the availability of sewage treatment for this project. Relevant WPCA minutes will be forwarded to the Commission which reflect these other limiting factors. Note for example, that the EPA is concerned with an excessive zinc concentration.

3. SITE VISIT for P&Z members and members of the community

- My clients' position on the site is that the project is too dense. I am aware that other members of the public at the site visit, made it expressly clear to Aradev's representatives that they oppose the overall density and expanded uses of the property. They made it clear to Applicant's representatives that they were not in agreement that the expanded density and uses should be allowed.

4. STORM WATER MANAGEMENT regarding runoff onto the Watson property

- It is not clear that all storm water drainage from the project can be directed onto the driveway. The last set of plans showed rain gardens within the aquifer protection zone being used to provide infiltration rather than discharge to the driveway. Rain garden discharge is not favored by either the 2012 or 2024 POCD. See pages 54 and 55 of the 2012 and pages 59 and 61 of the 2024 POCD attached hereto. Any engineer peer review for compliance with the DEEP storm water quality manual must be shared with the Commission and the public at a hearing so that both will be fully informed and have an opportunity to respond.

5. Enclose the outdoor patio with another wall of glass

- A report from the design team, including the engineer, acoustic engineer and architect should be provided in advance of any decision of the Commission so



that it and the public may review proposed sound attenuation. That report must be sufficient to provide specific details and acoustic levels designed to be achieved to the Commission so that if they are not in the Building Permit Application and approval process, no building permit would be approved.

- Moving the event barn to an alternate location brings it closer to Wells Hill Road and is at a higher elevation than the prior location. The higher location will result in sound at higher decibel levels being transmitted off the premises, both to the neighbors on Wells Hill Road and those on Sharon Road as well as all Lake Wononscopomuc property owners.

6. Details on construction materials to reduce sound & construction drawings (insulation, staggered studs)

- The neighbor's concerns are not just that excessive noise will be traveling onto grounds of the Wake Robin Inn but, most importantly, that noise will be excessive and disruptive to the neighbors both on Wells Hill Road, Sharon Road and Lake Wononscopomuc. Applicants should provide testing levels in both neighborhood locations to guarantee that those current testing levels for sound on the neighboring properties will not be increased as a result of any noise created by the event barn or other activities on the site.

7. Screening for parking lot so lights don't leak out.

- We have not seen a lighting plan. PZC said it is considering a lighting plan previously approved for another applicant.

8. Reduce hours of operation.

- All Event Barn or other events should conclude no later than 10:00 p.m.

Thank you for your consideration of these replies to Mr. Mackey's letter of October 10, 2024.

Very truly yours,

A handwritten signature in blue ink that reads "Perley H. Grimes, Jr." with a horizontal line at the end.

Perley H. Grimes, Jr.

cc: Mr. and Mrs. William Cruger

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
GRANBERY SERENA W		2 Pub Water				Description	Assessed	
		3 Sewer				Code	Appraised	
53 WELLS HILL ROAD		SUPPLEMENTAL DATA			Lot	RESIDENTL	202,400	141,700
				1-3	1-3	1-2	8,800	6,200
				1-4	1-4	1-3	230,100	161,100
						1-4	15,600	10,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
GRANBERY SERENA W	0266	0775	11-01-2021	Q	I	468,000	U
FILOTTO ANGELO & KWAI TRUSTEE	0247	216+	12-16-2015	U	I	0	
FILOTTO ANGELO G + KWAI S	0164	0621	08-20-1996	U	V	137,000	
Total		0.00					

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
Total		0.00				

OTHER ASSESSMENTS		Code	Description	Tracing	Batch
Nbhd	Name	B			
10					

ASSESSING NEIGHBORHOOD

NOTES

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
GRANBERY SERENA W	0266	0775	11-01-2021	Q	I	468,000	U
FILOTTO ANGELO & KWAI TRUSTEE	0247	216+	12-16-2015	U	I	0	
FILOTTO ANGELO G + KWAI S	0164	0621	08-20-1996	U	V	137,000	
Total		0.00					

BUILDING PERMIT RECORD			VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Description	Insp Date	% Comp	Date	Purpose/Result
B-23-202	10-08-2023	Residential		0	05-24-2021	07 VIRTUAL TOUR
B-23-98	05-18-2023	Residential		0	06-02-2020	06 DATA MAILER
01	02-10-2022	Electric		0	08-23-2007	01 MEASURED
01	01-10-2022	REROOF		0	10-05-2006	01 MEASURED
	08-19-2010	replace shed			06-02-2005	00 REVIEWED
	06-21-2007	WDK				
	10-31-2006	ADDN				
Total			20,000			

LAND LINE VALUATION SECTION					APPRaised VALUE SUMMARY										
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1-1	RES LAND MDL	RR1		1.840 AC	69,520.00	0.63291	2	1.00	12	2,500				202,400
1	1-2	EXCESS AC M	RR1		0.440 AC	20,000.00	1.00000	0	1.00	ex	1,000	LOCATION	1.0000		8,800
Total Card Land Units					2.28 AC										211,200
Total Land Area					2.28										211,200

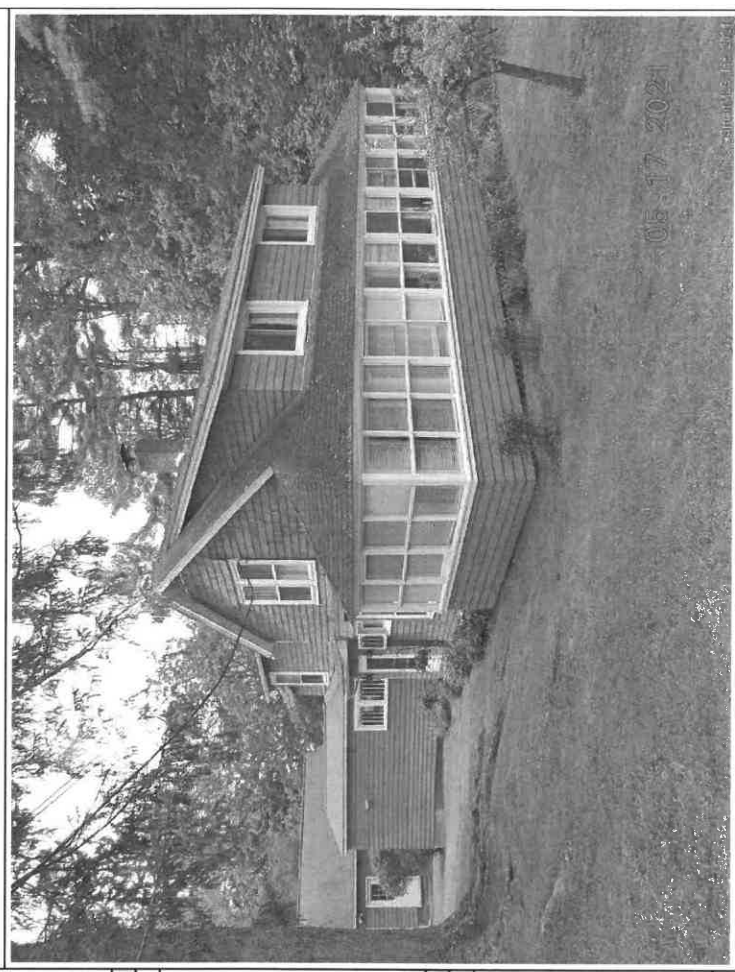
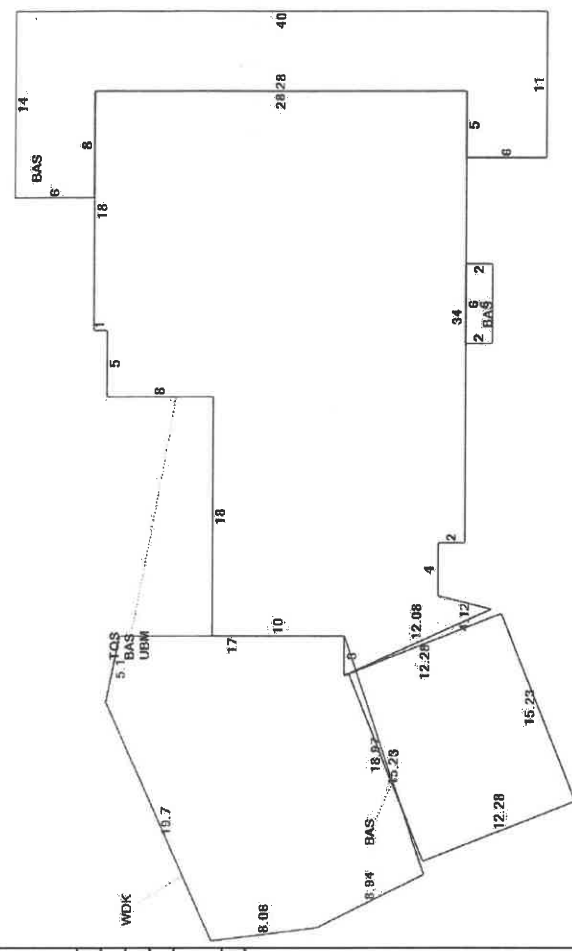
This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style:	10	Description	Description
Model	01		
Grade:	10		
Stories:	1.75		
Occupancy	1		
Exterior Wall 1	14		
Exterior Wall 2			
Roof Structure:	01		
Roof Cover	01		
Interior Wall 1	01		
Interior Wall 2	01		
Interior Flr 1	01		
Interior Flr 2	01		
Heat Fuel	02		
Heat Type:	04		
AC Type:	03		
Total Bedrooms	04		
Total Bathrooms:	3		
Total Half Baths	0		
Total Rooms:	8		

CONDO DATA		COST / MARKET VALUATION	
Parcel Id	Ownr	Building Value New	224,491
Adjust Type	Code	Year Built	1920
Condo Flr	Description	Effective Year Built	2005
Condo Unit	Factor%	Depreciation Code	15
		Remodel Rating	0
		Year Remodeled	0
		Functional Obsol	0
		External Obsol	1
		Trend Factor	85
		Condition %	190,800
		RCNLD	
		Dep % Ovr	
		Dep Ovr Comment	
		Misc Imp Ovr	
		Misc Imp Ovr Comment	
		Cost to Cure Ovr	
		Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPLC	FIREPLACE	B	3	3000.00	2000		85	0.00	0.00	7,700
FGR1	Garage	L	576	30.00	2002		82	0.00	0.00	14,200
SHD2	Shed aver	L	96	16.00	2010		90	0.00	0.00	1,400
SOL1	SOLAR SMALL	B	1	0.00			85	0.00	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,500	1,500	1,500	0	
TQS	Three Quarter Story	786	983	983	0	
UBM	Basement	0	983	983	0	
WDK	Wood Deck	0	396	396	0	
Ttl Gross Liv / Lease Area		2,286	3,862			



05-17-2024

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
GRANBERY SERENA W		2 Pub Water	3 Sewer			Code	Appraised	Assessed
53 WELLS HILL ROAD		SUPPLEMENTAL DATA			Lot	1-1	202,400	141,700
LAKEVILLE CT 06039		Alt Prcl ID				1-2	8,800	6,200
CENSUS 2611		ACCTNUM	98100733			1-3	230,100	161,100
SURVEY 2176		Hist. Distr.				1-4	15,600	10,900
GIS ID		Assoc Pld#				VISION		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
GRANBERY SERENA W	0266	0775	11-01-2021	Q	I	468,000	U
FILOTTO ANGELO & KWAI TRUSTEE	0247	216+	12-16-2015	U	I	0	
FILOTTO ANGELO G + KWAI S	0164	0621	08-20-1996	U	V	137,000	

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
NOTES							
Total			0.00				
ASSESSING NEIGHBORHOOD							
Nbhd	10		B	Tracing			
APPRaised VALUE SUMMARY							
Appraised Bldg. Value (Card)					222,400		
Appraised Xf (B) Value (Bldg)					7,700		
Appraised Ob (B) Value (Bldg)					15,600		
Appraised Land Value (Bldg)					211,200		
Special Land Value					0		
Total Appraised Parcel Value					456,900		
Valuation Method					C		

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	1-1	141,700	2019	1-1	141,700	2015	1-1	141,700
	1-2	6,200		1-2	6,200		1-2	6,200
	1-3	152,500		1-3	110,400		1-3	110,400
	1-4	10,900		1-4	9,900		1-4	9,900
Total			311,300			268,200		

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
2	1-1	RES LAND MIDL	RR1			0 SF	62.75	1.00000	0	1.00		1.000		0.0000		0

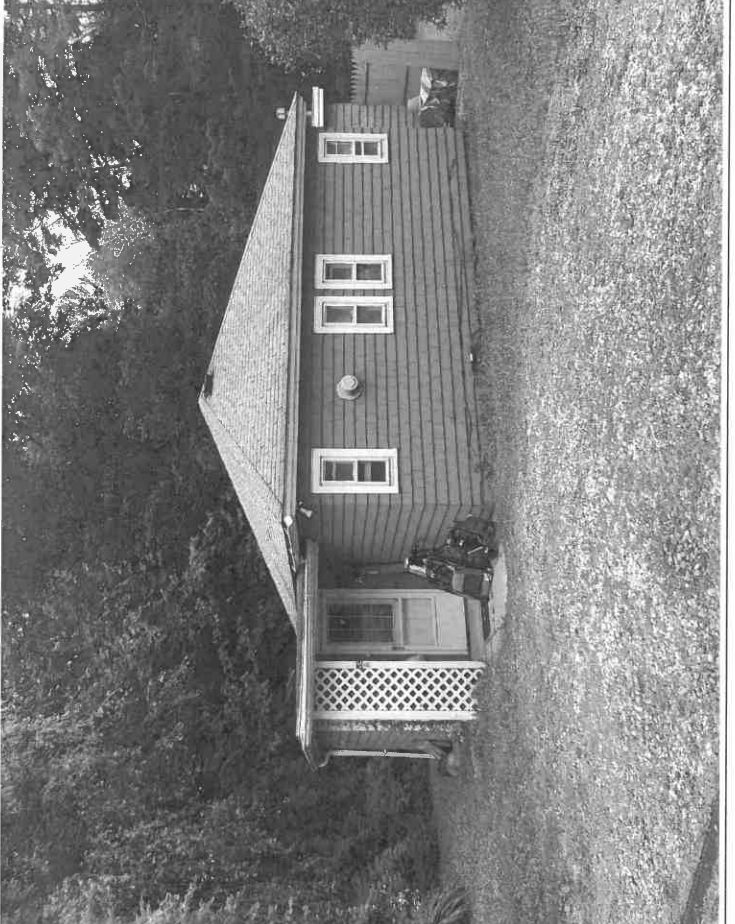
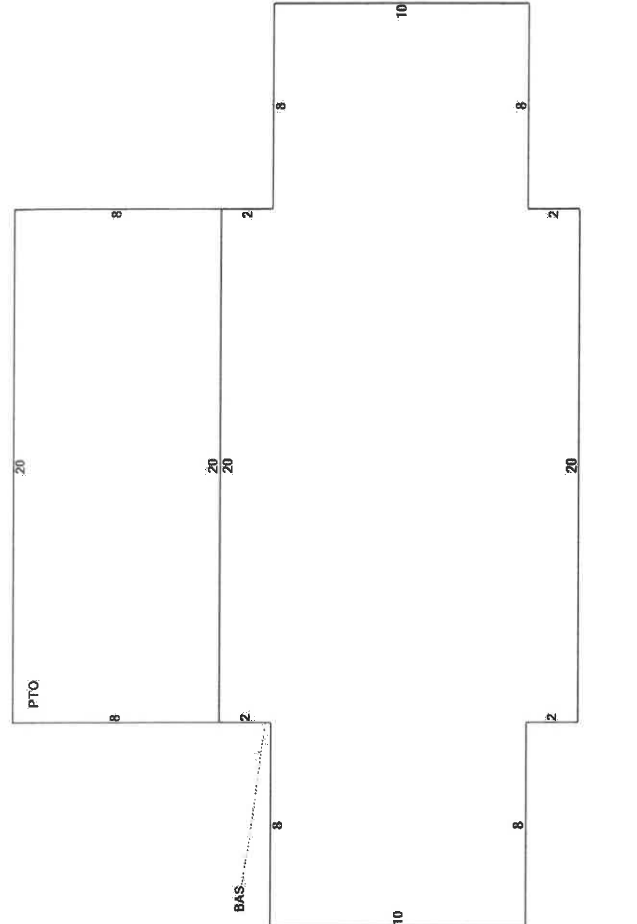
Total Card Land Units	0.00	SF	Parcel Total Land Area	2.28	Total Land Value	0
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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style:	05	Cottage	
Model	01	Residential	
Grade:	12	C	
Stories:	1	1 Story	
Occupancy	1	Wood Shingle	
Exterior Wall 1	14		
Exterior Wall 2			
Roof Structure:	01	average	
Roof Cover	01	average	
Interior Wall 1	01	average	
Interior Wall 2			
Interior Flr 1	01	average	
Interior Flr 2			
Heat Fuel	04	Electric	
Heat Type:	07	Electr Basebrd	
AC Type:	03	None	
Total Bedrooms	01	1 Bedroom	
Total Bthrms:	1		
Total Half Baths	0		
Total Rooms:	3	3 Rooms	

CONSTRUCTION DETAIL (CONTINUED)		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		52,730	
Year Built		1950	
Effective Year Built		1980	
Depreciation Code			
Remodel Rating		40	
Depreciation %			
Functional Obsol		1	
External Obsol			
Trend Factor			
Condition		60	
Condition %			
Percent Good		31,600	
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eiff Area	Undeprec Value
BAS	First Floor	440	440	0	0
PTO	Patio	0	160	0	0
Ttl Gross Liv / Lease Area		440	600		



Supporting The Community We Want To Be

Protect Our Water Supply

Strategies	Leader	Partner	Priority / Status
A. Consider establishing an overlay district to protect sensitive water supply resources.	Town		2
B. Support recommendations in the Conservation and Development Policies Plan by acquiring watershed lands as they become available.	Town		2
C. Provide education about the protection of aquifers and recharge areas.	CWC		2

Tasks	Leader	Partner	Priority / Status
1. Identify, map, protect and preserve aquifer recharge areas.	CWC	PZC	1

Supporting The Community We Want To Be (cont.)

Manage Wastewater Discharge

Strategies	Leader	Partner	Priority / Status
A. Continue to treat the Rural Residential zoning districts in Salisbury as "sewer avoidance" areas and "septic management" areas.	WPCA	PZC	1
B. Consider means of enforcing proper maintenance of septic systems in lake watershed areas.	WPCA	PZC	2
C. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for expanded sewer services to defined contiguous areas in the village centers of Salisbury and Lakeville.	WPCA	PZC	2
D. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for new sewer services to the village center of Lime Rock.	WPCA	PZC	1
E. Continue to separate stormwater drainage flows from sanitary sewer flows and support repairs to sewer lines to prevent infiltration of groundwater into the sewer system.	WPCA	PZC	1

Tasks	Leader	Partner	Priority / Status
1. Consider means of enforcing maintenance of septic systems, especially in lake watershed areas.	PZC	WPCA	1
2. Investigate ways to construct an efficient sewer system to encompass the watershed of Lake Wononscopomuc.	PZC	WPCA	1

Inflow Or Infiltration?

Wastewater Treatment

Inflow and infiltration (I/I) refer to the ways that stormwater runoff and groundwater can enter sanitary sewer pipes.

Inflow – non-sewer water directly enters the sewer system through basement sump pumps, roof drains, and/or catch basins.

Infiltration - Stormwater or groundwater indirectly enters the sewer system through pipes, laterals, and manholes as a result of cracks, failed seals, small openings, etc.

Salisbury’s sewage treatment plant is a 0.67 million gallon per day (MGD) facility located at 50 Walton Street in Lakeville CT. It was originally built in 1971 and has had minor upgrades since. The largest upgrade was made in 2020 when phosphorus removal was installed. In 2014, Loureiro Engineering Associates reported on the Town of Salisbury’s “urgent needs to: (1)reduce the increasing amounts of excessive groundwater infiltration and stormwater inflow entering into the town’s existing wastewater collection system which are usurping the design capacity and overall treatment efficiency of the town’s existing Water Pollution Control Facility (WPCF), and (2)reduce the amount of nutrients, specifically nitrogen and phosphorous, being discharged into Factory Brook from the town’s existing WPCF.”

The report generally concluded that the Town’s existing sewer facilities are in relatively good operating condition but with a few major deficiencies, as well as identified recommendations consistent with the requirements of the CT Environmental Protection Act.

The report identified Lakeville’s mains and manholes as a major source (83%) of infiltration and inflow (I/I) noting that there are some properties where roof leaders discharge into the system. This excess water caused by I/I overwhelms the capacity of the treatment plant, resulting in the risk of untreated sewage being released into the adjacent watercourse. The Loureiro report (2014) implicated even minor rainfall events (fraction of an inch) as increasing volumes of water entering the WPCA facility. Due to the frequency of torrential rain storms accompanying climate change it is anticipated that I/I risk will continue to increase.

Proposed developments and changes in residential use patterns could easily overwhelm the existing capacity of the sewage treatment plant. Most recent estimates indicate, after the completion of Sarum Village III, the remaining sewer reserve capacity is around 200 bedrooms. Historical sewer usage data cannot solely be relied upon as a foundation for future planning. For instance, the possibility of increasing year-round use of existing residences should be considered, as well as the potential for infill development and/or expansion within the villages. Additional challenges to assessing the sustainability of our sewer system include lack of complete mapping, inadequate inventory of system infrastructure, as well as operational costs exceeding revenues. Addressing these data inadequacies and quantifying threats to this essential component of Salisbury’s municipal infrastructure will be a costly undertaking. However, these questions must be answered to assess the feasibility of future development and ensure compliance with public health and safety standards.

Public Drinking Water

The provision of public water is essential to a sustainable future. Most properties in Salisbury are served by private drinking water wells. However, the village centers are connected to public drinking water, provided by Aquarion Water Company.

This public water supply is sourced from a reservoir system on the Taconic uplift and two subterranean well fields; one lying below Lakeville village and the other below Salisbury village. The conundrum is the very area served by public water and sewer, intended to be the most densely developed, lies atop the aquifers. To protect the aquifers, the Zoning Regulations discourage certain types of commercial/industrial uses and regulate impervious surfaces, while encouraging onsite stormwater treatment and infiltration. However, infiltration of stormwater into the aquifer is discouraged by Aquarion.

Assessing the feasibility of future development concepts requires knowledge of the capacity and distributive infrastructure of Salisbury's public drinking water supply. This assessment is hampered by the Town's limited access to Aquarion's proprietary data. Without Aquarion's data, proposed developments may be constrained by limited supply of water, or cost-burdened by necessary capacity and distribution improvements.

Electrical Grid

Essential components of Salisbury's power supply and communications are administered by other entities. The Town may be consulted about these infrastructure systems, but the ultimate decisions rest with other agencies.

Eversource is responsible for the delivery of electricity. Protecting above ground electrical infrastructure from unexpected outages due to extreme weather events remains the biggest challenge to reliability of the electrical grid. Eversource's anticipation of and delayed responses to storm events is an ongoing topic of concern Statewide. Primary distribution lines are being "hardened" by removing all the trees within the entire right of way as required by the Federal Energy Regulatory Commission (FERC).