

Letters with Questions and Concerns – Batch 3

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
3-a	Leora Armstrong	September 16, 2024
3-b	Brian O’Hagan	September 17, 2024
3-c	Gregory Wilmore	September 20, 2024
3-d	Macey Levin	September 21, 2024
3-e	John and Marilyn Moller	September 23, 2024
3-f	Lin Garlick	September 23, 2024
3-g	Thomas F. Muldoon	October 2, 2024

Date Created: October 3, 2024

Leora Armstrong
100 Brinton Hill Road,
Falls Village,
CT 06031
September 16th 2024

Re.: Wake Robin Inn – 104-106 Sharon Road, Lakeville CT (Special Permit Application #2024-0257)

To Members of the Planning and Zoning Commission Salisbury CT.

As a Salisbury resident for 11 years, I am concerned re the proposed development at the Wake Robin Inn by ARADEV LLC. I also come from a hotel property background and question the viability of this plan in this rural community as to both its need locally and impact.

This is essentially a rural area and people have invested in this landscape for homes and living to cherish a quieter life. Secondly, I question the viability of this concern in an area which has restaurants closed and not full in the off-peak seasons. How will this project survive in the off season. Will the residents be left with a large white elephant when this project fails. Other similar projects of this size have been turned down in Millbrook NY for the viability aspect and impact on community alone. Will the town benefit from these extra guests, will they be spending their money in town or like Silo Ridge keep it on the premises with little interaction with the local community?

Most of the developments made by Fortuna Hotels are in cities and populated urban areas. What is their experience building in a rural area can they give successful examples? How many spa hotels have they successfully finished and are still flourishing in rural areas?

Septic and water impacts

Having looked at the plans and proposed 4 times increased size I question as to how the town will cope re septic and water for an additional 90 employees without the residents who at peak season are capacity for 145 + persons totaling 235 +persons. Will this extra water use impact water supplies and town residents in a drought summer.

Noise pollution

Event barns for weddings and party barns are not quiet spaces and this will impact the noise levels for residents adjacent to this proposal, guests do not always party inside. As someone who lives within Lime Rock, I am aware of noise pollution 1 mile away, let alone next door.

Light pollution

Given the expansiveness of this proposal there will be significant light pollution in an area from street lighting, extra building lighting etc. which not only impacts residents but wildlife and local habitats. We live here to get away from light pollution.

Parking

200+ parking relates to 500 hundred persons at 2.5 per car which is more than the plans are allowing for at events or full capacity. The local schools do not have capacity for 200 cars in one space they overlap using grassed area etc. for extra parking. How large are these events planned? Can the town cope with the extra cars, parking when the hotel residents come to town for the day?

Emergency Services

Will the local volunteer fire and ambulance be able to service these events safely as well as maintain the local population.

Tree removal for building sites.

Given the location of this proposal how will they deal with water run off once the trees are removed. How will the town be able to control what trees are cut down, if too many are felled will the property replace the trees.

PROPERTY VALUE DECREASE

How will this proposal affect property prices on the roads adjacent? Will the owners be compensated for loss of value as sales may fail due to this development?

ARADEV LLC was established in 2023 and has an address in Brooklyn but on the plans, it is NYC based, please explain?

How can that company have 30 years of experience which they claim. Certainly, Jonathan Marrale who works with Fortuna Hotel chain has some experience, what other projects has Seven Cohen been involved in?

Who are the local experts they have enlisted for this project? Or are they bringing in outside teams and not giving local firms the business.

“Aradev has brought together a design team of international industry experts, ALL with significant experience in the greater Salisbury, Connecticut region. “ Joshua Mackey

I am all for uplifting an existing project to higher standards but not at the expense of local home owners and town residents who will not see a benefit on their back door.

With kind regards,

Leora Armstrong

Special Hearing for Wake Robin Inn

From Brian O'Hagan <bohagan@JERSEYMIKES.com>

Date Tue 9/17/2024 6:38 PM

To Land Use <landuse@salisburyct.us>

My name is Brian O'Hagan and I am the owner of 117 Sharon Rd which is
Directly across from the Wake Robin Inn.

I have been away for most of the summer and have JUST been informed off this application yesterday . I
have a number of questions that need to be answered by the P&Z and the members of ARADEV LLC.

I believe We Need an Open, In-Person Hearing, with ALL of the ARADEV members and Registered Agent
present, and the Ability to Ask them Questions about this project.

Thank you in advance,
Brian O'Hagan
117 Sharon Rd
Lakeville CT
203-918-7687

Sent from my iPhone

September 20, 2024

Gregory Wilmore
50 Wells Hill Road
Lakeville, CT 06039

To:

landuse@salisburyct.us

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 Commission Members and Ms. Conroy,

Please accept this written statement as part of the evidentiary record for the above referenced Application and refer my concerns to the Land Use Commissions. I am grateful for your service and dedication to our Town and the qualities that make it a healthy and wonderful place to live.

Although I have previously expressed concerns (as a resident and abutter) in Public Hearings (9/3, 9/17) and co-signed a letter expressing concerns about, among other things, matters of public safety, health and 803.2/803.3 considerations, I believe those remarks are now amply reinforced in the public record. Respecting Dr. Klemens' guidance to the public, I do not wish to belabor these issues in this correspondence. Instead, I am writing to share four critical concerns that I have not yet seen in correspondence (and that I believe the Applicant should fully address). These concerns relate broadly (but not exclusively) to the protection of our Town's environment and natural resources. They are:

1. **No Analysis of the Cumulative Impacts** of two development projects:
 - a. (approved) The construction, maintenance, and operation of an AT&T telecommunications facility located at 106 Sharon Road (reference [here](#) for docket materials and site plan); and,
 - b. (proposed) The Applicants own development.

For example, although the Applicant has said it will coordinate with AT&T in the phased development, it has not demonstrated the cumulative impact of both projects. Consider that the AT&T development alone, according to its site plans, will:

- Remove 29 trees over 6" diameter breast height (DBH) of which at least 10 will be over 14" DBH
- Remove earthwork volume cut of 405 cubic yards (w/ fill of 136 for net cut of 269 cubic yards)
- Create and/or expand both permanent and temporary access roads

Action Requested: (1) require that the Applicant produce a comprehensive report detailing the cumulative environmental impacts of both projects. (2) Hold the Applicant accountable to regulatory metrics as they *will be* inclusive of impacts already approved on this land (but not yet realized).

2. **Incomplete / inaccurate wetland and watercourse boundaries** as reflected in the Applicant's site plans. I am concerned that the applicant's placement of wetland features / boundaries in its plans is not accurate given discrepancies and/or omissions as compared to site plans for the AT&T project referenced above and linked [here](#) (e.g., varying distances to aquifer protection zone and wetland / watercourse boundaries).

Action Requested: insist on an independent verification of wetland and watercourse features and boundaries to ensure completeness and accuracy (particularly as it relates to establishment of Upland Review Areas (URA) and the siting of parking lots, spa, pool house, and pool proposed adjacent to Wells Hill Road).

3. **Upland Review Area impact to watercourse exiting at Catch Basin GR: 796.9.** To avoid redundancy, I do not specifically raise concerns in this letter about this development's impact with respect to the Lake Wononscopomuc watershed because I am hopeful that the Commissions will already be aware of and acting upon such concerns. However, it is important that the Land Use Commissions are aware of a different URA impact to a very important watercourse that is not yet adequately planned or **mitigated**. Consider:
 - a. Although not shown on the Applicant's plan, the existing watercourse adjacent to Wells Hill Road does not terminate at Catch Basin GR: 796.9. Instead, it passes under Wells Hill Road through a 15-inch diameter pipe that feeds a seasonal stream.
 - b. This seasonal watercourse passes through three abutting properties (along the shared border of #34 and #40 Wells Hill properties and passing through our #50 Wells Hill property) before continuing under Farnum road to Factory Brook, Spruce Swamp Creek, and Salmon Creek, etc.
 - c. This watercourse is an under-recognized and valuable natural resource linking diverse ecosystems and habitats (Picture 1):
 - i. It passes through a rare geologic feature: a schist ravine (as suggested in the bowl-shaped contour lines of topographic Picture 2) that includes cool, damp rocky seeps and which contributes to...
 - ii. ...a unique native flora (adapted to neither too much nor too little moisture) that shelters an assortment of small mammals, birds, lizards and toads.
 - iii. After only 0.31 inches rain in all of September, and as many other local creeks have dried to dust, this watercourse is **still flowing today** at the Farnum pipe exit near Cleveland St. as pictured (Picture 3)

Action Requested: require Applicant to site parking lots, structures and pool outside of watercourse URA. Enforce true setbacks to actual boundaries. Absent Town regulations and/or policies restricting non-point source pollution from parking lots, require as a

condition of any Special Permit that the Applicant monitor parking lots and remove vehicles that are leaking pollutants such as oil and antifreeze (see also Issue #4). Ensure that Applicant properly mitigates impacts of its development and storm run off such that the watercourse in question will not be negatively impacted by erosion, pollutants, changes in volume, temperature, historical flow etc. Existing plan with structures and parking lots in URA and proposed detention basin should be a non-starter. [Notably, this issue also relates to 803.3 concerns already cited such as effect on value].

4. **The presence of an established nest of breeding threatened bald eagles** and potentially other threatened or endangered species. An active, breeding eagle nest has thrived for at least five years now on the abutting property at 64 Wells Hill. To the aggravation of our local crow population, these eagles commonly perch atop our Norway Spruce (4' BHD). That the base of this tree perch is less than 70 ft from the current proposed parking lot (and new non-point source pollution)—should, at a minimum, trigger an adequate environmental assessment. While bald eagles are no longer listed as endangered species, they are protected by federal statute. Based on my observations of their breeding and feeding, I am concerned that operation of the proposed Facility and construction (blasting?) may interfere with the eagles' lifestyle. This will also be true of unprotected species such as deer and bears (Picture 4) where existing wildlife corridors through the porous roadside bramble are proposed to be replaced by a continuous retaining wall and fence that would have the effect of dangerously trapping animals between an impervious barrier and the flow of traffic.

Action Requested: ensure that an adequate assessment of the surrounding environment has been performed. We have historically been in communication with a state DEEP wildlife biologist regarding the presence of nesting eagles, but we also want to ensure the Applicant is aware of this presence in the event that future enforcement action requires them to remediate or pay reparations for some aspect of their development.

Finally, I refer you to a photo (Picture 5) that I captured today of a service vehicle adjacent to the proposed "emergency" exit via the 53 Wells Hill property easement. Here, I violate my commitment to avoid redundant mention of traffic concerns, but I believe the picture may help Commission members visualize an important one. In this picture, you can see, from a driver's perspective, how difficult it would be to pass the service vehicles without putting oneself in harm's way from a driver speeding blindly downhill (oncoming traffic).

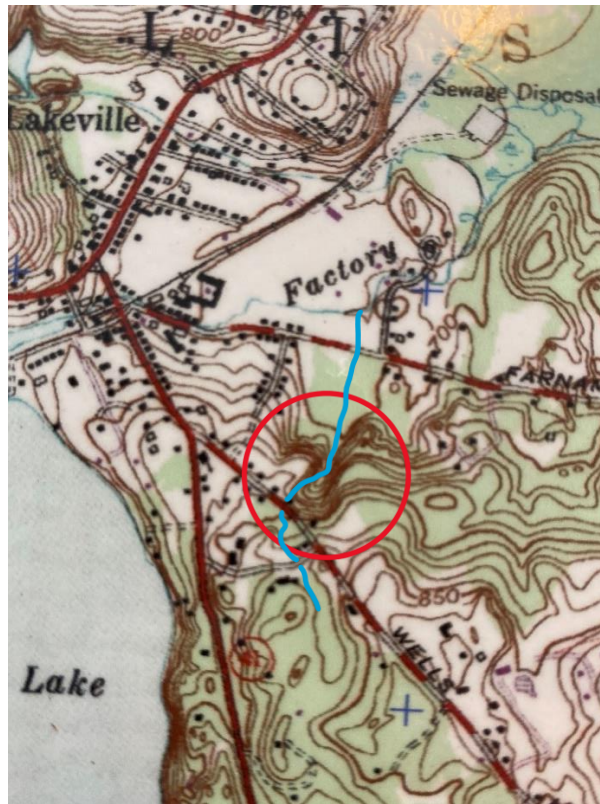
In conclusion, I am hopeful that by distributing these (mostly) environmental concerns to the appropriate Commissions, the Chairs, Members and Alternates may review the requested actions and, if deemed appropriate and necessary, hold the Applicant accountable for the work it must do to prove to the Town and its residents that we are not courting irreparable harm to our most fragile, connected and under-appreciated resources that are, quite literally, in our own backyards.

Sincerely,
Greg Wilmore
50 Wells Hill Road

Picture 1: looking downhill northward from #40 WHR (the continuation of the watercourse exiting at Catch Basin GR: 796.9) and overlooking the ravine that connects the seasonal stream, rocky seep and fragile wetlands with Farnum exit to Factory Brook and beyond:



Picture 2: detail from USGS map showing the unique geological feature [red circle] through which the watercourse [blue line attempted to show approximate route] descends to Factory Brook and beyond:



Picture 3: 9/20 active water flow at Farnum watercourse exit (to Furnace Brook) after long dry spell:



Picture 4: existing wildlife corridors along Wells Hill Road where proposed barriers would create new wildlife and traffic strike hazards:



Picture 5: today: 9/20 – to illustrate blind site line hazard at “emergency” exit adjacent to 53 WHR:



September 21, 2024

To the Planning and Zoning Commission:

We do not live on Wells Hill Road or Sharon Road, but we empathize with those who may face destruction and construction for several years while the Wake Robin Inn goes through an unnecessary expansion. These taxpaying citizens don't live in houses, they live in homes whose comfort will be violated during both the remodeling and after the Inn is completed.

Those two streets run through rural communities that value the peace and quiet of their neighborhoods. People, including Hotchkiss students, walk, run or ride their bikes on these NARROW roads since there are no sidewalks. It is already a dangerous place to drive as any number of residents can attest. These important activities would be jeopardized by the traffic, including more huge trucks, that would be introduced due to the construction and events that would take place at the site after completion. In addition, the proposed egress would bring cars whose lights at night would shine directly into people's living and bedrooms. Noise would emanate from the events barn well into the late hours, again disturbing the tranquility of the community. The twelve proposed cabins are very close to the property's boundaries. How will the noise from these cabins be controlled? The planned construction of the pool and other Inn facilities, as well as a parking lot, will infringe on Wells Hill residents' calming bucolic areas.

Attention also has to be paid to the effects the project would have on the town's population. With the added activities at the Inn there may be need for an expansion of our limited enforcement personnel adding to the town's budget which is then transferred to the citizenry. With all the traffic during and after construction there would be a significant rise in pollution that would endanger the trees surrounding the area. Also, the "resort" will tax the water and sewage systems. We are already facing record residential building. There is an abundance of restaurants in the town that offer meeting spaces. Adding a large venue may compromise their ability to stay in business.

In sum, the project would have a deleterious effect on our town rather than contributing to its warmth and charm as a small New England town. The Wake Robin Inn has enjoyed a reputation as a charming country Inn, not a "resort" and large entertainment venue. Salisbury residents do not need this added burden.

Macey Levin
Gloria Miller

281 Taconic Rd.
Taconic 06079

September 23, 2024

To: The Salisbury P & Z Commission

From: John & Marilyn Moller

Proposed Wake Robin Inn Expansion – Sewer System Concern

We live at 34 Wells Hill, across the road from the Wake Robin Inn, and we are writing now with concern about how the proposed Inn expansion would affect the Town sewer system.

In short, expanding the Inn as Aradev proposes could overload the Town sewer system. We speak from experience. In 2015, the sewer main in the street in front of our house clogged, causing sewage to back up into our home. According to the plumber who pumped it out, four gallons of sewage were pouring into our home per minute. Trust us: you don't want that to happen to your home. Were this to be repeated, it could threaten not only homes, but also Factory Creek and even Lake Wononscopomuc.

One of the new Salisbury zoning requirements, enacted early this year for hotels in residential zones, is that they be on the town sewer system. Aradev's lawyer writes that "...meetings with the WPCA provided positive feedback on the adequacy of capacity to support the proposed project" (9/12/24 letter, item 7, Sewer system approval/capacity?). But the only document Aradev has provided on the topic is brief WPCA meeting notes about the sewer pipes on the Inn property. We've seen nothing about available capacity of sewer mains in the street nor the sewage treatment plant to handle additional sewage that would come from the proposed Inn expansion.

Aradev's lawyer's optimism is in stark contrast with concerns reported in Salisbury's 9/3/24 revised draft 2024 Plan of Conservation and Development (page 59, Wastewater Treatment). The draft Plan notes "a few major deficiencies" in the sewer system, and goes on to describe them. Specifically, it notes the "risk of untreated sewage being released into the adjacent watercourse" and that "even minor rainfall (a fraction of an inch)" could overload the system. The report concludes that "proposed developments . . . could easily overwhelm the existing capacity of the sewage treatment plant." Addressing these issues, the report said, "will be a costly undertaking" - and "must be answered to assess the feasibility of future development and ensure compliance with public health and safety standards."

We believe these issues need to be properly addressed prior to any special permit approval for Inn expansion, and that an independent review of available sewer system capacity is called for.

Respectfully,

John & Marilyn Moller

To Planning and Zoning Commission: regarding Wake Robin Inn expansion.

From Linda Garlick <lingarlick@gmail.com>

Date Mon 9/23/2024 3:07 PM

To Land Use <landuse@salisburyct.us>

September 22nd 2024

To the Planning and Zoning Commission: Re: Wake Robin Inn expansion.

The size of the proposal is enormous and it will accordingly bring enormous problems.

We do not live very near the Wake Robin Inn but this is a rural and educational community ill suited to "a resort" and one we visit regularly.

Residents (many elderly) and Hotchkiss students walk, ride their bikes, run or drive through the surrounding roads which do not have sidewalks. Hence the area is already a dangerous place.

Construction traffic would be an added danger.

If the proposal reaches fruition there will be much added work for our volunteer firemen and woman and EMS services.

Who is going to work at the location.. ? Staffing resources are already very slim in the area and workers would have to drive or be bussed in. Again increased traffic, noise and activity.

Water and sewage systems would be needed.. and maintained and there is a potential for extra taxes to fall onto the community.

Noise from events, would be disturbing to the surrounding very close community. It seems that the proposed cabins are very close to the property's boundaries. How will the noise and traffic to and from these cabins be controlled?

The proposed "resort" is simply ill suited to this small New England community.

Lin Garlick,
109, Brinton Hill Road.
Salisbury.

Sent from my iPad

#2024-0257 and #2024-IW-028

From Thomas Muldoon <tfmuldoon@gmail.com>

Date Wed 10/2/2024 11:25 AM

To Land Use <landuse@salisburyct.us>

Cc Curtis Rand <crand@salisburyct.us>; Chris Williams <cwilliams@salisburyct.us>

REGARDING: **#2024-0257** / Wake Robin LLC and Ms. Serena Granbery (ARADEV LLC) / 104 and 106 Sharon Road and 53 Wells Hill Road / Special Permit For Hotel (Section 213.5) / Map 47/ Lot 2 and; 2-1 / DOR: 08/05/2024

#2024-IW-028 / Wake Robin (SLR) / 104 and 106 Sharon Road / Redevelopment and Expansion of Wake Robin Inn Property / Map 47 / Lot 2 / DOR: 7/22/2024 / Possible Consideration

Dear Ms. Conroy,

I kindly submit this written statement for inclusion in the evidentiary record regarding the applications mentioned above. To begin, I would like to express my gratitude for your ongoing commitment to the towns of Lakeville and Salisbury and for your advocacy of the qualities that contribute to making our community a safe, healthy, and desirable place to live.

I am both shocked and troubled by the proposed extensive "redevelopment" of the Wake Robin Inn within our rural residential area. I believe the majority of our community supports revitalizing the existing inn; however, this should not be pursued at the expense of our personal safety, personal enjoyment, natural resources, tax rates, and property values.

With over 25 years of professional experience in managing major public and private hospitality events I have observed the harmful consequences that the proposed scale of this "redevelopment" will, in no uncertain terms, impose on our quiet and peaceful community. It's clear that events that serve alcohol and end late at night will create disruptions and decrease our safety. They will also require an outsized demand for ambulances, firefighters, medics, and police support. Based on my direct experience, the private security and surveillance systems promised by the developer/operator will be woefully inadequate to prevent drunk driving accidents, disruptive altercations and excess noise. I am happy to elaborate on the above, as needed.

Thank you for your time and service to the community. Please consider the comprehensive impacts the Wake Robin / ARADEV development proposal will have on our community's safety, enjoyment and long-term financial security.

Sincerely,

Thomas F. Muldoon
197 Taconic Road

Salisbury CT 06068

tfmuldoon@gmail.com

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