
Your questions concerning ex-parte

From fenbois@aol.com <fenbois@aol.com>

Date Wed 12/4/2024 8:05 PM

To tnm@dmrslaw.com <tnm@dmrslaw.com>; hsg@dmrslaw.com <hsg@dmrslaw.com>

Cc Land Use <landuse@salisburyct.us>; Miles Todaro <mtodaro@salisburyct.us>

Good evening, Attorney Murphy:

Land Use Office staff forwarded you inquiry to me. I believe we met some time ago at your house on Undermountain Road with Cristin Rich.

I am glad you asked the question as it is indeed a confusing topic to many people.

PZC members are elected by the citizens of Salisbury to discharge functions enabled by State statutes and local regulations.

While members of the public are free to contact their elected members of the Planning and Zoning Commission on matters that are not before the Commission, once we open a hearing on an application the decision makers need to be free of influences outside of the public hearing/meeting/deliberation process.

This is difficult to achieve in a small community, but we do our best to not interact with friends and neighbors on the merits of an application we are hearing or deliberating on. We ask that all communications are sent to the Land Use Office where they become part of the public record. We ask the public not to email, call, or contact individual commissioners but use the public hearing process to express their concerns.

If such a contact is made to an individual commissioner during that process, they must disclose this for the record.

The closest analogy that I can make is when a jury deliberates on a case, they must not be influenced by outside sources during that period which could prejudice their vote.

Our goal is run a fair and impartial process where everyone receives equal treatment and complete transparency. The public often fails to understand this--particularly on controversial matters.

When needed we seek advice from the Commission's legal counsel. Commissioners are required by State statute to receive periodic training to remain current in our understanding of the law. This coming March many of us will be attending an all-day training session with the Land Use Section of the Connecticut Bar Association.

Under separate cover I will send an article I wrote for the Lakeville Journal trying to clarify and distinguish our role from other elected and appointed officials.

I sincerely hope that this provides the clarification you need.

Sincerely,

Dr. Michael Klemens, Chair
Salisbury PZC

I had thought that the commission members were the elected representatives of the residents of Salisbury.

And that residents whom I thought the members represent had access to these elected officials.

Who determines if a matter is "ex parte"?

Ms. Conroy?

P and Z counsel?

Please let me know.

Re: Wake Robin Project

From Cathy Shyer
Date Mon 9/9/2024 3:25 PM
To Mark Hochberg
Cc Abby Conroy

Dear Mark and Faith,

I am pleased you and Faith were both able to join the meeting.

You can send written comments and questions directly to Abby at the Land Use Office, she will make all the correspondence received available to the chairman and the commissioners so no need for you to copy anyone else.

I have cc'ed Abby so she sees our communications and it shows you her email address.

See you at the next hearing if not before, but as the hearing is "open" I wont be talking about this application.

Best,
Cathy

On Monday, September 9, 2024 at 01:55:52 PM EDT, Mark Hochberg wrote:

Dear Cathy:

Thank you for alerting us to the Wake Robin project. We tuned into the P&Z zoom the other night and learned a great deal. Faith and I have a letter with some comments for Dr.Klemens and the committee. Can you advise us the best way to submit our letter? Should it be through Town Hall? Should we make copies and send to P&Z commissioners? Should we email?. Thank you for your advice.

Best regards, Mark

Sent from my iPhone

Fw: Complete with DocuSign: Petition with signature block.docx

From Cathy Shyer

Date Thu 10/10/2024 10:10 PM

To Abby Conroy; MICHAEL MICHAEL

----- Forwarded Message -----

From: Kate Beatty

To: Cathy Shyer

Sent: Thursday, October 10, 2024 at 10:32:42 AM EDT

Subject: Fwd: Complete with DocuSign: Petition with signature block.docx

Am sure u have seen...

Sent from my iPhone

Begin forwarded message:

From: Michelle Alfandari

Date: October 10, 2024 at 10:13:12 AM EDT

To: gwilmore

Cc: kate beatty; Helen Ong

Subject: Re: Complete with DocuSign: Petition with signature block.docx

Hi Greg -


Please send the petition to Kate and Helen (both on this email).

Also - is there opportunity for Salisbury to purchase Wake Robin and re-purpose the existing structure to affordable housing without destroying more habitat?

Sure seems a good site for affordable housing 😊.

M

Michelle Alfandari
michelle@malfandari.com
+1 646 286 9722

 DocuSign



Greg Wilmore sent you a document to review and sign.

REVIEW DOCUMENT

Greg Wilmore
gwilmore@gmail.com

Thank you for your interest in signing this petition. If any challenges let me know and can arrange to sign in-person.

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Fw: Nuisance

From Cathy Shyer

Date Mon 12/2/2024 2:59 PM

To Abby Conroy

----- Forwarded Message -----

From: gerry freedman

To: Cathy Shyer

Sent: Monday, December 2, 2024 at 12:01:03 PM EST

Subject: Nuisance

While I cannot believe you are in favor of the WR proposals, the opposition arguments look compelling to me. Again, I find Dr. K to be arrogant to the point of certainty and surprised he has the support of the Board. I hope the public interest in the meeting sets records for internet participation! Best.

Gerry

Fw: Wake Robin Inn expansion

From Abby Conroy <aconroy@salisburyct.us>

Date Tue 12/10/2024 10:42 AM

To Miles Todaro <mtodaro@salisburyct.us>

Abby Conroy
Director of Land Use
Town of Salisbury
PO Box 548
27 Main Street
Salisbury, CT 06068
(860)435-5190

Office Hours:

Walk-ins 8am-9am Monday/Tuesday/Thursday and Wednesdays 8am-12pm.

Outside of these hours, staff are available by appointment ONLY.

From: fayshyer@aol.com <fayshyer@aol.com>

Sent: Wednesday, October 9, 2024 8:27 AM

To: Abby Conroy <aconroy@salisburyct.us>

Cc: MICHAEL MICHAEL <fenbois@aol.com>

Subject: Fw: Wake Robin Inn expansion

Apologies I didn't send this as soon as I received it.

Cathy

----- Forwarded Message -----

From: wlittauer <littauerw@gmail.com>

To: wlittauer <littauerw@gmail.com>

Sent: Thursday, September 26, 2024 at 09:46:47 AM EDT

Subject: Wake Robin Inn expansion

Dear Neighbors,

John and I are residents of 75 Sharon Rd and have loved every part of this beautiful community, one that we hope to see maintained and cared for. We're writing out of concern for the proposed expansion of the Wake Robin Inn. We were not part of the initial notification which is why we felt the importance to reach out and ensure that everyone on the lake was aware of what this entailed.

In short, the developers are proposing:

- expansion of the existing inn which includes an addition of 12 cottages on the property - going from 38 to 70 rooms, the Inn will have a restaurant and gym
- a pool and pool bar (approx 5,000 sq ft)
- a significant parking lot across from the inn and a smaller parking lot along Wells Hill with a suggested use of the great lawn as an overspill for parking

- an event space - a total of 12,000 sq ft - of which 4,500 sq ft will be used for events which will accommodate up to 200 people and can go as late as 2 a.m. on Fridays and Saturdays. The event barn will also have a casual outdoor dining space.

With this, comes many environmental and safety issues, some of which are:

- significant increase in traffic (which also equates to more noise) including blind turns on both Wells Hill and Sharon Rd
- sound and light pollution from events, parking lots and lighting around the property
- town sewer capacity is at risk which can impact our lake
- the removal of hundreds of trees

Here are the links for the two P&Z meetings:

1. The presentation begins at about 40 minutes in with public comment following.

[Sept 3rd P&Z Wake Robin Inn Expansion](#)

2. The presentation begins at about 45 minutes in with public comment following.

[Sept 16th P&Z Wake Robin Inn expansion](#)

If you are able to watch the meetings and feel concerned and compelled to voice that, there is a place on the below link to email a letter stating those concerns. You'll also find many letters that have already been submitted to the town. The next P&Z Zoom meeting on this expansion will be October 16th.

[Wake Robin Inn Documents](#)

On a personal note, John and I decided to relocate into this area because of the nature, peace and quiet, our pristine lake and this shared interest from our neighbors continues to validate our decision. Many of us on Sharon Rd and Wells Hill have already banded together.

Thank you for taking the time to read this.

Warm regards,

Nicole & John

--

Bill Littauer

President, Lake Wononscopomuc Association

162 Millerton Rd.

Lakeville, CT 06039

860-435-9703

Fw: Wake Robin Project

From: fayshyer@aol.com <fayshyer@aol.com>
Sent: Monday, December 2, 2024 10:37 PM
To: Abby Conroy <aconroy@salisburyct.us>
Subject: Fw: Wake Robin Project

FYI

----- Forwarded Message -----

From: wlittauer <littauerw@gmail.com>
To: wlittauer <littauerw@gmail.com>
Sent: Sunday, December 1, 2024 at 09:00:57 PM EST
Subject: Wake Robin Project

There will be a public hearing on the controversial Wake Robin Inn project Monday, December 2nd, at 5:45 PM. This would be a mega development affecting the lake environment. The P & Z is considering whether to issue a special permit for the development.

The Zoom link is:

<https://us06web.zoom.us/j/89328186297?pwd=p7zlik3R1xo0Mdiloow7bPPnwWaCXV.1>

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Bill Littauer
162 Millerton Rd.
Lakeville, CT 06039
860-435-9703

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Fw: Wake Robin

From: fayshyer@aol.com <fayshyer@aol.com>
Sent: Friday, December 6, 2024 2:43 PM
To: Abby Conroy <aconroy@salisburyct.us>
Subject: Fw: Wake Robin

FYI

----- Forwarded Message -----

From: wlittauer <littauerw@gmail.com>
To: wlittauer <littauerw@gmail.com>
Sent: Friday, December 6, 2024 at 02:09:24 PM EST
Subject: Wake Robin

What may be the final public hearing on the Wake Robin project will be held this coming Tuesday, December 10th, 5:30 PM. This may be the last time for comments before the P & Z makes its decision.

<https://us06web.zoom.us/j/89338889700?pwd=uVoF7PWut8PjrN9Xg7vMPZjUjbBc4a.1>

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Bill Littauer
162 Millerton Rd.
Lakeville, CT 06039
860-435-9703