

Fw: Proposed Wake Robin Inn Expansion - Sewer System Concern

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

Date Mon 12/2/2024 12:12 PM

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

 1 attachment (40 KB)

WakeRobinInnProposalConcern092324.pdf;

Miles: Please make sure that this is distributed to PZC members and Attorney Mackey, Attorney Andres, and Attorney Grimes. It is a communication from the Chairman and should be so titled in the documents submitted. Thank you.

| To all parties:

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| *After reading Mr. Moller's letter concerning communications with the WPCA Chair I was able to obtain that document chain from the First Selectman this morning and would like to enter it into the record.*

Michael W. Klemens, Chair PZC

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

From: Curtis Rand <crand@salisburyct.us>

To: MICHAEL MICHAEL <fenbois@aol.com>

Sent: Monday, December 2, 2024 at 11:45:25 AM EST

Subject: Fw: Proposed Wake Robin Inn Expansion - Sewer System Concern

From: Donald Mayland <maycopres@gmail.com>

Sent: Tuesday, September 24, 2024 2:46 PM

To: johntmoller@aol.com <johntmoller@aol.com>

Cc: Curtis Rand <crand@salisburyct.us>

Subject: Re: Proposed Wake Robin Inn Expansion - Sewer System Concern

Hello John and Marilyn,

We, as a WPCA, have never met with the developers Lawyer or anyone else from their side of the issue. At our last WPCA meeting, which is taped and available, the topic of capacity in our sewer plant to deal with the proposed Wake Robin expansion was discussed. We too have strong reservations about the size of the proposed expansion and the plants capacity to handle it. We will be dealing with this with the assistance of our engineer consulting firm.

Thank you for your email to me. The Wake Robin expansion and the need for increased affordable housing units in town present a serious challenge to the sewer system in town. Our meetings are posted on the Town website and they are open to all who would like to observe them. I am happy to keep you informed.

Regards,

Don Mayland
Chairman, SWPCA

Sent from my iPad

On Sep 24, 2024, at 2:04 PM, johntmoller@aol.com wrote:

Donald Mayland, Chair
Water Pollution Control Authority

My wife and I recently sent a letter of concern about the proposed Wake Robin Inn expansion, to the Salisbury PZC. I'm sharing a copy of the letter (attached) with you because it seems to me that the developer's lawyer might not be characterizing their discussions with the WPCA in an entirely accurate manner?

Respectfully,
John Moller
34 Wells Hill Road

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