

### Letters with Questions and Concerns – Batch 7

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

<b>Item #</b>	<b>Name (Title)</b>	<b>Date</b>
7-a	David Kamp	December 3, 2024
7-b	Anne Day	December 3, 2024
7-c	David E. Bright	December 4, 2024
7-d	Joan Ingalls	December 4, 2024
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7-g	Bonnie Brady Wyman and William F. Roesler	December 4, 2024
7-h	Ted and Peggy Sands	December 5, 2024
7-i	Amy Bedik and Steven Siegelbaum	December 6, 2024
7-j	John W. Sutter	December 6, 2024
7-k	Elyse D Harney	December 6, 2024
7-l	May Castleberry	December 6, 2024
7-m	Laurie Fendrich	December 7, 2024
7-n	Peter Plagens	December 8, 2024
7-o	Paul and Elaine Watson	December 8, 2024
7-p	Laura Bushey	December 8, 2024
7-q	Paul and Elaine Watson	December 9, 2024
7-r	Michael Harney	December 9, 2024
7-s	Thomas N. Murphy, Jr.	December 9, 2024
7-t	David Jones	December 9, 2024
7-u	Nicole Franchini (petition)	December 10, 2024
7-v	Michael T. Peschel	December 10, 2024
7-w	Peggy and Ted Sands	December 10, 2024
7-y	Lori Shepard	December 10, 2024

Date Created: December 11, 2024

David Kamp  
40 Wells Hill Road  
Lakeville, CT 06039

December 3, 2024

Dear Chairman Klemens and fellow members of the Planning & Zoning Commission:

Given how extensive the public hearings have been regarding Aradev LLC's plans for the redevelopment of the Wake Robin Inn, I am going to narrowly focus this letter on the plans' impact on the Wells Hill Road side of the property.

Section 803 of the latest edition of the town of Salisbury's zoning regulations, which went into effect on May 20, 2024, is entitled "Standards for Special Permits." It specifies that "the size and intensity, as well as the design of the proposed project or development shall be related harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site. The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution, offensive odors, dust, smoke, vibrations, lighting, or other effects." Furthermore, "the proposed uses shall not unreasonably adversely affect the enjoyment, usefulness, and value of properties in the general vicinity thereof or cause undue concentration of population or structures."

The underlined portions above speak to my concerns about the nine cottages planned for the Wells Hill Road side of the property. First, I want to express that I appreciate how, in response to our concerns, the applicants redrew their original plans and moved their proposed spa, gym, pool, and 36 parking spaces away from the Wells Hill Road side of the Wake Robin campus. I am sympathetic to their desire to give the Wake Robin Inn a 21<sup>st</sup>-century makeover and recognize that no business can remain fixed in the time in which it started. This is not about the users but the proposed use.

The proposed cluster of nine cottages along Wells Hill Road, while an improvement on Aradev's earlier proposals, still constitutes a radical redefinition of the use of this modest stretch of land. Five of these nine cottages, accommodating three to six guests apiece, would sit on what is currently the Granbery property at 53 Wells Hill: a single-family home built in 1920, augmented by a small outbuilding built in 1950. The applicants hope to build four new cottages here and repurpose the outbuilding as a fifth. Even if you take into account that many decades ago, the lot at 53 Wells Hill Road sat within the original boundaries of the Wake Robin Inn, that does not change the fact that this lot, since 1920, has been the site of a single residence.

The remaining four cottages along Wells Hill Road, which would also accommodate three to six guests apiece, would sit on a parcel of land that currently *is* within the boundaries of the Wake Robin Inn property. This wooded parcel, abutting the Virden property at 77 Wells Hill Road, has sat empty for the 27 years that my family has lived on Wells Hill Road, and, to the best of my knowledge, for decades before that. It has been used in recent years to accommodate overflow parking, albeit infrequently, mainly during the summer season. In bygone days, this

parcel of land was used for seasonal recreational purposes, for such activities as croquet and shuffleboard—again, a radically different use from what is proposed.

Let's examine, as Section 803 does, the concept of "relating harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site." Let's also examine the "concentration of population or structures." First, a little history. The Wake Robin Inn began its life in 1898 as the Taconic School for Girls. It became an inn in 1914, when a former teacher at the school, Miss Jane Hunter, decided to create, in her words, "a rather unusual hotel for people seeking comfortable beds and peace. The hospitality is the kind a capable hostess sets before friends in a relaxed and pleasurable atmosphere."

In the 110 years since, the Wake Robin Inn has peacefully coexisted with its Wells Hill Road neighbors, all of which, with the exception of St. Mary's Church, have been private residences. That's the precedent we are dealing with.

Swapping out one dwelling for nine on this modest stretch of land strikes me as a cause of undue concentration of population and structures. It also strikes me as not being in harmony with the terrain and with the use, scale, and siting of the existing buildings in the vicinity of the site—especially since these dwellings, unlike the Granbery home, will be subject to frequent turnover as hotel guests come and go. At the very least, I hope that the P&Z commissioners and the applicants will consider reducing the density of structures along Wells Hill Road.

There is also the issue of the developers' planned annexation of the Granbery property at 53 Wells Hill Road. The newly adopted Regulation 213.5, entitled "Hotels in Residential Zones," states that "Hotels are permitted in the RR-1 Zone subject to a special permit in accordance with Article VIII—Site Plans and Special Permits." The regulation also states that "Minimum lot size shall be ten acres" and that "The property containing a hotel must have 150 feet of frontage on and be accessed from a Connecticut state highway."

During the December 2 hearing, one of the applicants' expert witnesses, Vince McDermott, a certified planner with SLR Consulting, alluded to Regulation 213.5, declaring, "This is not a non-conforming use, folks. This is a permitted use. It was there when the regulations were established. It meets the current zoning requirements of having a minimum of ten acres, 150-foot frontage, access from a state highway."

Would that it were all so simple. Firstly, Regulation 213.5 says hotels are permitted "subject to a special permit," meaning subject to the discretion of the P&Z Commission. It is not automatically a permitted use. That's the whole reason we've been holding these hearings. Secondly, the property at 53 Wells Hill Road still belongs to Ms. Granbery. It sits on a lot that is 2.27 acres in size. It has no frontage on any road but Wells Hill Road, a quiet residential street. Even if the 53 Wells Hill Road property is legally combined with the Wake Robin Inn property at a future date, we are looking at an ex post facto application of Regulation 213.5 to the Granbery property. The fact that it once was, decades ago, part of the original Wake Robin Inn property does not constitute an automatic green light for the applicants to develop it in any way they see fit.

I understand the desire to update and upgrade the Wake Robin Inn. It goes without saying that we live a world very different from the one that Miss Jane Hunter inhabited. But do you know what isn't very different? The quiet stretch of road that the Wake Robin Inn shares with its residential neighbors. That's part of the appeal, both to local residents and the Wake Robin's guests.

In 2018, one of the current owner-operators of the Wake Robin Inn, Shaffin Shariff, sat for an interview for the Salisbury Association's oral history project.

"We think we are in tandem with the community," he said. "Often some properties are wonderful, but then you step outside and you are on a main street. Here, the setting reflects the community. That mirroring that goes on helps us. It helps the community. It sets the tone for the guests. If they are relaxed here, when they go out to the Boathouse or the Woodland... they bring that relaxation with them, which we have encouraged."

For the good of Lakeville, the Wake Robin Inn should exist at a scale that preserves this sense of relaxation and harmony with the community. I hope that both the P&Z commissioners and the applicants will take these words to heart.

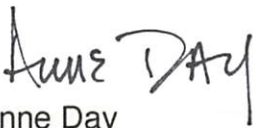
Respectfully submitted,

David Kamp

Dec 3, 2024

Dear Planning and Zoning,

I was a bit late to this issue, (the amendment allowing changes to this non-conforming property was put through in May, the Lakeville Journal wrote the first story about the project in September). Now, after reading all of the information on the town website and attending two zoom meetings and talking to so many Wells Hill residents — I now understand that this proposed hotel/conference center on the Wake Robin site makes no sense. I've been told that it is legal, but just because it is legal (and there is some discussion about that) does not mean it is a good thing for the road or the town. Nearly every single resident of the road does not want this project to go through. Isn't that enough? One can call the Wells Hill residents NIMBYs but the acronym does not apply in this case. There are no redeeming features of this project, it is not a hospital, a halfway house, a re-hab facility — it is an oversized luxury hotel/conference/wedding venue, with all of the noise, traffic and destruction of land that implies. I don't see how this will benefit the residents of Salisbury. We have all known beautiful places destroyed by bad planning and this project is a prime example of that — inexplicably tone deaf ideas by greedy developers who care little for the impact of their project on the entire town. If this goes through — the only winners will be the developers.



Anne Day  
Salisbury CT

p.s sorry I wrote on the chat during the meeting last night — I thought I saw instructions to write on that column for concerns — I guess I mis-read!

David E. Bright

December 4, 2024

To: Planning & Zoning Commission, Salisbury, CT

As a just approaching 40-year Salisbury homeowner who is concerned about development in our community (both commercial and residential) and its impacts on the rural nature and infrastructure of our town, I have listened to the hearings pertaining to the proposed development of the Wake Robin. I have also commented previously to the Commission in writing and voiced my opinion on Zoom that this project is simply over scaled for the site, too close to the Wells Hill Road and will create significant noise and light pollution, diminishing the quality of life for the neighbors and our town in general. **For these reasons alone, the project should be denied under the Town Zoning Special Permit Regulation 803.2/3.**

Despite an effort by the applicant to relocate proposed buildings to other parts of the property, **expert testimony** presented to the Commission on Monday, December 2 buttresses a vast majority of the **community's concerns** that the proposed plan (and its greatly expanded proposed operation) is **inappropriate for a RR-1 Zone**. We are fortunate that so many **people care** about the impact of this project on our town and look to the Commission to administrating the regulations.

The Commission has posed two critical questions to the applicant -- **Is the proposed plan viable without the party barn? Can the plan be executed without the Granbery property?**

Prior to Monday's hearing, there have been overwhelming objections to the **density of the proposed site plan** as well as the applicant's characterization of **acoustics and sound transmission**, to say nothing of the much-debated, possibly dangerous, **traffic volume** and associated **noise** concerns. Monday's presentations substantiated these objections.

**Density.** Scraping the **Granbery property** from the project *and* scaling back the cottage count significantly *and* moving the few remaining cottages further from the road may address site density and one source of noise pollution associated with the project.

**Interiors.** Should the Commission mandate a reduction in the number of **cottages, acoustical performance** of the interior and **the transmission of sound** to the exterior must still be assessed. This is best done by evaluating all structural materials as well as the ratings of those specified for the interior – glass, flooring, ceiling, window treatments and furniture –scoring the total impact through an “in situ” model. (To some, this may be an “imprecise “science,” but it seems to offer the best directional indicators of sound transmission and sound absorption; findings should be communicated relative to comparable sites.) Without this information, how can the Commission assure the public that any **cottages** (and the party barn, which I hope is scraped) will not be a continuous noise nuisance to the neighbors?

**Events.** As has been noted during prior hearings, the square footage of the proposed **party barn**, which, again, I hope is scraped, far exceeds the proposed event occupancy. Recall the Troutbeck comp data. Since one assumes that the proposed party barn would be certified by local authorities for maximum capacity, what is to stop the applicant from revising its plans? *Furthermore, as noted previously, the existing building has an existing, permitted “ballroom” space.*

**“Fair Warning.”** Perhaps the applicant will “scrap” the party barn and the Granbery access in favor of a *significantly* scaled down plan. If this is the case, I suggest that Commission weigh any offsets proposed by the applicant carefully. Please deny, for example, seasonal tented events or an event terrace off of the existing ballroom (?) for music and dancing. As Lakeville residents have learned from their exposure to intrusive event-generated noise from across the Valley from Sharon's Lion Rock Farm tents and terraces, sound travels (!) and modest plantings (as mentioned on Monday) do little to mitigate the noise. Imagine how open-air event noise will travel around the neighborhood (into the Salmon Kill Valley?) as well as across the water and around the Lake.

I hope this letter contributes to the rationale to **deny the proposed Wake Robin expansion** under our current Zoning Regulations.

Respectfully,



Outlook

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## Wake Robin Application

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From Joan Ingalls <joansingalls@gmail.com>

Date Wed 12/4/2024 12:51 PM

To Land Use <landuse@salisburyct.us>

To P&Z,

The time and effort board members are giving to The Wake Robin application is heartwarming. Thank you!

In making your decision to approve (or not approve) the Wake Robin Expansion please consider what the Cruger experts are saying about noise. That the potential noise *is out of compliance with the state laws* should be enough reason to not approve the application, but who finally says that it is out of compliance? Who finally determines that the noise from the Wake Robin will be harmful to neighbors - *that the spirit of the law to protect neighbors is not respected?* The experts will disagree. I want to add my voice - to provide my experience as *evidence* that the noise from the Wake Robin Expansion will be out of compliance - that there is no way to bring it into compliance; no best practice will protect the neighbors from the noise. Noise from celebrants, whether it be a birthday or wedding or graduation, cannot be controlled. It is easy to say that neighbors who are impacted by the noise can report it and enforcement will respond, but why should neighbors have this burden, and why do we think anyone will actually stop the noise in a timely manner? I don't know about decibels and distances from noise sources; I have my experience as my testimony:

I have lived, since 1/2021, more than 250 yards - more than the length of two football fields - from the Interlaken Inn. From 6 pm to 10 pm, May to November every Saturday night and sometimes on a Sunday night, I hear the thump, thump of bass drums sometimes causing a vibration in the house. I definitely can't sleep until it stops. Hearing the noise, I am reminded over and over that someone could be so inconsiderate, so thoughtless of others, so impervious to pleas and still call themselves "good neighbors" - as the Interlaken owners have referred to themselves - raises my blood pressure and cortisol levels. My very stressful, numerous phone calls, pleas, and demands to the Interlaken yield no results. Filing a written complaint to the P&Z office made no difference. A conversation with a lawyer resulted in, "There is nothing you can do about it." Town officials remind me that the town has no noise code. I figure that I have to call the State Troopers to make a complaint.

Noise from the thumping bass drum is one thing. It ends at 10 pm, but there is also noise from after-the-event drunk revelers - loud voices, cheering, laughing, music - sometimes until 2 am which also cannot be controlled. Am I expected to make a phone call in the middle of the night? Who at that hour is going to confront them, ruin their good time, and if they are drunk, are they really going to listen? It has never happened. No one has ever asked them to quiet down.

You don't need experts to understand there is no way to mitigate this kind of noise - it's common sense. Unless innkeepers are committed, determined and diligent about being good neighbors, the noise will continue weekend after weekend. If innkeepers are concerned about confronting their customers and possibly losing business, the noise will continue weekend after weekend. The owners of the Interlaken are unresponsive, incorrigible. Why would we expect those of the Wake Robin to be any different?

There may be no hope for me, but I do not want others to suffer as I have. I don't want this injustice to expand.

Joan Ingalls





Outlook

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**Fwd: Planning and Zoning/ Wake Robin**

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**From** Anne Day <anne@anneday.net>**Date** Wed 12/4/2024 1:00 PM**To** Land Use <landuse@salisburyct.us>

In case I sent this letter to the wrong address — here it is again.

Begin forwarded message:

**From:** Anne Day <anne@anneday.net>**Subject:** Planning and Zoning/ Wake Robin**Date:** December 3, 2024 at 6:33:47 PM EST**To:** townhall@salisburyct.us

To the Planning and Zoning Committee

I was a bit late to this issue, (the amendment allowing changes to this non-conforming property was put through in May, the Lakeville Journal wrote the first story about the project in September). Now, after reading all of the information on the town website and attending two zoom meetings and talking to so many Wells Hill residents — I now understand that this proposed hotel/conference center on the Wake Robin site makes no sense. I've been told that it is legal, but just because it is legal (and there is some discussion about that) does not mean it is a good thing for the road or the town. Nearly every single resident of the road does not want this project to go through. Isn't that enough? One can call the Wells Hill residents NIMBYs but the acronym does not apply in this case. There are no redeeming features of this project, it is not a hospital, a halfway house, a re-hab facility — it is an oversized luxury hotel/conference/wedding venue, with all of the noise, traffic and destruction of land that implies. I don't see how this will benefit the residents of Salisbury. We have all known beautiful places destroyed by bad planning and this project is a prime example of that — inexplicably tone deaf ideas by greedy developers who care little for the impact of their project on the entire town. If this goes through — the only winners will be the developers.

Anne Day  
Salisbury CT

p.s sorry I wrote a comment on the comment column during last night's meeting — it was my understanding that was what it was for—sorry.



Outlook

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## Wake Robin Development

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**From** Lee Potter <leefpotter@gmail.com>

**Date** Wed 12/4/2024 5:02 PM

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

**Cc** Nick Potter <nfpotter@debevoise.com>; Tom Murphy <tnm@dmrslaw.com>; Anne Day <anne@anneday.net>; May Castleberry <maycastleberry@gmail.com>

Dear Land Use,

I am writing to express my opposition to the development of the Wake Robin parcel into an event space and spa in addition to a hotel.

There are three reasons I do not like the plans for this central parcel of the town of Salisbury. A development like this does not reflect the quiet, nature-loving, low-key culture of the Salisbury community, thus it won't be used by our community members. It destroys important ecological habitats. The modern and inexpensive design of the architecture for the added hotel rooms is so contrary to the vernacular of our New England town, it will become the bane of Salisbury.

In addition, I, and many others, are confused how it came about that Planning and Zoning drafted the zoning amendments that allowed the project to go forward. Some clarity on this would be greatly appreciated.

One does not need to drive very far south from Salisbury to see towns whose charming and quiet characters have been obliterated by developments that serve one purpose; to make money, and usually just for the owner organization that has no interest in the town, its people or its culture where the development occurs.

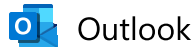
Sincerely yours,  
Lee Potter

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**Lee Findlay Potter**

**Cell) 917-693-7704**

<https://www.leefindlayart.com>



Outlook

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**Wake Robin**

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**From** Bonnie Wyman <bonniejeannebrady@gmail.com>

**Date** Wed 12/4/2024 10:27 PM

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

I am writing to say that my husband and I, residents of Lakeville, are appalled that the Commission is even entertaining the idea of the Wake Robin project. We have been here 14 years and the reason we chose this wonderful village is what you appear to be willing take away from us. Peace, quiet, nature, small inns, low traffic and so much more. From the bottom of our hearts we are pleading with the Commission to deny this proposal. It would be a travesty to allow this project to destroy the very reason so many of us moved here.

We pray you will do the right thing for our small, wonderful community.

Sincerely,  
Bonnie Brady Wyman  
William F. Roesler

**From:** Peggy Sands <peggysands100@gmail.com>  
**Sent:** Thursday, December 5, 2024 8:30 PM  
**To:** Abby Conroy <aconroy@salisburyct.us>  
**Cc:** Curtis Rand <crand@salisburyct.us>  
**Subject:** Wake Robin questions

Dear Abby,

Having read the Wake Robin files available on the town website, we have a couple concerns which we did not see addressed in the materials. Perhaps you can help us out.

1)

As residents of the Wells Hill Road area (Hillcrest Lane off of Old Asylum) we, like others on Wells Hill, have very low water pressure. Aquarion told us yesterday that we're at about 34psi versus the preferred 55-75psi. To compensate for this, like other residents, we have installed a pressure pump. Without it, garden sprinklers and other watering mechanisms do not work. Assuming a significant increase in water usage at the Wake Robin project, due to more guests, large "celebratory events," and the addition of a spa, we are concerned that the water pressure at our elevation on Wells Hill might deteriorate. The spokesperson at Aquarion also told us that the pressure at the hydrant nearest us at the corner of Old Asylum and Hillcrest, currently runs at 37psi, which would essentially prevent use of a high pressure fire hose in the event of a house fire. Will an increase in water use at the Wake Robin adversely affect water pressure in our homes and impact fire protection? Is this a problem?

2)

We read the traffic study, and understand that there will be an increase in traffic of some measurable amount due to events at the Wake Robin, and especially on weekends. The study focuses on four intersections, but does not specifically account for the impact of large events at St. Mary's Church. As we drive Wells Hill and past the church almost daily, we have frequently encountered traffic tie-ups due to funerals, weddings and other community events. It's not unusual for every parking space to fill up in the church parking lot, and for cars to be parked on Wells Hill itself, on the island outside the church, and even around the corner on Rte. 41. This was the case just last weekend at a large funeral, with cars arriving and exiting onto Rte. 41 in all directions. With the potential for large, concurrent events both at the church and at the proposed Wake Robin project, we worry about more traffic "knots," as well as driver and pedestrian safety, and the ability of emergency vehicles to navigate all that potential traffic in one place.

Thanks,  
Ted and Peggy Sands  
(860-435-2532)

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## Wake Robin Inn Development Proposal

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**From** Amy Bedik <amybedik@gmail.com>

**Date** Fri 12/6/2024 10:54 AM

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

To the Planning and Zoning Committee,

We have lived in Salisbury for over thirty years. We came here because of its rural, small-town character, in many ways unchanged since the 1700s. We believe that preserving the historic natural environment of the region should remain a priority in any decision about new developments. At the same time we are not opposed to thoughtful development in our town centers, especially when they fulfill a public need, like affordable housing. However, in our opinion, the large scale of the proposed Wake Robin Resort development represents an unprecedented change that does not serve a public need, and will likely create irreversible changes to the detriment of the rural character of the town and its community.

The many documents pertaining to the proposed Wake Robin development and the discussions at the public hearings have raised numerous red flags and unanswered questions, including the unsuitability of such a large development in a quiet residential neighborhood, the lack of documented evidence and approvals to support the developers' claims regarding sewers, traffic control, noise control, and security. Equally concerning is the lack of transparency in the process by which the application has been vetted. In particular, we believe that the passage of an amendment of the town's existing regulations to allow the development of a hotel in residential zones, which was needed to accommodate the developers, has the potential to impact future development throughout the entire town, and was hastily passed without adequate notice and open discussion.

From Salisbury to Lakeville, many residents, through petitions and lawn signs, have made plain their beliefs that there is no public need in the area for this resort. We agree and urge the Commission to deny this deeply flawed application.

Sincerely,

Amy Bedik and Steven Siegelbaum

## Wake Robin expansion

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From John Sutter <jwsutter@gmail.com>

Date Fri 12/6/2024 12:51 PM

To Land Use <landuse@salisburyct.us>; ccrand@salisburyct.us <ccrand@salisburyct.us>; Katherine Kiefer <kkiefer@salisburyct.us>; Chris Williams <cwilliams@salisburyct.us>

December 6<sup>th</sup>, 2024

John W. Sutter  
59 Old Asylum Rd.  
Lakeville, CT. 06039

Planning and Zoning Commission:

I am writing to express my opposition to the granting of a special permit for the Wake Robin Inn expansion project.

I believe that the immense scale of this project (even the “scaled down” version) will have an adverse effect on local traffic and pedestrians and will create major noise and light nuisances.

It is clear to me that the expansion will adversely affect the enjoyment and value of neighboring properties. I believe commissioners need to protect us, their constituents, and the community from such development overreach.

But I wanted to point to another issue of concern to me, and that is the P&Z’s changing the zoning regulations on May 6, 2024 that has enabled the vast changes that are being requested by ARADEV in this special permit.

There clearly was not any meaningful public review or participation in the May change. In the P&Z memo of October 15, 2024, it is stated “at least one member of the public spoke, and her questions were satisfactorily addressed.” The public at that time was unaware that these changes could result in a vast development project at the Wake Robin Inn. The commissioners did know, because, as they have acknowledged, they were involved in “pre-application” discussions with ARADEV.

In short, are we now going through a well-attended and very informative public review when much of what ARADEV wanted was previously decided in a context where there was no meaningful public review?

This issue goes to the heart of public participation in our local government processes.

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John W. Sutter  
Tel: 516 398 6650

[Jwsutter@gmail.com](mailto:Jwsutter@gmail.com)

# ELYSE HARNEY REAL ESTATE

Dr Michael Klemens Chairman

A TRADITION OF TRUST

Planning and Zoning Board

Town of Salisbury, Ct

Re: Opposition to the Wake Robin ARADEV LLC Application

Dear Dr. Klemens:

I have been a resident of the town of Salisbury since 1960. My husband, John Harney, with Rees Harris founded the Salisbury Volunteer Ambulance Service. I have served as Selectman; have served on the School Board as well as many other commissions and have just retired from the Historic district Commission. I would like to state the reasons for my very serious opposition to the Application for expansion of the Wake Robin in a RR1 Zone.

One: The commission is defending it's changes in Zoning Regulations which benefit the applicant as legal. You are saying that this is not Spot Zoning but, in effect, it is. The Commission may have adhered to the letter of the law but the Commission ignored it's obligation to be sure the Community was aware of these changes. The changes in a Non-conforming use in a RR1 Zone which allowed Special Permits as requested by the applicant was certainly done without the participation or approval of residents of the town. One person in attendance at the public Hearing for this approval should have been a signal that the information for these changes had not reached the public.

Two: the Infrastructure of the Town is too small to support a development of this size in this town of just over 4,000 residents. I am particularly concerned about the size and capacity of our waste water treatment plant. The effluent from this facility empties into a wetlands on Farnum Road which does not seem to concern either the Wetlands commission or the Planning and Zoning commission. To say that the priority given to Affordable Housing may not be considered in this approval is not representing in good faith the need for affordable housing in the community

Three: the increase in traffic alone will affect property values. My Real Estate company has already experienced concern from property owners; their disappointment that this will not be the quiet rural community where they decided to make their homes. Not only the effects of increased traffic but the noise factor which will be carried over Lakeville Lake and the increased lighting will indeed negatively affect the quiet enjoyment of property owners throughout the Town. My husband was the operating Manager of the White Hart Inn for twenty three years. I am certainly familiar with the hospitality business. Keeping a jovial, partying crowd under control as the night wears on is difficult.

I appreciate the volunteer efforts of yourself and the commission; four and a half hour meetings; also your request of the applicant that they consider an application which would not include the Entertainment barn or the Granberry property was welcome. The Wake Robin Inn which started as a Girls School could be renovated in a manner more appropriate to the size of the community.

It is reasonable to provide an extension for these Hearings based on the recent awareness of the public and the complexity of the various questions which have recently been raised. The Planning and Zoning is autonomous.

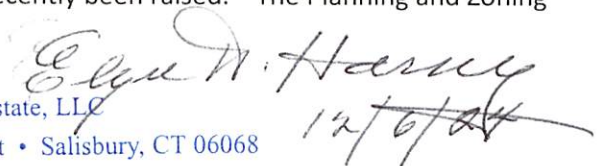
A very concerned citizen, Elyse D Harney

Elyse Harney Real Estate, LLC

P.O. Box 628 • 11 East Main Street • Salisbury, CT 06068

860 435-2200 • Fax 860-435-2724

[www.HarneyRE.com](http://www.HarneyRE.com)





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## Wake Robin noise and home values

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From May Castleberry <maycastleberry@gmail.com>

Date Fri 12/6/2024 9:37 PM

To Land Use <landuse@salisburyct.us>

Watching the zoom meeting on the Aradev proposal for the Wake Robin property on December 2, we saw that the proponents of the development were quick to dismiss the appraiser's report that said the development would negatively affect property values in Lakeville. While the appraiser dutifully sought similar developments in rural residential areas comparable to what is proposed for the development/Wake Robin neighborhood to establish his numbers, he readily admitted that there were no clear comparisons. We should all remember that there is a very good reason for the lack of "comparables." State policy has prohibited this kind of development in rural residential areas for decades. As the author of the Miller Group's Town Planning report on the development wrote: "From a personal perspective, in my 40 years of experience, I cannot recall any community in recent years permitting the establishment of a new commercial center in a similar rural area surrounded by single-family homes."

Perhaps responding to the Planning Report, a semantically-inclined spokesman for Aradev asserted that the Aradev LLC's development is "NOT a commercial center." But he didn't supply us with reasons or a more apt definition. What should a mystery-investor-backed, 64-room, 13-cottage, luxury hotel complex with a gym, a restaurant, and a massive hospitality/wedding event center overlooking the Lake be called? Whatever it is called, the proposed six-fold expansion is sure to emit a lot of noise. As many experts and residents have pointed out, noise is going to affect neighboring properties. It will likely travel across the Lake, and to other places in the small village of Lakeville, as well.

People do not come to Connecticut's Quiet Corner for the noise. Every Lakeville resident who has gone through the process of buying a home knows that the closer a house gets to noise in the Northwest Corner, the lower the home value. This is not novel idea, and hardly needs to be proved by showing comparables that do not exist. I hope the Commission will deny the Special permit on December 30. Thank you.

## Letter of Opposition to the Wake Robin Inn Re-development and Expansion


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**From** Laurie Fendrich <abstrart@aol.com>

**Date** Sat 12/7/2024 6:41 AM

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

**Cc** Chris Williams <cwilliams@salisburyct.us>; Katherine Kiefer <kkiefer@salisburyct.us>; Curtis Rand <crand@salisburyct.us>

 1 attachment (137 KB)

LF Wake Robin Inn Letter.pdf;

Attached please find my letter in opposition to the proposed Aradev Hotel. Please please enter it into the record.

Thank you.

Laurie Fendrich

<http://lauriefendrich.com>

5 December 2024

TO: Town of Salisbury  
Planning & Zoning Commission c/o Abby Conroy  
Attn: Michael Klemens, Chairman  
27 Main Street  
Salisbury, CT 06068  
Email: [landuse@salisburyct.us](mailto:landuse@salisburyct.us)

CC: [cwilliams@salisburyct.us](mailto:cwilliams@salisburyct.us), [kkiefer@salisburyct.us](mailto:kkiefer@salisburyct.us), [crand@salisburyct.us](mailto:crand@salisburyct.us)

FROM: Laurie Fendrich  
328 Wells Hill Road  
Lakeville, CT 06039  
[abstrart@aol.com](mailto:abstrart@aol.com)

Dear Members of the Town of Salisbury Planning and Zoning Commission:

I am writing to express my opposition to the proposed re-development and expansion of the Wake Robin Inn by Aradev LLC. This project should never have gotten off the ground, and the only reason it did is because the Planning and Zoning Commission changed Salisbury's zoning laws regarding hotels in residential areas **AFTER** consulting with the developers about what they required in order to move forward with their project. Before moving to Lakeville, I lived in New York City and the Catskills, and in both places, there were always well-publicized public hearings for projects of this enormity. In Salisbury, this project flew in under the radar—so stealthily that the first many of us heard about it was in September, and then only through word of mouth.

The Aradev project, if approved by the P & Z Commission, will adversely affect the lives and property values of homeowners along Wells Hill and Sharon Roads, not to mention the lives and property values of homeowners in the entire Village of Lakeville. No matter what Aradev argues, the presence of their outsized hotel and outbuildings will inexorably result in an increase in traffic. Wells Hill Road, where I live, will see an increased risk of injury from automobiles to bicyclists, pedestrians, and joggers. Currently, I frequently take my 6-year-old grandson on long walks on our road; the idea that somehow the hotel expansion won't alter this is risible.

As to planned abatements to noise and light, clear thinking and experience tell us this is impossible. Forget decibels. Are we really to defy our common sense and say dozens of people simultaneously starting up their cars after an event won't be heard in the neighborhood? Regarding light, the problem isn't restricted to the site. Light from multiple cars on the site there for an event will light up the sky. And nighttime traffic generated by cars driving to and from the site for events, on Wells Hill Road, especially, will be noticeable inside our homes: Most of them now come with intense, frequently blinding LED headlights, which are noticeable in my home even now, without the Aradev project in play.

It's not merely those of us Lakeville residents living close to the hotel who will suffer, however. The entire village will feel its impact. The already crowded weekend nights in the downtown Lakeville district will see even more pedestrian and automobile congestion than it does now. Hotel visitors may well decide to drive into town to use the Grove, adding noticeable numbers to the residents who use it. The already dangerous intersection of Wells Hill Road and Rt. 41, located in front of St. Mary's Church (frequently used by ambulances on their way to Sharon Hospital) will become even more dangerous due to the increase in cars being driven by those who do not understand the meaning of the sign, "Oncoming Traffic Does Not Stop."

Perhaps the P & Z Commission believes the hotel will bring an increase in tax revenue. Even if true, this ignores the possibility that it could easily be offset by the inevitable decrease in Lakeville property values—not merely in the immediate vicinity, but in Lakeville as a whole. Lakeville will become known as a destination site for outside visitors who want to host all kinds of events. We do not need experts in real estate to tell us the effect of this will be to devalue our property. It's simply common sense.

The Commission ought to do genuine due diligence by comparing the Aradev project to nearby Canyon Ranch, in Lenox, MA—paying special attention to the impact these endeavors has on their respective towns. While their missions differ (Canyon Ranch focuses on wellness, Aradev focuses on a full hotel experience that includes an “events” barn), the similarities in amenities (high-end hotel rooms, spa services, restaurants, beautiful grounds, both advertised as destinations for special events such as weddings, etc.) make the comparison apt:

Below are some numbers:

	<u>LAKEVILLE CT</u>	<u>LENOX MA</u>
Last Census Count (2022):	886	5062
Square miles of town:	3.8	21.7
Hotel/resort property	Aradev: 12 acres	Canyon Ranch: 120 acres
Rooms:	65 (+employees, guests)	126
“Events”:	125 people max (estimate)	65 people max

Assume for the moment that Lakeville’s Wake Robin Hotel and Lenox’s Canyon Ranch each have 300 people present on their property on a given summer night. The proportion of residents to non-residents on that night would be:

**Lakeville: 60 percent residents, 40 percent visitors (60:40)**

**Lenox: 94 percent residents, / 6 percent visitors (94:6)**

The question of hand is not about absolute numbers, but numbers relative to the size of the towns. Clearly the Aradev project, taking place on a much smaller parcel of land, would have a much greater impact on the residents in the Village of Lakeville than Canyon Ranch has on residents in the town of Lenox.

Following the September 17<sup>th</sup> P & Z Zoom meeting, I met with the two young partners from Aradev, at their invitation, at the Wake Robin Inn (the third partner was not present, and has also never made an appearance on Zoom meetings). These told me about plans for the property’s development while walking me around the grounds, demonstrating that they were familiar with details about the plan. I asked them how, given their youth, how they’d come up with the money to invest in the project, and they answered that it was family money. I also asked if they had experience in developing a project of this size. The answers were vague. But what struck me most about the hour or so I spent with them was their lack of curiosity about our town. They knew nothing about our village—its size, its history, how it fits into the town of Salisbury as a whole. They didn’t know where the Grove is, or what it is, or even where the post office is. They hadn’t bothered to learn about Lakeville because they offer nothing to Lakeville because they don’t care about it. All they care about is using our name for their project.

The Zoom meetings have offered a plethora of reasons for why this project should be rejected. The Commission should save Lakeville from this outsized project by voting **NO** on the Aradev proposal.

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## Wake Robin Inn development proposal

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From Peter Plagens <imedajinsokt@aol.com>

Date Sun 12/8/2024 12:28 PM

To Land Use <landuse@salisburyct.us>

328 Wells Hill Road  
Lakeville, CT 06039

Town of Salisbury  
Planning & Zoning Commission c/o Abby Conroy  
Attn: Michael Klemens, Chairman  
27 Main Street  
Salisbury, CT 06068  
Email: landuse@salisburyct.us

Dear Planning and Zoning Commission:

There are two things wrong with the Wake Robin Inn's proposal for a rather massive development on its property. The first is *everything* about the proposal. The second is the apparent attempt to slide it by the citizens of Lakeville without them really being aware of it.

Re the first: The proposal is an investor-backed hotel complex—with more than 60 rooms plus 13 cottages, along with a restaurant, gym, and a huge event center overlooking the lake—that is not only entirely out of scale with anything in the community, but totally undesirable.

It will bring multiples of the current traffic to town roads not really suitable to handling them. There will be issues of, at the least, traffic safety, which will no doubt be exacerbated by the serving of alcohol at events at the complex. The noise and light from nighttime events will disturb the peace, and will prevent many residents from enjoying the inherent qualities of life in Lakeville. The limited law enforcement of the area will be unduly strained, and the developers' vague promises of help from private security are woefully inadequate. Finally, there is no suitable provision of housing for the complex's many, many employees

Re the second: It's a direct and unbelievably thoughtless contravention of Section 803 of the latest edition of the town of Salisbury's zoning regulations, which went into effect as of May 20, 2024. Section 803 states that "the size and intensity, as well as the design of the proposed project or development shall be related harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site. The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution, offensive odors, dust, smoke, vibrations, lighting, or other effects."

It's beyond obvious that the project is *not* related harmoniously to anything about Lakeville. It's also beyond obvious that the project *will* create nuisances of noise and lighting for the residents of Lakeville.

Apparently, members of the Planning and Zoning Commission were working with the developers of the project *before* May, 2024, with little if any notice of the goings-on given to

residents; this is in apparent violation of Connecticut law.

In sum, the proposed development is, and will be, absolutely horrible for the residents of Lakeville; that, and its initial and improper preliminary approval by the P&Z Commission make it absolutely just and necessary that it not go forward.

Yours truly,

Peter Plagens

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## Against Wake Robin Development

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**From** Elaine Watson <watson185@gmail.com>

**Date** Sun 12/8/2024 4:43 PM

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

**Cc** Elaine Watson <watson185@gmail.com>

Dear Planning and Zoning Commission Members;

The commission has now heard expert testimony from various subject matter experts in their respective fields. In addition, the commission has heard from members of the public regarding their experiences and concerns with the proposed development project of this magnitude in a R-1 zone.

It is now in the commission's hands to preserve my property value, which includes decision making that will not increase the noise, light pollution, water drainage, sewage usage and impending hazardous road conditions.

This proposed large scale development project is in direct conflict with preserving our property value. The commission has not demonstrated its due diligence to us and our surrounding neighbors in protecting our assets by allowing this project to be changed from non-conforming to conforming. This greatly impacts the town's current and future development, and the social and environmental impact of the town we, as residents, have been committed to as property owners.

The commission is required to evaluate the overall environmental impact and value of neighboring properties as required by section 803.2 and 803.3.

We would like the commission to put as its priority to support its residents and not an outside developer in its responsibility to preserve the quality of life in Lakeville.

Sincerely,

Paul and Elaine Waton



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**Concerned resident**

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**From** Laura Bushey <lauralbushey@gmail.com>

**Date** Sun 12/8/2024 8:23 PM

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

Dear P&Z,

I'm writing tonight because I'm very concerned about the Wake Robin inn proposal. Specifically, I'm concerned about the noise, traffic and environmental impact of this project. I have lived here for 20 years because I wanted the quiet of a small town. The idea that a project of this magnitude could conceivably take place is appalling and very sad. Please don't let this happen to our beautiful town.

Laura Bushey

Sent from my iPhone


## Against Wake Robin Development

---

**From** Paul Watson <watsonp185@gmail.com>

**Date** Mon 12/9/2024 6:43 AM

**To** Land Use <landuse@salisburyct.us>; Elaine H. Watson <watsone185@gmail.com>; Paul Watson <watsonp185@gmail.com>

 1 attachment (76 KB)

Watson Letter 9 Dec 24.pdf;

Updated 12-9-2024

Paul and Elaine Watson  
126 Sharon Road  
Lakeville, CT 06039

Dear Planning and Zoning Commission Members:

The commission has now heard expert testimony from various subject matter experts in their respective fields. In addition, the commission has heard from members of the public regarding their experiences and concerns with the proposed development project of this magnitude in a R-1 zone.

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Sincerely,  
Paul and Elaine Watson

Paul and Elaine Watson  
126 Sharon Road  
Lakeville, CT 06039

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The commission is required to evaluate the overall environmental impact and value of neighboring properties as required by section 803.2 and 803.3.

We would like the commission to put as its priority to support its residents and not an outside developer in its responsibility to preserve the quality of life in Lakeville.

Sincerely,

Paul and Elaine Watson

## Wake Robin Project

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**From** Michael Harney <michael@harneyteas.com>

**Date** Mon 12/9/2024 9:40 AM

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

Dr. Klemens

I have lived on Sharon Road for over 36 years. We would be down the hill from the proposed project.

My main objection would be that is too large a project for a small space. Ten pounds in five pound bag, if you will.

A friend of mine: Will Guidara tried to take an old castle in Millbrook and make it into a 5 star resort. So very similar to what is being proposed in Lakeville. However it was outside of the town and had lots of land. The people protested and filed lawsuits. I saw Will Guidara recently and he said he dropped the project. Attorney Mackey would be very familiar with this project.

Also we did an expansion on our factory over in Northeast. It does seem that it is an easier process for the applicant over here. I have not heard many board members supporting those that have objections. Two towns, so there are differences.

Please consider agreeing to this large project on a small and hilly space.

Thanks for your consideration.

Sincerely

Michael Harney  
Www.harney.com

## Wake Robin Project

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**From** Michael Harney <michael@harneyteas.com>

**Date** Mon 12/9/2024 11:30 AM

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

Dr. Klemens,

I see that I forgot one little word: not.

Please consider not agreeing to this large project.

Thanks,

--

Michael Harney  
Harney & Sons

[www.harney.com](http://www.harney.com)

***THOMAS N. MURPHY, JR.  
277 Under Mountain Road  
Salisbury, CT 06068***

December 9, 2024

**VIA EMAIL: [landuse@salisburyct.us](mailto:landuse@salisburyct.us)**

Planning and Zoning Commission  
27 Main Street  
Salisbury, CT 06068

RE: Wake Robin Development

To Planning and Zoning Commission:

These are the facts as I know them, having reviewed all the 2024 Commission meetings:

1. Aradev, the company seeking a special permit for the WR expansion, apparently had multiple private discussions with Ms. Conroy and/or the P&Z chairman Dr. Klemens starting in late '23 or early '24. No one in the town knew anything about these discussions. To my knowledge Aradev is not the owner of the real property in question. Do you know who has a contract to purchase the property? Aradev? Another party?
2. The P&Z website indicates that Aradev provided a draft to Ms. Conroy of Amendments to the WR RR 1 zoning that would allow the WR property, then a non-conforming use, to apply for a special permit to expand its footprint exponentially. The operative provisions of the RR-1 zoning had prohibited the expansion of a non-conforming use of Wake Robin.
3. Dr. Klemens and Ms. Conroy advised the Aradev principals (and/or other interested parties) that they themselves would draft Amendments to the Salisbury zoning laws that would allow expansion by special permit only (see 3-18-24 P and Z minutes). It appears that neither of them ever explained the reasons for their draft Amendments to the Commission.
4. Ms. Conroy's memo and draft letter prior to the March meeting was sent to the Northwest Hills Council of Government ("NHCOG") instead of the Town Clerk for further dissemination to the residents of Salisbury or for publication in the local paper.
5. That at the 5-6-24 P and Z meeting Ms. Conroy presented the letter and memo with draft language that she had sent to NHCOG, an entity that neither I nor, I am sure, any other Salisbury taxpayer has ever even heard of. And what did that body do with Conroy's letter? Send a copy to all Salisbury residents? Publish this referral letter in the local paper? No.

6. Why did Ms. Conroy and the chairman chose this method of notification? I and many other interested Salisbury residents believe that their intent was to keep this entire subject matter “under wraps” until the permit process had proceeded to the point where Aradev had provided significant site/building plans to the Planning Office, and public hearings had commenced. By that time, of course, the P&Z could say that Aradev’s plans were in compliance with the amended RR-1 zoning ordinance. And that now the only thing left were public hearings and the vote of the Commission: “Yes or No”.

7. It was not until October that the Salisbury residents became aware of this WR permitting process and the May, 2024, Amendments. At that May meeting the record shows that only 1 Salisbury resident, Mrs. Eliot, asked a question. The other P&Z members’ questions were, at best, perfunctory.

8. Long before the last Commission meeting on 12-2-24 the Commission was aware of the legal and practical reasons that the Aradev permit should be denied even with the incorporation of Ms. Conroy’s and Dr. Klemen’s zoning changes. From our attendance at the December Zoom Commission meeting it appears that the chairman and some members of the Commission have supported the Aradev position all along and paid scant attention to the overwhelming opposition by the Salisbury residents to this preposterous plan of exponential expansion: enlarging a commercial enterprise by 600%.

9. One opponent, Wells Hill residents, Mr and Mrs Cruger, have gone so far as to hire counsel who sent a letter in November to the Commission that, to my knowledge, has never been answered. Attorney Grime’s questions and observations are chilling and damning. He detailed the procedural and substantive deficiencies in the preparation of and vote on the Amendments.

10. I would have thought that one of the mandates of this Commission is to allow the residents of the town to be heard. And, yet, during the last 2 meetings not one resident was given this opportunity. Why?

11. This Commission understands that the Amendments to the Zoning Code, Sections 205.1; 205.2;213.5 and 703.11, created a monster in the sense that, if approved, Aradev will build a large commercial enterprise in the middle of a rural, residential community that dwarfs the present WR footprint.

12. The Commission has received expert testimony from the Crugers’ that this Aradev project is not only inimical to the neighbors, but, also, to the very nature, of our community.

13. Salisbury itself is to blame for this debacle, since its laws provide for an elected Commission that unilaterally decides and has sole power to amend our zoning laws to benefit a private enterprise. We all are asking, “Why”? Who benefits from these Amendments that have allowed Aradev to apply for a special permit? Not the WR neighbors. Not the town. Only Aradev or the ultimate owner of the “new and improved WR.

14. CT Gen Statutes, Section 8.2(b)(1) states, in pertinent part, “Zoning Regulations shall . . . be designed to: (A) lessen congestion in the streets (the Amendments increased the potential for congestion as Aradev permit demonstrates); (B) secure safety from fire, panic, flood, and other dangers (the Amendments increase the probability of accidents); (C) promote health and the general welfare (the WR neighbors and the town itself do not in any way benefit from the permit); (D) promote adequate light and air (this clause means natural light; “air” is the absence of buildings); (E) protect the state’s environmental resources (the permit would diminish environmental resources); (F) facilitate the adequate provision for . . . sewage . . . ” (this Aradev plan adds unnecessary pressure to the town’s sewer system).

This sad saga should end with a rejection of this permit application. And the persons who drafted the Amendments and the Commission members should amend the Zoning Amendments passed in May to permanently prevent the expansion of non-conforming uses in RR-1 zoning.

Sincerely,

*Thomas N. Murphy, Jr.* \_\_\_\_\_

Thomas N. Murphy, Jr.



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## The Wake Robin Development

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**From** David Jones <dagj@mac.com>

**Date** Mon 12/9/2024 3:38 PM

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

Mr Chairman and Members of the Commission

Like many of my co-residents of Lakeville and Salisbury, I have been following the ongoing saga around the redevelopment of the Wake Robin Inn.

Most recently, I was copied on Tom Murphy's detailed & fact-based letter, which has only served to increase my concern about both the project, but also the process used to get us to this point.

I am stunned that something of this magnitude for our community continues to progress forward despite being so wildly unpopular. And that right at the start, back in March/April, it could have been stopped merely applying the original zoning laws of the area versus assisting the developer by drafting an amendment.

WHAT was the thinking here? WHY did this happen? WHO benefits?

As far as I understand we don't even know who the eventual owners will be once Aradev have completed construction. Are you comfortable with that? Surely, it's a massive risk for the town and its citizens to just go ahead and trust all will be well. As I think you can see, once Aradev have made their mind up to do something, they will throw very considerable resource (money, subject matter experts, lawyers etc) to make sure they get their way. It's what all big, well-funded development companies do. We have plenty of them down here in Palm Beach Country

Do you think our go-forward relationship with this group, and the subsequent owners of this resort, will be harmonious - particularly when the local residents have made their feelings completely clear that they want this stopped? I doubt it.

Another concern - does this decision create a precedent for other developers to do something similar? How can rules be amended for Aradev but not others? One thought I had was the need for low-cost housing for the worker bees at the resort....will Aradev or the eventual owners propose another development for their workers?

Who is ultimately accountable for this decision? I naively thought that the P&Z rolled up to the Selectmen. I was obviously wrong on that - but I'll ask the question again. Who provides governance to the P&Z - to whom do you "report"? I guess the answer to that question is point 13 in the Murphy letter, but I don't find it to be a re-assuring solution - as evidenced by this whole affair.

I've spent 40+ years working for large, public companies (Apple, Adobe, Citrix) and have served as a Section 16 officer for many years. So I do understand how governance works and to my eye, it seems to be lacking in

this instance.

There's really not a lot I can add to Mr. Murphy's letter, but I wanted to express my support for his suggestion that this permit should be rejected. To me the facts as expressed in Section 14 are indisputable and I hope this is your conclusion as well.


Thank you, yours sincerely,

David Jones

## Wake Robin Inn: Petition Batch #4

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**From** Nicole <nfranchini3@gmail.com>  
**Date** Tue 12/10/2024 6:54 AM  
**To** Land Use <landuse@salisburyct.us>

 1 attachment (2 MB)  
Petition Batch #4.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: \* A **4th batch** of signatures on the petition asking the special permit not be issued for the Wake Robin Inn redevelopment (**Signatures 259-278**) \*

Copies of all signatures scanned and attached.

Sincerely,  
Nicole Franchini

# 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: \_\_\_\_\_

	Name	Address	Email or Phone	Signature
259	Smily Salazar	Lo Wells Hill Rd.	EMAN.SALAZAR@gmail.com	
260	SAMANTHA SAWAZAR	6 WELLS HILL RD	SAMANTHA.SAWAZAR81@gmail.com	
261	JENNIS BROWN	350 Taconi Rd	JEBROWST8ROWNSL@comcast.net	
262	CORIN TAKER	"	corinetkn@yahoo.com	
263	HENRI CHASE	39 Cobble Rd.		Henri Chase
264	Ruth Ann Smithout	118 Washine Apt Sackley	minghde@clcl.net	Ruth Ann Smithout
265	Ann R. Sartori	45 Liberty <sup>St</sup> Garrison	garrt000800@yahoo.com	Ann R. Sartori
266	RITA MARSHALL	5 LAKEVIEW AVE.	ritamarshall926@gmail.com	Rita Marshall
267	Paul Watson	126 Sharon Rd.	WATSONP185@gmail.com	
268	Elaine Watson	126 Sharon Rd.	WatsonE185@gmail.com	Elaine Watson
269	Rebecca Passtett	269 Indian Mountain Rd	rcrastett@gmail.com	
270	Caroline Gilbert	120 Under Mountain Rd	carolinetgilbert@gmail.com	Caroline T. Gilbert
271	Dick Cutler	17 Cattle Rd	DICK435-CT@gmail.com	Dick Cutler
272	LWIE WILK	" " <sup>Rd</sup>	" "	LWIE WILK
273	Susan Lorence	9 Seville Ore Mine	susanlorence1@gmail.com	
274	JAMEN L...	3554		
275	Leana Carlson	36 Academy St (Salish)	leanaecarlson@gmail.com	
276	Robert Chapman	152 Sharon Rd	rbct7497@aol.com	R.B. Chapman
277	Susan Measelle	152 Sharon Rd	susanmeaselle@aol.com	
278	CHARLES BROWN	14B Main St (Salish)	Charles.C.Browne@gmail.com	
279				



December 10, 2024

Dr. Michael Klemens  
Chairman  
Planning and Zoning Board  
Town of Salisbury CT

## **RE: Opposition to the Wake Robin ARADEV LLC Application**

Dear Dr.Klemens,

I have been a resident of the town of Salisbury (village of Lakeville) since the mid 1980's. I raised my young family on Indian Orchard Road. I have lived at 140 Millerton Road since 2012. My father, the late Stanley Peschel, founder of Hipotronics in Brewster and Millerton, owned a large property in Boston Corners where I largely grew up, so I have known and loved this area, with its quiet rural beauty, all my life.

My wife and I support all the local charities and we greatly value the quality of life in Lakeville, including the community's respect for conservation and preservation. To that end, I cannot express strongly enough that the infrastructure of this bucolic town of just over 4,000 residents, is too small to support a development of this size. With perhaps hundreds of occupants frequently increasing the crowding in our town, and with the added events that will occur, I list just a few of the more obvious and real problems envisioned for we residents:

Traffic: The congestion and dangerous effects of increased traffic alone are of grave concern.

Water & Wastewater: How will the greatly increased needs for water and wastewater treatment be handled, and who will pay for it?

Electricity: I am an electrical engineer working in the power distribution area. I have definite concern for the increased burden on our present system, requiring the need for additional power to be supplied to the site, most likely via unsightly overhead lines.

Light Pollution: To add the necessary outdoor lighting for a project of this size, especially atop the hill just outside of town, will definitely add to the ambient light generated, diminishing the now amazing nighttime sky viewing.

Finally, with these potential wastewater issues, the proposed development's proximity to our treasured Lake Wononscopomuc is of grave concern. I, and I am sure others would expect to see a full impact assessment done before this development proceeds any further.

The above are just a few of many more definite issues that come to mind.

With thanks in advance for your attention to this very serious matter.

Sincerely,

Michael T. Peschel  
140 Millerton Road  
Lakeville, CT 06039



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## Wake Robin project

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From Peggy Sands <peggy sands100@gmail.com>

Date Tue 12/10/2024 1:53 PM

To Land Use <landuse@salisburyct.us>

[Here below are two emails we recently submitted to Abby Conroy with questions about the Wake Robin project:](#)

emailed Dec. 5, 2024

Dear Abby,

Having read the Wake Robin files available on the town website, we have a couple concerns which we did not see addressed in the materials. Perhaps you can help us out.

1)

As residents of the Wells Hill Road area (Hillcrest Lane off of Old Asylum) we, like others on Wells Hill, have very low water pressure. Aquarion told us yesterday that we're at about 34psi versus the preferred 55–75psi.

To compensate for this, like other residents, we have installed a pressure pump. Without it, garden sprinklers and other watering mechanisms do not work. Assuming a significant increase in water usage at the Wake Robin project, due to more guests, large "celebratory events," and the addition of a spa, we are concerned that the water pressure at our elevation on Wells Hill might deteriorate. The spokesperson at Aquarion also told us that the pressure at the hydrant nearest us at the corner of Old Asylum and Hillcrest, currently runs at 37psi, which would essentially prevent use of a high pressure fire hose in the event of a house fire. Will an increase in water use at the Wake Robin adversely affect water pressure in our homes and impact fire protection? Is this a problem?

2)

We read the traffic study, and understand that there will be an increase in traffic of some measurable amount due to events at the Wake Robin, and especially on weekends. The study focuses on four intersections, but does not specifically account for the impact of large events at St. Mary's Church. As we drive Wells Hill and past the church almost daily, we have frequently encountered traffic tie-ups due to funerals, weddings and other community events. It's not unusual for every parking space to fill up in the church parking lot, and for cars to be parked on Wells Hill itself, on the island outside the church, and even around the corner on Rte. 41.

This was the case just last weekend at a large funeral, with cars arriving and exiting onto Rte. 41 in all directions. With the potential for large, concurrent events both at the church and at the proposed Wake Robin project, we worry about more traffic "knots," as well as driver and pedestrian safety, and the ability of emergency vehicles to navigate all that potential traffic in one place.

Thanks,

Ted and Peggy Sands

(860-435-2532)

emailed Dec. 10, 2024

Dear Abby,

Following our conversation with Aquarion which we mentioned in our email to you of Dec. 5th (see below) we received a follow-up call from Aquarion which may be of interest.

Aquarion says that to date there has been no formal inquiry or plan submitted to them regarding the possible increase in services needed for the new project at the Wake Robin Inn. At this point Aquarion does not even know if the Wake Robin gets their water from Sharon Road or Wells Hill Road! They tell us that their engineering department will have to do a detailed analysis to determine the feasibility of the project.

According to the engineering department spokesperson for the company, the project cannot go forward without getting approval from Aquarion.

Thanks,  
Peggy and Ted Sands

**Wake robin / Aradev LLC**

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**From** Lori Shepard <lshepart@aol.com>  
**Date** Tue 12/10/2024 10:18 PM  
**To** Land Use <landuse@salisburyct.us>

Dear Commissioners, Abby and Miles,

Thank you for your many hours of review and patience in all that you have done pursuing a resolution to Aradev's application .

For the numerous reasons that have been provided by the intervenor as well as the public, over the months of hearings and written letters, as well as documents from third-party consultants that oppose Aradev's redevelopment application for the Wake Robin and Granbery properties, I find it convincing that Salisbury's PZC should deny the application by special permit.

Further and parenthetically, the November 26 meeting of the IWWC with its own resolution to approve this application is disappointing. The commission really did not dig into many of the issues concerning the site's ecosystem ,the watershed impacts or environmental preservation of the property. There is a sense that they really did not perform adequate due diligence; They did not call in their own outside experts during their deliberation. For such a large project impacting the community it is hard to understand why they did not have a public hearing,, or even listen to Attorney Grimes and the intervenors PRIOR to submitting the resolution to P& Z of their approval (or denial).

Knowing the culture of this community and considering our town's regulations, basic Common Sense suggests this application should be denied early on.

That the Crugers have invested in legal council and intervenors on behalf of the community is extraordinary. Thank you, Mr. and Mrs. Cruger!

Thank you all!

It is tiime to DENY this application!

Lori Shepard  
Salisbury

. Sent from my iPhone