

Leora Armstrong
100 Brinton Hill Road,
Falls Village,
CT 06031
August 13th 2025

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 12 years and previously upstate near Pine Plains, I feel I have a good understanding of this area and have seen many changes since my first visits in 1992.

I am concerned re the proposed development at the Wake Robin Inn by **ARADEV LLC** which I believe is not sustainable in this community. I come from a hotel property background I am involved with 5 hotels in UK and Scotland and question the viability of this plan in this rural community as to both its need locally and impact. The increase of 39 bedrooms which means 78 more people staying as double occupancy bringing a total to 114. The only person in this proposal, Jonathan Marrale, has any idea of hotels works currently for Fortuna Hotels – he has never worked in a hotel just on the corporate side. As a chef I have worked in all areas of hotel life and understand what is required for a successful project. I have yet to see any wording from **ARADEV LLC** regarding community and how they will integrate into our town. Unlike the White Hart who is the heart of the village and supports many local themes including being a wonderful employer of students.

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 if they start immediately and get shut down due to the court hearing?

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- Hotel Hugo and the Hotel Indigo in Manhattan, the Garden City Hotel on Long Island, and in partnership, in Beverly Hills and Sugar Bay Resort and Spa in St. Thomas. These are high end expensive hotels with a demanding clientele. 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? All their hotels are destinations venues for vacations, tourism or business. Salisbury has a healthy tourist attraction and the town is very busy at the weekends. What happens when we add another 140 + people each weekend especially on weekends when

the local schools have graduations and parents visiting adding another 300+ People = 400-500 more people to a town of 700.

Septic and water impacts

Having looked at the new plans and proposed 4 times increased size I question as to how the town will cope re septic and water for an additional 80 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 which are increasing yearly.

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 to be able to view the night sky and sounds.

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? The turning into Wake Robin is sharp will it be adjusted.

Students on the Road

As a parent of a Hotchkiss student who drives to school and also often walks to the village, this road is heavily used by young students accessing the Woodlands, and local restaurants and shops, sometimes walking back in the dark. How will the increase d party traffic affect the safety of these students.

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

Mr Joshua Mackey lives in Millbrook which has one or two hotels sites which need renovation as there is not a market for hotels in this area. All plans to do so have been turned down as the residents do not want a hotel! All other proposed plans have been turned down by that community.

I am all for uplifting an existing project to higher standards but not at the expense of local homeowners and town residents who will not see a benefit on their back door, where is the community practice in this project which will benefit the town. How will this project give back to Salisbury, we have not heard any of their proposed plans on this as yet.

With kind regards,

Leora Armstrong