



Wake Robin Development Letter

From David Bright <davidevanbright@gmail.com>

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To Land Use <landuse@salisburyct.us>

August 11, 2025

To: P&Z Commissioners, Salisbury, CT

From: David Bright

I am writing to reiterate my opposition to the revised Aradev development plan for the Wake Robin Inn site, Salisbury, CT.

The revised plan is nothing short of a “shuffling of the deck” of Aradev’s prior special permit planning request. Once again, the application is characterized by a total disregard for Sections 803.2 and 803.3 of our Town’s requirements for a special permit.

In short, Aradev continues to ignore **Section 803. 2 site planning issues** related to structure density, parking (a parking deck, really?) and light pollution—with veiled promises about noise and landscaping. And, after so much discussion, it is clear that no one will reach a consensus on traffic considerations.

Moreover, Aradev’s August 5 presentation sought to obfuscate (not so cleverly) the impact of the Wake Robin “mega” development by focusing on aesthetic changes. The applicant sought to characterize its revised plan as more in tune with New England vernacular architecture. I understand that this is irrelevant to the application as the Commission has no formal jurisdiction over aesthetic considerations that could be modified easily during the construction drawings process without Commission consent.

I agree with the fact-based comments presented by Messrs. Capecelatro, Peck and Wilmore as well as the extremely important **Section 803. 3**-related considerations raised (once again) by Ms. Harney. I urge the Commission to act as swiftly as practical to relieve our community of this matter by denying the Aradev application for a special permit.

Thank you for the time you have invested in reviewing this application—twice.

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Article VIII SITE PLANS AND SPECIAL PERMITS – APPLICATION REQUIREMENTS, STANDARDS AND PROCUDURES

Section: 803 Standards for Special Permits

803.2 Relation of Buildings to Environment 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.

803.3 Neighboring Properties 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. In assessing the impact on surrounding properties the factors the Commission shall consider include, but are not limited to, the existing and proposed pedestrian and vehicular circulation, parking and loading plans, storm water management systems, exterior lighting, landscaping, and signage.