

Wake Robin

From May Castleberry <maycastleberry@gmail.com>

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To Land Use <landuse@salisburyct.us>

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Dear Members of the Town of Salisbury, Ct. Planning and Zoning Commission,

Thank you for closely listening to the many significant voices of the community who have spoken in opposition to the proposed Wake Robin development in recent months. Please prioritise the voices of this community in making your final decision.

Elyse Harney, leading realtor of Northwest, Ct, is among the many remarkable individuals with relevant expertise who have spoken strongly against the Wake Robin project. In a recent letter and statement to the Commission she said in no uncertain terms that Lakeville and Salisbury properties will lose value because of this proposed development. As she said in a recent statement to the Commission, the residents of the Town of Salisbury will be forced to “pay and pay and pay” if the Aradev development moves forward.

Lakeville is not a struggling town that needs to bend zoning rules to bring in a large noise and traffic-producing business to keep it afloat.

There is no cookie cutter formula that can explain the intangible reasons why people will pay much, much more to live in certain

homes, whether large or small. The neighbors of the Wake Robin Inn, have bought, rented, built, and maintained homes in a location where quiet (and natural beauty) is at a premium. Anyone looking for a house in the Northwest corner will hear from realtors exactly why a beautiful house in an area subject to noise (say, Lime Rock) will be worth far far less. Every degree of noise matters, especially for rural residential homes that were built or bought to avoid exactly that. To shoehorn the oversize, traffic and noise-bearing development proposed by Aradeve would, without a doubt, adversely affect the neighbor's enjoyment of their homes and reduce the value of their homes. In this way, and more, the Aradev proposal does not fulfill the Standards for Permits 802.1a, 803.2, and 803.3

The accusation that the reaction to Aradev is NIMBY is false, given that Aradev's development offers nothing of serious benefit to the town. If tax revenues are the reason for this project, whatever increase we may see in tax revenue for the Town of Salisbury, these will be offset by the loss in property values and taxes.

There has always been the question of police enforcement, fireman, and other public services. One "letter of concern" from a homeowner living on Lakeville Lake described intense, uncontrollable after-hours disturbances from wedding parties coming from the Interlaken Inn. How will the *much* larger Aradev plan keep party goers under control?

The recent road work on route 41 reminded many of us of the potential traffic problems of hundreds of comings and goings, linen and food deliveries, garbage trucks, busloads or carloads of people coming and going to wedding and birthday events — all on an elevated, curving stretch of road that meets Wells Hill at an

awkward and dangerous angle. (Again an adverse effect for the neighborhood and beyond.)

While we have seen and heard assurances from the (engaging) young men who are designing the project and “fronting” the money people behind Aradev, we still have no idea who will run the actual resort. We do know that 1) they have already threatened to sue the Town, and 2) the concessions they made to reduce the size of the development are not significant.

If you could relieve the Town of the burden of the Aradev development, you and others will have an opportunity to consider more appropriate opportunities for a rural residential neighborhood. And Aradev could and should build their large development in a location where there would be more land to buffer the impact on neighbors, where appropriate zoning and permission makes sense, or in an area already compromised where increased traffic and noise would make little difference.

On a personal note: previous to buying a permanent residence in Lakeville my family lived for more than two decades in the Village of Sag Harbor, New York. Between the time we arrived in Sag Harbor (2000) and the time we left (2022), several NYC developers set their sights on the waterfront village of Sag Harbor, with a playbook similar to Aradev’s. These developers depended on the (then) relatively innocent town to underestimate the long term value and rarity of the location. Once the door was opened, the problems and lawsuits didn’t stop.

I urge the Commission NOT to give Aradev the special permission that it needs to go forward with their large development. It does not

meet the standards for Special Permits 802.1a, 803.2, and 803.3.

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