


Re Wake Robin Inn Redevelopment and Expansion Proposal, Revised letter

From Laurie Fendrich <abstrart@aol.com>

Date Tue 8/26/2025 6:25 PM

To Land Use <landuse@salisburyct.us>

 1 attachment (85 KB)

26 August 2025 Letter to P & Z .pdf;

Dear Members of the Salisbury Planing and Zoning Commission:

Subsequent to my submitting a letter to you on August 10, 2025, I learned I had made errors in my statement of facts regarding 1) the population of Lakeville and Salisbury; and 2) the town of Millerton.

I ask your permission to add the corrected letter attached to this email to the record.

Thank you.

Yours,

Laurie Fendrich

Laurie Fendrich

<http://lauriefendrich.com>

26 August 2025

To the Members of the Planning and Zoning Commission, Town of Salisbury

I am writing this letter because I made some errors in my previous letter submitted to you August 10, 2025 regarding the population of Lakeville and Salisbury and the relationship of the Village of Millerton to the Town of Northeast; this letter corrects those errors. I will point out they were not significant in terms of the overall argument I was making.

My husband and I have attended almost every Salisbury Planning and Zoning Commission Zoom meeting regarding the Aradev proposal to redevelop and expand the Wake Robin Inn in Lakeville. Despite repeated attempts by the developer to adjust their hotel expansion plans to accommodate the many objections to it, we think the current proposal, if approved, will still destroy Lakeville.

During the hearings the Salisbury Planning and Zoning Commission has never acknowledged that Lakeville is a village located within the Town of Salisbury. We have our own statistical geographical place that is subject to its own census count, possesses its own zip code, and is defined by a clear boundary. When it comes to municipal governance, Lakeville is part of the Town of Salisbury, but the village has its own history, identity, and local characteristics that distinguish it from Salisbury. Most importantly, we are smaller.

In the 2020 census, the population of Salisbury was 4,194 and the population of Lakeville was 1,059 (about 25 percent that of Salisbury as a whole). An expansion of The Wake Robin Inn from its current small size into a large, high-end hotel with a party event room, a restaurant seating 180 people, and a destination site for party events, would be a shocking change for Lakeville to absorb. It would cause direct harm to the surrounding residential neighborhood, not to mention harm to Lakeville as a whole. We say this because an expansion of this size will lead to an increase in automobile traffic and traffic congestion, noise and light pollution, and a noticeable increase in trash and delivery trucks necessitated by the operations of the hotel. All of these things would have an impact on the quality of life of those living in the vicinity of the hotel, and lead to a devaluation of our homes.

Lakeville already has a destination site for large parties—the Interlaken Inn. Unlike the Wake Robin, with only 12 acres, however, it sits on 30 acres, and its restaurant seats 60 people, not 180. Importantly, the White Hart Inn, located in the business section of Salisbury, is also a destination site, but it offers only 16 rooms, with restaurant seating for around 75 people (with additional porch seating is available when weather permits).

In the end, everyone needs to ask, What good is there for Lakeville in permitting a hotel expansion and renovation in the middle of a zoned residential area that's currently remarkably quiet? And what good does it do our village to become a destination site for parties? Is it tax revenue we're talking about? If so, any tax revenues brought in by the expanded resort hotel will be outweighed by revenue losses caused by the eventual devaluing of home values in Lakeville.

We urge the Planning and Zoning Commission to do the right thing and vote this proposal down.

Yours truly,

Laurie Fendrich
Lakeville, CT 06039