
WRI letter of opposition

From Nicole <nfranchini3@gmail.com>

Date Wed 8/20/2025 8:48 AM

To Land Use <landuse@salisburyct.us>

Cc Nicole <nfranchini3@gmail.com>

#2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel, Redevelopment of the Wake Robin Inn (Section 213.5) / Map 47/ Lot 2 & 2-1 /

Dear Members of the Salisbury Planning and Zoning Commission,

I would like to thank the members of this commission for the extensive amount of time you have all spent and continue to spend on this application.

To say I'm bewildered is an understatement, as I've read and continue to reread the regulations for a special permit, which clearly state that the use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution, offensive odors, smoke, vibrations, lighting, or other effects. In addition, the proposed uses shall not unreasonably adversely affect the enjoyment, usefulness, and value of properties in the general vicinity.

I don't think any community member truly needs to see reports or studies to know and understand that the extensive expansion will create greater traffic, brighter light, louder noise, increased use of our sewer and water resources, and so on. I think it is obvious and apparent, based simply on common sense.

Additionally, in my opinion, we cannot approve something so large when we do not have the infrastructure to enforce compliance by the applicants or future owners of the property. To do so would feel reckless and jeopardize the well-being of our community. In other words, approving this application without enforcement would allow a nuisance that would immediately come into effect without remedy.

So, I keep wondering what I'm missing.

That being said, I'm asking the commission members to take a pause and put themselves in the shoes of these hundreds of concerned community members who have expressed their opposition. How would you feel if this were being built in your backyard...if you were a neighbor to this property?

When we built our home, we did so with plans to enjoy the idyllic, peaceful, and natural environment. Frankly, if we wanted more than that, we would have chosen to remain downstate.

I would love nothing more than to see someone who understands and fully appreciates this area give the Wake Robin a makeover at its current size and stature. But what this application is proposing is too

outsized for a property that is surrounded exclusively by residents.

Thank you again for your time,
Nicole Franchini