
Wake Robin Expansion and Usage

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Date Wed 8/20/2025 8:11 PM

To Land Use <landuse@salisburyct.us>

To: Members of the P&Z Commission

From: Gerry Freedman

Date: 20 August 2025

As you may note, I have heard most of the meetings discussing the Aradev project since December. I have also spoken at a couple of the meetings in opposition to the proposals. Simply put, nothing that has been proposed remotely squeezes within the mandates of Sections 803.2 or 803.3 of the zoning regulations, among others.

When the Wake Robin Inn was in regular operation, the small tavern was a pleasant local bar and the modest sized restaurant was comfortable and well done. I also placed guests on several occasions at the Inn. It was a pleasant primarily local facility and not a neighborhood nuisance. What is now proposed is a 'destination resort' of a magnitude and intended usage that is not remotely similar to historical usage. And while our village has changed in recent decades, it remains a quiet rural residential village with limited tourist oriented attractions.

The Aradev proposal assumes regular and steady usage by large numbers of guests that is far larger than anything in town. The fiction that a 180 seat restaurant will be a local amenity is bizarre. The large number of guests and affairs needed to make the facility a success is wildly beyond the numbers and usage of the existing facility. Noise, traffic, light pollution and operations cannot be dismissed by looking at statewide regulations or usage. As noted by many public comments, we are a small rural village in a small town. Much of the recent commentary has related to noise and traffic after hours. However, many, if not most, of us live and work here for quiet and lack of crowds during the day as well. At one with nature, birds and wildlife is of import and antithetical to a destination resort in our midst. None of this is resolved by ever more signs in town or yellow lights as suggested last week.

This densely concentrated project has no relation to the rural and residential character of Lakeville. It is also doubtful that it will benefit local merchants at all as the facility is so concentrated and includes most all necessary transient facilities. Whatever the changes in the zoning regulations that were made to permit expanded hotel operations, they have little to do with a destination resort in a quiet rural residential community that will be seen and heard throughout our community and around our Lake. Please consider the hundreds of residents who have objected in writing to the Aradev proposal in all of its forms, and, in accordance with our zoning regulations, reject this exponential expansion and reposition of the Wake Robin. Thank you.

Gerry Freedman