

To: Dr. Michael Klemens, Chair & Commissioners of P & Z.

From: Leo and Judy Gafney

Re: Wake Robin Expansion

We have always enjoyed and supported the Wake Robin Inn. We would love to see the Inn up and running again at a suitable scale. Here are our concerns regarding the new application for expansion.

Restrictions: The restrictions outlined in the application and in discussions that followed in the public hearing related to number of events, days, times, and hours of operation cannot be realistically enforced.

Traffic: Every day students from Hotchkiss walk on Sharon Road past the entrance to the Wake Robin Inn. Large numbers of cars coming and going would endanger these walkers. Local drivers have come to expect this, but visitors who drive very fast around the curve on Sharon Road do not. As a community, we do not want our independent school students to be unsafe. With the new bookstore and the ice cream/dessert cafe we anticipate higher numbers will be walking throughout the day.

Scale: Building a cottage at 2,000 sq. ft. and assigning it as a one bedroom unit is absurd. This is a house. How many bedrooms? How many people will be housed?

Nuisance. Article 803.2 states "The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution: offensive odors, smoke...lighting, or other effects." Local folks have voiced serious concerns that the noises and light from the pool, car movements, outdoor music and events will interfere with the quality of life.

Our volunteer ambulance and fire departments will be taxed as well as the infrastructure of our town.

