

Karen & Bill Lundeen  
338 Wells Hill Road  
Lakeville, Ct.

August 19, 2025

Dear Chairman Klemens and members of the Planning & Zoning Commission,

My husband and I are in opposition to the special permit that would allow for the redevelopment of the Wake Robin Inn. We echo the concerns of our neighbors.

Our community consists of individuals and groups of people who truly care about each other and the town in which we live. This includes our volunteer EMT's and firefighters, nonprofit organizations, and town committees, to name a few, who all share a common goal which is to foster a sense of belonging, support, and collective well-being among its residents.

The Wake Robin Inn developers are proposing a venue that doesn't benefit the community in any way. The magnitude of the expansion of the Wake Robin Inn would have a profound negative impact on our community, especially the neighbors closest to the Wake Robin property.

The expansion of the Wake Robin Inn would no doubt create a nuisance. And as stated in Section 803.2, "The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution; offensive odors, dust, smoke, vibrations, lighting, or other effects." Furthermore, "the proposed uses shall not unreasonably adversely affect the enjoyment, usefulness, and value of properties in the general vicinity thereof or cause undue concentration of population or structures."

Please hear our voices and work with us to maintain a positive and sustainable environment for Lakeville residents by not permitting the redevelopment of the Wake Robin Inn.

Sincerely,  
Karen & Bill Lundeen