

2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC)

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From Elyse Nelson <elyse.nelson@gmail.com>

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To Land Use <landuse@salisburyct.us>

My name is Elyse Nelson. My husband Joseph Costa and I are residents, along with our daughter, of the town of Lakeville. I am writing to register our shared opposition to the new Aradev application to expand the Wake Robin Inn and its amenities on the WRI and Granbery properties.

Lakeville is a small village of just over 600 people, and the application to convert a small existing Inn into a full-fledged resort is completely incompatible with the area. If approved, it would be at the unprecedented, irreversible detriment of the village's residents and wildlife.

The intensification of use of the property is unacceptable because the parcel of land exists within a quiet residential neighborhood, where it is sandwiched between peoples' homes. The proposed restaurant, seating 160, is huge. 160 people represents around 25% of Lakeville's population. Additionally, the proposed expansion of the Inn from a max occupancy of 106 to a max occupancy of 166 (a 64% increase); the building of an event space for 125 people; and an 89% increase in the total square footage (from 36,000 square feet to 68,000 square feet) will result in "the undue concentration of population and buildings," in violation of section 803.3. There is little question that the proposed increased capacity and intended use of the property will adversely affect the residents of Lakeville's enjoyment and way of life.

I appreciate the Commission's dedication to ensuring an outcome in compliance with the law and acknowledge their efforts to establish empirical data to support their decision. However difficult it may be to define thresholds for such terms as "nuisance" or diminished "enjoyment," the language written into the town's regulations matters a great deal. This language exists to protect the residents of the town. We are the ones who can define what is and is not a nuisance based on how we, the community, live and enjoy this place we call home. As a resident of Lakeville I can attest that increased activity at the property *will* be a nuisance to my family. It will cause increased traffic at a dangerous bend in the road and already busy intersection. It will bring more non-residents to an already bustling Grove, where my family spends every weekend. It will facilitate alcohol consumption late at night when other local establishments are closed. And it will commercialize a village that has thus far managed to avoid such homogenization.

Lakeville is part of the larger Salisbury community, but the village has its own history and fragile ecosystem centering around the lake itself. Building a large resort in the center of the village would have ruinous long-term effects. I implore the Commission to protect and preserve Lakeville by denying this special permit.

Elyse Nelson