


Wake Robin Inn Redevelopment Proposal

From Kathy Plesser <kplesser@plesser.com>

Date Tue 8/19/2025 8:15 AM

To Land Use <landuse@salisburyct.us>

 1 attachment (17 KB)

With all due respect to the PNZ Commissioners.docx;

To the P & Z Commissioners,

Please see the attached letter regarding the proposed redevelopment of the Wake Robin Inn.

Sincerely,
Kathy Plesser MD
149 Wells Hill Road
Lakeville, CT 06039

As a resident of Lakeville who lives about ½ mile from Wake Robin on Wells Hill Road, I am strongly opposed to Aradev's second application for redevelopment of the Wake Robin Inn. Their new proposal exponentially expands the current Inn, despite an insignificant reduction from the original application, and likely in violation of P & Z Regulation 503 (Enlargement of a Nonconforming Use, Building or Structure).

The negative impacts this project will have on residents' quality of life is obvious to all of us. Residents have spoken passionately about what this grossly over scaled development will mean to them if approved. And many feel their concerns have been largely ignored by P & Z.

Residents are fully aware that Aradev's application will permanently change our RR1 neighborhood. Their application was allowed to progress only because of the support of P & Z, who made the zoning change without residents' knowledge and in violation of CT General Statute 8-8r which states that zoning boards must sufficiently publicize hearings.

Aradev requested the zoning change in their many discussions with P & Z prior to submission of their application, while residents were kept in the dark. If residents had been properly informed, they would have attended that critical P & Z meeting and voiced their opposition.

P & Z will make their decision on the application by September 9th despite strong public opposition, a pending legal challenge to the zoning change and awareness of another potential legal issue with the application. That other issue involves the use of Ms. Serena Cranberry's adjacent 3 acres, purchased by Aradev this summer. Their new proposal shows at least one 2000 square foot house (aka 'cottage' in the application) on the former Cranberry property. That property is and has always been zoned as residential and therefore is not included in the Wake Robin special permit.

As residents, we ask why P & Z has done so much to move this project forward rather than rejecting it outright as too large and too much of a nuisance for an RR1 neighborhood. If approved, it will be at the expense of residents whose

quality of life will be disrupted from the noise, light, and traffic it generates and whose property values will decline.

Sincerely,

Kathy Plesser MD

149 Wells Hill Road

Lakeville