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**Proposed WRI Expansion - 10 Acre Minimum Lot Requirement**

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Date Tue 9/9/2025 6:34 PM

To Land Use <landuse@salisburyct.us>

Planning and Zoning Commission,

Our neighbor Attorney Capecelatro pointed out in the last two meetings that the Wake Robin Inn property might not be large enough to meet the 10-acre minimum, required by the spring 2024 zoning law change, to utilize a Special Permit. He noted that acreage of the Granbery property and other adjacent properties that might be combined with the Inn should not be included for the purpose of satisfying the 10-acre minimum. He further noted that utility access areas on the Inn property should be excluded from the Inn acreage for purposes of satisfying the 10-acre minimum. The acreage of some of the utility access areas are not clearly shown on the surveys we've seen so far in this hearing; and so he concluded by saying we don't know if the Inn property is actually large enough to satisfy the 10-acre minimum requirement to utilize a Special Permit.

Aradev responded at the last meeting with a presentation slide that purports to show that the Inn property is greater than 10 acres. At least three points in Aradev's analysis should be independently reviewed:

1. The survey shows the Inn property to be 11.2 acres, but Aradev says it's really 11.5 acres.
2. Aradev ignored some of the utility access areas on the Inn property.
3. Of the utility access areas Aradev did consider, they submitted acreage values that aren't clearly shown on the survey and therefore should be independently verified.

Aradev's response, in my opinion, can't be accepted without independent review. It appears to me that the Inn property may well be less than 10 acres and therefore not meet the Town's 10-acre minimum requirement for a special permit. If so, this would add to the long list of reasons why Aradev's application should be denied.

Respectfully submitted,

John Moller

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