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## Wake Robin Inn Expansion

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**From** Aline Libassi <aline.libassi@gmail.com>

**Date** Sun 9/7/2025 7:59 PM

**To** Land Use <landuse@salisburyct.us>

**Cc** Doro Bachrach <dlbfilm@earthlink.net>

Dear friends and neighbors,

My name is Thomas Morck, retired builder, designer, consultant, civil engineer, and concerned neighbor. I have been following the Wake Robin project for some time.

I have important questions that require your consideration.

Why should this project even be considered, given that it directly conflicts with the RR1 zone R20 zone, and its closeness to the LA zone? Although the existing inn is situated in a single-family zone, it must be considered non-conforming. Non-conforming projects are addressed in the zoning regulations, but this project seems to far exceed the limits allowable for regulation 500.12, page 21 of the zoning regulations. The zoning regulations for these zones are clear: "low impact development, "page 31 of the zoning regulations.

The second question and problem is the practicality and the relationship to zone LA. Eventually, the water runoff from roofs, roads, driveways, paths, and parking areas will all find their way into the lake. Chemicals from development, fertilizers, snow, and ice melt chemicals will be in that runoff water.

There are many other considerations dealing with infrastructure, traffic noise, utilities, lighting, and property values, as noted by others who have written to you. Zoning regulations are there to protect property owners and residents who live in this community. Many have come to this area because there is protection under the zoning regulations. They expect those in authority to uphold and enforce said regulations.

This project is outside of any eventual benefit to the Salisbury lakeville community as reflected in the zoning regulations to the Salisbury lakeville community.

Respectfully,

Thomas Morck