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Via email: landuse@salisburyct.us

Dr. Michael Klemens, Chairman And Members of the Commission Salisbury Planning and Zoning
Salisbury Town Hall
27 Main Street
PO Box 548
Salisbury, CT 06068

Re: #2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel, Redevelopment of the Wake Robin Inn (Section 213.5) / Map 47/ Lot 2 & 2-1

Dear Dr. Klemens and fellow members of the Planning & Zoning Commission: I echo other's sentiment when I thank you for the months upon months of hearings and deliberations you have devoted to the ARADEV application, both this year and last.

My family has owned property and lived continuously in Lakeville since 1795, when my 5th great grandfather, Luther Holley bought 600 acres on Belgo Road. I am the last family member to live on the remaining property. I know the history of the town and can trace my family's impact on it, and for years, it wasn't great because we operated a nuisance.

Lakeville was an industrial town in the late 18th and early 19th centuries. My family owned and operated all the furnaces and forges in Lakeville, Lime Rock and on Mt. Riga. There is no question that these were a nuisance. They ran 24 hours a day, bringing traffic with continuous ox carts carrying iron ore, charcoal and limestone. The forests around here were cut to the ground and burned to make charcoal. The furnaces belched toxic smoke. Lakeville was called Furnace Village back then for a reason.

The town has since changed dramatically. It is a small jewel of tranquility with the deepest lake in Connecticut, a golf course, a racetrack, Olympic ski-jump, world class hiking trails,

excellent private and public schools all set in a wooded, quiet area of less than 1500 acres and 849 homes (according to Homes.com). I urge you and the Commission to not issue a special permit for the applicants because if you do, you will unleash a nuisance on this town not unlike what we banished in the 19th century.

There is no question that if allowed to proceed, the new Wake Robin would be a nuisance that would rival our industrial period, with traffic, noise and massive interference with the character of the town. You only need to look at the volume of large parties it would need to support, what I estimate is an investment of millions of dollars. By its own Proposed Conditions of Approval, it expects to book at least 24 large, 100+ person events each year. An event can include a wedding that would involve pre-and-post parties from Friday to Sunday and count as a single event. Depending on how those are booked during the year, it's possible there won't be a peaceful weekend ever again in the summer or fall, when most of us are here for the peace and quiet.

To further my point on the nature of the nuisance that the project would bring, consider how the Wake Robin project would impact Waterbury, or Hartford. Those towns are 60x-100x times the size of Lakeville. If it wouldn't be a nuisance there, clearly it would be a nuisance here.

Very Truly Yours,

Theodore Rudd O'Neill