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## Wake Robin Letter

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**From** Darryl Peck <darrylpeck@mac.com>

**Date** Tue 9/9/2025 3:02 PM

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

Salisbury Planning and Zoning Commission,

Unfortunately, I am traveling and was unable to attend Thursday's public hearing and will also not be able to join you for tonight, the last public hearing for the Wake Robin development. Thus, just one more letter...

I have just a few points I would like to make before we close out this process. The first is a reminder that the Chairman, Dr. Klemens, implied during one of the last public hearings on the Wake Robin round one back in December, that he would not approve the project as long as the Granberry property was included and as long as an event venue was included. Needless to say, both of these are still very much part of the proposed development. The applicants either did not notice, which is difficult to believe, or chose to proceed despite the implication.

Secondly, as I pointed out during the first public hearing of this round, our town is being asked to make a decision on the largest development in our history with a gun held to our heads. The applicants have not withdrawn their insanely broad Freedom of Information Act request, which is still being handled, eight months later, by our land use office. As we all know, a FOIA request is filed when one is looking for grounds upon which to file suit. Thus, it is clear that the applicants are stating unequivocally, that they will sue unless they get the answer they want. That's no way to make a decision like this.

At the end of the day, it all comes down to whether this project violates sections 802.2 and 802.3 of our code. We have heard from countless experts, but almost none of them live here. Many appear to have never visited our town. But, all of you live here. We all live here. We all know that this project will indeed be a never-ending nuisance, not only to direct neighbors, but to all of us in Lakeville.

Sure, you can argue that nuisance is subjective. And it is. But how many phone calls to local authorities complaining about noise, light, and other issues define a nuisance? We could argue that any at all means it's a nuisance. And there will be calls. There will be hundreds and hundreds of them over the coming years. And then what? We move to another town?

But wait, how do we do that when our property values go down? Again, despite all the experts we have heard from, the two most important voices are our neighbors Elyse Harney and Roger Rawlings. Are there any two people who know more about local property values than them? If so, I have never met them. Roger and Elyse both state, without hesitation, that the value of neighboring properties will decline. That is expressly forbidden in sections 802.2 and 802.3. To approve, the commissioners would have to be 100% confident that values will not decline.

Then there is the issue of all the many, many promises the applicants have made about crowd size, noise,

event hours, piped-in music, security, a 24 hour phone number to call with complaints, etc. But we ALL know that they could promise anything they like to receive approval, but have zero actual need to adhere to a single one of them. Why? Because we have zero actual enforcement ability in our town. Now you can blame the lack of code for this, but it is the reality that we will never, ever be able to do a damn thing about this if it is approved. The genie will never go back into the bottle. We will always regret this. Our kids will regret it. Their kids will regret it. We just can't let that happen.

We have heard from many members of the public. And we have a petition signed by 500 of your neighbors. Our voice has been loud and crystal clear that this is not what we want for our town. And, the petition signers specifically point to these two sections of our code as the reason why it should not be approved. I don't see how you can ignore 500+ neighbors telling you that this is indeed a nuisance.

Will the applicants sue the town if you vote no? Yeah, they might, but as a full-time resident, business owner and tax payer in our town, I say let them. We have nothing to fear. This process has been more than fair to all involved since the start of the public hearing last fall. We absolutely cannot let the threat of legal action be the reason we subject generation after generation to a massive commercial development smack in the middle of a residential neighborhood in Lakeville, Connecticut.

Please vote no and save us all from this totally inappropriate project which will negatively impact our town for the rest of time.

Darryl Peck  
Lakeville