

Michael Klemens
Chairman of the
Salisbury Planning & Zoning Board
Salisbury, CT

August 31, 2025

RE: Wake Robin Inn Opposition

The issue of the major renovation of the Wake Robin Inn is not being presented as an asset to Lakeville & Salisbury. Its intent is to change the rural atmosphere of a very small quiet town in Northwest Connecticut. This 'Destination Hotel' will be a serious problem in so many ways for so many years.

Much of the data & statistics that Aradev states is not accurate. None of the Aradev committee members, lawyers and data specialist live here and don't know the dynamics of rural living. Who calculated that the traffic is less than it was 20 years ago? So not true! Trying to exit the Main Street Lakeville Post Office the other day, as it is with many, many other days, I waited for 12 to 15 cars and trucks to go by. This will be enhanced greatly. How much longer do you have to wait at the Grocery store checkout line? It is very obvious to the local residents that the population changed drastically when Covid happened 5 years ago and many have stayed to be away from the hectic city life. Now suggesting that a huge renovation be done within the Zoned Residential neighborhood would be an asset to Lakeville. Not True! How did the Zoning Regulations get changed without it being presented to the voting residents at a town meeting? How could that be allowed? Who will gain from this? Not the town.!

Our area has years of noted history and character. The White Hart Inn is a wonderful place for guests, parties, celebrations with local Non-Profit

organizations and conferences, all within the nature of our historical town. The Interlaken Inn gives a more modern atmosphere, with rooms in the Inn and Condos out behind. They entertain in a huge tent in the back and guests are limited up to 150 people. Both are appropriate for Lakeville & Salisbury.

The first thought of the Zoning Board should have had was to reject this idea and stop the process of the application for an 'Entertainment Destination'. Again and again, Aradev has re-written their plans and return with new drawings and ideas that they feel would be better. How is it better to push a bad idea on the residents, who pay taxes and vote for the protection of our small town?

We don't know anything about this organization and the people they would employ. This is not like buying a new house in a small town, this is a major disruption of the many valuable properties that surround the Wake Robin Inn. Businesses around this area have trouble finding 2 employees and Aradev has stated that they would hire 90 employees, from where? And have 135 parking spaces and a large 'Party Barn' with activities, pool parties, loud music, cottages for additional guests or is that for the employees? How can 4, 2,000sqft houses (cottages) be built on only 10 acres? That's bigger than many houses in our town! Salisbury has a 5 acre zoning regulation and this property is about 10 acres. Not enough property for additional houses. There are many too many questions and to hear the attorney say that the data and statistics speak for themselves, is insulting. We know this is unacceptable. Who benefits from this? Not the Town!

This is not going to be a refined Spa Retreat such as the well known Canyon Ranch. That property has 100 acres, boast of fine healthy food, exercise, prayer, reflection and peace. When they have parties, they put up a tent (remember there are 100 acres) and limit the guest list to the max. of 65 people. A very upscale resort & spa. Not what is being proposed by Aradev.

I may not live within the Wells Hill neighborhood, but I've lived here more than 30 years and know that this will be a serious problem with traffic, parking, noise and other unforeseen problems. Earlier this year, there was an article in the Lakeville Journal about the Hotchkiss School students that

needed a better way to walk into Lakeville. It mentioned that a new sidewalk would be started along RT# 41 and some trees have been cut down to start this project.

How can the students be safe if the traffic increases more than it is now??

Not being able to attend a town meeting with issues this enormous seem to be really sketchy. This proposal needs to be rejected and finalized. Continuing these 4 and 5 hour tedious zoom meetings is not going anywhere, except to continue to pull the wool over our eyes.

Respectfully,

Jane Pinckney
Lakeville Resident