

## Wake Robin letter

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From John Sutter <jwsutter@gmail.com>

Date Tue 9/9/2025 2:30 PM

To Land Use <landuse@salisburyct.us>

Dear Ms. Conroy,

Please accept the following comments for inclusion in the public hearing on the Wake Robin application.

Thank you.

John W. Sutter

59 Old Asylum Road

Lakeville, CT 06039

September 9, 2025

To the Planning and Zoning commission, regarding the Wake Robin expansion proposal:

I wanted to highlight the fact that the new Aradev proposal is only slightly scaled down from the previous proposal. The previous proposal took the existing Wake Robin square footage from 23,848 to 74,294. The new proposal reduces this expansion only slightly, from 74,294 to 67,950 square feet. The event space is reduced from 5,712 to 5,430 square feet, less than five percent.

This is not a big change in the scale and density of development. **The new proposal will generate virtually the same negative impacts as the previous proposal**, which I understand would have been rejected by the commission. So Aradev withdrew the proposal but only to come up with this?

So we're back to section 802 – special permit uses. Here are some excerpts:

**802.1b: Insure that the design and layout of the site and the proposed use(s) will constitute suitable and appropriate development in character with the neighborhood...**

This is an expanded event business wedged into a residential neighborhood. How could this possibly be considered "suitable and appropriate development in character with the neighborhood."?

**803.2 The size and intensity, as well as the design, of the proposed project or development shall be related harmoniously to the terrain and to the use, scale and siting of existing buildings in the vicinity of the site. The use shall not create a nuisance to neighboring properties whether by noise, air, etc.**

So we're back to nuisance – something that interferes with the use and enjoyment of neighboring residents' homes. We have heard a great deal about noise in the past few months. Chairman Klemons' previous comment was quite apt I think, when he said: "The later at night it gets, the more people will be disturbed by the noise." And speaking about later at night, how about after parties in the cottages along Wells Hill Rd?

803.3. The proposed use shall not unreasonably affect the enjoyment, usefulness and value of properties in the general vicinity thereof, or cause undue concentration of population or structures.

On the value of properties, I would give a lot of weight to Elyse Harney's comment in her Aug. 25 letter: "Property values will decline and taxes will increase as our infrastructure weakens."

In short, you cannot wedge this oversized project into this small site and residential neighborhood without creating, at a minimum, noise and traffic nuisances, and a decrease in the property values of neighboring homes.

As such, the Aradev proposal violates our own zoning regulations governing Special Permits, and should be rejected. The community needs our Planning and Zoning Commission to protect us from such development overreach.

Thank you.

John W. Sutter

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