

**FW: 63 Wykeham - 101 Wykeham**

Tammy Rill &lt;trill@washingtonct.org&gt;

Mon 1/23/2023 12:35 PM

To: Shelley White &lt;swhite@washingtonct.org&gt;; MaryAnn Haverstock &lt;mhaverstock@Townofwashingtoncc.onmicrosoft.com&gt;

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**From:** GEMMA LEWIS <hellogem@gemmagambee.com>**Sent:** Monday, January 23, 2023 12:19 PM**To:** Tammy Rill <trill@washingtonct.org>**Subject:** 63 Wykeham - 101 Wykeham

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Dear Zoning Board,

I hope you are all well.

The town website instructs that any letter should be received the Wednesday before Monday's Zoning Board meeting. We have two children; a 2 1/2 year old and a 5 month old. We are just hanging on over here. I do apologize for my tardiness and still hope that you are able to read and consider our position as neighbors to 101 Wykeham Road.

My husband, Sascha Lewis, and I bought our home at 63 Wykeham Road in Nov 2021. We have been here just over a year. Since we are so new to the area we feel lost in all the complexities of the conversation between Town Hall, the neighbors and the owners at 101 Wykeham. Recently we have learned of some of the plans for the development at 101 Wykeham. We have become very concerned for the impact the pending project will have on the lives of ourselves, of our children and our neighbors.

Our relationship to Litchfield county began in the Spring of 2000. The family that introduced us to the area have been lifelong friends. We absolutely fell in love with the area upon arrival. Peace, beauty and kindness are so special to us. We attribute the peace we find in Litchfield Co. to how the people care for its land, its people and the history. We found the lack of light pollution, the respect to history and the land stewardship key components. Over the twenty plus years frequaniting the area we have made many friends and dreamed of living here full time. The fact that my husband and I were able to buy the home we did in the town of Washington to raise our children has been one of the greatest gifts of our lives. We chose this place because we can see the stars from our backyard, we wanted close relationships with our neighbors, we wanted the simplicity and peace that Wykeham Road offered. We have become members of The First Congregational Church of Washington, we have spent countless mornings at the Gunn Memorial Library, art classes at WAA, mornings at the farmer's market, hikes at Steep Rock and Bee's Brook and our 2 1/2 year old daughter goes to Washington Montessori. We feel so grateful that we have been received by the community the way we have. And we look forward to being able to become more involved in the community as soon as our infant allows us the space and time.

We hope the board makes choices to protect our family and our property. Since we are just downstream from 101 Wykeham, we are concerned about what materials, chemicals and

products could leak into the ground and then the stream from demolition and building . Our daughter plays in the stream just about every day, all year long.

We are concerned about the town well. Will this hotel drain too heavily from it?

We are concerned about privacy and loss of intimacy. We learned that the proposal is for a hotel accommodating 350 people, parking for 100, tents for events, 24 hour lighting, possible bussing guests to and from the property on a regular basis. People from all over will be driving by our home and property, the privacy and intimacy we planned on raising our children with, lost. And with that exposure, multiple potential safety concerns arise. Our home is very close to the road and we already have a problem with speeding. We absolutely do not want to have additional traffic and disregard for the speed limit. Noise from outdoor parties will be disruptive to our daughters 7pm bedtime. The idea of 24 hour lighting is very concerning, what type of impact will that have on the view of the sky?

Although we are in favor of the development of 101 Wykeham, we are very worried that the present plan will disrupt the peace, privacy and sweet country life that we treasure here at 63 Wykeham. We deeply hope that whatever will be developed on the property at 101 Wykeham will be in harmony with this historic country town; discreet, beautiful, environmentally conscious, neighborly.

Please let us know if we can be of any help in your process with 101 Wykeham.

Kindly,  
Gemma

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Gemma Gамbee Lewis  
Meditation & Spiritual Teacher

[WSJ Article](#)  
[gemmagambeeLewis.com](http://gemmagambeeLewis.com)  
[@gemmagambeeLewis](#)

## Re: Regarding Wykeham Rise Proposal

Ross Bartfield <rbartfield@gmail.com>

Tue 1/24/2023 9:59 AM

To: Shelley White <swhite@washingtonct.org>

Cc: Tammy Rill <trill@washingtonct.org>; MaryAnn Haverstock  
<mhaverstock@Townofwashingtoncc.onmicrosoft.com>

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My original email was sent over the Washington Town website. It was not an email to an individual (there are no names listed for ZB).

Ross

On Jan 24, 2023, at 9:52 AM, Shelley White <swhite@washingtonct.org> wrote:

Good Morning Mr. Bartfield,

Thank you for forwarding your letter to Ms. Rill this morning. I searched my emails to see if I had missed something from you. I did receive an email from our attorney (Zizka) that I was cc'd on responding to an email you had sent him. Otherwise, I do not have anything. Is it possible that you could send me your original email with the address you sent it to? I want to make sure our office receives correspondence from our residents.

Kindly,

*Shelley White*

Land Use Administrator, Town of Washington

860-868-0423

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<Outlook-grbunjzg.png>

or use the link: <https://washingtonct.viewpointcloud.com/>

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**From:** Tammy Rill <trill@washingtonct.org>

**Sent:** Tuesday, January 24, 2023 9:42 AM

**To:** Shelley White <swhite@washingtonct.org>; MaryAnn Haverstock  
<mhaverstock@Townofwashingtoncc.onmicrosoft.com>

**Subject:** FW: Regarding Wykeham Rise Proposal

Tammy Wyant-Rill

Land Use Clerk

Town of Washington

860-868-0423 ex:159

M-T-W: 9am-2pm

Friday-9am-2pm

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**From:** Ross Bartfield <[rbartfield@gmail.com](mailto:rbartfield@gmail.com)>

**Sent:** Tuesday, January 24, 2023 6:41 AM

**To:** Tammy Rill <[trill@washingtonct.org](mailto:trill@washingtonct.org)>

**Subject:** Regarding Wykeham Rise Proposal

CAUTION: This email originated from outside of Town of Washington. USE CARE when opening attachments or links.

Good morning Ms. Rill,

I attended the Zoom session last night regarding, amongst other matters, the Wykeham Rise proposal. While Mr.Solley gets to control these proceedings, I am angry that I have never been permitted to address the ZB and share my opposition to this shameful project. Last night was no different. I was told that it was not the right venue to express my outrage because the lawyers were not there to respond. It's like living in Putin's Russia.

The following email was submitted to the ZB via the Town of Washington website over two weeks ago. When it was submitted I recall receiving a response on the website thanking me for the submission. However according to Mr. Solley, there is no record of it.

This was the email submission from two weeks ago, I would appreciate any feedback you might offer:

My name is Ross Bartfield. My wife and I live at 72 Wykeham Rd. in Washington, adjacent to the site where Erica Klauer is trying to redevelop her property. I attended the first half of the workshop at Washington Town Hall on Monday night hoping to be able to address the Zoning Board. However, I left early after realizing that all we could do was listen to the proceedings.

I had wanted to ask whether this development plan, which has been going on for the past decade, has any sort of expiration date? The initial approval occurred in 2013. Since then, she and her lawyers have tried multiple times to expand on the initial plans, but no meaningful work has been done on her blighted property. After all this time, it would seem only fair that whatever plan she is trying to get approved start with a new process.

Many of the homes in the surrounding area which will be most directly impacted by her ill-conceived project have new owners who have never had the opportunity to speak out against the project.

According to my neighbors who have lived here longer than us, two "representative" homeowners (The Federers and The Peacocks) vocally opposed the project until Erica purchased their properties, thus ending their opposition.

My family and I purchased our home here in 2017. While our realtor made mention of the Wykeham Rise project prior to our purchase, she noted there was nothing fully approved and no progress made since the 2013 approval. Six years later, there has still been no activity. Just burned out buildings which she promised to remediate several years ago (but has not), blighting an otherwise beautiful neighborhood.

Can't anything be done to have the project re-underwritten and vetted after so many years? The entire neighborhood is uniformly and adamantly opposed to this project.

Speaking solely for myself, should this project get final approvals and construction get underway, if there is any meaningful impact on my family's peace and serenity in our home, I will consider it an act of war. It will be ugly and on-going. I imagine I won't have much difficulty recruiting my neighbors to the cause.

Any color or feedback would be greatly appreciated.

Thank you.

Sincerely,

Ross Bartfield  
Mobile: (631) 553-3245

5 Golf Course Road  
Washington, CT 06793

Town of Washington  
Zoning Commission  
Washington, CT 06794

January 26, 2023

Dear Commissioners:

We are writing regarding the proposed building at 101 Wykeham Road, Washington, CT. We understand that you are very tired of hearing about this project and the arguments presented by the neighbors regarding the proposed building. To be honest, we are very tired of it as well. We are tired of decisions being made by the zoning commission that consistently favor the owner of 101 Wykeham over the zoning regulations and the concerns of area citizens. When this proposal was first introduced fifteen years ago, the ambiguously written zoning regulations were incorrectly interpreted by members of the zoning commission to allow a commercial development on a town road in a residential neighborhood. Since then that regulation has been clarified to say that a proposed inn frontage shall be on a **state highway**. That initial proposal to build an inn at 101 Wykeham was finally denied by the zoning commission.

The owner of 101 Wykeham (Ms. Erika Klauer) took the matter to court. A settlement was reached with two neighbors who had intervened in the appeal. In an "interesting" development, Ms. Klauer purchased the properties owned by the neighbors. At the workshop on January 9, 2023, we believe that we heard Attorney Zizka's state that the settlement agreement was then returned to the zoning board for either acceptance or denial. The board chose to approve the "inn". Attorney Zizka stated that he was surprised and didn't expect that it would be approved. It is beyond us to understand why this would be approved especially considering the change in the zoning regulations and the previous denial.

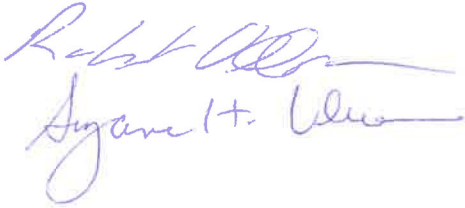
The renderings of the "inn" that we have seen show a most unattractive building that would resemble something like a Hampton Inn. Couple that with bright lights and the noise created by twenty-four outdoor events and the comings and goings of guests to the 46 guest rooms and restaurant, it is a recipe for a bomb being dropped in the middle of a lovely and quiet residential neighborhood. The traffic on Wykeham Road will be substantially increased and the town will probably be required to rectify the traffic situation on Wykeham, Bell, and Plumb Hill Roads as a result. **It is impossible for us to understand how this huge spa/resort/restaurant/event site has been approved for this location.**

We ask that although we know that you would like this to be over, to please take another hard look at the reality of this proposed inn, what would be allowed by the current zoning regulations and determine if another path might be considered.

Thank you for your time. We do appreciate all the hard work you do and the time it requires. It is not our desire to make things difficult for you, but this "inn" would have a terribly negative impact on the neighbors (who are citizens of the town of Washington). The commission should not in good conscience allow this to happen.

Sincerely,

Bob & Sue Ullram



Robert Ullram  
Suzanne H. Ullram

## Wykeham - Comments for the WZC

Marguerite Purnell <mpurnell@snet.net>

Wed 2/15/2023 1:50 PM

To: Shelley White <swhite@washingtonct.org>; Tammy Rill <trill@washingtonct.org>

CAUTION: This email originated from outside of Town of Washington. USE CARE when opening attachments or links.

Hello Shelley and Tammy,

At your earliest convenience would you please forward the attached comment letter to the members of the Zoning Commission.

I request that this letter be added to the *Communications* section of the 2/27/23 Regular Meeting of the Zoning Commission and as such uploaded with the agenda for the next Zoning meeting when you post it.

Thanks so much.

Appreciatively,  
Margie



# Marguerite W. Purnell

Washington Zoning Commission  
Bryan Memorial Town Hall  
Washington Depot, CT 06794

February 15, 2023

**RE: 101 Wykeham Road, LLC  
Special Permit Compliance Review  
Potential Questions for Third Party Review**

Dear Washington Zoning Commission (WZC) members,

While I would have preferred to send these questions and comments to you earlier, I put accuracy ahead of expediency. Indeed, I appreciate and was encouraged by LUA Shelley White's invitation during my recent visits to the land use office to put my questions in writing and submit them as soon as possible so they could be used to assist the Commission and its third party reviewers like Cardinal Engineering.

Given the duration and complexity of the project as well as the undue confusion arising from the applicant's failure to provide clear, consistent plans (a function, in part, of their refusal to reconcile the extensive changes they made over time), I spent hours painstakingly poring over years of ever-changing submissions. I hope these questions and comments will save you time and the time of your consultants.

As you proceed with your evaluation of Wykeham's compliance with their 2018 Special Permit conditions, the 2013 Settlement Agreement's Covenants and Restrictions and the 2013 Conditions of Approval, please don't lose sight of ensuring compliance with your own Regulations.

In my prior letters (pdfs #60, 68, 73 and 92), I laid out questions and concerns specifically regarding the compliance review of the 25 conditions imposed in 2018, the 16 covenants and restrictions contained in the 2013 Settlement Agreement and the 6 conditions of approval from 2013. I hope you will review those letters and their supporting attachments.

This letter raises questions that pertain to your existing Regulations and the consistency that is required (while taking into account the legally nonconforming aspects that were allowed via the site plan and Settlement Agreement in 2013).

I don't fully understand why or how you can conclude that the plans submitted to date by the applicant should be considered "final" plans as Atty. Sherwood stated or that they are even close<sup>1</sup> to ready for any

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<sup>1</sup> The site plan sheets that have been provided are rife with errors, inconsistencies, internal conflicts and illegible text. In addition, important site plan sheets, approved in 2013 as part of the original site plan have not yet been provided (let alone updated properly). The Architectural Plans (including the two revised renderings) also possess multiple inconsistencies. The plans as presented are an affront to the Special Permit process, where specificity is necessary to determine compliance with the Special Permit. One would think, after nearly 15 years, that all plans for the "Inn" would be finalized with a complete and internally consistent site plan set together with complete and clear architectural plans to match. Instead we have a mish mash of plan sheets from the past 10+ years. Many sheets haven't been updated for years with information that is critical for the project's construction.

third party review for compliance. But, that is certainly your decision to make. Had the public been able to speak on the matter, we would have raised some of the following questions and issues, which are important to ask the applicant and any third party reviewer, including Cardinal Engineering.

## **BASIC QUESTIONS**

1) **Please list the sheets (and last revision dates) that were provided for your review.**

a) **Do the sheets provided allow for a complete analysis of the proper development and operation of the project?**

i) **Were *Turning Template* sheets provided for your review?**

ii) **Were *Plan & Profile* sheets of the driveways (including curbing and design of stormwater piping below) provided for your review?**

iii) **Were the *Technical Plan* sheets (part of the application to the Department of Energy and Environmental Protection (DEEP) for septic approval) provided for your review?**

iv) **Do all driveways, travelways and accessways meet the 10% grade limitation per Washington Zoning Regulation (WZR) §2.3.9 B? What are the slopes of the various accessways/travelways?**

v) **Which driveways, travelways and/or accessways have been designed to accommodate 60,000 pounds (per the requirement of Washington's Fire Marshal)? Can this information be gleaned from the current site plan set? Shouldn't these areas be specifically indicated on the site plan?**

2) **Are there multiple errors, inconsistencies, conflicting information, outdated information and overwritten labels throughout the site plan set? As such, should such plans be considered "Final"?**

a) These inconsistencies should be resolved and all site plan sheets should be corrected and updated accordingly prior to sending out for any third party review (though as I understand at present, various plan sheets and initial questions have already been submitted). Sadly, it appears once again that some members of the WZC are so eager to move this process forward that they are willing to bend over backwards to accommodate the applicant by allowing such incomplete, fragmented and shoddy workmanship to be sent out for review. It is the applicant's responsibility to provide a cohesive (and consistent) set of plans; it's not the responsibility of the WZC, a third party reviewer, or even a member of the public. Yet, here we are.

b) Also, it should be determined exactly which sheets will comprise a full site plan set. When approved in 2013, the Site Plan contained 32 sheets, including three Turning Template sheets and three Plan & Profile sheets (for the driveways, curbing and the underlying stormwater infrastructure). It appears that the WZC, WZC staff, WZC counsel and even the

applicant's team are having a difficult time keeping track of which site plan sheets and architectural sheets actually constitute the entirety of the current proposal that has been submitted over the years in a haphazard and piecemeal manner. The three different lists under discussion on 2/2/23 (one from by LUA White (dated 1/31/22, no pdf #), one from Atty. Sherwood (citing Commissioner Hill's list) and one from Atty. Zizka (pdf #102)<sup>2</sup> are each inaccurate and incomplete. Please see Attachment A for a more complete list (together with a few recommendations to enhance clarity).

- c) The final plan set will be filed on Washington's land records. **Should such inconsistent as well as incomplete work be filed as the "Final" plans for the largest commercial endeavor proposed for the Town of Washington?** I find it insulting to the WZC, the Town and the public that this hodgepodge of plans been provided as the "final" version of the plans. Here are some (but not all) examples of the sloppiness:
- i) Per this "final" plan set, construction is to begin in 2019 and be completed in 2020.
  - ii) The construction sequence no longer provides details for the construction of the water line from Aquarion's main (now running along the south side of Wykeham Road) across Kirby Brook, around the old tennis courts and down to the pump house. On sheet SEQ.4, the water line just magically appears. No other construction sequence sheet mentions the installation of this section of water line, and the limit of construction doesn't ever include this area; if it did, the 5 acre disturbance limit would be exceeded.
  - iii) The water main is proposed to cross Kirby Brook, above the Brook in some manner (as verbally represented to Washington's IWC) without further detail. But the guidance provided by the "Utility Trench" detail found on site plan sheet D.1 shows water pipes buried 6' below the ground while site plan sheet SDS.D.2 ("Typical Conduit Trench Section") shows water pipes a minimum of 3' below ground. **So, which is it? And how could any thrust block be accommodated beneath the pavement immediately adjacent to the 48" culvert through which Kirby Brook flows (as shown on SD.1)?** The overlying pavement in that area is only inches thick. **Where are the details on how and when during construction this crossing will be accomplished?** This area is the main entrance to 101 Wykeham Road and more problematically (in terms of water main installation) is and has always been the sole construction entrance for the entirety of the project.
  - iv) The accessway down to Pond #1, the pumphouse, the water tanks and a dry hydrant<sup>3</sup> to Pond #1 bears conflicting labels. For years it has been identified as a "grass paver accessway" (with a slope far steeper than recommended by the manufacturer for vehicular traffic), but the graphic representation (gray herringbone pattern) on

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<sup>2</sup> Atty. Zizka's list was the most comprehensive, but still contained omissions and errors. Omitted were sheets SD.1 and SD.2 from 12/17/12 (this SD.1 sheet was specifically referenced in the 2018 motion to approve). Also omitted was the OSD.1 sheet for permitted tent locations as well as the OSD.1 sheet that calls out the "new" fire access to the main building and the relocated hydrants. Additional omissions were PP.2.2, SEQ.1a, SEQ.1b, SDS.1, SDS.2, SDS.D.1, SDS.D.2, Skz-110A, Skz-110B and Skz110-C. The last revision date for sheet D.2 is 12/27/22 (not 11/9/21).

<sup>3</sup> Can the fire department actually reach or use that hydrant?

multiple site plan sheets (per the Legend) would have one believe that this accessway was made of porous pavement. This error should have been fixed years ago, but it remains unchanged to this day. This label is not a trivial matter since it directly pertains to what type of vehicle can safely travel this accessway.

- v) Porous pavement is no longer even part of the proposal. It was used extensively in 2008 to help secure the original IWC permit. Then it was systematically and quietly whittled down to nothing over the ensuing years with each “modification”. Sheet D.2 still includes a vestigial porous pavement cross section. This detail should be removed as it is no longer proposed anywhere for the project.
- vi) The most recent revisions to the septic plans (tank sizes, tank locations, piping etc.) submitted to DEEP have not been incorporated into and accounted for in the Construction Sequence sheets (SEQ.1a – SEQ.4). The old Technical Plan features (rejected by DEEP in October 2021) are still shown but have now been superseded.
- vii) The recently revised PL.1 sheet does not include the correct stormwater features (and locations) that were revised in 2018 (to date, the stormwater plan still requires further revision, review and final approval by the IWC) to accommodate the increased rainfall anticipated per use of NOAA Atlas 14 data set.
- viii) Sheet PL.2 still shows the old location of the Aquarion water main (NW corner of the property) and the tree clearing along the old tie in route, clearing that is no longer part of the proposal since the Aquarion water main was relocated to Wykeham Road in 2017.
- ix) Permitted tent locations are sited on top of rain gardens, a driveway, a travelway, a new fence, septic tanks and additional trees are proposed, thereby making these locations unlikely as viable locations for tents. As a practical matter, then, all tented events can only take place adjacent to the spa/fitness building near Wykeham Road.
- x) The snow removal plan (OSD.3), important for safety and water quality, remains problematic. As proposed, the 6 parking spaces adjacent to the cottages will be unusable at times during the winter since they will be covered entirely by a large snow pile that will eventually melt onto (there are no curbs on that side of driveway #2) and across driveway #2 where it can refreeze.

**3) Please insist on adding written confirmation (on either the Site Plan sheets or a separate document) for the various verbal assurances<sup>4</sup> that have been made as the project has morphed through the years.**

For instance:

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<sup>4</sup> Multiple verbal assurances were made by the applicant’s team to the WZC on January 7, 2013 that the commission was simply approving what it had already approved (Wykeham University - three floors above ground and one small basement area). But those assurances were not memorialized on paper nor included in 2013’s motion of approval. The applicant took advantage of that fact when they came back in 2018 (and 2016 & 2017 before) to claim that the WZC had only approved building footprints in 2013, a claim completely unsupported by statements made on January 7, 2013 nor spelled out in the Settlement Agreement, but ultimately one to which the 2018 WZC capitulated...much to the surprise and anguish of the surrounding neighborhood and beyond. Other assurances/statements have been made in written form to other agencies,

- a) All air conditioners for the main building are now proposed to be located inside the main building (and at least 50' from the rear yard property line per the setback requirements for an Inn); they will not be placed upon the roof.
- b) All refuse is to be maintained inside each building. As such, eliminate the detail for a "Dumpster Pad" that is still shown on Sheet D.2.
- c) All buildings will be sprinklered for fire safety; the sprinklers will be able to provide 1,000 gallons per minute at 75 psi<sup>5</sup>.
- d) The Inn will not install or operate a sprinkler system for irrigation. All irrigation water (for lawn and plantings) will be brought on site by truck (per Atty. Sherwood's recent statements). Aquarion is not to provide irrigation water to/for the property.
- e) There will be no outdoor seating for the restaurant (per statements recently made by Atty. Sherwood). All food service at the pool will be indoors (per the narrative provided in the Wastewater Management Plan (WMP)).
- f) Only one Generator has ever been mentioned to supply emergency power to the entire property. For many prior iterations of this project, the Generator was sited outside, but it (and its diesel fuel supply) are both now proposed to be located somewhere inside the main building (the exact size and location of the generator and the fuel tank(s) have yet to be provided).
  - i) **Will one Generator be sufficient to power the entire "Inn" during an extended outage? What size/capacity will be needed? What fuel will it use, how many fuel tanks will be necessary and where are those tanks going to be located?**
  - ii) **Can one Generator in the main building provide adequate energy for the distant proposed water system (including all sprinkler and hydrant demands) and the extensive proposed septic system that requires multiple pumps to move the material up to the leaching field? Or would multiple Generators be advisable, each dedicated to a particular system?**

## **SITE PLAN & ENGINEERING QUESTIONS**

### **1) Are the setbacks for an Inn correctly indicated on the site plan sheets?**

- a) See §13.9 C of Washington's Zoning Regulations where it provides the setbacks for an Inn "...the minimum setback of any structure, excluding fences, shall be 100 feet from any street and 50 feet from any lot line...".

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including Washington's IWC and DEEP, but not to the WZC. Importantly, these various assurances must be filed on the land records.

<sup>5</sup> Pounds per square inch.

## 2) What is the current lot coverage?

### a) A detailed updated accounting of lot coverage should be compiled and submitted to the WZC and to any third party reviewer for confirmation.

- i) In late 2008 CAD drawings of OSD.1 were provided for third party review to Smith & Company Engineering in Woodbury. The Federers paid for this work. Smith & Co. provided a clear yet detailed analysis of what was and was not considered to be “lot coverage” at the time. They also identified and included a number of impervious features that the applicant had not originally included. See Attachment B.
- ii) Much has changed from 2008 and even from 2018 when the last lot coverage analysis was provided by the applicant to the WZC. (See Attachment C) The *Proposed Lot Coverage Analysis* sheet has not been updated for over five years, despite the fact that multiple elements have been changed: removed, added and/or enlarged (i.e., retaining walls, travelways, fire accessways, other accessways, transformer pads, stormwater hardened elements (those outside of paved areas), concrete emergency landings, drop off area at the spa, septic access openings, monitoring wells etc.). The only change to the proposed lot coverage is **not** simply the “10 ft. wide access between the main building and pool house” as improperly claimed by the applicant’s team.
- iii) Has the “new” 10’ fire accessway from Driveway 2 to the main building been included in the lot coverage calculations? Was the “new” retaining wall (necessitated by this “new” fire accessway) also included in the lot coverage calculations? Per CT’s Fire Safety Code, all fire accessways are to be 20’ wide and unobstructed.
- iv) Based upon Atty. Zizka’s site plan sheet list and the 2/2/23 discussion between Atty. Zizka, Washington’s LUA and Atty. Sherwood, many site plan sheets have yet to be provided to the third party reviewer. **As but one example, how can a third party reviewer assess total lot coverage when sheets SDS.1, SDS.2, SDS.D.1 and SDS.D.2 were not listed (and thus not provided)?** These sheets contain the updated septic technical plans that specify revised sizes and locations for various septic tanks, pump chambers, and dosing chambers, all with large access ports that extend to grade; these must be included in the lot coverage calculations.
- v) **What are the anticipated dimensions of the tent(s) that are to be used for tented events?** Per the WZR, tents are structures, as such they should be added to the updated lot coverage analysis. Though temporary structures, each tent is likely to be in place for a minimum of three days at a time (set up the day before (perhaps a few days earlier) + the day of the event + take down the day after the event). With 24 tented events over a 6 month period, that mean a tent(s) would be in place a minimum of 72 days from May 1<sup>st</sup> to October 31<sup>st</sup>, if not longer. Because lot coverage remains an ongoing concern with this proposal, it is quite possible that the 10% lot coverage will be exceeded by a large party tent, and thus would violate the WZR.

3) Is the *Limit of Disturbance* properly shown on all site plan sheets?

- a) Please review sheet SD.1 (last revised 6/1/22). 75 evergreens<sup>6</sup> are now proposed to be planted in this area, but the limit of disturbance line does not yet include this area.
  - i) Note: this same area lies within the 100' buffer to Kirby Brook (designated by DEEP as important *Cold Water Stream Habitat*), and per the requirements of CT's Construction Stormwater permit this area must remain "undisturbed".
- b) Please examine site plan sheet SEQ.1a to see the extent of disturbance area along the SW boundary of the property. **Is the extent of disturbance carried through consistently on the remainder of the site plan sheets or on the various OSD.1 sheets?**
- c) Please examine sheet SD.2 (last revised 9/22/22). **Is the limit of disturbance properly represented on either side of the newly relocated 2" septic force main running from the new 2,000-gallon pump chamber sited between cottages 1 & 2 up to the new dosing chamber? How much of this last vestige of forest will be removed to accommodate this change?**
- d) Please compare sheet SD.2 with the planting plan sheet PL.2 and look at the area behind (the SE side of the pool house). Given the proximity of the plantings to each other (and the details provided on sheet PL.3 (last revised 7/2/18)), this entire area will be disturbed, but the limit of disturbance line on sheet SD.2 does not yet include this disturbance.

4) Confirm the total area that will be disturbed (the *Limit of Disturbance* line).

- a) According to sheet SES.1 (last revised to 2/20/18) the total area to be disturbed is 13.7 acres, but that was prior to a number of additional changes that were made to the site plan that expanded the Limit of Disturbance (some examples: the "new" gathering areas, the new fire access to the main building, the new 10' travelway to the pool house, the "new" haul road, the new configuration of the 2" septic force main from the cottages to the dosing chamber and most recently the new area where the 75 evergreens are proposed to be planted).
- b) When first approved in 2013, sheet SES.1 reflected that only 11 acres was to be disturbed.
- c) This number is required for the DEEP Stormwater Permit; it is not an arbitrary exercise.

5) Do site plan sheets EC.1 and EC.2 (last revised 2/20/18) properly reflect current existing conditions?

- a) **Are the abutting property owners names up to date?**

**Note:** This is quite important due to the fact that there is a Settlement Agreement with substantive consent rights pertaining to this property; the *"covenants and restrictions are binding on and enforceable against Wykeham and its successors and assigns by Federer [27 Bell Hill Rd], the Commission, and Peacocke [14 Bell Hill Rd], and their respective heirs, successors, and assigns."*

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<sup>6</sup> These trees are too short and planted too far below to properly screen the large expanse of the 83 space parking lot.

**Note II:** This is also important because there is a Restrictive Covenant pertaining to this property that is held by the owners of 27 Bell Hill Road: "...the restrictions contained herein shall be enforceable by either of the Grantees [the Federers], their heirs, executors, successors or assigns."

**b) Are the map references and recitations properly updated and listed on EC.1 and EC.2?**

i) **Where is any reference to 2013's Settlement Agreement?**

ii) **Where is any reference to the 11/29/19 Amended & Restated Declaration of Restrictive Covenant?**

**c) Are the proper setbacks for an Inn shown?**

i) In 2015, the plans for the Palihouse Inn proposal included both setback lines: those for a school and those for an Inn, thereby allowing easy visualization of the setbacks approved for the now legally nonconforming Main Building and Pool House while also allowing easy visualization of any proposed changes that might encroach (aka violate) the Washington Zoning Regulations for the setbacks for an Inn. The proper setbacks for an Inn should be added to all pertinent site plan sheets (all OSD sheets, EC.1, EC.2, RM.1, SD.1, SD.2, SEQ.1a, SEQ.1b, SEQ.2, SEQ.3, SEQ.4, PL.1, PL.2 and PL.3).

**d) Are the locations of the three old (pre 1990) abandoned septic leach fields shown?**

i) Construction and/or substantial plantings are proposed in these areas. Do the site plans (specifically RM.1 and the SEQ series) indicate the extent of and exactly how this removal will be handled? Will special handling be required of the material expected in these areas?

**6) Is all information provided on the latest revisions of sheets SD.1 and SD.2 completely legible?**

a) **Are there areas of overwritten text?**

**7) Do the Planting Plan sheets contain outdated and/or conflicting features when compared to the rest of the site plan set? (See item 2) d) vi and vii (on pg. 3) for additional issues).**

a) **Does revised sheet PL.1 (last revised 12/14/21) show trees to be planted in the area that is supposed to be an emergency egress path to the emergency gathering area on the NE side of the main building?**

b) **Does revised sheet PL.1 (last revised 12/14/21) still show trees to be planted in the emergency gathering area (NE side of main building) itself?**

c) **Are trees allowed to grow within a septic leaching field?** Astonishingly, the Planting Plan sheets *still* show trees proposed to be planted within the leaching field. While DEEP may



well have approved the SSDS application based upon what was submitted to them for review, it bears mention that the planting plan sheets were not provided for DEEP review.

- d) **Are trees still shown to be planted in the lower parking area pavement or in direct conflict with the parking area guide rail?**

**8) Do recent site plan changes violate Washington's Zoning Regulations?**

- a) The path<sup>7</sup> up to the pool house (finally acknowledged as a travelway and thus included as lot coverage) is now considered a "structure", but is proposed entirely within the 50' side yard setback for an "Inn". This path now violates the WZR.
- i) There is no specification or label about what this accessway/pathway/travelway is now to be constructed of and what type of vehicles it is designed to support. This information should be added to the site plan.
  - ii) When originally permitted in 2013 (and re-approved in 2018), this was a narrow mowed grass path (not a structure).
- b) **Has the lot coverage of the burned out main building been incorporated into the most recent lot coverage calculations?** If the foundation is to remain, then it must be added to the lot coverage, and that would push the lot coverage well over the 10% that's allowed in the R-1 district. This would violate the WZR.
- i) Per the plans approved in March 2020 by Washington's Inland Wetlands Commission to abate/remediate and demolish the burned out contaminated main building, the building was to be taken down only to ground level; the basement area was not to be disturbed. The removal plan RM.1, not having been updated for over a decade, does not provide detail on the extent and special procedures that will now be required to remove the remaining contaminated material entombed within the foundation of the old main building.

**9) Does the current site plan show encroachments into the Restricted Area?**

- a) **Is a water line buried in the Restricted Area?**
- b) **Is a "temporary" (for duration of construction (aka 2-3 years)) haul road proposed in the Restricted Area? How is this haul road to be made (and what is the proposed weight limit)?**
- c) **Are large soil stockpiles shown in the Restricted Area?**
- d) **Will vehicles transit and/or park in the Restricted Area?**

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<sup>7</sup> This path is no longer a narrow mowed grass path or a porous sidewalk. It was only recently clarified that it has now been widened to 10' and is intended for use as a "travelway" for vehicles. The path is not properly called out in the "Legend", nor is there a cross section of the path on revised sheet D.2.

- e) **Will construction materials be stored in the Restricted Area?**
- f) **Why is the Limit of Disturbance line extended throughout the majority of the Restricted Area? What activities are proposed in this area during construction?**

**10) Can the current proposal, with built infrastructure sited within the 100' buffer to Kirby Brook (a Cold Water Stream Habitat) meet the requirements for Connecticut's General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities?**

- a) No construction, let alone structures, are allowed in the 100' buffer of a Cold Water Stream Habitat. This compliance review remains premature since the project will have to be redesigned so as to comply with the latest Stormwater General Permit requirements.
- b) **Will the new trees (75 evergreens) proposed for the downhill side of Wet Pond 2 be allowed by CT Department of Energy and Environmental Protection (DEEP)?** The current Stormwater General Permit now requires a 100' undisturbed buffer between a cold water stream and any construction activity. Kirby Brook is listed (and mapped by DEEP) as cold water stream habitat. Also, trees planted in an earthen embankment that impounds water (and in this case is integral to the proper function of the Stormwater System) are unlikely to be approved.

**11) Can the current proposal, with built infrastructure sited within the 50' buffer to onsite wetlands meet the requirements for Connecticut's General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities?**

- a) No construction, let alone structures, are allowed in the 50' buffer of a wetland. This compliance review remains premature since the project will have to be redesigned so as to comply with the latest Stormwater General Permit requirements.

**12) Does the Construction Sequence (SEQ.1a, SEQ.1b, SEQ.2, SEQ.3, SEQ.4) properly incorporate all of the proposed features of the current development proposal? Are the limits of construction properly rendered for each phase?**

- a) **Which phase includes the construction/installation of the Water Main from Wykeham Road across Kirby Brook around the old tennis courts and over to the pump house?**
- b) **Which phase includes the construction of the "new" fire accessway from driveway #2 to the rear of the main building?**
- c) **Are the time estimates realistic for the proposed work?**
  - i) A simple tally (not including the extra time for the remediation/abatement of the burned out main building) of the specified timeline for construction yields 815 days (approximately 2.25 years) of continuous construction 7 days a week (per 2013's condition of approval #3). This does not include provision for any delays that might occur due to weather, site issues (such as E&S failures, excess groundwater, unanticipated ledge, etc.) equipment issues, labor issues or supply chain issues.

## **ARCHITECTURAL QUESTIONS**

### **1) Please confirm the accuracy of the height analysis of the main building.**

- a) If the Architectural Plans are to be sent out for further review, the previously approved renderings (2018's Rendering A and B) as well as 2013's (Rendering A and B) should be included for comparison and specific questions should be asked.

### **2) Could the Main building have met the height limit of Washington's Zoning Regulations without the addition of the retaining wall (and associated grade changes) on the north east side of the Main building where spot elevations were taken for 2018's height analysis)?**

- a) The stated purpose (by the applicant to the WZC) of the retaining wall (on the north east side of the Main building) was to allow emergency egress from the restaurant on Level 2 of the main building, but as can be seen on Renderings Skz-A & Skz-B as well as on sheet SKz-102, there is no door to the exterior that provides access to the area enclosed (and built up) by the north eastern retaining wall. In truth, this area was enclosed and raised to allow the Main building to expand internally and grow taller while dealing with the maximum building height limits.

### **3) Do the two current Renderings A & B properly represent the northern retaining walls (those around the loading dock)?**

- a) The retaining wall on the S side of the loading dock should be extended upward to 481.9' to provide safe egress from the dining room's emergency access doorway on Level 2. The adjacent terrain must be sloped accordingly to accommodate this change (and the retaining wall extended accordingly). At present, the Renderings show an approximate 10-foot drop between the doorway and the concrete pad below.

### **4) Are the two current Renderings A & B consistent with the various Architectural Plan sheets? All inconsistencies should be identified and corrected. If the WZC is unable to determine these inconsistencies for themselves, then a third party architectural firm should be asked to complete such an analysis.**

- a) **Do the Renderings show the door to the west of the loading dock garage door? Is this door shown on the sheet Skz-100?**

### **5) What is the gray feature shown on the north side of the Main building in Rendering A? It appears to be a terrace. If so, this area must be added to the lot coverage summary. If not, see below.**

- a) This same area has always been shown as grass on the site plan sheets, and there is no separate call out in the Legend or any other explanation for this area. Original Rendering A (approved in 2013) also showed this area as grass. To avoid any future confusion or ambiguity, this gray patterned area on the Rendering A should be changed back to grass.

## FIRE SAFETY QUESTIONS

1) Given the many changes in fire safety features associated with the ever changing proposals submitted through the years, Washington's Fire Marshal should confirm that the project conforms to all pertinent national, state and local fire safety rules/regulations. Fire safety should be evaluated in a holistic manner, but such a holistic review has not transpired since 2008 when the Wykeham Rise "Inn" project was significantly smaller and possessed many different features.

- a) To date, only a sentence or two has been provided by the Fire Marshal to the WZC regarding access and the three changes that one prior Fire Marshal had recommended.
  - i) **Note:** The specific area(s) where fire apparatus can travel remains unspecified, unless it is intended that other than the paved driveway(s), the sole additional accessway for fire access (i.e. capable of supporting 60,000 lbs) is the "new" 10' access to the SW side of the main building. The applicant should clarify those areas that are intended (and thus designed) to support fire apparatus. These areas should be clearly represented on the site plan (I suggest adding an OSD.4 sheet to the site plan that would include (and highlight) all fire accessways).
  - ii) Connecticut's Fire Protection Code specifies "Fire Department access roads shall have an unobstructed width of not less than 20 ft (6.1 m) and an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m)." **Does the "new" accessway from driveway #2 to the rear of the main building meet this width requirement?**
  - iii) **Does the "new" accessway from driveway #2 to the rear of the main building meet the design specifications recommended (i.e., "maximum recommended slope of 5% for fire lanes") for use of GrassPave2 (as detailed on site plan sheet D.2 (last revised 2/27/22)? Should this proposed fire accessway be redesigned to provide safe fire access?**
  - iv) **Does the accessway down to the pumphouse and Wet Pond #1 meet the design specifications recommended (see above) for use of GrassPave2? Should (can?) this accessway be redesigned to provide safe transit?**
  - v) **Do the plans provide sufficient information to determine if the pumphouse and vault are sized properly to accommodate the infrastructure necessary to supply the fire hydrant demand of 1,000 gallons per minute and the sprinkler system demand of 1,000 gallons per minute at 75 psi (pounds per square inch) in addition to supplying potable water for the entire complex? Will there be a separate generator for the water supply? If so, where is it to be located, what fuel will it use and where will the fuel tank(s) be located?**
  - vi) **If Washington's Fire Marshal intends to waive or disregard the requirements and design specifications mentioned above, then further explanation should be provided by the Fire Marshal as to why such noncompliance is acceptable.**

- vii) **Are the “new” light fixtures along the driveways located within the 2’ reinforced lawn adjacent to the driveway? Do these lights interfere with maintaining an unobstructed 20’ driveway width for fire/emergency access?**

## **WATER ISSUES**

Please review my prior letters regarding specific concerns regarding the underestimated demand for water by the large, supposedly luxury (with 28 employees), commercial venture. The average daily demand numbers simply do not make sense, and though the applicant has told the WZC that the Department of Public Health (DPH) has never not issued a Well Use Approval, the statement was qualified by the assertion that DPH would “work” with an applicant in order to be able to grant a Well Use Approval. Such “work” might entail additional requirements and/or limitations, and as such the WZC, the neighborhood and the Town should know exactly what is being approved. Until the DPH Well Use approval is issued (and a copy provided to the WZC), this 2018 condition remains not in compliance.

Of additional concern is that the WMP that was “approved” in November 2022 contains a statement about potential future expansion. In Section 4, it is stated that water consumption and waste production of the Inn will be recorded and that those records “...will be beneficial in design calculations for any future expansions that may be proposed by the Inn.” Any future expansion will require additional water.

## **LINGERING COMPLIANCE ISSUES**

Full compliance remains elusive for this “Inn” proposal. I encourage you to review and consider the rationale offered in my January 9, 2023 letter (pdf #92) to the WZC. At present at least three critical elements of the project proposal remain non-compliant: Fire Marshal sign off (and Fire Safety issues), DEEP’s final septic approval (the three recent approvals are now known to have been issued based upon false/incorrect information) and the Aquarion water supply (that is contingent upon receipt of a DPH Well Use approval not yet granted).

Additionally, multiple proposed elements are in conflict with each other (or with the requirements of other permitting agencies, such as DEEP), but because these elements are shown on separate site plan sheets or architectural sheets and have been submitted to the WZC over the past 10+ years (with many new WZC members), it is challenging (and time consuming) to stay on top of the details of this ever-changing project.

Lastly, there are still aspects of the project that have never been fully vetted because they were submitted so long after the initial approval in 2013 and the modification approval in 2018. Please take the time to fully consider the Illumination plan (submitted first in 2019) and the Tented Event location(s). The impacts on the surrounding neighborhood will be profound if additional changes are not incorporated into the plans.

- The Illumination plan (last revised 9/12/22) has not eliminated one light fixture. Worse yet the applicant’s team has indicated that it is their intent to have the parking lot illuminated all night long. Such light pollution is entirely inconsistent with a residential neighborhood.

- Please get to the bottom of where the Tented Events are going to take place, and amend the Permitted Tent Locations map accordingly. Ensure that the size of the tent(s) will not push the lot coverage over 10%. And please make an effort to control the light [See Attachment D] and noise that will be generated during these events.<sup>8</sup> Please provide some reassurance to the Wykeham neighborhood that there is some way to control or limit the light and noise from such an incompatible use in a small neighborhood, because as has been discussed above, relocation of the tent(s) is not an option on this severely constrained property (at least as the “Inn” is currently proposed).

## **CONCLUSION**

As can be seen by the numerous issues detailed in this letter, it remains too early to consider the plans submitted to date as “Final”. In fact, it is quite likely that the project will have to be significantly rethought and redesigned in order to comply with local regulations and state requirements, not to mention the sign off from all parties to the 2013 Settlement Agreement.

I remain available to answer any questions that the Commission, Cardinal Engineering and any other third party reviewer may have regarding any of the questions, concerns or issues raised in this (and my prior letters).

Sincerely,

Marguerite W. Purnell

### Attachments:

- A. Complete Site & Architectural Plan Set List (2 pages)
- B. Smith & Co. Third Party Review Lot Coverage Analysis 2008 (3 pages)
- C. Arthur H. Howland Lot Coverage Analysis 2018 (2 pages)
- D. Examples of Tent Lighting (1 page)

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<sup>8</sup> The WZC was considerate of the Mayflower neighborhood’s complaints when there were unanticipated impacts from the Mayflower’s relocated event tent and the ten or so events in 2021 that generated a raft of complaints. Wykeham’s event tent will be located in closer proximity to more neighboring properties and is approved to have twice as many events each year.

**ATTACHMENT A**  
 Site Plan Sheets & Architectural Sheets  
 Proposed Full Plan Set

Based upon the various submissions to date, a complete Plan Set (Site Plan & Architectural Plan)<sup>1</sup> for the “Wykeham Rise Inn” as currently proposed by 101 Wykeham Road, LLC would contain a minimum of the following sheets:

**SITE PLAN SHEETS**

1	C.1	Cover Sheet	[requires updating]
2	EC.1	Existing Conditions	[requires updating to 2023]
3	EC.2	Existing Conditions with Contours	[requires updating to 2023]
4	RM.1	Removal Plan	[perhaps divide into RM.1a (Main Bldg. abatement) & RM.1b (remainder)]
5	OSD.1	Overall Site Development	
6	OSD.2	Overall Site Development with Previous Plan Approval (WU-III)	
7	OSD.3	Overall Site Development with Snow Removal Plan	[requires redesign]
8	<b><i>OSD.4</i></b>	Overall Site Development with Fire Access (& SSDS details)	[aka OSD.1 last rev. 6/1/22]
9	<b><i>OSD.5</i></b>	Overall Site Development with Permitted Tent Locations	[in color – N, S & Restricted Area]
10	SD.1	Site Development (North)	[requires repositioning of various labels]
11	SD.2	Site Development (South)	[requires repositioning of various labels]
12	PP.1.1	Plan & Profile – Driveway 1	[requires updating per LandTech review]
13	PP.2.1	Plan & Profile - Driveway 2	[requires updating per LandTech review]
14	<b>PP.2.2</b>	Plan & Profile - Driveway 2	[requires updating per LandTech review]
15	<b>SEQ.1a</b>	Construction Sequence – Phase 1a	[requires updating]
16	<b>SEQ.1b</b>	Construction Sequence – Phase 1b	[requires updating]
17	SEQ.2	Construction Sequence – Phase 2	[requires updating]
18	SEQ.3	Construction Sequence – Phase 3	[requires updating]
19	SEQ.4	Construction Sequence – Phase 4	[requires updating]
20	PL.1	Planting Plan – North	[requires corrections]
21	PL.2	Planting Plan – South	[requires corrections]
22	PL.3	Planting Plan – Wet Pond Planting Plans	
23	PL.4	Planting Plan – Planting Details (cross sections)	
24	PL.5	Planting Plan – Planting Details (lists & RG maintenance)	
25	PL.6	Planting Plan – Planting Details (RG plant list & layout)	
26	SES.1	Sedimentation & Erosion Control Plan	[requires updating]
27	D.1	Detail Sheet	[requires updating/correction]
28	D.2	Detail Sheet	[requires updating/correction]
29	D.3	Detail Sheet	[requires updating]
30	D.4	Detail Sheet	[requires updating]
31	D.5	Detail Sheet	[requires updating]
32	D.6	Detail Sheet	[requires updating]
33	TT.1	Turning Template - Fire Truck	[requires updating, resubmission & review]
34	TT.2	Turning Template - Passenger Car	[requires resubmission & review]
35	TT.3	Turning Template - SU-30	[requires resubmission & review]
36	ILL.1	Illumination Plan	[apparently compliant, but could be improved]
37	<b>SDS.1</b>	SSDS Plan #1 (North)	
38	<b>SDS.2</b>	SSDS Plan #2 (South)	
39	<b>SDS.D.1</b>	Standard Detail Sheet - Septic #1	
40	<b>SDS.D.2</b>	Standard Detail Sheet - Septic #2	

<sup>1</sup> The sheet titles in **bold** are those not included in Atty. Zizka’s list; those in **bold italics** (OSD.4 and OSD.5) are suggested.

## ARCHITECTURAL PLAN SHEETS

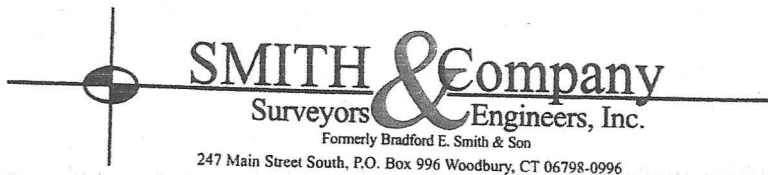
1	Skz-A	Rendering A
2	Skz-B	Rendering B
3	Skz-100	Main Inn Level 0
4	Skz-101	Main Inn Level 1
5	Skz-102	Main Inn Level 2
6	Skz-103	Main Inn Level 3
7	Skz-104	Main Inn Level 4
8	Skz-105.1	Main Inn - Proposed Front (N) & Rear (S) Elevations
9	Skz-106	Main Inn - Proposed W & E Side Elevations
10	Skz-107	Spa Building - Proposed Floor Plans
11	Skz-108 <sup>2</sup>	Spa Building - Proposed E, N, W & S Elevations
12	Skz-109	Cottages - Proposed Floor Plans
13	Skz-110	Cottages - Proposed Elevations
14	Skz-110A	Cornwall Cottage - Composite Section
15	Skz-110B	Kent Cottage - Composite Section
16	Skz-110C	Waramaug Cottage - Composite Section
17	Skz-111	Pool House - Proposed Floor Plan & Elevations

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<sup>2</sup> This Architectural sheet (Skz-108) was not actually approved in 2018; it was not included in either motion of approval.



Curtiss B. Smith, LS  
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October 22, 2008

Zoning Commission	Edward S. Hill, Esq.	Robert L. Fisher Jr. Esq.
Town of Washington	Robinson & Cole	Cramer & Anderson LLP
c/o Michael E. Ajello, ZEO	280 Trumbull Street	46 West Street
PO Box 383	Hartford, CT 06103-3597	PO Box 278
Washington, CT. 06794		Litchfield, CT 06759-0278

**SUBJECT: WYKEHAM RISE LOT COVERAGE  
WASHINGTON, CT.**

Gentlemen,

I have calculated the Lot Coverage of the proposed improvements for Wykeham Rise utilizing the "Overall Proposed Site Coverage Plan" dated October 14, 2008 by Arthur H. Howland & Associates, which was provided to me in both AutoCAD format and in paper print format. Attached is a sketch which depicts the areas which were included in my calculation of the Lot Coverage as defined in Section 21.1.37 of the Zoning Regulations which reads as follows:

*Lot coverage is the percentage of the lot, which is covered by structures including (but not limited to) buildings, swimming pools, swimming pool equipment, decks, porches, patios, sports courts, chimneys, air conditioning equipment, generators, utility meters, transformers, above ground propane tanks, and most man made impervious surfaces. Driveways, parking areas, and parking lots are included in the lot coverage calculation whether or not they are paved. Pedestrian walkways are included unless they are made of pervious materials such as gravel, pea stone, or randomly spaced stones set in grass. Freestanding walls are not included unless they are contiguous with or integral to a structure whose area is included in lot coverage calculations. The ground directly beneath roof overhangs, eaves, cornices, and gutters and leaders is not included in the lot coverage calculation if these projections extend less than 24 inches from the structure. Small items such as mailboxes, bird feeders, flagpoles, and brick or stone garden borders are not included. Swing sets and other outdoor play equipment are not included unless they stand on manmade impervious bases that cover more than four square feet. Statues, fountains, sundials, and similar structures are not included unless they or their bases cover more than four square feet.*

According to my calculations, the proposal results in 9.80% lot coverage. Please note the following and refer to "Overall Proposed Site Coverage Plan" dated 10-14-08 by Arthur H. Howland & Associates:

1. Sidewalks were not included in the lot coverage because applicant's engineer informed me that these are to be constructed of "porous pavement" meeting the Zoning Commission's definition of "pervious materials". Mike Ajello, Zoning Enforcement Officer agreed with the applicant's interpretation in a telephone conversation this morning.

Re: 10-22-08

2. Stairs within walkways are to be "reinforced concrete" and therefore have been included in the lot coverage calculations.
3. Maintenance access to the water pump station and detention basin to be by "grass pavers" per applicant's engineer and therefore not considered a "driveway". Mike Ajello, Zoning Enforcement Officer agreed with the applicant's interpretation in a telephone conversation this morning. The dashed lines adjacent to the pump house represent underground storage tanks which will be grassed over and are therefore not included in the coverage calculations.
4. Meandering path over septic system is a "mowed path" per applicant's engineer and therefore is not counted toward lot coverage.
5. Proposed driveways have curbing proposed on some, but not all sides. Where curbing is proposed, the 6 inch width of the curbing has been included in the lot coverage calculations.
6. According to the applicant's engineer, all roof overhangs, eaves, cornices, gutters and leaders which extend 24 inches or more from the buildings are included in the plans and are therefore included in the coverage calculations. Same for any proposed decks, porches or patios.
7. Swimming pool pump is to be located in the pool house and therefore no additional pad is proposed.
8. Utilities are to be underground with 6 transformers on 4x4 pads anticipated resulting in 96 SF of additional coverage. This figure was not included in the applicant's calculations but has been added to mine.
9. According to the applicant's engineer, no emergency or maintenance driveway access is proposed for cottages 1,2,4,5 & 6.
10. A generator is proposed near the southwest side of the Spa. The dashed line represents the subsurface vault for the generator. The impervious "structure" is therefore limited to the access, and has been included in my calculations.
11. There currently exists an "old spring" near wetland flag 50 by the Risley property which was not included in the applicant's calculations. This consists of an old foundation and I have therefore included this in my lot coverage calculations.
12. Both the applicant and I have included 400 SF of future coverage for potential future spa and restaurant "hardscape".

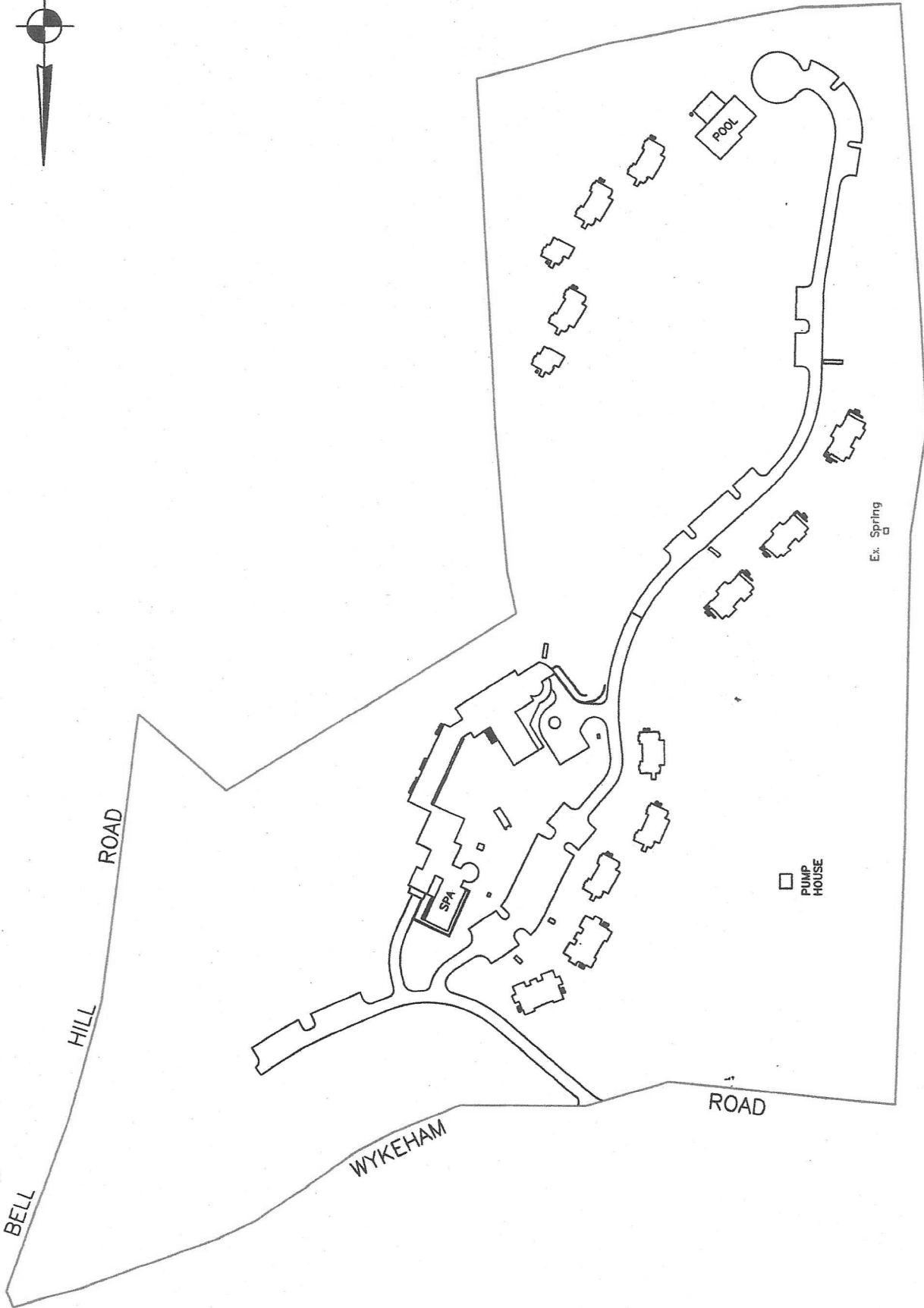
Very truly yours,

SMITH & Company



Curtiss B. Smith  
Licensed Land Surveyor

CBS/nlh:Wykeham.doc  
Cc:Paul Szymanski, PE, Wendy Federer



**SKETCH TO ACCOMPANY LETTER  
PROPOSED LOT COVERAGE  
WYKEHAM RISE  
WYKEHAM ROAD, WASHINGTON, CT.  
SCALE 1" = 200' OCT. 22, 2008**

REFER TO DEFINITION OF LOT COVERAGE - SEC. 21.1.37 ZONING REGS.

TOTAL LOT AREA	1171784 SF
PROPOSED STRUCTURES & DRIVEWAYS	114246 SF
FUTURE SPA & RESTAURANT HARDSCAPE (PER APPLICANT)	400 SF
FUTURE TRANSFORMER PADS (NOT SHOWN ON PLAN)	98 SF
OLD WELL HOUSE - NEAR WEST BOUNDARY	48 SF
TOTAL	114790 SF 9.80%

**SMITH & Company**  
Surveyors & Engineers, Inc.  
Formerly Bedford E. Smith & Son  
247 Main Street South, Woodbury, CT. 06798-0996 Tel. 203.263.0068



**Proposed Lot Coverage Analysis**  
 Prepared for Wykeham Rise University  
 9/21/2011 (Rev 01/29/18)  
 101 Wykeham Road  
 Washington, CT

Prepared By: Anne H. Howell Associates, PC



**Buildings:**

Dorms:	
Waramaug Cottage	2,740 s.f.
Cornwall Cottage	1,793 s.f.
Kent Cottage	1,793 s.f.
<b>Subtotal:</b>	<b>6,326 s.f.</b>

Main Buildings:	
Main Complex	24,138 s.f.
Spa House	3,608 s.f.
Pool House	1,500 s.f.
Pump House	320 s.f.
<b>Subtotal:</b>	<b>29,566 s.f.</b>

**Building Total: 35,892 s.f.**

**Pavement:**

Impervious Asphalt & Curbs	70,839 s.f.
Porous Asphalt	0 s.f.

**Pavement Total: 70,839 s.f.**

**Hardscape (Walks, Patios, etc.):**

Main Buildings:	
Steps	361 s.f.
Foundation Remains	105 s.f.
AC Units	198 s.f.
Transformer Pads	54 s.f.
Generator Access	84 s.f.
Pool Area & Pool Hardscape	2,160 s.f.
Stormwater Pond Hardened Elements	90 s.f.
Concrete Landings	430 s.f.
Old Spring at WLF#50	48 s.f.

**Hardscape Total: 3,530 s.f.**

**Proposed Lot Coverage Analysis**

Prepared for Wykeham Rise University

9/21/2011 (Rev 01/29/18)

101 Wykeham Road

Washington, CT

**Allowable Lot Coverage (10% of Lot Area):**

Lot Area:	1,171,784 s.f.
Allowable Lot Coverage (10%):	117,178 s.f.

**Lot Coverage Total:**

Buildings	35,892 s.f.
Pavement	70,839 s.f.
Hardscape	3,530 s.f.
<b>Total:</b>	<b>110,261 s.f.</b>

**Proposed Lot Coverage: 9.41%**

# ATTACHMENT D

Tent Lighting Examples from the Weekapaug Inn  
(an Ocean House Collection property)

