

2/17/23

Dear Washington Zoning Board Commissioners,

I am writing to urge you to deny a permit to 101 Wykeham. The main question regarding this development is, 'What will it do to the community of Washington?'

The answer is, 'Much harm.'

This project will adversely affect nearly all of the qualities that town residents prize and cite as the reasons they like living here: quiet, peace, natural beauty of rural woodlands, farms, fields, streams, and meadows. The volumes of traffic, noise, light pollution, water consumption, stormwater runoff, and septic flow, all at the commercial levels needed to supply an 81,000 square foot resort complex, will bring disturbance of the same scale to our town. Not just during construction, but far into the future.

Yet it is the small, village scale that makes Washington the attractive 'home' that so many love. Our size, combined with our balance of retail activity, recreation, public and private schools, churches, our library, and civic and arts organizations makes our town an enriching place to live. And though it has its shortcomings, Washington, for the most part, is whole and healthy.

101 Wykeham will permanently change the town away from the deep roots and rich heritage of a community living well, in place, on the land. It will bring inappropriate size, with all its invasions, and not much else.

Sincerely,

Hugh Rogers

February 17, 2023

72 Wykeham Road
Washington, CT 06793

re: Traffic and Speeding Issues / Wykeham Rise Project

Good morning Ms. White,

I request this letter be shared with all members of the Zoning Commission and added to any files pertaining to the Wykeham Rise project.

I am writing today to alert all commission members to an existing traffic crisis which will surely be exacerbated should the Wykeham Rise project be allowed to proceed in the manner currently proposed by the property owner.

My family and I reside at 72 Wykeham Road in Washington. We have lived here since 2017. It is our sole residence 365 days a year.

Since moving here, I have spoken with the Washington Resident Trooper Office concerning on-going problems with speeding on Wykeham Road. My wife and I can often be seen walking our two dogs along the road (our only egress is onto Wykeham). As there are no sidewalks or shoulders along the road, it is always a challenge to stay safe. As you are likely aware, the road is winding, with several points of limited visibility around the turns. Additionally, when traveling west (heading towards Green Hill Rd. / Rt 47), the road slopes downhill and traffic picks up speed around these blind spots. Even when traffic is obeying the 30mph speed limit (which is rare), should two cars or trucks traveling in opposite directions pass each other, it can be frightening. There have been many instances where we have been nearly struck by side view mirrors, or the vehicle itself.

Clearly, Wykeham Road given the current existing traffic load, is not entirely safe. In fact, one evening about two years ago, we heard a loud noise directly in front of our home. I ran outside to find a car upside down in the middle of Wykeham Road laying on its roof. The EMT showed up quickly and fortunately the young man who had been driving, while clearly in shock, was relatively unscathed. Apparently, he lost control of his car, left the roadway, struck a small rock outcropping in front of my house and flipped over. It was a clear night, so weather was not a factor. He was just driving too fast and couldn't navigate the curves.

I recently elevated the issue of constant speeding on Wykeham with our First Selectman, Jim Brinton (cc'd here). I shared that many families living on Wykeham and Bell Hill Roads have expressed genuine fear and concern for safety due to cars and trucks disregarding the posted 30mph speed limit. Several of these families have small children, hence their heightened level of concern.

I asked Mr. Brinton if speed bumps could be placed along Wykeham, but he had several reasons why that could not be done. Alternatively, I asked if a trooper could park his car up my driveway, hidden from passing traffic, with a speed gun. I told Mr. Brinton that the trooper would be able to write multiple speeding tickets within the first few minutes, as very few vehicles obey the speed limit. Most pass by between 40-45+mph. He did not want to take me up on my offer (nor did the Resident Trooper Office). He shared that there is only one trooper to patrol over one thousand miles of roads throughout Washington, so it was essentially impossible to monitor speeding on Wykeham. All we have is a digital speed display which is sadly comical, as cars speed by it regularly without even attempting to slow down.

This brings me to the purpose of this letter. As the Wykeham Rise project gets closer to final signoff by the Town (apparently pending some conditions being satisfied which were specified in the special permit process), it is evident that no meaningful review or consideration has been given to the substantial increase in both car and truck traffic this project will bring to the area, nor the unabated speeding issues which have existed for years. For if there had been a candid, thoughtful analysis, the town could not have ignored this clear and substantial public health and safety issue.

Although my family and I were not yet residing in Washington at the time, I am told by long term residents that during the public hearings for the Inn in 2008 there was a lot of discussion about traffic and the limited sightlines along Wykeham which would require earthwork to remedy. However, there is no mention of any traffic considerations in the 2013 Settlement Agreement (even though the current project is far larger in scope than the original 2008 proposal).

The project, both during construction and after the hotel is in operation, will absolutely, beyond any doubt, drive an increased, on-going traffic crisis. The road was not designed to handle the load. There will be accidents and there will likely be physical injuries or worse. It is inevitable. And to Mr. Brinton's point, one trooper is insufficient to monitor Wykeham Road, let alone the rest of Washington. Wykeham Road will go from "not entirely safe" to outright dangerous.

On behalf of all the families and homeowners on Wykeham Road, Bell Hill Road, etc. I ask you to halt the Wykeham Rise permitting process and/or voting on issuing the Special Permit until the traffic and speeding issues have been fully considered and rationally resolved. It is not an exaggeration to say this is potentially a life and death issue.

We in the community would welcome any feedback on this issue.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. B. A.', with a long horizontal line extending to the right.

Ross Bartfield

rbartfield@gmail.com

Tel: (860) 619-0420

Cc: Mr. Jim Brinton, First Selectman Washington, CT

101 Wykeham development

Ted Bent <ted@esbent.net>

Fri 2/17/2023 8:49 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.

Dear Shelly & Tammy,

I writing to oppose the Zoning Commission's potential approval of the 101 Wykeham development.

Please convey my views to the full Commission.

Regards,

Ted Bent

Edward S. Bent
60 Hinkle Road
Washington, CT 06793-1001
860-868-0577; Fax 860-868-0570
Cell: 860-601-8722
ted@esbent.net

Emily E. FitzHugh, M.A., M.S.W.
318 Romford Road
Washington Depot, CT 06794

February 20, 2023

Dear Members of the Zoning Commission,

I understand that you will probably vote within the week to allow the permit for the luxury hotel to be built on the Wykeham Rise site. Given the issues with water, traffic, and light and noise pollution, I find it hard to believe you could possibly be in favor of such a massive structure on this site. I fervently hope that you will turn down the owner's request to build something so inappropriate in a rural neighborhood. It would destroy a lovely area of Washington and most likely result in financial failure and yet another eyesore on a once beautiful piece of land.

My understanding is that the current Zoning Laws were put in place to prevent this sort of thing from ever happening. In the event that this permit is allowed, you will be betraying the trust of the citizens of Washington who elected you to this commission. Please do not allow this monstrous proposal to become a reality.

Sincerely yours,


Emily E. FitzHugh

Rec'd 2-21-23

**Nancy R. Steinman
65 Turner Road
Washington Depot, CT 06794**

February 21, 2023

Dear Members of the Zoning Commission,

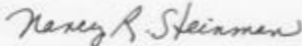
My husband and I bought an old house, named 'Fordstead', in Washington, in 1985. Matthew Logan ('Logan House') built 'Fordstead' for his daughter, Abigail Logan Ford, when she married William Ford in the 1803 The Gunn Museum's current exhibition details many of these 'first homes' in its award winning, exhibition of Washington's rich history. One of the pillars of its history had always been its schools. Wykeham Rise School was part of that original town 'fabric'.

Soon you will be voting to allow the permit for a luxury hotel to be built on the Wykeham Rise site. I am saddened because this long, ugly application effort should have died at the beginning. The whole project is based on an unrealistic business plan and serious practical problems such as a limited water supply. This protracted process has resulted in a neglected and blighted site, causing damage to the neighborhood for too long. Wykeham Road neighborhood, once a quiet street, will now experience long term construction, creating a business which will inevitably result in unwanted noise and lights. The business's venues will create commotion unfit for its neighborhood. I feel investors of this business are only interested in recouping their investment and their investment will never become an asset to our community.

Our community worked so hard, historically, to insure its success. Recent history includes rebuilding the Depot after the Flood of 1955; defeating a gas pipeline and power plant construction; publicly honoring our heroes fallen in our nation's wars; building a lovely Community Center in the place of a vacant Texaco gas station; provided safety during Covid pandemic to its citizens and welcomed many seeking sanctuary from New York City as new residents.

You know Washington deserves better.

(Respectfully) submitted,



Nancy R. Steinman

Wykeham proposal

Edwin Matthews <hiddenvalleyfarm@earthlink.net>

Thu 2/23/2023 5:40 PM

To: Shelley White <swhite@washingtonct.org>

Cc: SELECTMEN <selectmen@washingtonct.org>

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

Please find attached a letter to the Zoning Commission dated February 22, 2023.
Thank you.

Patricia & Edwin Matthews

Patricia & Edwin Matthews
218 Bee Brook Road
P.O. Box 493
Washington, CT 06794
February 22, 2023

Zoning Commission
Washington, CT 05794

Re: Proposed Commercial Development of former Wykeham
School property

Dear Members of the Zoning Commission:

We have learned of the commercial development which has been proposed for the former Wykeham School property and wish to register our opposition to this development which would be totally inappropriate for a residential zone in our town which it would transform and therefore threatens. We understand that this proposal may be considered at the next meeting of the Zoning Commission on February 27, 2023. The commercial development of the size and character proposed for the Wykeham School site must not be approved.

Sincerely,

s/Patricia Matthews

s/Edwin Matthews

cc. Selectmen, Washington, CT

From: eileen hearn <ehearn4@gmail.com>
Sent: Wednesday, February 22, 2023 4:15 PM
To: Tammy Rill <trill@washingtonct.org>
Subject: Wykeham development

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

I am writing to you to ask that the zoning commission not allow the construction of another inn within such a small distance of the Mayflower Inn. I personally have seen how such changes can affect a neighborhood and be deleterious to local residents and their families.

I am also concerned with the additional traffic which would occur on Wykeham Road, which is already heavily used on a daily basis.

Quality of life is an important concern to Wykeham residents and this

development would certainly bring more noise by day and night,in addition to more light pollution.

Sincerely, Eileen Hearn.

Zoning: Wykeham Project: YES

Joe <cornetmustich@gmail.com>

Wed 2/22/2023 2:26 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Tammy Rill <trill@washingtonct.org>

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

To whom it may concern:

I totally support the Zoning issuance of a special permit for the Wykeham Project, at long last.

The Wykeham Project reflects 21st century Green economic development with jobs, expanding Grand List revenue, etc, for Washington, CT.

Cheers, Joe Mustich

Joseph A. Mustich
404 Nettleton Hollow Rd
Washington, CT 06793

C: 860.387.9418

Sent from my iPhone

KAREN SILK, 45 SLAUGHTER HOUSE ROAD, NEW PRESTON,CT

February 22, 2023

Dear Washington Zoning Commission:

As I read the Zoning Regulations for the Town of Washington, it is clear that there is no place for the proposed inn/hotel on Wykeham Road. Such approval would violate every word of the Purpose of the Regulations as written. The concept of maintaining the rural character of our community would be severely compromised if not destroyed. The mantra is always the "highest and best use" of the land.


I was at a Zoning Commission meeting several years ago. Diane Decker came before the Commission with her proposal for a small guest house on her ten acre property using the same driveway as the main house and not visible from the street. Nick Solley voted against the proposal believing that it was not in keeping with the rural sensibility of our community.

Noise pollution, light pollution, stream pollution, and traffic safety will be immediate negative outcomes should this project be approved and built.

Additionally, as a real estate broker for 39 years in Washington, I can state with confidence that the inn/hotel will severely diminish property values in the area.

We have all watched in disbelief as near-by towns have made ill-fated land use decisions. Surely the town of Washington does not want to join their ranks. Surely intelligent, thoughtful minds will prevail and deny approval of this proposal.

Sincerely yours,



Karen Silk

Rec'd 2-22-2023

Peter Rogness
16 Bell Hill Road
Washington, CT 06793

Washington Zoning Commission
Bryan Memorial Town Hall
Washington Depot, CT 06794
February 22, 2023

Re: Wykeham Rise's Proposed Lighting Plan

Dear Members of the Washington Zoning Commission:

Prior to the Settlement Agreement agreed to in January 2013, there were several sequential applications for a Wykeham University. During consideration of those applications, points of great concern raised by the public were debated at length – and several of these were not part of the Settlement Agreement. I would like to address the current lighting plan. For the record, I am a professional Art Director/Set & Lighting Designer working in film production.

The current lighting plan is nothing more than a remnant of a prior 2010 Wykeham University plan. The text in the current application (on sheet III.1 revised 9/12/22) is identical to the text in the old 2010 plans. The only change is the addition of photographs - *of lighting fixtures current in 2010*. The model numbers are long out of date, and the current version of these fixtures are NOT specified as Full Cut-Off, or Dark Sky Initiative compliant. The catalogue pages I viewed made no mention at all of any light spill-control features in current 2023 models. These choices, as they stand, are *contrary* to our zoning regulations.

It is self-evident that most of the fixtures proposed will spill light in exactly the way that our regulations say is forbidden. The “barn light” styles are shallow enough to see the actual light bulb if you are even a couple inches below the rim. (See my attached photo of the same light in use.) The street light style has a white diffuser that does point down, but there is nothing to prevent light spill through 180° surrounding the lamp - they are incompatible with our regs. Could many of the street lights be replaced by low path lighting? Does this building require 172 fixtures? Why is there no lighting proposed under the enormous entry canopy? Almost zero lighting behind the building? A professional review will answer many questions...

There is no design, or location, for any fixture illuminating the signage. Since this is a business necessity, it should be reviewed by the Commission.

Also, since so much of the facade of the main building is glass, the Commission should insist on a review of the *interior* lighting design on the surrounding neighborhood. Here too, Dark Sky principals can be applied. No light sources should be visible off property.

Please remember, as you evaluate any new fixtures submitted by the applicant, that ALL OF THESE FIXTURES, on this steep slope, will be tens of feet above the eyes of neighbors and drivers on Wykeham Road. They will be visible as glaring points of light in all directions from this low angle. Fixtures should be chosen to illuminate the ground, steps, and other features as required without visible light sources. Fixtures should be sampled, and evaluated on site in typical positions for the Commissioners to approve. And they should be Dark Sky compliant.

I petition the Commission to reject the current light scheme, and I encourage the Commission to ask the applicant for a fully developed professional scheme, to be reviewed by a competent hospitality lighting designer (yes, this is a real job!) I look forward to seeing a new lighting plan for the buildings, one that includes soft, discreet, lighting suitable to a residential neighborhood.

Sincerely,

Peter Rogness



