

## Wykeham proposal

MARION CLARK <pighollo@aol.com>

Fri 2/24/2023 6:19 AM

To: Shelley White <swhite@washingtonct.org>

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

I am a long time resident of Washington. I am opposed to the development of the Wykeham Rise property as such a big hotel. Its location on such a narrow, winding road is a problem. It certainly is an eyesore, and should be remediated, but not on such a large scale. Kenyon Clark, 34 Romford Rd. Washington Depot.

Sent from my iPhone

Mr Francis Gitro  
261 Woodbury Road  
Washington, CT 06793

24 February 2023

Washington Town Hall  
2 Bryan Hall Plaza  
Washington Depot, CT 06794

To our Neighbors on the Washington CT Zoning Board;

We bought our home at 261 Woodbury Road just over a year ago, with the intention of staying here permanently. Having looked far and wide, we finally chose Washington for its charm, its rural appeal, its calm, its people, aesthetics and elegance. We have not been disappointed.

It is clear that you all have done a commendable job of maintaining the traits that appealed to us and which contribute to a feeling that we are all living in a peaceful, community-focused, non-commercial corner of the world.

We were concerned, then, to learn of a large project in the works that would seek to build an urban-scale, 50+ room mega-hotel in the midst of our bucolic landscape. I can see why they would be drawn to Washington—the location is stunning. I can see what they want from us. However, I cannot see how this incongruous structure would support any of the things that we all love about Washington. The quiet will be disrupted, the traffic will be multiplied, the landscape will be marred, the aesthetics will be ignored, the infrastructure will be stretched to a breaking point.

I respectfully urge you to reconsider granting this special permit until more impact studies on the traffic, environment and community can be done. Perhaps add to the permit some meaningful restrictions to the scale, the visual aesthetic and the hiring practices to ensure that our community would benefit from any new construction.

The character that we have in Washington is unique and worth protecting. Once we've traded it away, we won't get it back.

Thank you for your time.

Kind regards,



Mr Francis Gitro

**Jeffrey M. Lines  
120 Wykeham Road  
Washington, CT 06793**

February 28, 2023

Washington Zoning Board:

We have lived at 120 Wykeham Road for 37 years and have enjoyed the town and the rural setting of Wykeham Road.

We are against the scale of development proposed for the former Wykeham Rise School as it will destroy the rural nature of our community with traffic, noise, and unwanted light. A hotel development of this size does not belong on a country road. There will be a huge increase in traffic and there will be more collisions. We have had several cars miss the turn by our house and careen off the embankment and into our yard. If you approve this development, there will be a lot more accidents.

Please do not approve this project.

Sincerely,

Jeff and Susan Lines

## Full-time Washington Residents Who Do Not Support Wykeham Hotel/Spa Project

Matthew Muszala <muz0330@gmail.com>

Fri 2/24/2023 6:23 PM

To: Shelley White <swhite@washingtonct.org>

Cc: Carolyn <carolynbensley@hotmail.com>

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

Good afternoon,

We do not support the proposed hotel/spa project on Wykeham. It's a shame that the owner has let it fall into such disrepair, let alone the risk they put all the firefighters in when it burned down a few years ago. It's just not right to reward the owner by approving this. The town should declare eminent domain and make them pay to clean it up.

Sincerely,

Matt & Carolyn Muszala  
32 School St.  
Washington CT

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Matthew Muszala  
[muz0330@gmail.com](mailto:muz0330@gmail.com)  
917.696.7642

## Extremely concerned

Mary Adams <meart@me.com>

Fri 2/24/2023 2:34 PM

To: Shelley White <swhite@washingtonct.org>

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

Dear Ms White,

I would like to add my voice to express to the Zoning Board and all concerned my own deep concern about the proposed project at the old Wykeham Rise property.

These are TOWN roads, not state roads. Both Wykeham and Bell Hill are not laid out for the kind of traffic this project would generate. The first proposal was too big, this is absurd.

This is a neighborhood! It will be ruinous for the neighbors.

Water supply! Already a critical issue!

Lighting, noise, and other disruptions!

This is simply a terrible location for what is proposed.

So much unhappiness has been caused already over the years.

The property owners have been exceedingly thoughtless and discourteous neighbors already, as evidenced by letting the property remain in utterly overgrown and ruinous state, as they have for years.

It would be a continued source of sorrow and unhappiness, and an injustice if this proposal is allowed to proceed.

Sincerely,

Mary E. Adams

174 Calhoun St.  
Washington Depot

Sent from my iPhone

## Wykeham

Rebecca Rebillard <rrebillard@gmail.com>

Fri 2/24/2023 8:02 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.

Hi Tammy & Shelley,

I'm not sure if I missed the deadline to get this added to communications for Monday's meeting, but after reading the numerous letters in opposition, I wanted to add my voice of support "on the record."

Dear Zoning Commission,

After seeing the opposition presented in anticipation of Monday's meeting, I realized support for the difficult position you have been put in is necessary. Although you were not the commission to enter into the settlement agreement and conditions of approval, you are the ones to decide if the terms have been met and a Special Permit should be issued. I know many people are against this project, which has caused you to explore other impacts this development may have, unfortunately, you cannot change the agreement and are only tasked with deciding when the terms have been met.

I sympathize with the members of the board that are not in support of this project and were not on the board at the time this agreement was reached. I hope the community members understand that a vote from you in favor of issuing the Special Permit is a statement that the conditions have been met, and not that you approve of the project.

I believe there is a silent majority in favor of this project. Some because they see an increase in the grand list, job growth and economic development, others to avoid further lawsuits that will cost the town more money.

I know that you have spent a lot of time dealing with this issue that you did not create and I appreciate you getting this to vote and resolved as quickly as possible. The longer we put off this inevitable vote, the more money it is costing the town in legal fees.

Thank you,

Rebecca Rebillard  
26 Tompkins Hill Rd

## Wykeham Rd. project

betsygarytwo@aol.com <betsygarytwo@aol.com>

Fri 2/24/2023 9:56 AM

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.

I am writing to say that my husband and I strongly oppose granting a permit to build a hotel on Wykeham Road. This is a residential neighborhood and the hotel will bring unwanted traffic and noise/light pollution. This will be an unnecessary eyesore in an otherwise serene country setting. It's a shame that the Zoning Board even considered the project. What could you be thinking?

Susan Baker and Gary May

42 Wykeham Road

Washington

February 24, 2023

**TO THE WASHINGTON, CT ZONING COMMISSION:**

If there is a way to encroach on — if not spoil — the rural atmosphere of a community — our community — then the proposed project on Wykeham Road will do it.

The very first page of Washington's website states in part:

*“Washington offers the best of both worlds — a small-town lifestyle with a rich and vibrant cultural scene. Stunning farmland and vineyards, rolling hills, and quiet country roads are dotted with historic colonial architecture that give Washington a quintessential New England ambiance and a laid-back vibe. Whether you are coming for a visit or looking to relocate to a community that offers an unmatched lifestyle, we welcome you. Come explore our pristine nature... .”*

I do not live on or near Wykeham Road, but that is not relevant. What is relevant is my wife and I have been second-home residents here for nearly 20 years, and we chose this community for what it was then and for its ability to maintain a sense of place. And we don't want to see that “ambiance” changed for the sake of a development that isn't needed except by those seeking monetary gain.

Why would our town officials even consider such a project?

Will it enhance the “pristine nature” of our community? NO! If you think the answer is YES, then you owe it to residents to prove it. You cannot.

Will it increase the housing needed by those who can't afford to build but have lived here all their lives? NO!

What can be proven is the negative fallout of this project, from an ecological standpoint to the impact on the community.

Going ahead with this project will certainly benefit other nearby rural communities, for they will be more inviting than ours.

What this really comes down to is money, especially a gain for project developers.

Our community will pay the price. Our sense of place is at risk of being lost.

Sincerely,

Sheila Sullivan  
7 Warren Road  
New Preston, CT





February 24, 2023

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What this really comes down to is money, especially a gain for project developers.

Our community will pay the price. Our sense of place is at risk of being lost.

Sincerely,

William Ahearn  
7 Warren Road  
New Preston, CT

# WILLIAM WORTH BRACKEN

February 24, 2023

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

Dear Commissioners,

I live full time at 4 Bell Hill Road with my wife, Kelly Sidley, and our daughter (my step-daughter) Penelope, who is in 7<sup>th</sup> grade at Shepaug Valley Middle School.

We get our water from Aquarion. If Aquarion were unable to meet demand, our house would literally become unlivable. This is of the greatest importance to our family – and, of course, to many other households that rely on water from Aquarion’s Judea-Green site. Therefore, I urge you – plead with you – to subject the application for the Wykeham Rise project to further rigorous scrutiny.

Of particular concern are the numbers they submit. Most egregiously, the applicant wrongly, and bizarrely, claims that the hotel and spa will be staffed with 28 employees (see, for instance, June 1, 2022 Wykeham Rise Wastewater Management Plan, p. 6 and, separately, unnumbered design-flow worksheet in Appendix A).

This number (28) has no basis in industry practices for 53-room hotels above the level of two-star budget establishments. By comparison, according to its LinkedIn profile, The Mayflower, which has 35 rooms, employs 51-200 staff members. The Five-Star Alliance – an industry association – recommends at least 2.5 employees per room (which is 132 employees for 53 rooms). My understanding is that the World Tourism Organization recommends eight employees per 10 rooms for a three-star hotel (42 staff members for 53 rooms), twelve per 10 rooms for a four-star hotel (63 staff members for 53 rooms) and 20 per 10 rooms for a five-star hotel (108 staff members for 53 rooms). It is almost embarrassing to point this out, but there is simply no way to staff the executive, back-office, front-desk and various service positions and grounds keepers, etc., for a 53-room deluxe hotel with spa, pool, restaurant, conference facilities, and special events – *with 28 people*. It is simply impossible.

I have personal experience of this: I once started and owned a minimally-equipped restaurant with a mere 20 seats, and even that employed nearly half the number that the applicant claims are necessary for a 53-room hotel with restaurant, spa, etc.

So what happens when, as will certainly be the case given the numbers being submitted, the demand on water exceeds the applicant’s projections? I mean this as a real question. Are we just meant to hope for the best? If demand does exceed supply, then forget showers and gardening: How do we wash our family’s clothes? How do we flush our toilets? Do we buy in all our drinking water? What do we do with the investment we made in our devalued house?

# WILLIAM WORTH BRACKEN

And then, multiple these questions by everyone on the Judea-Green system. Please require further proofs and do not rely on the applicant's smiles and calm assurances that all will (somehow) be just fine.

With many thanks for considering this letter, I remain,  
Respectfully yours,

Worth Bracken

PS – As you are aware, the number of employees impacts estimations of both water supply and design flow for the septic system. I limit my comments above to water supply, but the numbers cited above also demonstrate that the applicant cannot meet condition no. 22, given the septic system's existing capacity of 10,450 gpd.

Washington Zoning Commission  
PO Box 383  
Washington Depot, CT 06794

Dear Zoning Commissioners,

I am writing to inquire as to why there will, once again, be no vote on the Wykeham project. I have watched recent Zoning meetings where discussion was held about whether or not the applicant has met the conditions set forth by the Zoning Commission to allow for the issuance of the needed permit. Has 101 Wykeham met the conditions or not? Seems like a simple question.

I'm also unclear as to why the Zoning Commission continues to accept and apparently consider complaints about and objections to the project from the opponents. The public hearing was closed months ago. Enough is enough, move on. Any complaints and or objections about the agreements of 2013 and 2018 should not be entertained at all. The agreements were made, live with them, unless the Zoning Commission is looking for further litigation. I certainly hope not.

The Zoning Commission has exceeded their legal budget for 2022 - 2023. The responsible person(s) should apologize to the town and stop the excessive spending. By all accounts the attorney has done and continues to do a fine job for the Zoning Commission. Listen to and follow what he has to say. I can only imagine how much money the applicant has had to spend to get to this point and I find that to be unfair as well. In the end Wykeham 101 is a privately owned entity which has the right to use their property as they wish within the rules and regulations of the Zoning Commission as they exist.

Please do the right thing and bring this debacle to a conclusion. The owner has dotted her i's crossed her t's jumped through hoops. What more do you want?

Joan Lodsin  
12 Tompkins Hill Road  
Washington, CT 06793

## Wykeham Road

Terry Jordan <go2tj@outlook.com>

Sat 2/25/2023 10:34 AM

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.

My name is Terry Jordan, and I live at 61 Wykeham Road. Like most people who live here, I chose to live in Washington because of its quiet and bucolic ambiance. And I, along with many if not most of the residents of this town, do not want a large, modern resort complex built here like the proposed Wykeham Rise that would be so blatantly incongruous with the rural character of Washington and that would permanently alter the character of our little historic New England town.

Wykeham Road is not the right place for such a large resort complex and the dangerous increase in traffic that it would attract. The road is narrow, hilly and winding. Residents daily walk or bike along our narrow road with no sidewalks, some pushing their children in strollers and some walking with their dogs. Such an increase in traffic would make using our road for these purposes both dangerous and undesirable. Many of the historic houses on Wykeham Road were built up close to the road at a time when traffic was horse-drawn and infinitely quieter. Even now, loud trucks rumble up and down the hills using engine brakes to slow down, reverberating the engine noise to the annoyance of all, and shaking our windows. The construction of a large, modern resort complex on Wykeham Road would subject the residents to years of loud construction trucks engine braking through our neighborhood, followed by the permanent increase in support vehicle and guest traffic that the proposed Wykeham Rise would attract.

Washington residents would then be subjected to the loud, obnoxious music of outdoor events at the proposed Wykeham Rise. Area residents are already subjected to loud, obnoxious music of outdoor events coming from the Mayflower Inn. Residents would never be able to enjoy the peace and quiet of our own homes during the months when we enjoy being outdoors. I prefer to hear owls hooting and songbirds singing in the woods behind my house, or the church bells ringing from the First Congregational Church on the Washington Green.

Another consideration is the light pollution that would come from the buildings and parking lots of such a large, modern resort complex. Not only would residents be subjected to noise pollution, but also to light pollution. Our historic neighborhood that is dark and quiet at night would be forever awash in the glare of industrial lights coming from the proposed Wykeham Rise.

The Washington Zoning Commission has a duty to the citizens that it represents to listen to their concerns. I respectfully ask the Commissioners to think seriously before permanently altering the bucolic character of our town and of our homes and heed the objections of so many of the town residents.

Sincerely,

Terry Jordan  
61 Wykeham Road

