

Vincent P. Casey  
6 Old North Road  
Washington, CT 06793

February 3, 2022

Dear Washington Zoning Commission:

Regarding: Application of MFSPA2013 LLC for a Special Permit for 116 Woodbury Road dated November 15, 2021 (the "Application")

My partner and I live about 900 feet directly across from the Spa at the Mayflower Inn. Last year we recorded decibel levels at our property in the 75-85dB range on approximately 15 dates, from party events at the Spa with music that lasted up to six hours. The noise was inescapable even with closed windows and doors and earphones on. Bass tones shook the house, windows and floors; shouts from the crowd entered the bedrooms.

The noise specifically came from a tent approved by the Commission in December 2019. The Mayflower's 2019 application for the tent had promised "no activity risking...noise". In the recording of the zoning meeting for the 2019 application, we can hear the Mayflower promise the Commission that "any...noise will be retained in the tent". We all know now that these Mayflower statements were grossly untrue.

I ask the Commission to take the time needed to do its proper diligence for this Application, which includes, in addition to reviewing and scrutinizing the applicable legal and technical reports, the following **two small actions**:

1. Consider the 2021 ZBA meeting where the ZBA upheld 5-0 the Cease & Desist Order against the Mayflower for the tent party noise. The ZBA minutes show that the Mayflower offered no defense at the hearing. But it used the appeal period from receipt of the C&D up to the appeal meeting to have more events (i.e., the Mayflower ignored the Town's C&D Order). The ZBA minutes also show the Mayflower lied to our First Selectman, Jim Brinton, by underestimating by seven (7) the number of events that they had contracts for. Incredibly, the Mayflower then ignored the ZBA order by having even more party events at the tent. Most of these tactics were undertaken by the Mayflower's current representatives, including its general manager. How can Washington trust or even take seriously any Mayflower promises for this Application?
2. Take a short site visit to the tent, not just at the Spa but along Wykeham Road (just past No. 29), where you will see the tent structure still standing in Winter (also contrary to Mayflower promises), closely set near the houses of our community. The site visit should reveal the impossibility of having an outdoor party tent (as opposed to a building) with 100 decibels of live band or DJ music; it can never be compatible with the quiet community in which it so closely sits. The placement of a party tent here among so many residents in a residential zone itself shows the Mayflower's arrogance and disrespect for our community.

I am certain that the Commission will conclude that there is one solution for the Mayflower: The Application must be denied, and the Mayflower must build a building for its lucrative large events. Thank you for your time.

Very truly yours,



Vincent Casey