

5 Golf Course Road  
Washington, CT 06793

March 21, 2023

Bryan Memorial Town Hall  
Land Use Office  
2 Bryan Memorial Plaza  
PO Box 383  
Washington Depot, CT 06794

Dear Zoning Commission Board Members:

We have been reviewing the many letters that have been sent to your office regarding the 101 Wykeham Property. They are all well written, thoughtful letters regarding this proposed project. Two have really caught our attention. One opposed to the building of the inn written by a former member of the Inlands/Wetlands commission. One in support of building the inn was written by a former member of the Zoning commission.

The first letter was written by Marguerite Purnell and dated February 15, 2023. She questions the compliance review of the 25 conditions imposed in the 2018 settlement agreement. Her questions are our questions as well as the questions of many other concerned citizens who object to the building of this enormous edifice on a quiet road in a residential neighborhood. We sincerely hope that you plan to answer these questions at the March 27<sup>th</sup> meeting and certainly before you approve this project.

The second letter was written by Philip Dutton and dated February 23, 2023. Interestingly, this letter referenced an article written by David Owen, former chairman of the Zoning Commission, published in "The Litchfield County Times" dated Friday, December 11, 2009. We found the highlighted quote to be particularly relevant: "If an application complies with the town's regulations, it must be approved: if it does not, it must be denied".

This quote is particularly interesting because it speaks to the crux of this whole issue. What do the zoning regulations state regarding the construction of an inn in Washington, Connecticut? This is the regulation that we have taken from the zoning Regs-11-04-2021 edition:

**13.9 Tourist Home or Inn.** Section 19-13-b26, Sanitation of Motels and Overnight Cabins, and Section 19-13-b29, Motels and Overnight Cabins or the Public Health Code of the State of Ct. as amended, are adopted as a part of these Regulations. In addition:

1. The minimum size of the lot shall be 5 acres, and
2. the frontage shall be on a state highway and shall not be less than 500 feet<sup>†</sup>, and
3. the minimum setback of any structure, excluding fences, shall be 100 feet from any street and 50 feet from any lot line.

\* Section 13.8.9: prohibition on equipment for processing excavated material was deleted and following section renumbered effective 7/18/16

† Revision of this provision (formerly 13.9.3, regarding frontage) and other changes effective 7/15/08.

To repeat the above clearly: **the frontage shall be on a state highway**. This is the center of this whole controversy. It doesn't matter what people want or don't want, the zoning regulations state that an inn shall be on a state highway. Wykeham road is not a state highway! It is a town road and therefore the proposal is to be declared null and void.

We know that this has been a long and arduous process for the zoning commissioners. We truly appreciate everything that you do. In that spirit we ask that you clearly answer the questions that have been presented to you. We are sure that in good conscience you would like to look back with pride on the decision you make today.

Sincerely,

Sue & Bob Ullram