


101 Wykeham

Reiner Boehning <rboe1407@gmail.com>

Tue 4/18/2023 8:29 PM

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

Cc: jwilliams@goodwin.com <JWilliams@goodwin.com>; globo4@mac.com <GLOBO4@MAC.COM>

 1 attachments (18 KB)

WZCletter4_18_23.docx;

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Shelley and Tammy,

In advance of the WZC meeting on Monday, please see attached letter regarding 101 Wykeham. We'd appreciate you sharing this with the members of the WZC and the public. Many thanks, Reiner and Lisa

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Reiner Boehning
Lisa Glover
27 Bell Hill Road
Washington, CT 06793

Washington Zoning Commission (WZC)
Attn: Nicholas Solley (Chair)
Bryan Memorial Town Hall, Land Use Office
2 Bryan Memorial Plaza
Washington Depot, CT 06794

Re: 101 Wykeham Road

Dear Members of the Zoning Commission,

We are the owners of 27 Bell Hill in Washington, which we purchased from E. Klauer on July 15th 2021. As such we are the successors in law to the Settlement Agreement from 2013. Our property directly abuts the leach field and the planned inn development at 101 Wykeham Road (the "Development" or "Wykeham Rise Inn") and will be directly impacted by the construction and operation of the proposed Wykeham Rise Inn.

We understand the Wykeham Rise Inn Special Permit Compliance will be discussed and, potentially voted on, at the upcoming meeting of the WZC. We would like to reiterate our concerns raised in previous letters written on our behalf by Joseph Williams of Shipman & Goodwin LLP. We sincerely hope that the commission will take these concerns and suggestions into consideration while discussing the merits of issuing the Special Permit. Having attended several of the recent workshops and meetings, it is clear that there are still important outstanding questions on several fronts: lighting pollution, planting for screening, water supply, etc, which have not been sufficiently discussed and evaluated to assure a safe outcome.

The Commission has been involved with this project for many years and we respect the hard work and the likely desire to have it done and over with. However, it seems that now is a critical moment to make sure that the surrounding neighbors are protected from what is a Development ill conceived in its scale for a residential neighborhood. In that vein we hope the Commission will continue to make the effort to carefully review all aspects of the Development and ensure that going forward everything will comply with all state and local regulations and permitting requirements.

As you have been advised, we have not yet consented (as is a condition of the Settlement Agreement) to the significant changes made to the site plans since ownership of 27 Bell Hill Rd. changed from Erika Klauer to us. We like to remind you of a few of our concerns—all of which have been raised before in our previous letters, all of which have not been addressed to date:

1. The lighting plans at present are not detailed enough to assess how lighting pollution will affect us and the neighborhood;
2. The latest plans submitted for the Wykeham Rise Inn still do not reflect us as owners of 27 Bell Hill. It seems logical, relevant, and important information for any agency considering granting permits for this Development to understand that the owner of the Wykeham Rise Inn (Erika Klauer) is NOT the owner of all the properties surrounding the proposed Development. See, for example, the letter from our attorney Joseph Williams of Shipman & Goodwin LLP to CTDEEP;
3. We have respectfully requested that the Wykeham Rise Inn be asked to plant Norway Spruce (minimum height of 10') around the entire southeastern perimeter of the 101 Wykeham property.

The suggested pool house and other planned structures are in our direct view-shed, especially during the winter and spring seasons; not to mention the importance of a sound shield from the pool and tented activities. It remains unclear if the field south of the leach field will serve as a dumping ground or storage spot during construction. This is also directly in our view-shed, and is within an area over which we hold a restrictive covenant.

We fundamentally disagree with the view that the WZC can vote on the Special Permit compliance without seeking the consent of all parties (and successors) to the Settlement Agreement. This would also be inconsistent with how the WZC has treated the relevant parties to the Settlement Agreement in the past. At this critical juncture, the WZC would be well advised to seek the consent and buy-in of all parties to the Settlement Agreement.

Thank you for your kind consideration and the hard work you do on behalf of the community here in Washington, Ct.

Sincerely,

Reiner Boehning & Lisa Glover
27 Bell Hill Road, Washington, Ct