Dear Commissioners,

The amount of water !01 Wykeham has projected and is requesting (and that Aquarion, in response to 101 Wykeham's specified amount, says it is able to provide) appears seriously understated and, as such, could have significant adverse implications for other properties including those along Wykeham Road down to the Green.

Given that, there must be an independent verification by a third party professional with specific water expertise of the adequacy of the specific amount of water requested by 101 Wykeham. Please confirm that Cardinal Engineering has this specific expertise and will conduct such an analysis.

To better understand the issue, 101 Wykeham's request letter to Aquarion dated May 9, 2018 must be made available to the water expert for review. Ostensibly, the stated daily demand is for an average of 4,000 gallons/day (GDP) and a maximum daily demand of 10,450 GDP.  Based upon the historical (metered) use of the Wykeham Rise school, these numbers are seriously underestimated.

During the last three years of the Swiss Hospitality Institute, when the student body numbered no more than 70 and the faculty numbered no more than 30, the school used on average 6,000 GPD. Now consider that 101 Wykeham is currently proposing up to 300-350+ people on site (as shown in the 2019 SSDS DFW), in particular during the summer months and on the holidays NOT even taking into account the permitted 24 tented events that could bring many more on those particular days. How is it possible that a resort with 54 guest units with ensuite bathrooms, public restaurant, spa, pool house & pool and catering facilities for those 300-350+ people would generally require less water than a small school and cafeteria (not operating during summer peak water use)?

It would be an egregious dereliction of duty by the Washington Zoning Commission not to make certain that the actual water demands of this project will not adversely impact residents along Wykeham Road, Bell Hill Road and the Green.

Respectfully yours,

Mitchell Solomon

Washington, CT

January 18, 2023

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