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Hon. Albert M. Rosenblatt

April 28, 2025

Town of Salisbury
Attn: Salisbury Inland Wetlands and Watercourses Commission (IWWC)
27 Main Street
P.O. Box 548
Salisbury, CT 06068

**RE: Wake Robin Inn – IWWC Approval Modification Request
Our File No.: 1308.0001**

Dear Salisbury Inland Wetlands and Watercourses Commission:

Aradev respectfully submits this letter to the Salisbury Inland Wetlands and Watercourses Commission (IWWC) seeking a Modification of a Previous Approval, pursuant to Section 20 of the IWWC Regulations. This request reflects thoughtful changes to the previously approved site development plan for the Wake Robin Inn Redevelopment Project, with particular attention to reduction in overall impact within the regulated areas. The revisions made to the proposed design and layout are in line with the commission's approval resolution (12/02/24) that states (page 5, number 3) "*Note: The IWWC recognizes that minor field changes may occur in the siting of improvements. Such field changes may vary slightly from this plan but disturbances shall be no closer to any wetland or watercourse. If occurring farther away from the wetlands and watercourses such changes shall either have the same or no greater impact on wetlands or watercourses.*"

The revised plan reflects a significant decrease in development intensity across the property, within the Upland Review Area (URA), consistent with the applicant's ongoing commitment to minimizing disturbance near regulated resources. Of note, none of the revised locations of the proposed structures/buildings cause greater impact to wetlands or watercourses than previously approved by the commission.

Reply to:

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Primary Revisions Proposed:

- The number of proposed guest cottages has been reduced from twelve (12) to four (4), resulting in a substantial reduction of total building square footage:
 - **Previously Approved:** 6,030 square feet within the URA and 468 square feet within the Watercourse Setback Area.
 - **Revised Plan:** 2,406 square feet within the URA and 0 square feet within the Watercourse Setback Area.

- The Spa building has been reconfigured in both location and size, with its new layout maintaining or increasing the distance from the nearest wetland and watercourse compared to the approved design. The square footage of the Spa building within the URA has also been reduced from 5,771 square feet to 5,386 square feet.
- The location of the pool building has been adjusted slightly and results in approximately 370 square feet of new building within the URA, however this URA impact is within the previously approved and still proposed area of demolition of the existing motel buildings and proposed driveway location.
- A small new 243 square foot addition to rear side/rear Main Inn and associated grading is now proposed to be partially located within the URA (approximately 47' from the wetland). This area was previously approved and still is proposed for limited grading to construct a walkway/pathway around the existing INN.
- The previously proposed URA impact of the two stormwater quality basins associated with the once proposed eight cottages have been removed from the plan. This area is now proposed to only have two small cottages and access walkways.
- Several routes of proposed walkways throughout the property have been adjusted slightly or been removed from the design, maintaining or decreasing any URA impacts.

A check in the amount of \$50.00 payable to the Town of Salisbury has been included with this letter in accordance with the Commission's fee schedule. It is our hope that the Commission will see that these proposed modifications reflect a reduced development footprint, improved design sensitivity, and create no additional encroachment into regulated wetlands or watercourses. Aradev respectfully requests that the Commission approve this modification based on the reduction in regulated area disturbance and the clear intent to further enhance environmental protections on the site.

Sincerely,

MACKEY BUTTS & WHALEN, LLP



Joshua E. Mackey