

MACKEY BUTTS & WHALEN LLP

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Hon. Albert M. Rosenblatt

April 30, 2025

Dr. Michael Klemens, Chairman – P&Z Commission
Planning and Zoning Commission Members
Ms. Conroy
Town of Salisbury
PO Box 548
27 Main Street
Salisbury, CT 06068

RE: Application Submission for Site Plan and Special Permit
Approval – Wake Robin Inn Redevelopment Project
(104-106 Sharon Rd and 53 Wells Hill Rd)
Our File No.: 1308.0001

Dear Chairman Klemens, Planning and Zoning Commission Members,
and Ms. Conroy:

We represent Aradev LLC. On their behalf, we are filing the enclosed application for site plan + special permit approval for the redevelopment of the Wake Robin Inn. The redevelopment consists of the properties at 104-106 Sharon Road and 53 Wells Hill Road.

This package contains the following:

- Overview letter
- Exhibit A - Zoning Compliance
- Project Narrative
- Application Forms
- Owners Authorization + Approval Letters
- Introduction to Aradev
- Development Team Bios
- Historical Narrative (from current owner)
- Photographs of Existing Site
- Project Renderings
- Wetlands Permit Approval + Modification Approval
- Traffic Impact Study + New Plan Analysis Letter
- Parking Analysis
- Tree Study + Preservation Report
- Sound Study
- Letter from Trash Company

Reply to:

☐ 3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.6700
F 845.677.2202

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☐ 319 Mill Street
Poughkeepsie, NY 12601
P 845.452.4000
F 845.454.4966

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☐ 81 Main Street
P.O. Box 308
Sharon, CT 06069
P 860.364.6232
F 860.364.6429

- Letter from Fire Marshal
- Building Height/Roof Compliance Analysis
- Sustainability Narrative
- Consistency with POCD
- Soil & Erosion Control Estimate
- WPCA Capacity Analysis
- Drainage Report
- Natural Diversity Data Base Communication

Four (4) copies of this application package are being hand delivered to the Planning & Zoning office at Town Hall. In addition, the following documents will be submitted separately due to their file size:

- Four (4) full sized Site Plan sets (including A2 survey)
- Four (4) full sized Architectural Plan sets

All of the above-mentioned documents (application package, site plan sets, and architectural plan sets) will be hand delivered to the Town. All application materials have been delivered to the Salisbury Planning and Zoning Commission in electronic (PDF) format.

The applicant, Aradev LLC, has included the applicable application fees of \$360 payable to the Town of Salisbury.

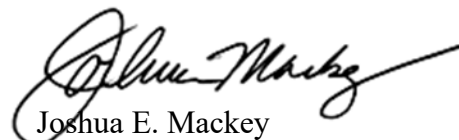
This application is being filed on April 30, 2025 with a request to be on the agenda and accepted at the May 5, 2025 regularly scheduled Planning and Zoning meeting.

A detailed overview of this application is provided in the letter on the proceeding pages including all applicable documents, studies, plans, approvals, etc.

We look forward to presenting this application to the Commission and thank you all for your time and hard work.

Sincerely,

MACKEY BUTTS & WHALEN, LLP



Joshua E. Mackey

cc: ARADEV LLC