

#2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel, Redevelopment of the Wake Robin Inn (Section 213.5) / Map 47/ Lot 2 & 2-1 /

May 5, 2025

RE: Wake Robin Inn Redevelopment – Site Plan + Special Permit Application

Dear Chairman Klemens, Commission Members, and Ms. Conroy,

On behalf of Aradev LLC, please find enclosed the following supplemental materials related to our pending Site Plan and Special Permit application for the redevelopment of the Wake Robin Inn:

- A formal “Will Serve” letter request submitted to Aquarion Water Company, which includes the previously issued “Will Serve” letter dated December 2024
- A completed Online Notification Form submitted to the Connecticut Department of Public Health
- Certified mailing documentation confirming transmittal to both the Department of Public Health and Aquarion Water Company

We respectfully request that these documents be added to the official application file. We appreciate your continued consideration and look forward to discussing the application with you at this evening’s meeting.

Sincerely,
Steven Cohen

**AQUARION WATER COMPANY
WILL SERVE LETTER**



To: Carlos Vizcarrondo, Utility Service Coordinator

Date: May 1, 2025

Company: Aquarion Water Company

Project No.: 141.22100.00001

Address: 600 Lindley St

Bridgeport, CT 06606

203-337-5950

Re: Wake Robin Inn Redevelopment

FOR YOUR:

- ☒ Use
- ☒ Approval
- ☐ Review/Comments
- ☐ Information
- ☐ Other:

SENT VIA:

- ☐ U.S. Postal Service
- ☒ Overnight
- ☐ Under Separate Cover
- ☐ Hand-Carried (Courier)
- ☐ Picked Up

DATE	QUANTITY	DESCRIPTION
2025-05-01	1	Will Serve Letter Application
2024-09-17	1	Hydrant Fire Flow Test Report
2025-04-28	1	Wake Robin Inn Project Narrative
2025-04-28	1	Utilities Plan

Remarks:

cc: [Click here to enter text.](#)

By: Todd Ritchie, PE

Aquarion Water Company

WILL SERVE LETTER APPLICATION

APPLICATION DATE: 5/1/2025

PROJECT / SITE INFORMATION

Project Name: Wake Robin Inn Redevelopment
Location / Address: 104 & 106 Sharon Rd and 53 Wells Hill Rd
Salisbury, CT 06039
Proposed Use : ☒ Commercial / Industrial Building Size (s.f.): ±67,950 SF(9 buildings)
☐ Residential Building Size (s.f.): _____
Site Elevations: High: 850 ft. Low: 784 ft.
Datum Elevation (USGS): NAVD 1988
Length / Size (Dia.) of Proposed Service: ± 1,000 LF Water Main & ±1,025 LF Water Service
Site Plan Attached: ☒ (Must show Elevation Contours)

DEMAND INFORMATION (To be determined by the applicant's project plumbing consultant)

<u>Commercial / Industrial Use</u>	<u>Residential Use</u>
<u>Comm./ Industrial Demand</u> Average Day <u>11,663</u> gal/day Maximum Day <u>22,520</u> gal/day Irrigation System Demand <u>10,000</u> gal/day <u>Fire Demand</u> Hydrant <u>2,500</u> gal/min. Building Sprinklers: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Required Sprinkler Flow: <u>1,700</u> gal/min. Residual Pressure: <u>65</u> psi	<u>Domestic Demand</u> No. Units _____ No. Bedrooms/Unit _____ Total No. Bedrooms _____ Total Average Day Demand _____ gal/day Total Maximum Day Demand _____ gal/day (Total Ave. Day Demand x 2) Irrigation System Demand _____ gal/day <u>Fire Demand</u> Hydrant _____ gal/min. Building Sprinklers: Yes <input type="checkbox"/> No <input type="checkbox"/> Required Sprinkler Flow: _____ gal/min. Residual Pressure: _____ psi

CONTACT INFORMATION

Applicant (or Agent) Name: Civil Engineer - Todd Ritchie, PE
Address: 99 Realty Dr Cheshire, CT 06410
Tel. No.: 203-271-1773
Email: tritchie@slrconsulting.com

SIGNATURE: _____



PRINT NAME & TITLE: Todd Ritchie, PE Civil Engineer

Instructions:

Please submit this form along with the site plan and a fire flow test:
Mr. Carlos Vizcarrondo, Utility Service Coordinator
Aquarion Water Co. - Engineering & Planning Dept., 600 Lindley Street, Bridgeport, CT 06606
Off. No. (203) 337-5950 Fax. No. (203) 337-5839 e-mail: cvizcarrondo@aquarionwater.com

Aquarion Water Company Fire Flow Test

Test Location: SALISBURY, CT

Test Date: 09/17/2024

Test Time: 08:55 PM

Flow Hydrant: 0070 Location: Sharon Rd #138

Flow Hydrant Parameters:

Main Size:	12"
Pipe/Nozzle Diameter:	4.0 Hose Monster Big Boy inches
Pito Pressure:	25 psi
PSI Before:	110 psi

Residual Hydrant: 0071 Location: Sharon Rd 230' S of Wells Hill Rd

Residual Hydrant Parameters:

PSI Before:	112 psi
Residual During Flow:	84 psi
PSI After:	112 psi
PSI Drop:	28 psi

Test Results:

GPM Available: 1,880

GPM @20 psi: 3,570

Test Performed By: JP&MAT TG

NOTE: Static Pressure readings are actual, and test results are not corrected for elevation differential.

Test Method: Calibrated Orifice

Overview

Aradev is planning the redevelopment of the Wake Robin Inn into a boutique hotel that will serve both the local Salisbury and greater areas. The project will include the restoration and expansion of the main inn building, 4 cottages spread throughout the property – 2 of which are placed on the Wells Hill Road side, creating a residential-feel buffer, an outdoor seasonal pool, a spa, and event space attached to the main inn building to hold 125 person gatherings. A food & beverage program will be spread across the buildings to serve both patrons of the property and local community members. There will be walking paths to highlight the natural features of the area. The property will be redeveloped with a focus on sustainability throughout its stormwater management practices, the use of pervious pavement when practical, the installation of rain gardens, and the enhancement of natural landscapes, including wetland buffer improvements.

Event Space

The event space can be rented out any day of the week, and most events are expected to take place on weekends/holidays with occasional afternoon or midday events on the weekends (trade shows, art fairs, or corporate events as examples). Events within the event space that occur on Monday, Tuesday, Wednesday, or Thursday will be allowed between the hours of 9AM and 10PM. Events within the event space that occur on Friday, Saturday, Sunday, or any Holiday will be allowed between the hours of 9AM and 12AM (midnight). An event will encompass the pre-function area, event room, and vestibule – sequencing at different times throughout. There will only be one event ongoing in the event space at one time. All doors and windows open to the outside elements will be closed at 9pm except for fire and life safety reasons. Note: fireworks will not be permitted at any time.

Usable Space (sf): 4,680 sq ft

Capacity: The event space will have a capacity limit of 125 guests, whether seated or standing. The venue may be reserved for private events by both hotel guests and members of the public. In addition, Aradev anticipates utilizing the event space to host a range of community-oriented and public events, including but not limited to trade shows, art exhibitions, philanthropic gatherings, and town hall meetings.

Fast Casual Restaurant

The fast casual restaurant will be open daily from 11am to 9pm and will have outdoor seating via picnic benches. There is a 500-600sf space in the basement of the main inn building which will have a service window for patrons to use to purchase, order, and receive food. The fast casual restaurant is open to the public.

Usable Space (sf): N/A

Capacity: The fast casual restaurant will be an order at the counter service and picnic tables + tables placed throughout the lawn. No official capacity as this is outdoors but expected peak patronage at one time around 30 – 40 people.

Restaurant + Bar

The three-meal restaurant inside the hotel will be open daily at 7AM and conclude service in accordance with the proposed hours of operation in the proceeding pages.

Usable Space (sf): 3,000 sq ft

Capacity: Anticipated interior usage at one time will be between 40 – 80 persons and exterior usage at 40 – 80 persons. The maximum seating & standing capacity will be determined during the construction documents phase pending Fire Marshal approval.

Pool

The seasonal pool will feature lounge chairs, umbrellas, and tables for hotel guests only. Guests will be able to order drinks and lite bites at the pool which will be serviced from the main inn building. The hours of operation will be 9am to 8pm daily.

Usable Space (sf): 4,985 sq ft. The usable space square footage number above includes a 1,000 sq ft pool, 2,825 sq ft pool deck + entrance, and 1,160 sq ft of actual buildings (restrooms and storage).

Capacity: An estimated occupancy of 40-50 people (not including staff).

Spa

The spa will contain a tranquility/reading room, 4-5 treatment rooms, women's lockers, men's lockers, hot and cold plunges, a sauna, and a yoga studio. The hours of operation will be 7am to 7pm daily. The spa is open to the public via advanced reservations for treatments only. Hotel guests receive priority in booking treatments and are allowed to purchase day passes (maximum 2 hours of use) with no more than 5 day passes in use at a time (depending on the capacity of treatments booked).

Usable Space (sf): 4,550 sq ft

Capacity: An estimated occupancy of 10-12 people (not including staff)

Employees

Venue	Employee Count
Hotel	20
Food & Beverage	20
Event space Events	20 - 25
Spa	5
Pool	2

Assumes peak weekend (assume 30% less during weekday hours).

Key Census

Room Type	Count	Average SF
Cottages	4	2,000
Existing Main Inn	14	382
New Inn Addition	39	390
Total Keys	57	

Guestroom Mix - the property will contain a maximum of fifty-seven (57 rentable guest room units ("keys"))

Room Type	Count	% of Total Keys	Maximum Occupancy	Anticipated Occupancy
King / Double	29	51%	2.0	1.5
Double Double	12	21%	4.0	3.0
Suite	7	12%	2.0	1.5
Suite w/ Alcove	4	7%	4.0	3.0
Loft Suite	1	2%	6.0	4.0
Cottage	4	7%	6.0	6.0
Total	57	100%	166	130

Building Totals

Building	Basement	Total Above Grade
Cottages	-	8,000 sf
Main Inn + Addition	11,000 sf	33,600 sf
Event Room + Vestibules	-	5,430 sf
Spa	-	5,220 sf
Pool House	-	1,160 sf
Storage + Deliveries + Trash	-	3,540 sf

**The Main Inn + Addition square footage above includes around 2,500 sf of seating space which is open to the public and hotel guests.*

Parking & Traffic

- All deliveries will be made from Sharon Rd
- All guests will enter/exit via Sharon Rd
- Hotel + restaurant guests will be directed to drive to the main Hotel entrance and use Valet parking
- All events will either (or both) have valet parking or parking lot attendants to ensure proper use of parking areas and traffic control
- During non-event, weekdays, it is expected that guests will have the option to self-park in marked, available parking spots in vicinity of the Hotel/Inn pedestrian entry
- Parking Analysis included as a separate document

Truck Route to the Property

All vehicular access to the Wake Robin Inn will be directed to use designated state roads, with the sole entrance to the property located on Sharon Road. The applicant will coordinate with mapping services to formally decommission the former Wells Hill Road entrance, ensuring that all traffic, both during construction and post-construction, utilizes Sharon Road for ingress and egress. Arrival and departure traffic will be routed along state highways, specifically Routes 7, 41, 44, and 112. All construction traffic and deliveries will be contractually required to follow the prescribed routes as outlined below:

- From the West: Route 44 to Route 41, then enter the site driveway (left turn).
- From the North: Route 7 to Route 44, to Route 41, then enter the site driveway (left turn).
- From the East: Route 112 to Route 41, then enter the site driveway (right turn).
- From the South: Route 7 to Route 112 to Route 41, or alternatively Route 41 directly, then enter the site driveway (right turn).

Garbage Storage + Collection

- All garbage pickup will be between the hours of 9am and 3pm as agreed with Welsh Sanitation Service
- Bottles and recyclables will be kept inside buildings and brought to their respective containers (outside) during the hours mentioned above

Peak Hours (Arrival)

- Check in: 2pm to 4pm daily
- Events: 3pm to 4:30pm with an estimated 65% of people staying at the hotel
- F&B (dinner & bar only): 6pm to 8pm with an estimated 50% of people staying at the hotel

Peak Hours (Departure)

- Check out: 10am to 11am daily
- Events: 9:30pm to 11:30pm with an estimated 65% of people staying at the hotel
- F&B (dinner & bar only): 8pm to 10pm with an estimated 50% of people staying at the hotel

Security, Training, and Safety

Private events serving alcohol inside the event space which are greater than 50 attendees are required to hire private security for the duration of the event. Hotel staff will be assisted by the security personnel in overseeing traffic operations, closing of doors/windows, alcohol compliance, and implementing hours of operation. In addition, all of the staff serving alcohol (waiters, waitresses, bartenders, etc.) will be required to be certified in [ServSafe Alcohol](#) training to promote safe alcohol consumption and be in compliance with the regulations set forth by the Connecticut Liquor Control. The hotel will have cameras throughout the property (with a focus on the property lines, entrance/exit, and areas where patrons would be exiting alcohol consumption areas) which will be 24/7 monitored by hotel personnel. Furthermore, once a general manager is brought on board, the neighbors will have their direct phone number and email address in the effort to maintain relationships and alleviate any concerns in a timely manner.

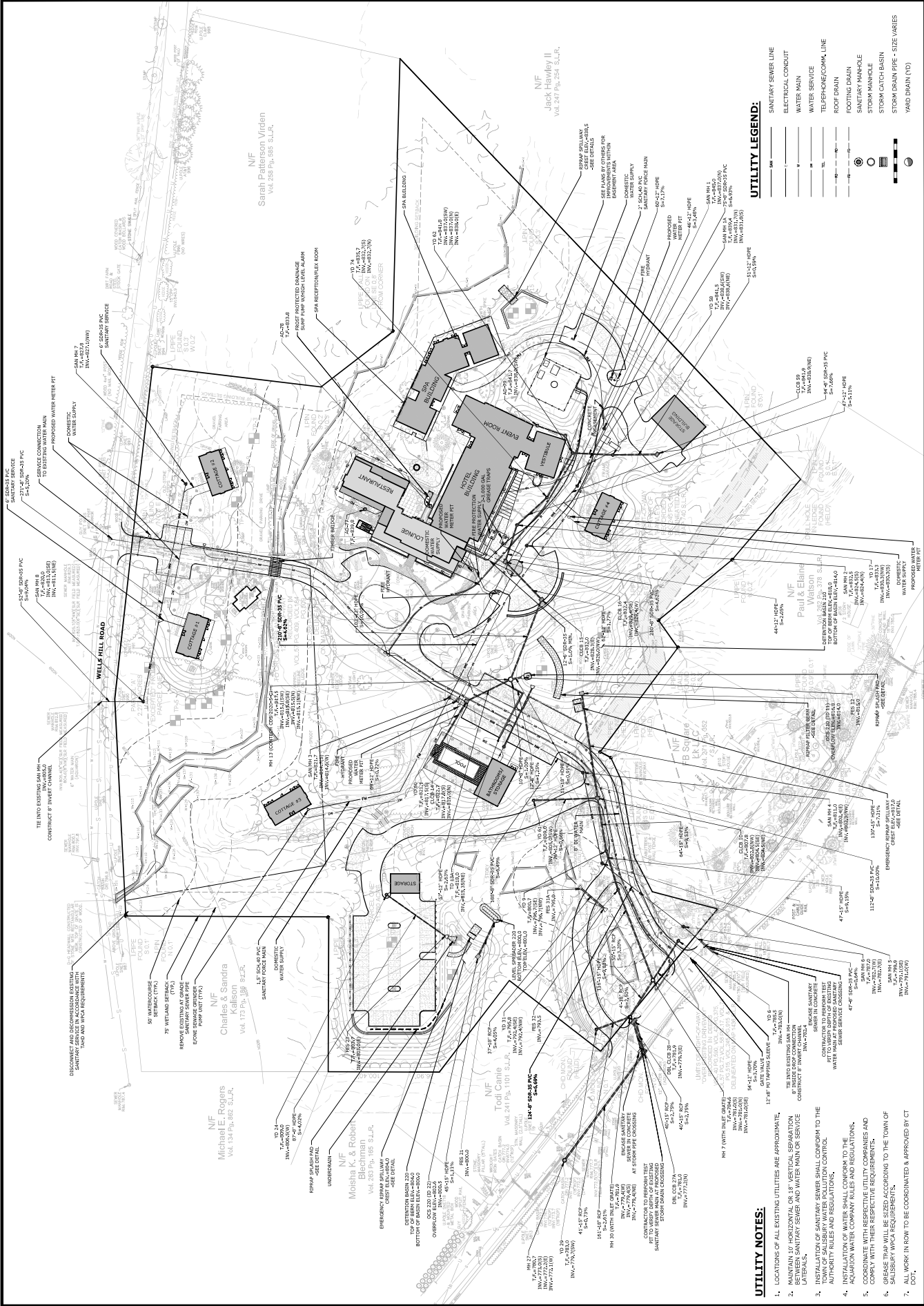
Hours of Operation

Space	Hours of Operation
Hotel Food & Beverage <i>Mon, Tues, Wed, Thurs</i>	7am – 10pm
Hotel Food & Beverage <i>Fri, Sat, Sun + Holidays</i>	7am – 11pm
Event Space Events <i>Mon, Tues, Wed, Thurs</i>	9am – 10pm
Event Space Events <i>Fri, Sat, Sun + Holidays</i>	9am – 12am
Private Events on Property <i>Mon, Tues, Wed, Thurs</i>	9am – 10pm
Private Events on Property <i>Fri, Sat, Sun + Holidays</i>	9am – 12am
Fast Casual Restaurant	11am – 9pm
Spa	7am – 7pm
Pool <i>Seasonal (May 1 – Oct 1)</i>	9am – 8pm

About Aradev

Aradev is a hospitality development firm based in New York City, specializing in the acquisition, development, and asset management of hotel and hospitality properties. Led by principals Jonathan Marrale and Steven Cohen, Aradev brings over 30 years of combined industry expertise across all facets of hospitality real estate. The company was formed in 2023 although the founding principals have worked together since 2015. Their experience spans the full life cycle of development, from ground-up new builds to the thoughtful restoration and adaptive reuse of historic properties, as well as strategic asset management of operating assets.

Aradev is currently engaged in projects and transactions across Connecticut, New York, Massachusetts, Illinois, and New Mexico, with a focus on delivering long-term value through design-driven, sustainable development. The firm is committed to environmental stewardship, integrating sustainable building practices, materials, and preservation principles into each of its projects to create enduring hospitality assets that respect both their architectural heritage and surrounding communities.



UTILITY LEGEND:

- SANITARY SEWER LINE
- ELECTRICAL CONDUIT
- WATER MAIN
- WATER SERVICE
- TELEPHONE/COMM. LINE
- ROOF DRAIN
- FOOTING DRAIN
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- WARD DRAIN (VD)

UTILITY NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
3. THE LOCATION OF SANITARY SEWER SHALL CONFORM TO THE TOWN OF SALISBURY WATER REGULATION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALLATION OF WATER SHALL CONFORM TO THE AQUARIUM WATER COMPANY RULES AND REGULATIONS.
5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.
6. GREASE TRAP WILL BE SIZED ACCORDING TO THE TOWN OF SALISBURY WPA REQUIREMENTS.
7. WORK IN ROW TO BE COORDINATED & APPROVED BY CT DOT.



December 17, 2024

Todd Ritchie, PE & Sean McAllen
SLR Consulting
99 Realty Dr.
Cheshire, CT 06410

Re: Request for Water Service – 104 & 106 Sharon Rd and 53 Wells Hill Rd, Salisbury, Connecticut
Wake Robin Inn Redevelopment

Dear Mr. Ritchie and Mr. McAllen,

This letter confirms that Aquarion Water Company of Connecticut (Aquarion) has sufficient water supply to meet the following estimated commercial water demand for the proposed development at the above referenced property.

- Average Day Demand: 12,500 gallons per day
- Maximum Day Demand: 23,150 gallons per day
- Irrigation System Demand: 10,000 gallons per day
- Hydrant Demand: 2,500 gallons per minute at 20 psi

This commitment does not fire sprinkler demands because no demand projections for fire sprinklers were included in the application submitted to Aquarion. If you wish to include fire sprinkler demands in your project, you will need to update your application and resubmit your Will Serve Letter request.

The attached fire flow test report indicates an available fire flow of approximately 3,570 gallons per minute at 20 psi in the water main in the street. Please note that fire flow tests are indicative of the available flow at a specific time. Available flow and pressures will vary throughout the day and year based on system demands, which may result in lower available flow and pressure. It is your engineer's responsibility to design accordingly to achieve the required flow and pressure while considering all the building demands and system demands.

This service commitment is valid for 12 months from the date of issuance. If your proposed project is not ready for water service (intended usage) within 12 months of this letter, then Aquarion's ability to serve your project will have to be re-evaluated.

While this letter serves as a service commitment, it is not an approval how or when to connect (tap) to our water main. You must complete the Main Extension Process, including obtaining additional approvals that are required, payment of required fees, etc. Additionally, you must complete the New Service Process for final building connections and meter installation. If you have any questions regarding this letter, please feel free to contact me at 203.362.3033. If you have questions regarding the main extension process and next steps required to connect (tap) to our system, please contact Carlos Vizcarrondo at cvizcarrondo@aquarionwater.com.

Very truly yours,
Aquarion Water Company

Melissa Ahrens-Viquez
Planning Engineer

cc: New Services, Carlos Vizcarrondo, File
Attachment: Fire flow test at hydrant 0070 dated 09/17/2024
Will Serve Letter Application dated 09/09/2024

Aquarion Water Company Fire Flow Test

Test Location: SALISBURY, CT

Test Date: 09/17/2024

Test Time: 08:55 PM

Flow Hydrant: 0070 Location: Sharon Rd #138

Flow Hydrant Parameters:

Main Size:	12"
Pipe/Nozzle Diameter:	4.0 Hose Monster Big Boy inches
Pito Pressure:	25 psi
PSI Before:	110 psi

Residual Hydrant: 0071 Location: Sharon Rd 230' S of Wells Hill Rd

Residual Hydrant Parameters:

PSI Before:	112 psi
Residual During Flow:	84 psi
PSI After:	112 psi
PSI Drop:	28 psi

Test Results:

GPM Available: 1,880

GPM @20 psi: 3,570

Test Performed By: JP&MAT TG

NOTE: Static Pressure readings are actual, and test results are not corrected for elevation differential.

Test Method: Calibrated Orifice

To: Carlos Vizcarrondo, Utility Service Coordinator

Date: September 9, 2024

Company: Aquarion Water Company

Project No.: 141.22100.00001

Address: 600 Lindley St

Bridgeport, CT 06606

203-337-5950

Re: Wake Robin Inn Redevelopment

FOR YOUR:

- ☒ Use
- ☒ Approval
- ☐ Review/Comments
- ☐ Information
- ☐ Other:

SENT VIA:

- ☒ U.S. Postal Service
- ☐ Overnight
- ☐ Under Separate Cover
- ☐ Hand-Carried (Courier)
- ☐ Picked Up

DATE	QUANTITY	DESCRIPTION
2024-09-09	1	Will Serve Letter Application
2024-09-09	1	Hydrant Fire Flow Request Form
2024-08-01	1	Wake Robin Inn Project Narrative
2024-09-06	1	Utilities Plan
2024-09-05	1	Check payable to Aquarion Water Company in the amount of \$493.00

Remarks:

cc: Todd Ritchie, PE

By: Sean McAllen

Aquarion Water Company

WILL SERVE LETTER APPLICATION

APPLICATION DATE: 9/9/2024

PROJECT / SITE INFORMATION

Project Name: Wake Robin Inn Redevelopment
Location / Address: 104 & 106 Sharon Rd and 53 Wells Hill Rd
Salisbury, CT 06039
Proposed Use: ☒ Commercial / Industrial Building Size (s.f.): ± 45,000 SF(16 buildings)
☐ Residential Building Size (s.f.): _____
Site Elevations: High: 850 ft. Low: 784 ft.
Datum Elevation (USGS): NAVD 1988
Length / Size (Dia.) of Proposed Service: ± 1500 LF Water Main & ±750 LF Water Service
Site Plan Attached: ☒ (Must show Elevation Contours)

DEMAND INFORMATION (To be determined by the applicant's project plumbing consultant)

Commercial / Industrial Use	Residential Use
<u>Comm./ Industrial Demand</u> Average Day <u>12,500</u> gal/day Maximum Day <u>23,150</u> gal/day Irrigation System Demand <u>10,000</u> gal/day	<u>Domestic Demand</u> No. Units _____ No. Bedrooms/Unit _____ Total No. Bedrooms _____ Total Average Day Demand _____ gal/day Total Maximum Day Demand _____ gal/day (Total Ave. Day Demand x 2) Irrigation System Demand _____ gal/day
<u>Fire Demand</u> Hydrant <u>2,500</u> gal/min. Building Sprinklers: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Required Sprinkler Flow: <u>TBD*</u> gal/min. Residual Pressure: <u>TBD</u> psi <u>*To be determined per NFPA #1</u>	<u>Fire Demand</u> Hydrant _____ gal/min. Building Sprinklers: Yes <input type="checkbox"/> No <input type="checkbox"/> Required Sprinkler Flow: _____ gal/min. Residual Pressure: _____ psi

CONTACT INFORMATION

Applicant (or Agent) Name: Civil Engineer - Todd Ritchie, PE & Sean McAllen
Address: 99 Realty Dr Cheshire, CT 06410
Tel. No.: 203-271-1773
Email: tritchie@slrconsulting.com & smcallen@slrconsulting.com

SIGNATURE: 

PRINT NAME & TITLE: Todd Ritchie, PE Civil Engineer

Instructions:

Please submit this form along with the site plan and a fire flow test:
Mr. Carlos Vizcarrondo, Utility Service Coordinator
Aquarion Water Co. - Engineering & Planning Dept., 600 Lindley Street, Bridgeport, CT 06606
Off. No. (203) 337-5950 Fax. No. (203) 337-5839 e-mail: cvizcarrondo@aquarionwater.com



HYDRANT FIRE FLOW REQUEST FORM

If you have questions about completing this form, please call (203) 337-5981

Or email: jporemba@aquarionwater.com

APPLICANT'S INFORMATION					
Applicant's Name ARADEV LLC					
Mailing Address	352 ATLANTIC AVE UNIT 2	City/State	BROOKLYN, NY	Zip Code	11217
E-mail Address		Office Phone No.	847-714-4778	Cell Phone No.	
DEVELOPER/OWNER'S INFORMATION					
Entity's Name WAKE ROBIN, LLC & MS SERENA GRANBERY					
Mailing Address	PO BOX 660, 53 WELLS HILL RD	City/State	LAKEVILLE, CT	Zip Code	06039
E-mail Address		Office Phone No.	860-435-2000	Cell phone no.	
GENERAL PROJECT INFORMATION					
Project Name (If Applicable): WAKE ROBIN INN REDEVELOPMENT					
Project Address: 104 & 106 SHARON RD & 53 WELLS HILL RD SALISBURY, CT 06039					
Nearest Intersection: SHARON RD & WELLS HILL RD SALISBURY, CT					
Intended purpose					
<input type="checkbox"/> Residential		<input type="checkbox"/> Subdivision		<input type="checkbox"/> Combination Residential/Commercial	
<input type="checkbox"/> Industrial		<input checked="" type="checkbox"/> Commercial			
OFFICIAL USE ONLY					
Date Check Received:					
Check No.					

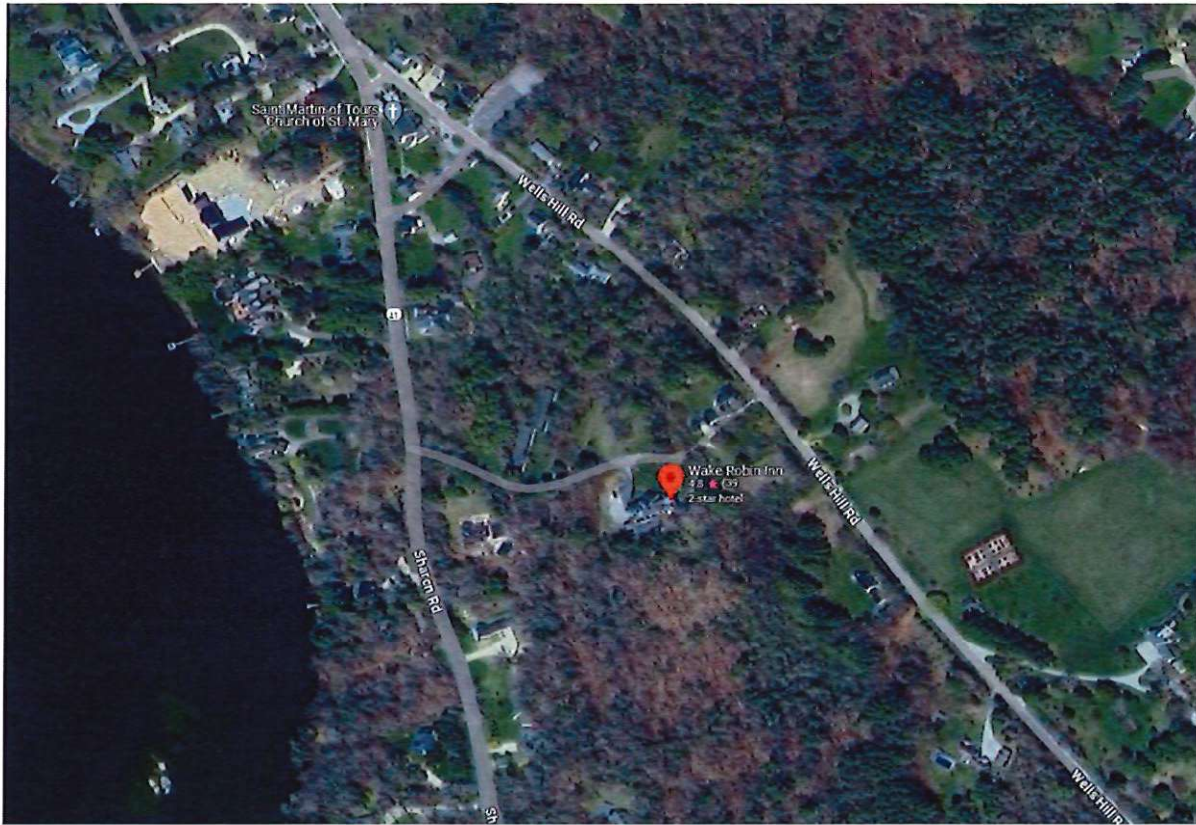
Please submit this Form along with the following items:

- Check payable to Aquarion Water Company of CT in the amount of \$493.00.
- Google map image depicting the project's site location
- Site Plan

Please Mail all documents to:

Aquarion Water Company of CT
Attn. John Poremba
Utility Operation Department
600 Lindley Street
Bridgeport CT 06606

104 & 106 Sharon Road & 53 Wells Hill Road Salisbury, CT



Overview

Aradev is planning the redevelopment of the Wake Robin Inn into a boutique hospitality campus that will serve both the local Salisbury and greater areas. The project will include the restoration and expansion of the main inn building and headmasters house, cottages nestled into the woods, an outdoor seasonal pool, a spa, and an event barn. A food & beverage program will be spread across the buildings to serve both patrons of the property and local community members. There will be walking paths to highlight the natural features of the area. The property will be redeveloped with a focus on sustainability throughout its stormwater management practices, the use of pervious pavement when practical, the installation of rain gardens, and the enhancement of natural landscapes, including wetland buffer improvements.

Event Barn + Fast Casual

Most events will take place on Friday and Saturday evenings (4pm to 2am) with occasional afternoon or midday events on the weekends (trade shows, art fairs, or corporate events as examples). Most events will end at midnight, but some events will run until 2am. All doors and windows open to the outside elements will be closed at 9pm to eliminate any sound outside.

Usable Space (sf): 4,434 sq ft

Event Barn Capacity

Anticipated events will be around 125 – 150 people, with the capacity to host about 200 people. The maximum seating and standing capacity will be determined during the construction documents phase pending Fire Marshal approval.

Fast Casual Capacity

The fast casual restaurant will be an order at the counter service and picnic tables + tables placed throughout the porch. No official capacity as this is outdoors but expected peak patronage at one time around 30 – 40 people.

Restaurant + Bar

The three-meal restaurant will have daily hours 7:30am to 11pm. The bar outlets will operate from 11am to 2am. All outdoor activities will end at 9pm and be moved indoors.

Usable Space (sf): 2,734 sq ft

Anticipated interior usage at one time will be between 40 – 80 persons and exterior usage also at 40 – 80 persons.

The maximum seating & standing capacity will be determined during the construction documents phase pending Fire Marshal approval.

Spa

The spa will contain a yoga room, a tranquility room, up to 4 treatment rooms, women's lockers, men's lockers, hot and cold plunges, and a sauna. The hours of operation will be 7am to 7pm daily.

Usable Space (sf): 1,018 sq ft

Spa and F&B outlets are the only amenities accessible to the public.

Employees

Venue	Employee Count
Hotel	20
Food & Beverage	23-28
Event Barn Events	30-40
Spa	6 – 7
Pool	3 – 4

Assumes peak weekend (assume 30% less during weekday hours).

Key Census

Room Type	Count	Average SF
Cottages	12 – 14	825
Existing Main Hotel	12	382
Existing Headmasters House	6	514
New Hotel Structure	39	391
Event Barn Staffing*	3	312
Total Keys	69-71 not including staff housing	

**To be used for overnight accommodations when there is an event.*

Building Totals

Building	Basement	Total Above Grade
Cottages	-	10,420 sf
Main Hotel + Addition	7,849 sf	38,973 sf
Event Barn	4,400 sf	7,629 sf
Spa	-	4,175 sf
Pool House + Storage	-	1,860 sf

Parking

Entrance & Parking Vision

All deliveries will be made from Sharon Rd. Guests will be encouraged to enter via Sharon Rd. All exiting traffic will be via Sharon Rd. Hotel and main restaurant guests to drive to the main entrance and use valet parking. Events will have valet parking and a potential flagger for traffic control. All guests except during events have the option to self-park.

Peak Hours (Arrival)

Check in: 2pm to 4pm daily.

Events: 3pm to 4:30pm with an estimated 30% of people staying at the hotel.

F&B (dinner & bar only): 6pm to 8pm with an estimated 50% of people staying at the hotel.

Peak Hours (Departure)

Check out: 10am to 11am daily.

Events: 9:30pm to 11:30pm with an estimated 30% of people staying at the hotel.

F&B (dinner & bar only): 8pm to 10pm with an estimated 50% of people staying at the hotel.

Parking Analysis included as a separate document.

**ONLINE NOTIFICATION
CT DEPT OF PUBLIC HEALTH**

Todd Ritchie

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: April 30, 2025 2:01 PM
To: scohen087; Todd Ritchie
Subject: Acknowledgement of Submission to CTDPH

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This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:

What municipal entity is this application, petition, request or plan being submitted to?["Planning and Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?No

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?

Redevelopment and expansion of existing Wake Robin Inn facility including expansion of the hotel building; addition of 4 individual cottage style accommodations; addition of a spa building, pool, poolhouse, and accessory storage buildings; and associated expansion of driveway, walkway, patio and parking areas.

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:

Redevelopment and expansion of existing Wake Robin Inn facility including expansion of the hotel building; addition of 4 individual cottage style accommodations; addition of a spa building, pool, poolhouse, and accessory storage buildings; and associated expansion of driveway, walkway, patio and parking areas.

Please enter the date of the application, petition, request or plan:

2025-04-30

What is the size of the area to be disturbed?
equal to or greater than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Commercial

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?
Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:
ARADEV LLC

Applicant email address:
scohen087@gmail.com

Street address or intersection of application, petition, request or plan:
104 & 106 Sharon Road; 53 Wells Hill Road

Enter Project Longitude/Latitude:
-73.43520
41.95791

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:
Site plans to be emailed separately.

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:
tritchie@slrconsulting.com

If you want to unsubscribe from these emails, please use this [form](#).



Steven Cohen <scohen087@gmail.com>

Additional Documentation for CTDPH Project Notification Form - Wake Robin Inn Redevelopment, 104 & 106 Sharon Rd, 53 Wells Hill Road, Salisbury, CT

Todd Ritchie <tritchie@slrconsulting.com>
To: "dph.sourceprotection@ct.gov" <dph.sourceprotection@ct.gov>
Cc: Steven Cohen <scohen087@gmail.com>

Wed, Apr 30, 2025 at 2:54 PM

Good Afternoon,

Below is a download link to proposed site plans associated with the attached CTDPH Project Notification Form that was submitted today electronically via the DPH website.

<https://filetransfer.slrconsulting.com/message/Hkf3uGDekQ9jnF8c4tMFSy>

Please let me know if you have any questions or issues downloading the document.

Kind regards,

Todd

Todd Ritchie PE, BCEE, CFM, REHS/RS, LEED AP, ENV SP
Principal Civil Engineer

D 475-244-2252 **O** 203-271-1773
M 203-509-0292 **E** tritchie@slrconsulting.com

SLR International Corporation
99 Realty Drive, Cheshire, CT, United States 06410

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SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.



2025-04-30 Aquifer Protection Acknowledgement of Notification Submission.pdf
23K

CERTIFIED MAILING
CT DEPT PUBLIC HEALTH
AQUARION WATER COMPANY



April 30, 2025

Attn: Commissioner Manisha Juthani, MD
Connecticut Department of Public Health
410 Capitol Avenue
Hartford, CT 06134-0308

<VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED>

Re: Project Notification Form
Wake Robin Inn Redevelopment
104 & 106 Sharon Road; 53 Wells Hill Road
Salisbury, CT

Dear Commissioner Juthani,

A project notification form has been submitted to the Connecticut Department of Public Health (DPH) for the above project in accordance with Section 8-3i of the Connecticut General Statutes. The project notification form was electronically submitted by SLR to CTDPH via CTDPH's website on April 30, 2025 as noted in the attached automated email response from CTDPH. An electronic copy of the proposed site plans was also emailed by SLR to CTDPH on April 30, 2025 as noted in the separate attached email.

Please feel free to contact me directly at 203-271-1773 if you have any questions.

Regards,

SLR International Corporation

Todd D. Ritchie, PE, BCEE, CFM, REHS/RS
Principal Civil Engineer
tritchie@slrconsulting.com

22100.00001.a3025.DPH_notification.docx

Attachments

Todd Ritchie

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: April 30, 2025 2:01 PM
To: scohen087; Todd Ritchie
Subject: Acknowledgement of Submission to CTDPH

You don't often get email from microsoft@powerapps.com. [Learn why this is important](#)

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scohen087@gmail.com

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tritchie@slrconsulting.com

If you want to unsubscribe from these emails, please use this [form](#).

Todd Ritchie

From: Todd Ritchie
Sent: April 30, 2025 2:55 PM
To: 'dph.sourceprotection@ct.gov'
Cc: 'Steven Cohen'
Subject: Additional Documentation for CTDPH Project Notification Form - Wake Robin Inn Redevelopment, 104 & 106 Sharon Rd, 53 Wells Hill Road, Salisbury, CT
Attachments: 2025-04-30 Aquifer Protection Acknowledgement of Notification Submission.pdf

Good Afternoon,

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Please let me know if you have any questions or issues downloading the document.

Kind regards,

Todd



April 30, 2025

Attn: Joe Welsh, Manager of Natural Resources
Aquarion Water Company
600 Lindley Street
Bridgeport, CT 06606

<VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED>

Re: Project Notification Form
Wake Robin Inn Redevelopment
104 & 106 Sharon Road; 53 Wells Hill Road
Salisbury, CT

Dear Mr. Welsh,

In accordance with Section 8-3i of the Connecticut General Statutes, this letter serves as notification that the attached project notification was electronically submitted by SLR to CTDPH via CTDPH's website on April 30, 2025 as noted in the attached automated email response from CTDPH.

Please feel free to contact me directly at 203-271-1773 or via email at tritchie@slrconsulting.com if you have any questions or to request copies of project documents.

Regards,

SLR International Corporation

A handwritten signature in blue ink, appearing to read "Todd D. Ritchie", with a long, sweeping horizontal line extending from the end of the signature.

Todd D. Ritchie, PE, BCEE, CFM, REHS/RS
Principal Civil Engineer
tritchie@slrconsulting.com

22100.00001.a3025.Aquarion_notification.docx

Attachment

Todd Ritchie

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: April 30, 2025 2:01 PM
To: scohen087; Todd Ritchie
Subject: Acknowledgement of Submission to CTDPH

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CT Dept of Public Health, M. Juthani, MD
 Street and Apt. No., or PO Box No.
410 Capitol Avenue
 City, State, ZIP+4®
Hartford, CT 06134-0308

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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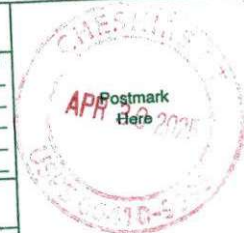
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Sent To
Aquarion Water Co., Joe Welsh
 Street and Apt. No., or PO Box No.
600 Liberty Street
 City, State, ZIP+4®
Bridgeport, CT 06606

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions