

Re: Notice of Public Hearing for Special Permit Application #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 /

Dear Neighbor,

The Planning & Zoning Commission will hold a public hearing regarding our special permit application regarding 104-106 Sharon Road and 53 Wells Hill Road on August 5, 2025, at 6:30 p.m. via Zoom. The Zoom link is provided on the next page. We have included a link to the full agenda + application documents, and they can also be accessed by visiting the town’s website closer to the hearing date at www.salisburyct.us/agendas.

The application proposes the redevelopment of the Wake Robin Inn property to modernize and expand its hospitality offerings while preserving the historic character of the existing Inn. The project includes the demolition of some of the structures at 53 Wells Hill Road, the former motel building, various garages, storage structures, and selective portions of the existing Inn to allow for necessary renovations and site improvements. Renovations to the existing Inn will upgrade guest rooms and public spaces, with a modest addition to provide additional guest accommodations. The project also proposes the construction of a new event and dining pavilion for up to 125 guests, four (4) new guest cottages, a seasonal swimming pool, and a new spa building with associated amenities. Additional improvements include the construction of two to three (2-3) garage/storage structures throughout the property, as well as upgrades to site circulation, walkways, driveways, and parking areas. The redevelopment will incorporate sustainable site design practices, including the use of pervious pavement where feasible, rain gardens, wetland buffer enhancements, and naturalized landscaping improvements. The project is intended to preserve the Inn’s role as a community landmark while enhancing its long-term viability and environmental stewardship.

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.

Sincerely,



Steven Cohen
Aradev LLC – Principal



Jonathan Marrale
Aradev LLC – Principal

[Zoom information & link to Town of Salisbury website are included in the next page]

Link to Application Materials:

<https://www.salisburyct.us/planning-zoning-meeting-documents/2025-0287-meeting-documents/>

ZOOM INFORMATION

When: August 5, 2025, 06:30 PM Eastern Time (US and Canada)

Please use the link below to join the webinar:

<https://us06web.zoom.us/join>

Webinar ID: 849 4463 0507

Passcode: 397773

Or One tap mobile :

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[+13092053325,,84944630507#](tel:+13092053325,,84944630507#)

Or Telephone:

US: +1 305 224 1968

+1 309 205 3325

+1 312 626 6799

+1 646 558 8656

+1 646 931 3860

+1 301 715 8592

+1 253 205 0468

+1 253 215 8782

+1 346 248 7799

+1 360 209 5623

+1 386 347 5053

+1 507 473 4847

+1 564 217 2000

+1 669 444 9171

+1 689 278 1000

+1 719 359 4580

+1 720 707 2699

Parcel ID: 36-08

Site Address: 86+88 WELLS HILL ROAD

Owner Name: CRUGER WILLIAM F + ANGELA

Mailing Address: 993 FIFTH AVE

Mailing City: NEW YORK

Mailing State: NY

Mailing Zip: 10028

Parcel ID: 36-08

Site Address: 86+88 WELLS HILL ROAD

Owner Name: CRUGER WILLIAM F + ANGELA

Mailing Address: 86-88 WELLS HILL ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-53

Site Address: 64 WELLS HILL ROAD

Owner Name: WARD MARY SURV & MICHAEL
SURV

Mailing Address: 64 WELLS HILL ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-52

Site Address: 50 WELLS HILL ROAD

Owner Name: WILMORE GREGORY &
HOCKSTADER BARBARA

Mailing Address: 50 WELLS HILL ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-51

Site Address: 40 WELLS HILL ROAD

Owner Name: KAMP DAVID J & BELL R AIMEE

Mailing Address: 46 WEST 11TH ST APT 2

Mailing City: NEW YORK

Mailing State: NY

Mailing Zip: 10011

Parcel ID: 47-49

Site Address: 34 WELLS HILL ROAD

Owner Name: MOLLER JOHN T + MARILYN G

Mailing Address: 530 EAST 86TH ST APT 5B

Mailing City: NEW YORK

Mailing State: NY

Mailing Zip: 10028

Parcel ID: 47-48

Site Address: 28 WELLS HILL ROAD

Owner Name: ZAREMBA PETER & MARILLA

Mailing Address: 704 HUMBOLDT STREET

Mailing City: BROOKLYN

Mailing State: NY

Mailing Zip: 11222

Parcel ID: 47-47

Site Address: 22 WELLS HILL ROAD

Owner Name: KEIL ANGELIKI V

Mailing Address: PO BOX 511

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-03

Site Address: 33 WELLS HILL ROAD

Owner Name: KALISON CHARLES + SANDRA

Mailing Address: PO BOX 1951

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-04

Site Address: 25 WELLS HILL ROAD

Owner Name: ROGERS MICHAEL E

Mailing Address: 176 SHARON RD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-02-1

Site Address: 53 WELLS HILL ROAD

Owner Name: GRANBERY SERENA W

Mailing Address: 53 WELLS HILL ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-05

Site Address: 21 WELLS HILL ROAD

Owner Name: 21 WELLS HILL ROAD LLC

Mailing Address: 47 FARNUM ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-06-1

Site Address: 80 SHARON ROAD

Owner Name: SAINT MARTIN OF TOURS
PARISH CORP

Mailing Address: PO BOX 897

Mailing City: CANAAN

Mailing State: CT

Mailing Zip: 06018

Parcel ID: 47-07

Site Address: 86 SHARON ROAD

Owner Name: BLECHMAN MOISHA K SURV &
BLECHMAN ROBERT SURV

Mailing Address: 86 SHARON ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-08

Site Address: 90 SHARON ROAD

Owner Name: CANIE EGI + TODI

Mailing Address: 90 SHARON ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-16

Site Address: 83 SHARON ROAD

Owner Name: BECKET ANN

Mailing Address: P O BOX 589

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-16-1

Site Address: 93 SHARON ROAD

Owner Name: 93 SHARON ROAD LLC

Mailing Address: 93 SHARON ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-15

Site Address: 95 SHARON ROAD

Owner Name: JEDLICKA AMY

Mailing Address: 340 E 72ND ST APT 15N

Mailing City: NEW YORK

Mailing State: NY

Mailing Zip: 10021

Parcel ID: 47-15-1

Site Address: 97 SHARON ROAD

Owner Name: HOCHBERG MARK & FAITH

Mailing Address: PO BOX 1776

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-15-2

Site Address: 0 SHARON ROAD

Owner Name: HOCHBERG FAITH S

Mailing Address: PO BOX 1776

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-14

Site Address: 0 SHARON ROAD

Owner Name: HOCHBERG MARK S

Mailing Address: PO BOX 1776

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-09

Site Address: 110 SHARON ROAD

Owner Name: FB SQUARE LK LLC

Mailing Address: 139 GRAND STREET

Mailing City: JERSEY CITY

Mailing State: NJ

Mailing Zip: 07032

Parcel ID: 47-10

Site Address: 126 SHARON ROAD

Owner Name: WATSON PAUL SURV & ELAINE
SURV

Mailing Address: PO BOX 269

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 37-07

Site Address: 138 SHARON ROAD

Owner Name: BOLMER DAVID P

Mailing Address: PO BOX 466

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 37-14

Site Address: 0 SHARON ROAD

Owner Name: HAWLEY JACK II TRUSTEE

Mailing Address: PO BOX 136

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 37-13

Site Address: 93 WELLS HILL ROAD

Owner Name: BROWN SHANNON TYREE

Mailing Address: 93 WELLS HILL ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-01

Site Address: 77 WELLS HILL ROAD

Owner Name: VIRDEN SARAH PATTERSON

Mailing Address: 77 WELLS HILL ROAD

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Parcel ID: 47-02

Site Address: 104+106 SHARON ROAD

Owner Name: WAKE ROBIN LLC

Mailing Address: PO BOX 660

Mailing City: LAKEVILLE

Mailing State: CT

Mailing Zip: 06039

Wake Robin Redevelopment
Public Hearing - Mailing List
7/17/2025

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
36-08	86+88 WELLS HILL ROAD	CRUGER WILLIAM F + ANGELA	993 FIFTH AVE	NEW YORK	NY	10028
36-08	86+88 WELLS HILL ROAD	CRUGER WILLIAM F + ANGELA	86-88 WELLS HILL ROAD	LAKEVILLE	CT	06039
47-53	64 WELLS HILL ROAD	WARD MARY SURV & MICHAEL SURV	64 WELLS HILL ROAD	LAKEVILLE	CT	06039
47-52	50 WELLS HILL ROAD	WILMORE GREGORY & HOCKSTADER BARBARA	50 WELLS HILL ROAD	LAKEVILLE	CT	06039
47-51	40 WELLS HILL ROAD	KAMP DAVID J & BELL R AIMEE	46 WEST 11TH ST APT 2	NEW YORK	NY	10011
47-49	34 WELLS HILL ROAD	MOLLER JOHN T + MARILYN G	530 EAST 86TH ST APT 5B	NEW YORK	NY	10028
47-48	28 WELLS HILL ROAD	ZAREMBA PETER & MARILLA	704 HUMBOLDT STREET	BROOKLYN	NY	11222
47-47	22 WELLS HILL ROAD	KEIL ANGELIKI V	PO BOX 511	LAKEVILLE	CT	06039
47-03	33 WELLS HILL ROAD	KALISON CHARLES + SANDRA	PO BOX 1951	LAKEVILLE	CT	06039
47-04	25 WELLS HILL ROAD	ROGERS MICHAEL E	176 SHARON RD	LAKEVILLE	CT	06039
47-02-1	53 WELLS HILL ROAD	GRANBERY SERENA W	53 WELLS HILL ROAD	LAKEVILLE	CT	06039
47-05	21 WELLS HILL ROAD	21 WELLS HILL ROAD LLC	47 FARNUM ROAD	LAKEVILLE	CT	06039
47-06-1	80 SHARON ROAD	SAINT MARTIN OF TOURS PARISH CORP	PO BOX 897	CANAAN	CT	06018
47-07	86 SHARON ROAD	BLECHMAN MOISHA K SURV & BLECHMAN ROBERT SURV	86 SHARON ROAD	LAKEVILLE	CT	06039
47-08	90 SHARON ROAD	CANIE EGI + TODI	90 SHARON ROAD	LAKEVILLE	CT	06039
47-16	83 SHARON ROAD	BECKET ANN	P O BOX 589	LAKEVILLE	CT	06039
47-16-1	93 SHARON ROAD	93 SHARON ROAD LLC	93 SHARON ROAD	LAKEVILLE	CT	06039
47-15	95 SHARON ROAD	JEDLICKA AMY	340 E 72ND ST APT 15N	NEW YORK	NY	10021
47-15-1	97 SHARON ROAD	HOCHBERG MARK & FAITH	PO BOX 1776	LAKEVILLE	CT	06039
47-15-2	0 SHARON ROAD	HOCHBERG FAITH S	PO BOX 1776	LAKEVILLE	CT	06039
47-14	0 SHARON ROAD	HOCHBERG MARK S	PO BOX 1776	LAKEVILLE	CT	06039
47-09	110 SHARON ROAD	FB SQUARE LK LLC	139 GRAND STREET	JERSEY CITY	NJ	07032
47-10	126 SHARON ROAD	WATSON PAUL SURV & ELAINE SURV	PO BOX 269	LAKEVILLE	CT	06039
37-07	138 SHARON ROAD	BOLMER DAVID P	PO BOX 466	LAKEVILLE	CT	06039
37-14	0 SHARON ROAD	HAWLEY JACK II TRUSTEE	PO BOX 136	LAKEVILLE	CT	06039
37-13	93 WELLS HILL ROAD	BROWN SHANNON TYREE	93 WELLS HILL ROAD	LAKEVILLE	CT	06039
47-01	77 WELLS HILL ROAD	VIRDEN SARAH PATTERSON	77 WELLS HILL ROAD	LAKEVILLE	CT	06039
47-02	104+106 SHARON ROAD	WAKE ROBIN LLC	PO BOX 660	LAKEVILLE	CT	06039

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 Elaine Surv Watson
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Moisha K. Blechman, Surv and
Robert Blechman, Surv
88 Sharon Road
Lakeville, CT 06039

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
Angeliki V. Keil
P.O. Box 511
Lakeville, CT 06039

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Certified Mail Fee
\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
Michael E. Rogers
76 Sharon Road
Lakeville, CT 06039

City, State, ZIP+4®

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
Charles and Sandra Kalison
P.O. Box 1951
Lakeville, CT 06039

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Certified Mail Fee
\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
Serena W. Granbery
53 Wells Hill Road
Lakeville, CT 06039

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Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
Gregory Wilmore and
Barbara Hockstader
50 Wells Hill Road
Lakeville, CT 06039

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
David J. Kamp and Aimee R. Bell
46 West 11th Street, Apt. 2
New York, NY 10011

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Certified Mail Fee
\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
John T. and Marilyn G. Moller
530 East 86th Street, #5B
New York, NY 10028

City, State, ZIP+4®

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Certified Mail Fee
\$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$.74

Total Postage and Fees
\$ 10.44

Sent To
Peter and Marilla Zarella
704 Humboldt Street
Brooklyn, NY 11222

City, State, ZIP+4®

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Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44

Sent To
 William F. and Angela Cruger
 86-88 Wells Hill Road
 Lakeville, CT 06039

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44

Sent To
 Mary and Michael Ward, Surv
 64 Wells Hill Road
 Lakeville, CT 06039

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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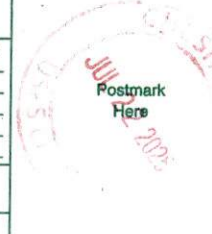
OFFICIAL USE

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44

Sent To
 Ann Becket
 P.O. Box 589
 Lakeville, CT 06039

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 City, State, ZIP+4®

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Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.74
Total Postage and Fees	\$ 10.44

Sent To
 William F. and Angela Cruger
 993 Fifth Avenue
 New York, NY 10028

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