

July 17, 2025

Salisbury Planning & Zoning Commission  
Town of Salisbury  
27 Main Street, P.O. Box 548  
Salisbury, CT 06068

Attn: Chairman Dr. Michael Klemens

**RE: Peer Review of Traffic Impact Study  
Wake Robin Inn Property  
Lakeville, CT  
Our File: 24084**

Dear Chairman Klemens and Commission Members:

At your request, our office has undertaken a review of the current application for Special Permit for a proposed redevelopment of the Wake Robin Inn property located at 104 & 106 Sharon Road and 53 Wells Hill Road in the Town of Lakeville, Connecticut. This letter presents our findings.

Our office has been provided and we have reviewed the following items:

- Cover letter addressed to Mr. Stephen Cohen of ARADEV, LLC, prepared by SLR dated April 29, 2025.
- Traffic Impact Study, Proposed Redevelopment of the Wake Robin Inn Property 104 & 106 Sharon Road and 53 Wells Hill Road, Lakeville, Connecticut, prepared by SLR International Corporation and dated September 13, 2024.
- Site Plans entitled Wake Robin Inn Redevelopment, prepared by SLR International Corporation dated April 29, 2025.
- Wake Robin Inn – Project Narrative – 106 Sharon Road, dated August 1, 2024.
- Encroachment Permit Status Letter prepared by SLR dated June 13, 2025.
- Sight Lines Plan & Profile – Sharon Road, Sheets PR-1 and PR-2, dated September 10, 2024.

## **Overview**

In September 2024 an application was made for a development consisting of the following uses:

- 70 hotel rooms / cabins
- 3,760 s.f. Spa
- Hotel Restaurant Bar with 160 seats
- Wedding Venue with 175 seats
- 2,500 s.f. fast casual provisions (restaurant)

The current application is to consist of the following uses:

- 57 hotel rooms / cabins
- 5,220 s.f. Spa
- Hotel Restaurant Bar with 160 seats
- Wedding Venue with 125 seats
- 2,000 s.f. fast casual provisions (restaurant)

The proposed site access for the current development is identical to that proposed during the September 2024 application.

In the April 29, 2025 cover letter, SLR presents a comparison of the trip generation between the current proposal and the previous proposal. The SLR cover letter also indicates that the spa and fast casual uses will remain closed during wedding events. In their analysis, however, they included the spa related traffic in their trip generation during wedding events. The comparison indicates that the current proposal will generate fewer trips during each of the peak hours both with and without events, compared to the previous application. Based on these facts, SLR has resubmitted the September 13, 2024 report as part of this application.

The Encroachment Permit Status letter, dated June 13, 2025 indicates that the applicant has been in consultation with the ConnDOT District IV engineers regarding the preliminary sightline improvement design, and that comments have been received and have been incorporated into the plan set. The sight distances provided do not meet current ConnDOT requirements in all respects but they do represent an improvement over the existing sight distances at the existing site driveway. We note that any improvements within the DOT Right of Way will be at the sole discretion of the ConnDOT District IV Office.

**FAH Conclusions and Recommendations**

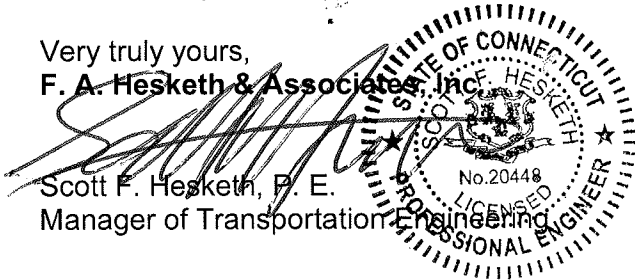
The September 13, 2024 traffic impact report has been prepared in accordance with current engineering standards. The data presented for background traffic and site generated traffic is appropriate for the proposed development. The capacity analyses conducted at local intersections indicate acceptable levels of service will be maintained under the combined traffic volume conditions. The current application will result in a decrease in site traffic volumes. Therefore, the September 13, 2024 report is appropriate for consideration of the proposed development. We concur with SLR that this development is anticipated to have a minimal impact to area traffic flow.

The design of the site access driveway is sufficient to accommodate the anticipated volume of site generated traffic and will provide acceptable levels of service. The available sight distances will need to be reviewed and approved by the ConnDOT District IV office. The applicant has been coordinating with the DOT to prepare and provide an acceptable design.

We appreciate the opportunity to provide this information to you. If you require any additional information, please do not hesitate to contact our office.

Very truly yours,

**F. A. Hesketh & Associates, Inc.**



Scott F. Hesketh, P. E.  
Manager of Transportation Engineering

cc: Ms. Abby Conroy, Director of Land Use