

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

Re: #2025-0287 Wake Robin Inn Redevelopment Project – Consent of Property Owner  
(53 Wells Hill Road, Salisbury, CT)

Dear Members of the Planning & Zoning Commission,

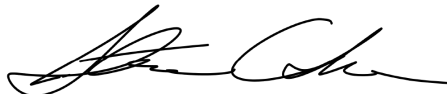
I am writing on behalf of 53 Wells Hill LLC, the owner of the property located at 53 Wells Hill Road, Lakeville, CT. As of August 21, 2025, 53 Wells Hill LLC acquired title to this property, which is included in the pending site plan and special permit applications before the Commission relating to the Wake Robin Inn redevelopment project.

Please be advised that as the current property owner, 53 Wells Hill LLC, hereby consents to and affirms all authorizations, forms, and submissions previously executed by the prior owner of 53 Wells Hill Road (Serena Granbery) in connection with these applications (including those contained on pages 36–44 of the application materials).

We respectfully request that the Commission recognize this letter as confirmation of ownership consent and authorization for the continued processing and consideration of the pending applications.

Thank you for your attention to this matter. Please do not hesitate to contact me should you require any additional information or documentation.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Cohen", written in a cursive style.

Steven Cohen  
53 Wells Hill LLC  
Managing Member

# APPLICATION FORMS



**TOWN OF SALISBURY**  
**PLANNING AND ZONING COMMISSION**

Number \_\_\_\_\_

**APPLICATION FOR SPECIAL PERMIT**

Owner of Record: WAKE ROBIN, LLC & Ms Serena Granbery  
 Address of Owner: PO BOX 660 Lakeville, CT 06039 & 53 Wells Hill Rd Lakeville, CT 06039  
 Property Location: Tax Map #47, 47 Lot# 02, 02-1 Land Records: Vol. 184/247 Page 509/216  
 Property Address: 104-106 Sharon Road Lakeville, CT 06039 & 53 Wells Hill Road Lakeville, CT 06039  
 Acreage: 13.8 acres Zone: RR-1  
 Bounded generally on the North by: \_\_\_\_\_  
 (Full name of owner of record, East by: See Below  
 Attach addition pages if needed) South by: \_\_\_\_\_  
 West by: \_\_\_\_\_  
 Special Permit Use Requested: Hotel  
 Section 213.5 of the Salisbury Zoning Regulations.  
 Written statement of Proposed Use (4 copies): See Below  
 Site Plan - 4 copies (See attached sheet)  
 Soil Erosion and Sediment Control Plan: See Site Plans  
 Approval from TAHD, WPCA, or BHC regarding sewer and water: See capacity analysis attached  
 Historic District Commission, if applicable: N/A  
 Conservation District Commission, if applicable: Approved on 11.26.2024  
 Preliminary Architectural Plans for Proposed structures & signs (2 copies) See attached  
 Estimated Site Improvement Costs (other than buildings): \$750,000.00  
 Written Assurance of Bond or Letter of Credit: TBD  
 Additional Remarks: N/A

Owners Signature:   
 Wake Robin LLC (104 & 106 Sharon Road)

Owners Signature: \_\_\_\_\_  
 Serena Granbery (53 Wells Hill Road)

Applicants Signature & Title: \_\_\_\_\_  
 ARADEV LLC (Steven Cohen, Member)

Filed at the Planning and Zoning Commission Office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Fee Paid: \_\_\_\_\_ Received By: \_\_\_\_\_  
 Title: \_\_\_\_\_

**NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.**

## **ABUTTERS**

<b>Parcel ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Mailing Address</b>	<b>Mailing City</b>	<b>Mailing State</b>	<b>Mailing Zip</b>
47-09	110 SHARON ROAD	FB SQUARE LK LLC	139 GRAND STREET	JERSEY CITY	NJ	07032- 0000
37-07	138 SHARON ROAD	BOLMER DAVID P	PO BOX 466	LAKEVILLE	CT	06039- 0000
36-08	86+88 WELLS HILL ROAD	CRUGER WILLIAM F + ANGELA	993 FIFTH AVE	NEW YORK	NY	10028- 0000
47-10	126 SHARON ROAD	WATSON PAUL SURV & ELAINE SURV	PO BOX 269	LAKEVILLE	CT	06039-0269- 0000
37-13	93 WELLS HILL ROAD	BROWN SHANNON TYREE	93 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000
47-53	64 WELLS HILL ROAD	WARD MARY SURV & MICHAEL SURV	64 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000
47-15-2	SHARON ROAD	HOCHBERG FAITH S	PO BOX 1776	LAKEVILLE	CT	06039-1776- 0000
47-14	SHARON ROAD	HOCHBERG MARK S	PO BOX 1776	LAKEVILLE	CT	06039- 0000
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47-52	50 WELLS HILL ROAD	WILMORE GREGORY &	50 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000

## **STATEMENT OF PROPOSED USE**

The Applicant 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 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 cabins, 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.

27 Main Street  
P.O. Box 0548  
Salisbury, CT 06068

(860) 435-5190  
FAX: (860) 435-5172



**TOWN OF SALISBURY**  
PLANNING AND ZONING COMMISSION

Number \_\_\_\_\_

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 Historic District Commission, if applicable: N/A  
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 Estimated Site Improvement Costs (other than buildings): \$750,000.00  
 Written Assurance of Bond or Letter of Credit: TBD  
 Additional Remarks: N/A

Owners Signature: \_\_\_\_\_

Wake Robin LLC (104 & 106 Sharon Road)

Owners Signature: Serena W. Granbery

Serena Granbery (53 Wells Hill Road)

Applicants Signature & Title: \_\_\_\_\_

ARADEV LLC (Steven Cohen, Member)

Filed at the Planning and Zoning Commission Office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Fee Paid: \_\_\_\_\_

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# **OWNERS AUTHORIZATION + APPROVAL LETTERS**

April 10, 2025

Planning and Zoning Commission  
Town of Salisbury  
27 Main Street  
Salisbury, CT 06068

RE: Authorization and Support of Application

Dear Members of the Planning and Zoning Commission:

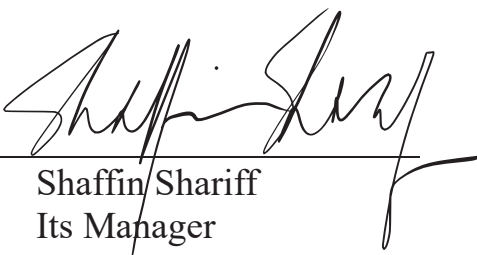
Wake Robin, LLC hereby authorizes ARADEV LLC which is in the process of purchasing our property located at 104-106 Sharon Road Lakeville, CT 06039, to submit applications for Site Plan approval and for a Special Permit to the Planning and Zoning Commission for the redevelopment of the Wake Robin Inn and to pursue such applications at meetings, hearings, and other discussions with staff relative to such application.

Wake Robin, LLC, as the current property owner, supports ARADEV LLC's applications for redevelopment of the Wake Robin Inn.

Thank you for your attention and assistance in this regard.

Sincerely,

WAKE ROBIN, LLC

By:   
Shaffin/Shariff  
Its Manager

April 11, 2025

Planning and Zoning Commission  
Town of Salisbury  
27 Main Street  
Salisbury, CT 06068

RE: Authorization and Support of Application

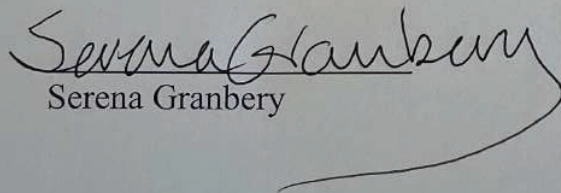
Dear Members of the Planning and Zoning Commission:

I hereby authorize ARADEV LLC which is in the process of purchasing my property located at 53 Wells Hill Road Lakeville, CT 06039, to submit applications for Site Plan approval and for a Special Permit to the Planning and Zoning Commission for the redevelopment of the Wake Robin Inn and to pursue such applications at meetings, hearings, and other discussions with staff relative to such application.

I, as the current property owner, support ARADEV LLC's applications for redevelopment of the Wake Robin Inn.

Thank you for your attention and assistance in this regard.

Sincerely,

  
Serena Granbery