

WAKE ROBIN INN REDEVELOPMENT



Public Hearing #4: August 19, 2025

Salisbury Connecticut Planning & Zoning Commission

#2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road

COMMENT RESPONSE – PREVIOUS HEARING

How many people does the motel accommodate? Please show a breakdown of occupancy: Are the cottages a reduction compared to the existing motel?

Current Motel Building Footprint – 7,100 sf
15 guest rooms with an occupancy of 38 total guests

Proposed Cottages Building Footprint – 6,000 sf
4 guest rooms with an occupancy of 24 total guests

Clarify the number of cottages and structures on the current Granbery parcel and what is being proposed?

Footprint Comparison

Current Footprint = 3,636 sf
Proposed Footprint = 3,958 sf (includes preserving a 958sf garage for Inn storage)

Bedroom Comparison

Current Bedrooms = 6
Proposed Bedrooms = 4

Current state of the Granbery parcel can easily be converted into an 8-bedroom property

How would the Granbery property be a buffer to the Kalison property?

Inclusion of the Granberry property allows the control of the clearing limits, proposed landscaping, proposed uses, proposed activities, and much more stringent noise, use, and occupancy limits than if the property remained a single-family residence. Although building setbacks allowed per zoning could be reduced to a 30-foot minimum, this plan provides for over 100 feet of wooded buffer from the Kalison property boundary to the nearest cottage.

Can you function without the outdoor music at the pool?

We have listened to feedback and concerns from the commission members and although we feel that this music will only create ambience at the pool area and will not be a nuisance to neighboring properties, we will remove the plan for regularly played background music at the pool area

The statement was made by SLR that “traffic in 2006 was greater than now.” Since Covid the traffic has been greater.

Average amount of daily traffic on Sharon Road at the monitoring station at the intersection of Sharon Rd & Wells Hill Rd:

5,500 vehicles in 2006
5,200 vehicles in 2009
4,800 vehicles in 2020
4,900 vehicles in 2021
4,400 vehicles in 2024

A link to the CTDOT traffic monitoring data online can be found at the bottom of the letter provided by Josh Mackey. To note, the data is collected and published by the CTDOT, not SLR Consulting.

COMMENT RESPONSE – GRANBERY PROPERTY

- Historically was part of the Wake Robin Inn and the Taconic School for Girls. Dating back to the 20th century days, the Granbery parcel supported amenities for the school and then the Inn.
- Cottages strategically designed to create a sense of separation and buffer for the Inn and neighboring properties and blend with the surrounding residential character
- The previous application proposed 8 cottages on the Granbery property
 - New application includes 2 cottages and a reduction of 2 bedrooms from what is currently on the property
- Reducing what the owner is allowed to do on the property by giving the commission more control (special permit)

Including 53 Wells Hill

- Special permit conditions
- Removing white vinyl fence along Wells Hill Rd
- Removing the invasive plant materials along the existing stream & wetland corridor
- Engineered stormwater treatment and quality enhancements
- Invasive tree species removal
- Replanting of native species
- Beautification and naturalizing of the streetscape along Wells Hill Rd
- Locating proposed cottages so they are not visible from Wells Hill Rd
- Creation of an emergency only, gated, driveway access onto Wells Hill Road
- Building a small fraction of building SF and impervious coverages allowed as of right on the property

Without 53 Wells Hill

- **No special permit = no restrictions**
- All existing structures (outdated) to remain
- White vinyl fence along Wells Hill Rd to remain
- Watercourse & wetland to remain overgrown with invasives
- No stormwater treatment or management improvements
- Overgrown shrubs and trees along Wells Hill Rd
- Existing houses fully visible from Wells Hill Rd
- **Driveway to remain open with full unrestricted access of entering & exiting traffic onto Wells Hill Rd from both the Granbery parcel and the Wake Robin Inn.**

Granbery parcel separate from the Wake Robin can: operate as a farm, construct & build a new 5,000 + sf home closer to the road, operate as an Airbnb, promote outdoor tented events (no approvals needed), construct a 6 unit apartment building

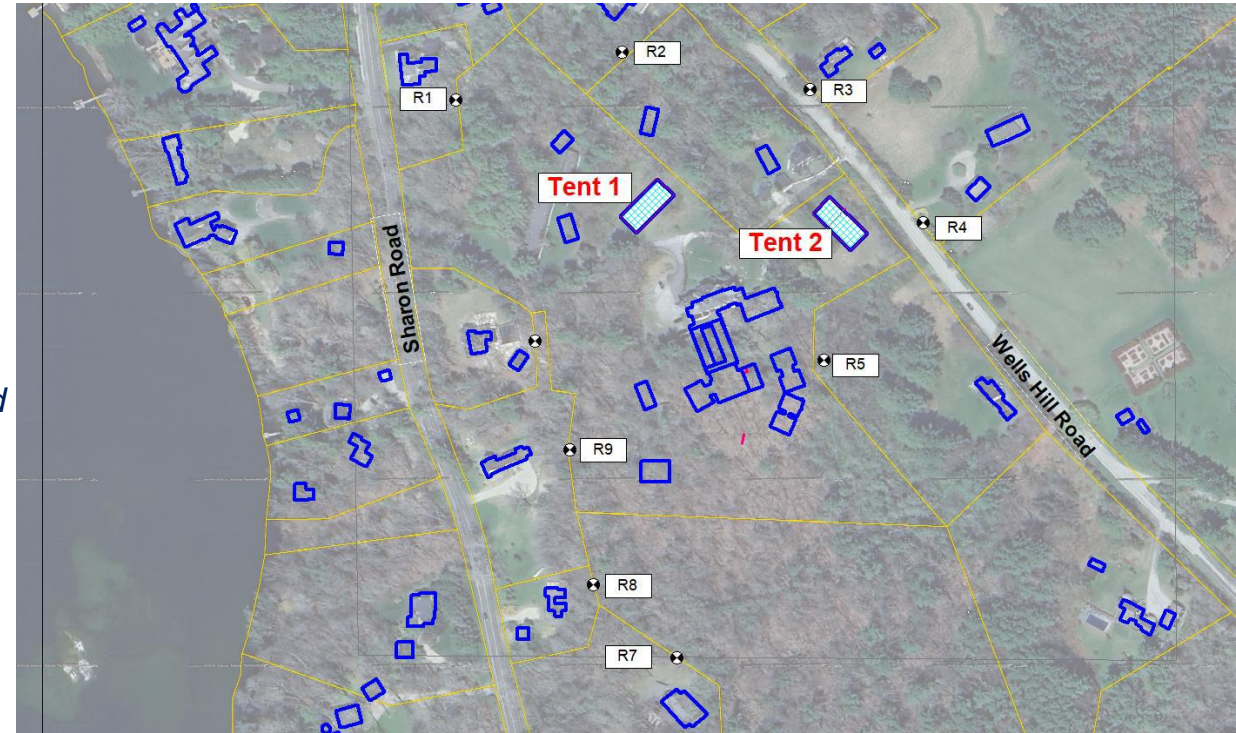
COMMENT RESPONSE – ACOUSTICS IMPACT

- Current & future Wake Robin allowed to host outdoor events (without expansion or special permit)
 - **No restrictions** – sound, hours of operation, capacity, amplified sound etc.
- Modeled the potential sound levels at property line receptor locations (R1-R9)
- Used a 102' x 45' tent and live band sound data

“Using computer modeling, we have determined that music sound produced during tented events, as reported in Table 1 for Tent locations 1 and 2, could potentially be perceived by residents as well more than a quadrupling from those anticipated under the proposed design before the PZC.”

- Greg Tocci (Cavanaugh Tocci) –

Currently allowed outdoor events will produce significantly higher sound levels than what this application proposes



Source	Sound Pressure Level (dBA)									Design Goal (dBA)
	R1	R2	R3	R4	R5	R6	R7	R8	R9	
Wedding	1	4	11	20	24	14	14	13	6	32*
Tent 1	45	44	48	45	32	36	40	47	52	
Tent 2	48	52	62	69	64	44	37	37	52	

*27 dBA LA_{90,1-hr} measured at SM3 plus 5 dB leading to a Wake Robin Inn music sound goal of 32 dBA.

**Table 1. Live wedding band sound levels at receptor locations under the proposed Inn design compared with the similar potential live band sound levels under Tents 1 and 2
Wake Robin Inn, Salisbury, CT**

803.2 – INTENSITY

803.2 Relation of Buildings to Environment

The size and intensity, as well as the design, of the proposed project or development shall be related harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site. The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution; offensive odors, dust, smoke, vibrations, lighting, or other effects.

Section 803.2 does not state that a more intense use is prohibited. **Rather, it expressly allows greater intensity of a site so long as that use does not create nuisance-type conditions.**

The regulation references a few effects which commission members & members of the public have brought up over the past few months.

Application is proposing **less** than what is permitted under the Zoning Regulations.

Application is proposing a **less intense and more sensitive use** than what is there now.

Application is providing the commission the authority to set controls on a historic, legal, nonconforming use through the special permit process.

Events: The Property use and events have historically been hosted outside and have not been limited as to capacity, sound or hours of operation; Application proposes to move events into acoustically designed interior event space and permit Commission to institute limits on such events

Noise/Sound: Applicant provided full acoustically engineered study which was agreed and signed off by the Town's 3rd party acoustical engineer as well as proposed post construction conditions. *"The applicant agrees to perform a follow up acoustical review to illustrate compliance with the decibel goal within 6 months – 12 months after the certificate of occupancy is issued"*

Light: Applicant provided a photometric plan illustrating all dark sky compliant lights with a 0.0 footcandle value at all property lines.

Hours of Operation: Applicant has limited and reduced its hours of operation compared to the existing property, ending all food & beverage service and ending events at reasonable and industry standard times for indoor facilities.

Water Pollution/Stormwater: Applicant provided a detailed set of engineered site plans and accompanying drainage report which was signed off by the Town's 3rd party consultant. To note; there are not stormwater measures/practices on the property now.

Traffic: Applicant provided a full traffic study which was agreed and signed off by the Town's 3rd party traffic engineer; concluding that the development is anticipated to have a minimal impact to area traffic flow.

Planting & Vegetation: Applicant proposes the removal of invasive species (trees, shrubs & vines) and proposed detailed property restoration landscaping plan (native plant material) to promote naturalized landscaping and visual screening from neighboring properties.

Water Capacity: Applicant received WPCA approval on June 25, 2025 (sufficient capacity) and agreed to assist with the Town's I&I improvements.

MAX ALLOWED vs. ORIGINAL vs. PROPOSED

	Maximum Allowed Per Current Zoning Regulations	Original Application (Aug 2024)	Withdrawn Application (Dec 2024)	NEW Application (Apr 2025)
Number of Guestrooms	86	57	53	53
Number of Cottages	7	14	12	4
Total Keys (total hotel rooms)	93	71	65	57
Total Buildings Square Footage (sf)	240,352 sf	75,306 sf	74,294 sf	67,950 sf
Maximum Occupancy (guestrooms)	271	246	212	166
Anticipated Occupancy	212	186	158	130
Peak Traffic Count (# of cars) <i>With Event / No Event</i>	225/200	171 / 197	171 / 197	150 / 175
Event Space Square Footage (sf)	9,013 sf	12,029 sf	5,712 sf	5,430 sf
Building Coverage (sf)	60,088 sf	45,667 sf	40,859 sf	36,653 sf
Building Coverage (% of total lot)	10.00%	7.60%	6.80%	6.10%
Landscaping & Vegetation	Not Required	Invasive Removal & Landscaping Plan Proposed	Invasive Removal & Landscaping Plan Proposed	Invasive Removal & Landscaping Plan Proposed

ALLOWED vs. EXISTING vs. PROPOSED

Hours of Operation (Inside) corrected following 8/19 hearing to reflect 11pm (was 12am)

We listened to the concerns of the P&Z commission members and the members of the public regarding nuisance type conditions when we withdrew our prior application and resubmitted. In doing so, the P&Z commission indicated during our pre-application meeting that there were certain changes to the projects intensity that could comply with the Zoning Regulations

PZC indicated that certain changes to the project intensity could comply with the Zoning Regulations, and we made those changes.

Since the proposed use, as a special permit use, is already harmonious with the surrounding properties, the concentration should be on the extent of change between the existing use and the proposed use and how the proposed use improves and reduces the cause of nuisance conditions for the surrounding properties from what is there now.

The property is already hosting events, already emanating noise, already spilling light, etc. those conditions are presumably not nuisance or inharmonious as the proposed use is improving those conditions along with many others.

	Allowed Per Current Zoning Regulations	Current/Existing Properties	New Application (Apr 2025)
Outdoor Events Until 10pm Amplified Music	Allowed	Allowed	Not included in application - NOT ALLOWED
Hours of Operation (Events) OUTSIDE	No formal end time	9am - 10pm	9am - 8pm
Hours of Operation (Events) INSIDE	7am - 2am	7am - 2am	9am – 11pm
Sound & Noise Limitations	Not Required; no sound ordinance	No ordinance or restrictions	Included
Traffic Study & Report	Required	N/A	Included
Appropriate Site Line (enter + exit)	Required	No engineered plan on file	Included
Entrance & Exit on Wells Hill Rd	Allowed	Permitted	Not Allowed
Sanitary Sewer	Required	No. Above ground exposed pipe	Engineered WPCA Approval
Engineered Stormwater Mgmt./Quality	Required	None	Included
Property Line Foot Candle Value	0.00	Not known. No engineered plan on file	0.00