

WAKE ROBIN INN REDEVELOPMENT

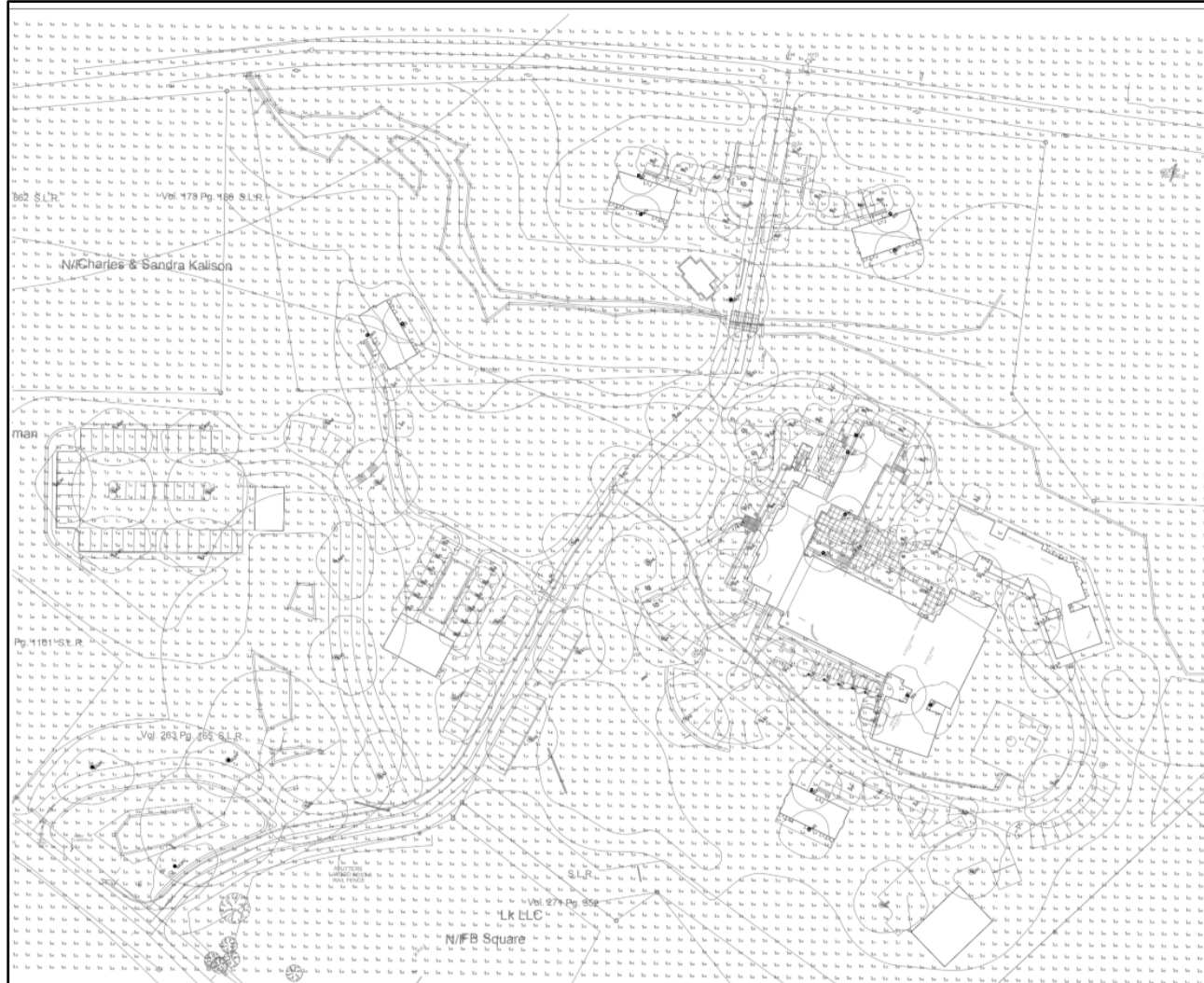


Public Hearing #5: August 26, 2025

Salisbury Connecticut Planning & Zoning Commission

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

PHOTOMETRIC PLAN + SPEC SHEETS



Date: _____ Customer: _____
 Project: _____
 Type: _____ Qty: _____

selux
WAKE ROBIN INN
 104-106 SHARON ROAD
 SALISBURY, CT
 B5

Inula Bollard LED

Order Code: IBL - IBL - 2 - 405 - 27 - FINISH - UNV

| | | | | | | |
|--------------|----------------------------------|--------------------------------|---|---|--|--|
| Series | IBL Inula Bollard LED | | | | | |
| Height | 1.5 1.5' (consult factory) | 2 2' (consult factory) | 2.5 2.5' | 3 3' | 3.5 3.5' | 4 4' |
| Light Engine | 101 2.0W/277m | 2090 14.5W/155lm | 2090MU 14.5W/155lm (from performance) | 20180 14.5W/155lm | 30 25.5W/180lm | 425 27.2W/246lm |
| CCT | AM Ambal | 271* 2700K | 301 3000K | 35* 3500K | 40 4000K | 50* 5000K |
| Finish | WH White | BK Black | BL Sera-Matte Black | BZ Bronze | SV Silver | SP Specify Premium Colour |
| Voltage | UNV 00-277V | 120 120V | 208 208V | 240 240V | 277 240V | 347 347V |
| Options | DM Switching (0-10V) | HL30A1* HLL 100-30% | REC4A1* GFC Receptacle with weather proof cover | REC2A1* GFC Receptacle with weather proof cover | REC3A1* GFC Duplex Receptacle with weather proof cover | REC4A1* GFC Duplex Receptacle with weather proof cover |
| | PC3** Photocell | LP15.5M Lower Power Version | HP1** High Power Version | | | |

Product Modifications
 (Pass for modification requirements for review by factory)

Approvals

Date: _____

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 In a continuing effort to offer the best product possible, we reserve the right to change product without notice, specifications or materials that in our opinion will not affect the function of the product. Specifications listed in this article are the most current and supersede all other printed or electronic versions.

| Item | Qty | Unit | Description | Notes | Location | Status |
|------|-----|------|-----------------------|-------------|----------|--------|
| 1 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 1 | OK |
| 2 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 2 | OK |
| 3 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 3 | OK |
| 4 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 4 | OK |
| 5 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 5 | OK |
| 6 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 6 | OK |
| 7 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 7 | OK |
| 8 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 8 | OK |
| 9 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 9 | OK |
| 10 | 1 | Each | IBL Inula Bollard LED | 2.5' height | Area 10 | OK |

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to variations in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, lighting and architectural details are not verified and may vary. If any of these conditions change, the lighting design may not meet the intended results. For proper comparison of photometric layouts, it is essential that you insist all designs use correct light loss factors.

NOTE TO REVIEWERS:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying a Luminaire Dirt Depreciation Factor (LDD) of 0.9, a Ballast Factor (BF) of 0.9, and a Light Loss Factor (LLF) of 0.9. For a different Ballast Factor (BF) or Light Loss Factor (LLF) specification, the application of a different Ballast Factor (BF) or Light Loss Factor (LLF) will result in increases in performance that will not accurately depict actual results.

APEX
LIGHTING SOLUTIONS
 20-30 BEAVER ROAD, WETHERSFIELD, CT 06097
 TELEPHONE 860.632.8766 / WWW.APEX.LT.G.COM

PROJECT TITLE: WAKE ROBIN INN
 104-106 SHARON RD
 SALISBURY, CT

DRAWING TITLE: SITE LIGHTING
 PHOTOMETRIC CALCULATION

SCALE: T=40'-0"
 DATE: 8/14/25
 DRAWN BY: LED/PD
 SHEET: SL-1F

FILE NAME: 2025-08-14 SL-1F WAKE ROBIN INN - 104-106 SHARON RD - SALISBURY, CT



COMMENT RESPONSE – PREVIOUS HEARING

In your application documents you discussed the Consistency with POCD & Benefits to Salisbury. You mentioned that the projects amenities would address the current service gaps: What are the current service gaps that your proposal would be filling?

The project would be a benefit to the Town for many reasons:

- creation of new employment opportunities
- year-round tourism
- preservation of a historic building
- sustainable building practices
- improvements to stormwater management
- offering various amenities open to the public

In addition, the project addresses several current service gaps in the town:

- limited places for residents to gather and host events
- a shortage of hotel rooms
- a lack of restaurants with available seating
- few fast-casual lunch options

Is Aradev's plan to manage and own the Wake Robin property for the foreseeable future? How are we going to make sure that everything being proposed in terms of management and operations will be done? How can we hold the applicant accountable if the ownership or management changes hands?

- Applicant has proposed specific conditions of approval that strengthen enforceability and demonstrate a serious commitment to compliance
- The Commission retains authority to regulate activities on the property to a higher standard than would apply to a simple renovation or pre-existing nonconforming use
- Should the applicant fail to comply with the conditions or requirements of the special permit, the Commission has the authority to take appropriate action to enforce compliance with the approved plans and any conditions of approval that may be imposed including issuing cease and desist orders

You mention that the project is in a walkable location, how are people going to cross the road as you have the issue of the blind curve? How are you going to manage the safety of the guests crossing the driveway during an event? How will you notify the residents when you close the fast casual restaurant or restaurant?

CTDOT will oversee the design or implementation of any required pedestrian or vehicular safety improvements. If the PZC application is denied, there will be no site line improvements along Sharon Road (in the vicinity of the Wake Robin Inn) and both site driveways to and from Sharon Road and to and from Wells Hill Road will be unimproved and remain active.

During events, trained staff and valet personnel will be assigned to actively manage pedestrian crossings at the driveway. Operational measures may include temporarily holding vehicles and pausing valet operations to ensure that pedestrians have the right of way.

The Inn will maintain a dedicated website and official social media accounts to communicate with residents, guests, and the public which will be regularly updated to provide notice of any changes in hours of operation, temporary closures, or menu modifications.

COMMENT RESPONSE – ENFORCEMENT

Enforcement: the applicant has not addressed the issue and it is critical when it comes to safety, sound nuisance, etc.. Are you planning on having a full-time 24/7 enforcement personnel officer on the premises? Who does the public call when someone comes out of their cottage in the middle of the night and is playing loud music via a boom box? Clarify the term alleviate. Who will make the nuisance go away?

As described at the top of Page 4 in the Project Narrative document submitted with the original application (April 29, 2025), the applicant has undertaken procedures surpassing what is customarily required with a plan to minimize any potential nuisance to both hotel guests and neighbors. These measures include:

- Requiring private security for private events in the event space with more than 50 guests serving alcohol.
- Training hotel staff in ServSafe Alcohol compliance.
- Installing cameras throughout the property.
- Maintaining a full-time general manager and 24/7 on-site staff.
- Providing neighbors with a dedicated email and phone number for concerns or complaints.

- Wake Robin Inn is private property and hotel staff have the right to remove any disorderly guests at their discretion
- Guests will be informed of the property rules and policies prior to any booking
- The term “alleviate” refers to this proactive management approach. Staff will respond immediately to any nuisance, such as loud music, and take the necessary steps to stop it. For example, if a guest plays loud music at night, staff will intervene immediately to stop the disturbance, ensuring it does not continue.
- Hotel guests are more directly affected by potential nuisances than neighbors, so the interests of the Inn and the community are aligned. Furthermore, the applicant is targeting a family-friendly, traveling clientele—the same type of guests that frequent nearby establishments like White Hart Inn and Little Fern—which further reduces the likelihood of disturbances.

An applicant is entitled to a presumption that it will comply with its special permit and any representations it makes as part of its application and conditions attached to the approval. The Wake Robin application before the Planning and Zoning Commission cannot be denied on the assertion that the Town does not have the ability to enforce its Regulations and conditions of approval.

COMMENT RESPONSE – ACOUSTICS

Please clarify the dBA levels in your table from the presentation where it was stated the dBA levels would quadruple. Your design goal was 32 dBA but the receptors show an average of 60 dBA when doing tented events at the current Inn.

Tent 1 sound levels are as high as 52 dBA at R9; Tent 2 sound levels are as high as 69 at R4. These, respectively, are 20 and 37 dB higher than the 32 dBA design goal for new enclosed event room sound emissions. These arithmetic differences do not properly reflect the difference in perceived loudness between tented and enclosed event sound.

- Two sounds that differ by less than 3 dB are generally perceived as imperceptibly different in loudness.
- Of two sounds that differ by 5 dB, the sound with the higher level is generally perceived as clearly louder.
- Of two sounds that differ by 10 dB, the louder sound is generally perceived as a doubling in loudness.
- Though the statistical response of persons begins to vary widely, of two sounds that differ by 15 dB, the louder is often perceived as a quadrupling of perceived loudness.

These “rules of thumb” apply to broadband sounds but nevertheless are often used as a starting point to express the difference in perceived sound loudness between non-broadband sounds such as tonal, music, voice, and impact sounds, among others. Hence, the 20 and 37 dB differences between tented and enclosed event sounds exceed a quadrupling of perceived loudness.

| 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

| Source | Sound Pressure Level (dBA) | | | Design Goal (dBA) |
|------------------------|----------------------------|------|---------|-------------------|
| | Low | High | Average | |
| Indoor Event (Wedding) | 1 | 24 | 12 | 32 |
| Outdoor Tent 1 | 32 | 52 | 43 | |
| Outdoor Tent 2 | 37 | 69 | 52 | |

WAKE ROBIN INN – RENOVATE

- **No special permit = No restrictions**
- **Driveway to remain open with full unrestricted access of entering & exiting traffic onto Wells Hill Rd**
- **Promote outdoor events with amplified and live music with no Town sound restrictions**
- **No hours of operation or capacity restrictions**
- **No sightline improvements along Sharon Rd**

- All existing structures (outdated) to remain
- White vinyl fence along Wells Hill Rd to remain
- Watercourse & wetland to remain overgrown with invasives; no IPMP plan
- No stormwater treatment, quality, or management improvements (runoff is currently untreated and directed to drain on neighboring properties)
- Exposed sewage pipe to remain in place
- Existing motel and 53 Wells Hill fully visible from public roads
- Limited public amenity spaces
- Parking lot along Wells Hill Rd
- No contribution for sewer I&I improvements
- Light spillage across property lines
- More budget accommodations
- Self parking property
- Does not include 53 Wells Hill, thus options for that property include: operate as a farm, construct & build a new 5,000 + sf home closer to the road, operate as an Airbnb, construct a 6-8 unit apartment building (potentially 830g affordable housing)

WAKE ROBIN INN – RENOVATE



Example Layout 1



Example Layout 2

WAKE ROBIN INN – SPECIAL PERMIT

- **Special permit conditions and restrictions**
 - **Creation of an emergency only, gated, driveway access onto Wells Hill Road**
 - **Adhere to a 32 dBA property line decibel level**
 - **Limit hours of operation, guest capacity, and number of events**
 - **Fix the dangerous sightlines along Sharon Rd**
 - **Engineered stormwater treatment and quality enhancements**
- Renovate/construct all structures to conserve the historic character
 - Construct an indoor, acoustically designed, state of the art event space
 - Removing the invasive plant materials along the existing stream & wetland corridor
 - Engineered stormwater treatment and quality enhancements
 - Invasive vegetation removal throughout the property
 - Replanting of native species
 - Creation of landscaped buffers to neighboring properties
 - Adhere to a 0.0 foot candle value at all property lines

THANK YOU