

MACKEY BUTTS & WHALEN LLP

August 14, 2025

ATTORNEYS AT LAW Planning and Zoning Commission
Town of Salisbury, Connecticut'
PO Box 548
27 Main Street
Salisbury, CT 06068

Ellen L. Baker
Robert R. Butts
Robert B. Dietz
Richard R. DuVall
Ian S. MacDonald
Joshua E. Mackey
Cara A. Whalen

RE: Responses to Questions and Comments from Public Hearing #2
Application #2025-0287, Wake Robin Inn Redevelopment

—
Christina A. Mazzarella
Alexander D. Salvato

We represent Aradev LLC. On their behalf, Aradev, LLC offers the following responses to the questions and comments from the members of the Planning and Zoning Commission and the general public that were made at the August 12, 2025 public hearing regarding the above-referenced application.

—
Emily Abrahams
Tyrone Brown
Richard J. Olson
R. Keith Salisbury

Questions & Comments from Commission Members:

—
Hon. Albert M. Rosenblatt

C1: Please clarify if there will be outdoor music at the pool all day?

R1: As mentioned in the Project Narrative, the pool will have outdoor “background” music playing during its operational hours (9 am – 8 pm) which was accounted for in the Cavanaugh Tocci sound study.

C2: CLARIFICATION: Is the original ballroom still included in the hotel or has it become additional rooms? We said that is where the Inn extension is going

R2: On the meeting on August 12th 2025, Steven Cohen of Aradev (applicant) responded that the current ballroom is being replaced by the Inn Extension. To clarify, the current ballroom is being replaced by the new core of the Inn structure to implement new elevators, fire & life safety, and mechanical equipment. To note, the current ballroom space is in disrepair.

C3: Did the traffic study consider the current speed limit vs posted speed limit? Can we put up a blinking light on Sharon Rd? Given it is a state road, has there been any communication about adding a blinking light?

R3: Speed counts were collected on Sharon Road near the site. CTDOT’s requirements for Stopping Sight Distances (SSD) of motorists on Sharon Road approaching the site will be met for the 85th percentile speeds, which are higher than the posted speed limit, after the embankment south of the site

Reply to:

X 3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.6700
F 845.677.2202

□ 319 Mill Street
Poughkeepsie, NY 12601
P 845.452.4000
F 845.454.4966

□ 81 Main Street
P.O. Box 308
Sharon, CT 06069
P 860.364.6232
F 860.364.6429

driveway is cut back/re-graded to lengthen said sightline. A flashing beacon/blinking light will not be warranted after the embankment is re-graded. The Town through its Local Traffic Authority (LTA) may wish to inquire to CTDOT about installing speed radar feedback signage in the interim to determine if additional re-grading of the embankment is desirable.

C4: Why was the amplification of the lake water not included in the analysis? And why were sounds not measured/studied on or across the lake?

R4: The following response is from Greg Tocci – Cavanaugh Tocci: Sound levels at the lake and houses surrounding the lake were not measured or studied as those locations are far from Wake Robin Inn. Inn equipment and activity sound will not be audible at these distant locations, except possibly at nearest residences across Sharon Road by vehicles entering and leaving the property. This vehicle activity would mix with the existing non-Inn traffic on Sharon Road.

Normally, sound levels fall-off at 6 decibels per distance doubling. During summer evenings, when thermal inversions occur over lake water, the sound level loss with distance is reduced (i.e., levels will be higher as compared with the levels during the day for the same source), causing sounds not normally audible from on or across a lake to be more audible in the evening, hence the perceived “amplification” effect.

Wake Robin Inn music and equipment sound levels at the lake edge will be well below 32 dBA being mostly inaudible. This will be true at the lake edge, across the lake, and at residences surrounding the lake.

Ambient sound levels were not measured around or across the lake as the purpose of the study has been to assess Wake Robin Inn sound levels at residences with the highest likely levels. Residences across Sharon Road and others around and across the lake are much further away. As such, Wake Robin Inn sound levels at these more distant locations will be very low, even lower than those at locations studied and well below 32 dBA.

C5: Will the applicant be agreeable to set a restriction on event end times (i.e. 10 pm) which is similar to other venues (Interlaken, Lion Rock, etc.)?

R5: The venues and complaints mentioned by members of the public are outdoor events. The applicant and this special permit application are improving the operations of the current Wake Robin Inn property and limiting any nuisance conditions by moving events into an interior acoustically designed event space. The applicant has proposed the “new” hours of

operation which reduces the end time for weekend events on the property to conclude by 11 pm.

C6: Will Aradev be amenable to further reducing the projects intensity? Placing restrictions on events taking place in the event space (i.e. maximum 2 events per month when they are over a specified number of people and 1 event per a 3-day weekend)?

R6: The current state of the Wake Robin Inn is more intense than the proposed (this application). Currently, the Wake Robin Inn can host unlimited outdoor events with little to no restrictions in regard to noise, end time, guest count, etc. Aradev is creating a property where everything is encapsulated; guests staying on the property for the whole weekend of most large events and hosting the various events throughout the weekend, thus limiting the travel coming and going from the property. The proposed Condition of Approval #9, provided by Aradev, has proposed to not have more than 24 “large events” (more than 100 guests) in the event space in one calendar year.

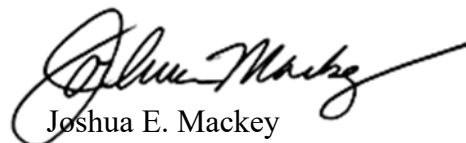
C7: Clarify what the cutoff time for outdoor events is? What is the cutoff time for indoor events?

R7: Multiple members of the public brought up outdoor events causing a nuisance well into the evening (weddings around the Lake). To clarify, the application and permit promote the use of the indoor event space (events must end at 10 pm/11 pm depending on the day) and may have outdoor private events which must conclude by 8 pm. All of these conditions are consistent with the sound analysis conducted by Cavanaugh Tocci and agreed to by Cross-Spectrum Acoustics.

Should you have any questions, please feel free to contact me at jmackey@mbwlawyers.com.

Sincerely,

MACKEY BUTTS & WHALEN, LLP


Joshua E. Mackey

cc: ARADEV LLC