



Cross-Spectrum Acoustics Inc.

Massachusetts

Utah

California

August 11, 2025

Dr. Michael Klemens. Chair, Planning & Zoning Commission
Town of Salisbury
PO Box 548
27 Main Street
Salisbury, CT 06068

Project Reference: J2025-1540 – Comments on response to peer review of Wake Robin Inn Noise Study

Dear Dr. Klemens:

This letter is a supplement to the previous peer review¹ of the Wake Robin Inn Noise Study² prepared by Cross-Spectrum Acoustics, Inc. (CSA). Our August 1 letter was reviewed by the acoustical consultant for the project, Cavanaugh Tocci (CTA). As authorized by the Town of Salisbury Connecticut, CTA communicated directly with CSA to discuss the findings of the peer review and address any ambiguities. CTA subsequently prepared a written response³ (“CTA Response” or “CTA Memorandum”) to the peer review. This summarizes the CTA Response and our review of the new information.

Our August 1 letter made the identified the following points in the original CTA Noise Study.:

- The Wake Robin Inn Noise Study was prepared in accordance with professional standards and practices.
- We concur with the ambient noise measurement process and results.
- We concur with the reference source levels used for the noise predictions.
- We concur with the project sound level prediction methodology and results.
- We agree that the sound level predictions demonstrated that the project will generally comply State of Connecticut noise regulations (except for automobile horns, which we believe will not be frequent enough source to warrant consideration).
- We disagree that the sound level predictions (based on a comparison with the ambient hourly equivalent noise level⁴ measurement data, L_{eq}) demonstrated that the project will

¹ “J2025-1540 – Peer review of Wake Robin Inn Noise Study,” Letter from Herbert Singleton Jr, Cross-Spectrum Acoustics, to Abby Conroy, Town of Salisbury, August 1, 2025

² “Wake Robin Inn, Salisbury, CT Sound Analysis,” Letter from Gregory C. Tocci, Cavanaugh Tocci, to Steven Cohen and Jonathan Marrale, Aradev LLC, April 29, 2025

³ “Response to Cross-Spectrum Acoustics Letter dated August 1, 2025 re: PZC Application #2025-0287: Wake Robin Inn Redevelopment,” Memorandum from Greg Tocci, Cavanaugh Tocci, to Dr. Michael Klemen, Town of Salisbury, August 6, 2025

⁴ L_{eq} is the level of steady sound that has the same energy as a fluctuating sound measured over the same time period. L_{eq} is indicative of the average sound level during the measurement period.



comply with the Town nuisance ordinance. We believe that an analysis passed in the background noise level,⁵ L_{90} , would be more appropriate.

- We recommended that a construction noise study be conducted if the project will require hammering or blasting.
- We recommended several possible mitigation strategies that the project could implement or that the Town could require.

Our comments on the CTA Memorandum follow below:

Nuisance noise assessment: The CTA Memorandum reviewed the concurrences and agreed that a noise assessment utilizing the background noise (L_{90}) would be appropriate to apply to the nuisance ordinance. As such, the CTA Response includes this analysis which determined that the lowest ambient L_{90} collected during the ambient measurement period was 27 dBA. Using a criterion of L_{90} plus 5 dB (as recommended in our peer review) results in a limit of 32 dBA. This is coincidentally the same limit used for the State of Connecticut L_{eq} analysis in the original CTA assessment.

The nuisance assessment indicates that music performances would meet the background noise level increase assessment. Hence, we agree that the CTA Response noise assessment demonstrates the project would meet the Town nuisance requirement. The project also commits to monitoring interior noise levels during events. This was not suggested by CSA, but we welcome the commitment. The CTA Response also commits to signage that would urge patrons to keep noise levels low.

We had recommended pre- or post-construction noise demonstrations to confirm that future event noise levels would be comply with required limits. CTA has told us that pre-construction demonstrations were not feasible for a number of reasons, but post-construction demonstrations might be workable. The CTA Response commits the project to providing post construction testing to demonstrate that sounds will not constitute a nuisance. This is acceptable to us.

The CTA response acknowledges our recommendations that Planning & Zoning Commission require the Inn provide contractual requirements for clients to meet sound limits (with penalties for event organizers if sustained complaints are made) and/or that the Commission review the permit after a period for compliance but states that is beyond their purview as acoustical consultants. We accept this explanation and note that these are considerations for the Commission moreso than recommendations for the project developer. **We recommend that the Commission adopt one or both of these recommendations.**

Construction noise assessment: The CTA memorandum recommends that the project develop a construction noise control plan in line with our suggestion. The construction noise plan would “estimate anticipated sound levels at nearby receptor locations throughout the construction timeline, detailing how noise would be managed and mitigated.” The CTA Response also indicates that any necessary blasting would occur during legally allowed periods and the project would notify the community in advance of blasting. The Response notes that similar recommendations were implemented for construction of the cell tower adjacent to the Wake Robin Inn and no complaints were received. Based on this information, we concur with the recommendations in the CTA memorandum.

⁵ L_{90} is the sound level that is exceeded 90% of the time during the measurement period. L_{90} is the metric commonly associated with the background noise and is used by Connecticut DEEP to determine background noise levels.



In summary, we find that the CTA Response memorandum adequately addresses the points of concerns in our August 1 peer review. We note that while the CTA studies have demonstrated that the project will comply with state and local noise limits, this does not mean that noise from Inn events will be inaudible. The purpose of state and municipal noise limits is generally to ensure that projects will be compatible with the intended zoning purpose but will not interfere with human activities (sleep, communication etc.). As such, we would expect that noise from events would be audible at the closest abutters on occasion while complying with noise limits. This is the same expectation we have for other projects located in municipal jurisdictions based on experience. We expect that by following the recommendations in the two CTA reports, and showing careful attention to municipal requirements, the Wake Inn Robin project can meet noise limits.

As noted above, we recommend that the Planning & Zoning Commission:

- Require that the project adopt noise control requirement language in Inn event agreements that include penalties for event organizers if complaints are received, and/or
- Review the permit after sufficient time (no longer than one-year after the first Inn event) if they have the power to do so.

These recommendations are in addition to commitments made in the CTA Noise Study and CTA Memorandum.

If you have any questions or comments, please feel free to call me at (413) 315-5770 ext. 701, or email hsingleton@csacoustics.com.

Sincerely,

Herbert Singleton Jr, PE (Massachusetts), INCE Bd. Cert.
President
Cross-Spectrum Acoustics, Inc.