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Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel, Redevelopment of the Wake Robin Inn

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From I. Keith Ellis <cvq1972@icloud.com>

Date Thu 8/14/2025 10:25 PM

To Land Use <landuse@salisburyct.us>

To: Salisbury Planning and Zoning Commission members and Abby Conroy, Director of Land Use,

During the 8/14/2025 hearing a member of ARADEV LLC stated that each of the four proposed 2,000 square foot "cottages" (totaling 8,000 square feet living area) will each be counted as a *single* room. The current Wake Robin Inn motel has 15 units NOT USED IN WINTER, per the VISION land card, comprises a total living area of 4,400 square feet.

Assuming each current motel unit can accommodate two persons, the minimum non-winter occupancy in total would be about 30 persons (15 rooms x 2 persons per room). Simply stated, using the same metric and applying it to the aggregated 8,000 square feet of the proposed four "cottages" the year round occupancy of this development could easily accommodate 60+ persons or twice the number of the current seasonal motel.

Designating a 2,000 square foot cottage as a "single room" is not just implausible it's preposterous. I believe the P&Z Commission and the public needs to fully understand and scrutinize the applicant-defined room counts and the reasonable, maximum occupancy of the planned units, not the applicant's subjective "room count".

Additionally, during the 8/12/2025 hearing an Aradev member casually stated that the proposed ballroom would now be designed to create additional guest rooms. There was no mention of the of number additional rooms this substitution creates.

Respectfully submitted,

Keith Ellis