



CIVIL ENGINEERS
LAND SURVEYORS
SOIL SCIENTISTS
LAND PLANNERS

September 3, 2025

**Re: ARADEV, LLC Survey of Former Wake Robin Inn Property at
104 & 106 Sharon Road, Salisbury, Connecticut**

To Whom It May Concern,

This letter is to address the comments submitted to the Town of Salisbury by Attorney Mark Capecelatro regarding the proposed site development plan located at 104 & 106 Sharon Road, Salisbury, Connecticut. Please find the submitted comment in italics followed by my response in bold:

1. *MINIMUM LOT AREA*

Section 301.1 of the Regulations states, "Calculation of Lot Area: The calculation minimum lot area in all zones shall not include the area of a water, sewer, power or similar utility easement of an easement of access or private right of way for access."

A table has been added for the Lot Area Calculation Per Section 301.1 which removes the lot area of the easements.

2. *The Class A-2 survey done by Arthur Howland and Associates and made part of the application package shows the Wake Robin parcel noted as "Parcel One" as comprising 11.280 acres.*

The label of "Parcel One" has been corrected with the area stated as 11.510 Acres.

3. *This acreage calculation does not, however meet the requirements of section 301.1 as it fails to deduct from the gross area the area of various easements which encumber the property.*

The lot area calculation as per section 301.1 has been added as a table.

4. *The map notes a CL&P easement which is shown on map 2781 as filed in the Town Clerk's office and states that the easement area consists of 0.636 acres.*

This easement is depicted on the survey and accounted for in the "Lot Area Calculation" table.

5. *The map shows a 25 foot wide easement from the Wake Robin Inn improved driveway to lands of Hawley but makes no calculation of the easement area.*

This "Hawley" easement is depicted on the survey and accounted for in the "Lot Area Calculation" table.

6. *The map shows the location of an abutter's bituminous driveway (at 110 Sharon Road) but makes no calculation of its size.*

The R.O.W. "over the existing driveway" in favor of 110 Sharon Road and located outside of the CL&P is accounted for in the "Lot Area Calculation" table and labeled as 110 Sharon Road R.O.W..

7. *The deed to Wake Robin LLC notes Rights of Way across the property as set forth in deeds recorded in the following volumes and pages of the Salisbury Land Records: Volume 40/590; Volume 42/375; Volume 52/72; Volume 58/17 and Volume 74/515 all of which deeds are incorporated herein by reference. The location and area of these easements on Wake Robin Inn property are not shown or calculated.*

The easement areas referenced in the above volume and pages are noted on the survey with labels and arrows pointing to the terminations of the easements over the existing driveway. All easement areas are accounted for on the “Lot Area Calculation” table due to easement overlap.

8. *There is the area on which the cell tower sits which the applicant's plan show as containing 10,000.00 square feet. This is similarly not deducted to calculate the minimum lot area. This is a lease area and not an easement. Lease areas are not specified for removal in section 301.1 of the regulations. A separate table has been added to the survey to account for this area if deemed appropriate.*

9. *Finally, there is an above ground sewer line which was mentioned in the last hearing but no area of easement for the WPCA for the above ground or subterranean lines serving the motel units or the hotel proper is calculated. No easement is recited in the deed, but the WPCA should be contacted about whether or not it holds an easement and, if so, what the width and length of the same is.*

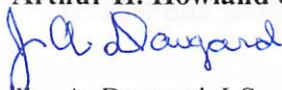
The only deeded easement for the sewer is in favor of the property owners over their own property which was required prior to the land acquisition in 1996. The sewer easement is not included in the Lot Area Calculation table since it is not in favor of a different party but is included on the second separate lot area calculation table if it is deemed appropriate for removal.

10. *In short, without these calculations, the applicant cannot demonstrate that the Wake Robin Inn lot meets the 10 acre minimum area requirement as set forth in section 213.5 of the Regulations.*

As calculated in the “Lot Area Calculation” Table per section 301.1 the computed lot area without easements is 10.6 acres.

If you have additional questions, please do not hesitate to contact me at (860) 354-9346.

Sincerely,
Arthur H. Howland & Associates, P.C.



Jim A. Daugard, LS
CT L.S. #70350

- LEGEND**
- EXISTING BOUNDARY LINE
 - - - EXISTING BOUNDARY LINE (ABUTTERS)
 - - - EXISTING 2' CONTOUR
 - - - EXISTING 10' CONTOUR
 - - - EXISTING EDGE OF PAVEMENT (DRIVEWAY)
 - - - EXISTING EDGE OF PAVEMENT (ROAD)
 - EXISTING STONE WALL
 - EXISTING TREELINE
 - EXISTING UTILITY OVER HEAD WIRES
 - EXISTING WATERCOURSE
 - CELL TOWER ELECTRIC EASEMENT
 - EXISTING IRON PIN
 - EXISTING IRON PIPE
 - EXISTING MONUMENT

Underground utility, structure and facility locations shown have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

MAP REFERENCES:

- 1) "MAP PREPARED FOR SALISBURY BANK & TRUST CO., WELLS HILL ROAD, LAKEVILLE SALISBURY, CONNECTICUT" SCALE 1" = 40'. AUGUST 14, 1998. PREPARED BY PETER A. LAMB, R.L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 2176.
- 2) "MAP SHOWING PORTION OF PROPERTY OF HAZEL H. COWLES, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO THE WAKE ROBIN INN INCORPORATED" SCALE 1" = 40'. SEPT. 28, 1968. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 740.
- 3) "MAP SHOWING PROPERTY OF DORRIT E. LADD, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO THOMAS J. & J. VIRGINIA DONLAN" SCALE 1" = 40'. AUG. 17, 1956. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 729.
- 4) "MAP SHOWING PROPERTY OF JANE B. HUNTER, IN TOWN OF SALISBURY, CONN. TO BE CONVEYED TO MAC A. CHAMBERLIN" SCALE 1" = 100'. APR. 10, 1945. PREPARED BY HOWARD KNICKERBOCKER, L.S. ON FILE IN SALISBURY LAND RECORDS AS MAP 264.
- 5) "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY ACROSS THE PROPERTY OF WAKE ROBIN, LLC, 104 & 106 SHARON ROAD, LAKEVILLE, CT. SCALE 1" = 30'. 09-27-2022. FILE NO. W21195. PREPARED BY NORTHEAST SURVEY CONSULTANTS.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DEED REFERENCE: VOL. 184 PG. 509 & VOL. 247 PG. 216 SALISBURY LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE "RR-1" RESIDENTIAL ZONE.

ELEVATIONS ARE BASED ON NAVD 88 DATUM.

INLAND WETLANDS AND WATERCOURSES WERE DELINEATED IN THE FIELD ON APRIL 25 AND MAY 21, 2024 BY MATHEW J. SANFORD, REGISTERED SOIL SCIENTIST.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2016, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

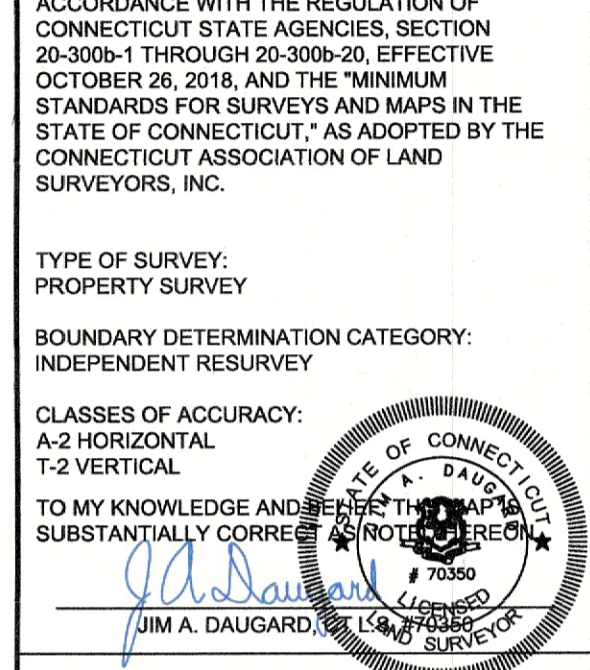
TYPE OF SURVEY:
PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY:
INDEPENDENT RESURVEY

CLASSES OF ACCURACY:
A-2 HORIZONTAL
T-2 VERTICAL

TO MY KNOWLEDGE AND BELIEF THIS IS A SUBSTANTIALLY CORRECT AND ACCURATE SURVEY.

Arthur H. Howland
ARTHUR H. HOWLAND & ASSOCIATES, P.C.
JIM A. DAUGARD, REGISTERED LAND SURVEYOR



ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS

143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06758
PHONE: (860) 354-5448 FAX: (860) 354-4419
WEB: WWW.ARHOWLAND.COM

Exiting Conditions Map

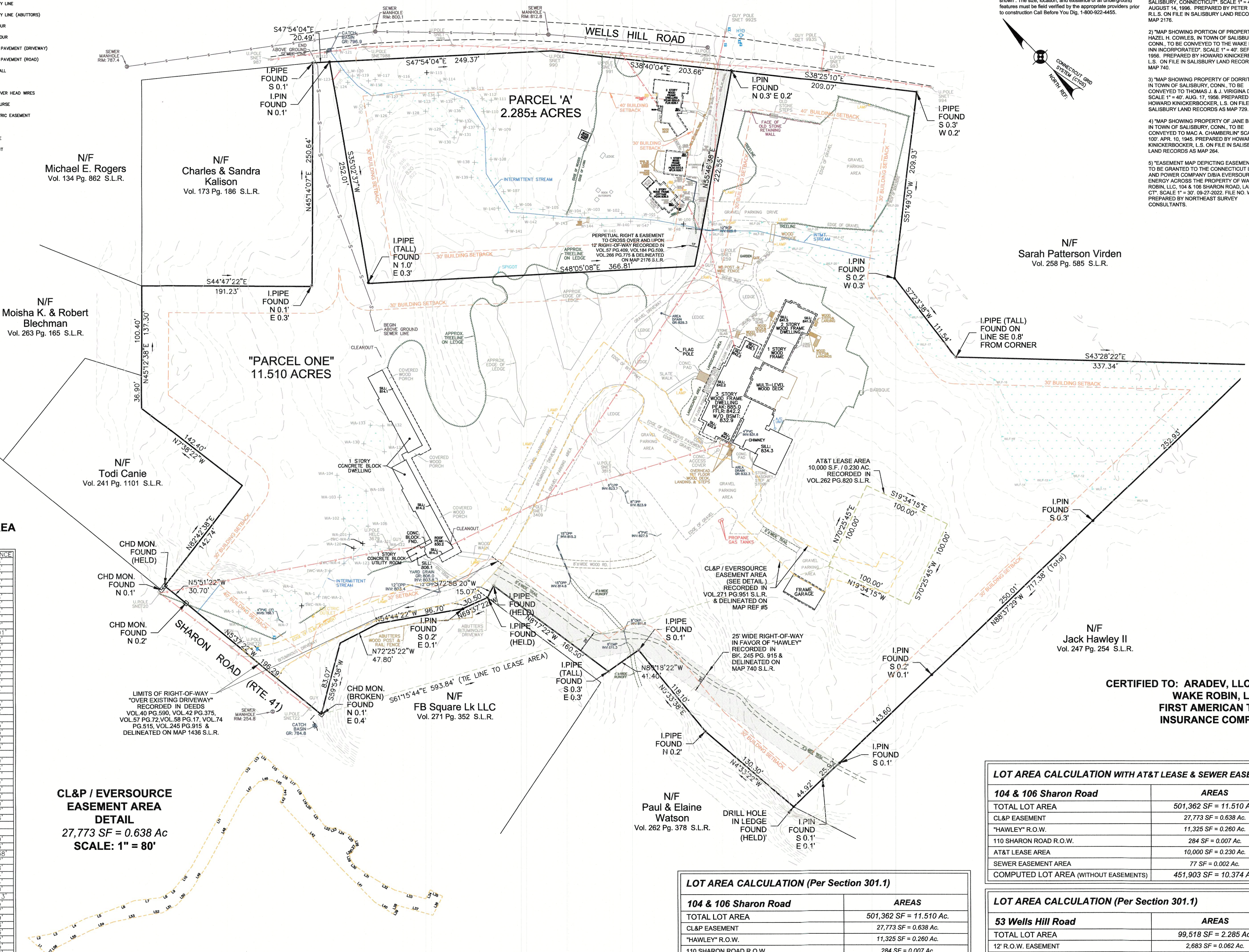
prepared for
ARADEV, LLC

Tax Map 47 Lot 2 & Lot 2-1
104 & 106 Sharon Road
Area = 501,362 S.F. / 11.510 Ac.
53 Wells Hill Road
Area = 99,518 S.F. / 2.285 Ac.
Town of Salisbury
County of Litchfield
State of Connecticut

DATE:
July 16, 2024

SCALE:
1" = 50'

SHEET:
EC.3



EASEMENT AREA LINE CHART

LINE	BEARING	DISTANCE
L1	N05°37'22"W	51.08
L2	S55°56'44"E	37.58
L3	S65°34'40"E	22.89
L4	S72°07'57"E	50.53
L5	S65°04'10"E	46.97
L6	S68°47'31"E	44.88
L7	S53°15'27"E	47.22
L8	S74°45'42"E	17.24
L9	S87°51'20"E	14.91
L10	N81°28'23"E	47.37
L11	N71°47'38"E	191.01
L12	N82°05'48"E	21.98
L13	N83°48'12"E	32.16
L14	S05°58'36"E	24.00
L15	S02°15'02"E	29.55
L16	S13°20'43"E	19.04
L17	S04°33'40"E	16.60
L18	S13°36'07"W	25.89
L19	S14°41'23"W	13.84
L20	S04°12'27"E	6.34
L21	S08°27'00"W	39.85
L22	S24°00'56"E	16.32
L23	S67°07'56"E	5.68
L24	S19°42'11"E	29.65
L25	S04°13'33"W	13.23
L26	S32°53'58"W	11.19
L27	S75°20'33"W	13.06
L28	N76°31'56"W	4.77
L29	S24°04'45"W	15.49
L30	S03°46'42"E	14.46
L31	S13°58'59"E	40.61
L32	S18°20'35"E	36.29
L33	S31°18'53"E	57.50
L34	N70°53'34"E	17.90
L35	S19°34'15"E	25.00
L36	S70°53'34"W	38.27
L37	N31°18'53"W	65.86
L38	S66°48'53"W	7.52
L39	S75°57'06"W	9.74
L40	N14°02'54"W	36.69
L41	N07°40'17"W	82.46
L42	N00°18'27"E	164.38
L43	N72°31'34"E	11.07
L44	N47°49'09"E	15.88
L45	N11°41'44"W	25.04
L46	N54°51'42"W	23.54
L47	S87°15'34"W	44.12
L48	S70°50'50"W	130.13
L49	S76°05'17"W	56.25
L50	S87°29'14"W	38.07
L51	N75°39'54"W	28.69
L52	N52°43'01"W	20.53
L53	N58°20'52"W	69.06
L54	N67°15'34"W	44.12
L55	N73°39'51"W	65.05
L56	N87°20'32"W	13.10
L57	S74°24'57"W	10.36

CL&P / EVERSOURCE EASEMENT AREA DETAIL
27,773 SF = 0.638 Ac
SCALE: 1" = 80'

LOT AREA CALCULATION WITH AT&T LEASE & SEWER EASEMENT

104 & 106 Sharon Road	AREAS
TOTAL LOT AREA	501,362 SF = 11.510 Ac.
CL&P EASEMENT	27,773 SF = 0.638 Ac.
"HAWLEY" R.O.W.	11,325 SF = 0.260 Ac.
110 SHARON ROAD R.O.W.	284 SF = 0.007 Ac.
AT&T LEASE AREA	10,000 SF = 0.230 Ac.
SEWER EASEMENT AREA	77 SF = 0.002 Ac.
COMPUTED LOT AREA (WITHOUT EASEMENTS)	451,903 SF = 10.374 Ac.

LOT AREA CALCULATION (Per Section 301.1)

104 & 106 Sharon Road	AREAS
TOTAL LOT AREA	501,362 SF = 11.510 Ac.
CL&P EASEMENT	27,773 SF = 0.638 Ac.
"HAWLEY" R.O.W.	11,325 SF = 0.260 Ac.
110 SHARON ROAD R.O.W.	284 SF = 0.007 Ac.
COMPUTED LOT AREA (WITHOUT EASEMENTS)	461,980 SF = 10.606 Ac.

LOT AREA CALCULATION (Per Section 301.1)

53 Wells Hill Road	AREAS
TOTAL LOT AREA	99,518 SF = 2.285 Ac.
12' R.O.W. EASEMENT	2,683 SF = 0.062 Ac.
COMPUTED LOT AREA (WITHOUT EASEMENTS)	96,835 SF = 2.223 Ac.