

WAKE ROBIN INN REDEVELOPMENT



Public Hearing #6: September 4, 2025

Salisbury Connecticut Planning & Zoning Commission

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

ADDITIONAL APPLICATION INFORMATION SUBMITTED

- Letter from Attorney Mackey regarding conformance with the Zoning Regulations
- SLR Response to Miller Planning Group
- Cavanaugh Tocci Response Letter to Brooks Acoustics Letter
- Cavanaugh Tocci Response Letter to Questions and Comments
- Integrated Landscape Management Plan
- Robinson & Cole Memo
- SLR Response Letter to REMA Public Comment
- Revised Narrative – just updated to reflect minimal modifications (hours of operation, fast casual closure, etc.)
- Comment Response Letter from 8/26 Public Hearing and Additional Commissioner Questions
- Proposed Conditions of Approval
- Updated A2 Survey and Letter from Art Holland & Associates

Questions Received 9/4

- Pool will have a locking mechanism year-round per State Building Code and any lights left on past sunset will be dimmed to a threshold that provides ample safety and pathway lighting for security and maintenance
- The lighting design has not been designed for amusement or to draw attention. Rather it is the intent of the lighting design to provide ambient levels of lighting for safe access and walkability on pathways and driveways
- The photometric plan has been designed to achieve a 0.0 foot candle level at all property lines. It should be noted that a photometric plan is a very conservative approach as it does not consider additional (existing & proposed) screening of lighting (i.e. vegetation, buildings, fencing. Etc.)

RESPONSE TO REMA

Soil and Permeability Testing Was Done

- Multiple infiltration tests were completed and shown on the site plans submitted in April and July. The Town's independent engineers reviewed and approved them

Pollution Removal Exceeds Standards

- CT Stormwater Quality Manual require 90% solids removal and between 40 – 60% for nutrients.
- The proposed basins achieve nearly 100% removal of solids, nitrogen, and phosphorus. Plants can be added for aesthetics and habitat, but they are not needed for performance
- Each basin drains fully within 48 hours, preventing overflow in back-to-back storms. If bedrock is found, it will be removed and replaced with sand to maintain infiltration

Nitrogen Sources Clarified

- REMA claimed most nitrogen comes from the air (atmospheric)
- The CTDOT lists septic systems, fertilizers, lawn debris, and erosion as the main sources.
- It is important to note that this project has no septic system, a detailed integrated landscape maintenance plan, and a detailed sedimentation and erosion control plan

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410



September 3, 2025

Dr. Michael Klemens, Chairman
Planning & Zoning Commission
Town of Salisbury
27 Main Street
P.O. Box 548
Salisbury, CT 06068

SLR Project No.: 141.22100.00001

**RE: Responses to George Logan's Public Hearing Comments (August 26, 2025)
PZC Application #2025-0287
Wake Robin Inn Redevelopment
104 & 106 Sharon Road
Salisbury, Connecticut**

Dear Dr. Klemens and Members of the Commission:

During the Planning and Zoning Commission's public hearing on August 26, 2025 for the above-referenced application, George Logan, MS, PWS, CSE provided commentary regarding the proposed stormwater system design. The following are SLR's responses to Mr. Logan's comments.

- C1. During his commentary Mr. Logan repeatedly claimed that no soil permeability information has been provided by SLR and insinuates that SLR's stormwater design cannot function and is improper since the permeability information is (allegedly) non-existent.
- R1. Soil permeability test (i.e., infiltration test) data has been provided. Both falling head permeameter test results and in-situ double ring infiltrometer test results were included on Sheet SD-6 of the application site plans submitted on April 29, 2025, and July 28, 2025. The submitted permeability test and infiltration test results have been reviewed and accepted by the Town's licensed professional peer review engineers.**
- C2. Mr. Logan stated that impervious surfaces have increased between the current application and previous application resulting in increased stormwater discharge rates.
- R2. The current Drainage Report (July 28, 2025) (see pages 4 and 5) shows no increases in peak rates of stormwater runoff from existing to proposed conditions on the property for the 2-year, 10-year, 25-year, 50-year and 100-year storms in accordance with the 2024 Connecticut Stormwater Quality Manual guidelines. The Drainage Report (July 28, 2025) has been reviewed and accepted by the Town's licensed professional peer review engineers.**
- C3. Mr. Logan asserted the design of the infiltration basins should include plants to provide superior stormwater treatment beyond the Minimum Average Annual Pollutant Load Reductions of 90% Total Suspended Solids, 60% Total Phosphorus and 40% Total

INTEGRATED LANDSCAPE MANAGEMENT PLAN

Sustainable & Nature-Based Approach

- **Native, non-invasive plants:** resilient, low-maintenance landscapes
- **Wildflower meadows & pollinator habitats:** biodiversity & reduced mowing
- **Preservation of woodlands/wetlands:** minimal disturbance, enhanced ecology
- **Organic-first turf care:** limited lawn areas, soil health focus, clippings recycled
- **Minimal chemical use:** natural & mechanical pest control; low-toxicity only if needed
- **Invasive species management:** hand/mechanical removal, ongoing monitoring
- **Water & soil stewardship:** annual testing; stormwater system protects wetlands
- **Professional oversight:** licensed contractors, property manager accountability

Goal: A healthy, sustainable, and low-impact landscape that protects the environment while enhancing the property.

RESPONSE TO MILLER PLANNING GROUP

Zoning Compliance

- Proposed use remains a single-use inn, not mixed-use
- Meets building coverage, setbacks, and landscaping standards

Operations & Impacts

- Applicant will limit event hours, manage noise below state limits, and use Dark Sky compliant lighting
- Concerns raised in Miller Report viewed as speculative and not unique to this redevelopment

Affordable Housing

- Not applicable to this application; no requirements in zoning
- Alternative use for affordable housing would have far greater impact (up to ~131 units possible under 8-30g)

Traffic & Pedestrian Access

- Traffic study (confirmed by town's consultant) shows no adverse impacts
- Applicant will improve sight lines and contribute to sidewalk connection to Wells Hill Road

Sewer Capacity

- Redevelopment approved by WPCA, with adequate capacity confirmed

Commercial/Spot Zoning Claims

- Not a commercial center or spot zoning; redevelopment of an existing permitted inn on 13.79 acres

Parking

- Detailed parking analysis ensures adequate supply and valet system is for guest safety, not overflow to public roads

Environmental Considerations

- Only 6.1% building coverage (well under 10% allowed)
- Tree removal & grading mitigated with planting, slope stabilization, and erosion controls

Enforcement & Conditions

- Applicant agrees to enforceable conditions: noise monitoring, private security for large events, dimmable lighting, and zoning officer oversight

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410



September 2, 2025

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

SLR Project No.: 141.22100.00001

**RE: Response to Planning Analysis from the Miller Planning Group
Application for Wake Robin Inn Redevelopment
Application No. 2027-0287
Salisbury, Connecticut**

Dear Dr. Klemens and Members of the Commission:

This letter is presented in response to the report entitled "Planning Analysis, Application for Wake Robin Redevelopment, 104-106 Sharon Road and 53 Wells Hill Road, Salisbury, CT", prepared by The Miller Planning Group, dated August 25, 2025 (the Miller Report) as well as the comments made by Mr. Miller at the August 26 public hearing. In spite of the length of the report that includes the reprinting of a November 2024 report, the substance of the report is contained in a number of findings, many of which are inaccurate, exaggerations, and not supported by the maps, plans, and data submitted to the Commission by the applicant. We offer the following comments for the Commission's consideration:

Comparison of Existing Conditions to Proposed Development

Section 4.1 of the Miller Report provides illustrations comparing the limits of the existing site development to the proposed limits of disturbance, as well as tables showing the differences in the nature of the facilities proposed by the applicant. The graphic showing the existing conditions neglects to include the structures on the Granbery property. The graphic of the proposed condition includes land that will be restored post-construction. More importantly, however, the report neglects to indicate that the proposed building coverage and building setbacks meet the standards set forth in the Salisbury Zoning Regulations (the Regulations) and that there will be extensive landscape improvements in areas of the site disturbed by the construction of the improvements particularly along and the boundaries of adjacent properties.

Mixed Use Development Not Permitted by Zoning

As we have noted previously and contrary to the assertion in Section 4.3 of the Miller Report, the proposed use of the property will continue to be a single use, a contemporary inn, and is not a mixed use development. In current land use parlance, "...mixed use development combines multiple land uses on a single property" (<https://urbanplan.uli.org/resources/key-topics/mixed-use>). The applicant has proposed a number of inn components dispersed throughout that will function as a single use. These components are neither designed nor intended to operate as

COMMENT RESPONSE

The applicant hasn't talked about the impact of swimming pool, open air, 40-50 guests, open until 8pm at night:

- Cavanaugh Tocci April 29, 2025 report estimated pool activity sound levels ranging between 3 and 20 dBA at residential property lines, well below the daytime ambient sound level produced by non-Inn sound sources such as traffic, wind through foliage, etc.

Questions and comments regarding the inclusion of 53 Wells Hill Rd and the merger not being allowed, expanding a commercial use into what was a residential property:

- Industry standard and a common practice in Connecticut for lot mergers to occur as a condition of approval, once all zoning entitlements have been secured.
- Both properties are located in the RR-1 zone, where hotel use is expressly permitted by special permit under Section 213.5 of the zoning regulations.
- Wake Robin Inn parcel (104–106 Sharon Rd) independently satisfies all of the requirements for issuance of a special permit under Section 213.5, and the application is not relying upon the frontage, acreage, or water/sewer characteristics of the 53 Wells Hill parcel to qualify.
- The inclusion of the 53 Wells Hill parcel is not an impermissible expansion of use, but rather a lawful inclusion of an adjoining lot in support of a use (hotel) that is permitted in the RR-1 zone by special permit.

Questions and comments that the applicant has not demonstrated that the proposed improvements do not violate the terms of the CL&P easement on the Wake Robin property :

- Minor revisions to easement language may be necessary to reflect final site conditions and grading, the proposed improvements will in no way impair such easements and, in most instances, will maintain or enhance their functionality.
- Correspondence from Eversource dated September 19, 2024, wherein Eric White stated: **"I cannot do anything until I have a copy of the planning and zoning approved plans. Do you have an idea of when those will be officially signed off by the town?"**
- Private agreements are not under the jurisdiction or authority of the P&Z commission

What is the height of the post and fixture for the parking lot?

Parking lot lighting will utilize an 8-foot pole with a 2-foot-1-inch fixture mounted on top. This results in a total height of 10'-1" from ground to the top of the fixture, with the light source itself positioned at approximately 9 feet above grade.

COMMENT RESPONSE & A2 SURVEY

Chairman Klemens suggested converting the 2,000sf cottage on the Granbery parcel to staff housing or enlarging the cottage to turn it into a modest multifamily unit for staff housing:

- The proposed special permit is expected to improve the Granbery parcel in multiple ways (see Slide 3 of the "08/19/2025 Presentation Slides") and seeks to utilize this parcel in a manner that is expressly allowed by the Zoning Regulations.
- Existing Granbery house is located only 21' from the property line, which violates the Town of Salisbury's setback requirements, whereas the proposed Cottage 1 would be situated 68' from the property line, providing greater conformity with zoning standards.

While the idea of converting the cottage into staff housing has been raised, the applicant does not believe that doing so is necessary.

- Committed to having front-desk staff available 24-hours-a-day. If there are any situations that arise that require staff to act, front desk staff will be able to respond swiftly.
- There has been no substantial evidence submitted to indicate that the applicant will do anything other than comply with the special permit conditions.
- Speculation from neighbors that violations may happen at some point in the future – particularly when the purpose of the application is to permit a long-standing nonconforming use for which there are not a plethora of historic complaints – is not evidence.
- The Zoning Regulations do not mandate that such staff be housed on site. There would be no reason to turn part of the parcel into staff housing, particularly when this idea was previously raised and heavily criticized by some members of the Commission

Section 301.1: 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."

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 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.



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 Capocelatro 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:

- 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.
- 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.**
- 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 calculation as per section 301.1 has been added as a table.**

^ easement which is shown on map 2781 as filed in the Town Clerk's office. The easement area consists of 0.636 acres. The easement is depicted on the survey and accounted for in the "Lot Area Calculation"

^ wide easement from the Wake Robin Inn improved driveway to lands to the east of the property. The easement is depicted on the survey and accounted for in the "Lot Area Calculation"

^ portion of an abutter's bituminous driveway (at 110 Sharon Road) but not shown on the survey. The easement is depicted on the survey and accounted for in the "Lot Area Calculation" table and labeled as "HAWLEY" R.O.W..

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P:\2025\09\03\090325-A3 Lot Area Response Letter 0916.docx

LEGAL MEMOS & PROPOSED CONDITIONS OF APPROVAL

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September 2, 2025

Members of the Planning and Zoning Commission
c/o Dr. Michael Klemens, Chairman
Town of Salisbury
27 Main Street
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**Re: Special Permit Application No. 2025-0287
Wake Robbin LLC & Ms. Serena Granbery (ARADEV LLC)
104 & 106 Sharon Road & 53 Wells Hill Road**

Dear Chairman Klemens and Members of the Commission:

Our firm represents Aradev, LLC ("Applicant") together with Mackey Butts & Whalen LLP regarding the subject special permit application ("Application") to redevelop and operate the Wake Robbin Inn at 104 & 106 Sharon Road and 53 Wells Hill Road (collectively, the "Property"). We understand that there has been much opposition to the Application. We further understand that much, if not the vast majority, of this opposition has taken the form of speculation and general concerns, both from members of the public and consultants who have been hired to oppose the project. This Memorandum is submitted to assist the Commission in its evaluation of the evidence before it when deciding whether to approve the Application.

As shown below, the speculative concerns of the public and consultants they have hired do not constitute "substantial evidence" and cannot support a decision by the Commission.

I. Substantial Evidence

"In reviewing a decision of a zoning board, a reviewing court is bound by the substantial evidence rule, according to which, [c]onclusions reached by [the board] must be upheld by the trial court if they are reasonably supported by the record.... If a trial court finds that there is substantial evidence to support a zoning board's findings, it cannot substitute its judgment for

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August 29, 2025

Via Email: landuse@salisburyct.us

Dr. Michael Klemens, Chairman
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**RE: Aradev, LLC Special Permit Application for 104 & 106
Sharon Road & 53 Wells Hill Road – Map 47 – Lot 2 & 2-1
Our File No.: 1308.0001**

Dear Chairman Klemens:

We represent Aradev, LLC ("Aradev") in the above-referenced application before the Town of Salisbury Planning and Zoning Commission (the "Commission"). We write in response to comments made at the public hearings concerning the "intensity" of the project proposed. The concern surrounding intensity appears to arise from a misunderstanding of Section 803.2 of the Zoning Regulations. For the following reasons, we respectfully submit that our client's application fully complies with the Zoning Regulations and in particular, Section 803.2.

First, Section 803.2 does not state that a more intense use is prohibited. Otherwise, no vacant parcel of land requiring a special permit could ever satisfy this requirement because it would always be more intense than what was there before (an unused parcel).

Rather, Section 803.2 expressly allows greater intensity of a site so long as that use does not create nuisance-type conditions¹ and is harmonious

¹ Nuisance is not defined in the Zoning Regulations. We therefore look to the legal definition in this context for meaning. A common-law private nuisance claim requires that "the defendant's conduct was the proximate cause of an unreasonable interference with the plaintiff's use and enjoyment of his or her property. The interference may be either intentional ... or the result of the defendant's negligence. ... Whether the interference is unreasonable depends upon a balancing of the interests involved under the circumstances of each individual case" and "should be [determined] in light of the fact that some level of interference is inherent in modern society. There are few, if any, places remaining where an individual may rest assured that he will be able to use and enjoy his property free from all interference. Accordingly, the interference must be substantial to be unreasonable." (Citations omitted.) *Pestey v. Cushman*, 259 Conn. 345, 361, 788 A.2d 496 (2002) (adopting basic principles of 4 Restatement [Second], Torts, § 822 [1979]). *Boyne v. Town of Glastonbury*, 110 Conn. App. 591, 603, 955 A.2d 645, 654 (2008). Determining unreasonableness is essentially a weighing process. Factors to be weighed include but are not limited to suitability for the locality and whether an applicant is taking all "feasible precautions to avoid unnecessary interference" with neighbors' use and enjoyment of his or her property. *Pestey, supra*, at 360.

**MACKEY
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September 3, 2025

VIA EMAIL

Planning and Zoning Commission
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PO Box 548
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RE: Proposed Conditions of Approval
Application #2025-0287, Wake Robin Inn Redevelopment

We represent ARADEV LLC. On their behalf, ARADEV LLC, offers the following proposed conditions of approval.

1. The property will contain a maximum of fifty-seven (57) guest room units ("keys");
2. The "pool" will not be a public amenity and will only be open to hotel guests.
3. No music shall be played at the outdoor pool.
4. Maximum number of seated or standing guests in the "event space" to be 125 persons (excluding catering and staff).
5. All entering and exiting traffic to and from the property will be via the entrance from Sharon Rd. The Wells Hill Rd access point will be a gated access to be used for emergencies only.
6. Private events serving alcohol inside the "event space" which are greater than 50 guests are required to hire private security for the duration of the event.
7. Exterior construction activities will be limited to 7:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays. No blasting, heavy equipment operation, or site work would be permitted outside these hours, nor on Sundays, and on the following federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, and Christmas Day.

THANK YOU