

# MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

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

—  
Christina A. Mazzarella  
Alexander D. Salvato

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

—  
Hon. Albert M. Rosenblatt

September 8, 2025

*VIA EMAIL*

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

RE: Proposed Conditions of Approval  
Application #2025-0287, Wake Robin Inn Redevelopment

We represent ARADEV LLC. On their behalf, ARADEV LLC submits the following **REVISED** 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. Gate security will be coordinated with the Town of Salisbury’s emergency services
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.

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

www.mbwlawyers.com

8. The applicant will complete the CTDOT sight line work prior to the commencement of any earth moving work on the property
9. The applicant agrees to perform a follow up acoustical review to illustrate compliance with the decibel goal within 6 months – 12 months after the certificate of occupancy is issued
10. Events with 100+ persons (excluding catering and staff) inside the “event space” are considered large events. There shall be no more than 24 large events in the first year of operation (commencing on the date of the Certificate of Occupancy receipt). Aradev will be permitted a trial period from the receipt of the Certificate of Occupancy for 12 months. Upon the conclusion of the trial period, Aradev will meet with the Land Use Office to discuss any issues or concerns which have arisen due to the events. If, upon expiration of the trial period, Aradev intends to seek an amendment of the special permit to permanently expand the number of permissible large events from 24 per year to 24+, it may do so upon applying for a new/revised special permit application. In no occasion shall there be more than 1 large event per weekend (Saturday and Sunday). However, given that most events will be weddings, birthdays, and celebrations where guests are staying on the property and hosting functions multiple days/nights; the classification of a large event applies to the group as a whole. For example; if there is a wedding over a weekend and the rehearsal dinner + drinks is Friday, wedding is Saturday, and brunch is Sunday, this would only classify as 1 large event as they are all for the same party. Prior to the issuance of a zoning permit, the applicant and the Land Use office will agree on a reporting structure.
11. Aradev LLC will maintain an open dialogue with the Salisbury Land Use Office and will meet with the Land Use office as necessary
12. The use of the property shall be limited to the specific activities approved by the Planning and Zoning Commission and included in the Project Narrative dated April 29, 2025.
13. The applicant will post a surety bond as requested from the Town and per the regulations.
14. Hours of Operation per the table included within
15. Upon commencement of hotel operations, all refuse collection and removal from the property shall be conducted exclusively between the hours of 9:00 a.m. and 3:00 p.m.
16. Applicant will provide motion censored dimmable lights in the main parking lot and swimming pool areas.
17. Applicant will adopt a noise complaint response protocol, including documentation of the complaints and corrective actions taken. There will be a 24-hour phone number and email available to the public to contact the general manager or night manager.

18. Applicant shall complete a zoning lot merger of the two properties referenced in this application, specifically the Wake Robin Inn located at 104–106 Sharon Road and the parcel located at 53 Wells Hill Road
  
19. During all hours in which the swimming pool is open for use, the property shall employ and provide on duty a properly trained and certified lifeguard

SPACE	HOURS OF OPERATION
Hotel Food & Beverage <i>Mon, Tues, Wed, Thurs</i>	7am - 10pm
Hotel Food & Beverage <i>Fri, Sat, Sun + Holidays</i>	7am - 11pm
Event Space Events <i>Mon, Tues, Wed, Thurs</i>	9am - 10pm
Event Space Events <i>Fri, Sat, Sun + Holidays</i>	9am - 11pm
Private Events on Property <i>Mon, Tues, Wed, Thurs</i>	9am - 10pm
Private Events on Property <i>Fri, Sat, Sun + Holidays</i>	9am - 11pm
Fast Casual Provisions	11am - 8pm
Spa	7am - 7pm
Pool <i>Seasonal (May 1 – Oct 1)</i>	9am - 8pm
Outdoor Food & Beverage Service	9am – 9pm
Outdoor Private Events	9am – 8pm

Planning and Zoning Commission

September 8, 2025

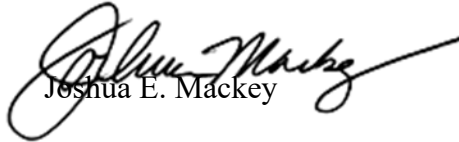
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Should you have any questions, please feel free to contact me at [jmackey@mbwlawyers.com](mailto:jmackey@mbwlawyers.com).

Sincerely,

**MACKEY BUTTS & WHALEN, LLP**



Joshua E. Mackey

cc: ARADEV LLC