
#2025-0287 / 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 (Section 213.5) / Map 47/ Lot 2 & 2-1 /

From Terri Carlson <tcarlson@crameranderson.com>

Date Thu 9/4/2025 1:14 PM

To Land Use <landuse@salisburyct.us>

Cc fenbois@aol.com <fenbois@aol.com>; candres@barclaydamon.com <candres@barclaydamon.com>; Joshua E. Mackey <jmackey@mbwlawyers.com>

 1 attachment (127 KB)

Miller Response ltr 9-2-25.pdf;

Please file The Miller Planning Group response letter to the record.

Thank you

Terri Carlson

Cramer & Anderson LLP

46 West Street, P.O. Box 278

Litchfield, CT 06759

Tel. 860-567-8718 ext. 213

Fax 860-567-4531

tcarlson@crameranderson.com



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108 Colonial Hill Drive
Wallingford, CT 06492
203-314-7151
bmiller@millerplanninggroup.com



The Miller Planning Group
Land Use Solutions

September 2, 2025

Dr Michael Klemens, Chairman
Planning and Zoning Commission
Town of Salisbury, CT

Chairman Klemens and Planning and Zoning Commission Members,

This letter is to respond to the question from Commissioner Riva and the comments of Chairman Klemens.

Letter from Commissioner Riva

- My disturbance map for the proposed development was prepared by overlaying the Grading Plan of the Site Plan packet. The regrading of areas of vegetation requires the removal of all vegetation, including the clear-cutting of trees.
- The impact of an 8-30g residential development would be comparable to the impact of a market-based development. The anticipated effects of the applicants' proposals, such as lighting, traffic, and noise, would not be an issue with an 8-30g or market residential development. The daily routines of the residents would be like those of other people, with some activities during the day and quiet at night.

Suggestion of Chairman Klemens to use the Granbury property cottage to house employees.

The provision of housing for workers by employers has been a frequent practice throughout history. Historically, it has been used in the old factory towns. It is still used in some businesses, including the resort and hospitality business.

While the suggestion of Chairman Klemens to use the Granbury property cottage to house employees has merit, it's important to note that this solution has its limitations. According to the application materials, this project is expected to employ approximately 80 workers. The house could only house a maximum of four workers, which would address a very small part of the issue.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brian J Miller". The signature is fluid and cursive, with a large initial "B" and "M".

Brian J Miller, AICP