

OPTION #2b

**RESOLUTION OF THE TOWN OF SALISBURY PLANNING AND ZONING
COMMISSION REGARDING APPLICATION FOR HOTEL**

APPLICATION #2025-0287

104 & 106 Sharon Road & 53 Wells Hill Road

1 WHEREAS, Aradev LLC (the Applicant) filed a Special Permit Application (the Application)
2 for hotel under the Town of Salisbury Zoning Regulations Section 213.5 - Hotels in Residential
3 Zones;

4
5 WHEREAS, the subject property (the Property), consists of two parcels in the RR-1 Zone
6 cumulatively consisting of 13.8 acres: the Wake Robin Inn (104 & 106 Sharon Road, Lakeville -
7 Assessor's Map 47, Lots 02) and 53 Wells Hill Road, Lakeville – Assessor’s Map 02-1 (the
8 Granbery Property);

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10 WHEREAS the Applicant has proposed combining the existing Wake Robin Inn parcel and the
11 “Granbery Property” which is an RR-1 parcel fronting solely on Wells Hill Road;

12
13 WHEREAS, commercial use of the Property dates back to the 1899 when the Taconic School for
14 Girls was constructed, subsequently being converted to a hotel in 1914;

15
16 WHEREAS, the Application involves the redevelopment of the Wake Robin Inn, a hotel in the
17 RR-1 Zone on land containing more than ten acres, with more than 150 feet of frontage on a
18 Connecticut state highway, access to a Connecticut state highway, and the Property is served by
19 public water and sewer;

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21 WHEREAS, the Applicant has permission from the owners of the Property for the Application;

22
23 WHEREAS, submitted Application materials include but are not limited to:

- 24 • Overview letter
- 25 • Exhibit A - Zoning Compliance
- 26 • Project Narrative dated April 29, 2025 and revised September 3, 2025
- 27 • Application Forms
- 28 • Owners Authorization and Approval Letters
- 29 • Introduction to Aradev LLC and Development Team Bios
- 30 • Historical Narrative
- 31 • Photographs of Existing Site and Project Renderings
- 32 • Salisbury Inland Wetlands and Watercourses Commission Approvals
- 33 • Traffic Impact and Parking Analyses
- 34 • Tree Study and Preservation Report
- 35 • Sound Analyses
- 36 • Building Height/Roof Compliance Analysis
- 37 • Sustainability Narrative
- 38 • Consistency with POCD

- 39 • Salisbury Water Pollution Control Authority Capacity Analysis
- 40 • Letter of Preliminary Review from the Town of Salisbury Fire Marshal
- 41 • Drainage Report
- 42 • Soil and Erosion Control Bond Estimate
- 43 • Communications with CT-DEEP Natural Diversity Data Base (NDDB)
- 44 • Letter from Welsh Sanitation Service Concerning Hours of Pick-up

45
46 WHEREAS, the Applicant also provided; the requisite filing fees; notices to abutting property
47 owners, various legal memorandums, responses to questions and comments, Aquarion “Will
48 Serve” request letter, notification to the Connecticut Department of Public Health, Architectural
49 Drawings, Photometric Plan and Dark-Sky lighting specifications and details, A-2 Survey
50 Prepared by Arthur H. Howland & Associates, Site Lines Plan and memo regarding Connecticut
51 DOT encroachment permit, additional renderings and presentation slides dated August 5, August
52 12, August 14, August 19, August 26, and September 4, 2025;

53
54 WHEREAS, at the request of the Applicant, the record of a previously withdrawn application
55 #2024-0257 was added to the record on 7/31/2025;

56
57 WHEREAS, at the January 21, 2025 regular meeting of the Salisbury Planning & Zoning
58 Commission (the Commission) a pre-application meeting was held with the Applicant. In
59 accordance with Connecticut General Statutes §7-159b preapplication reviews are permitted and
60 “Such preapplication review and any results or information obtained from it may not be appealed
61 under any provision of the general statutes, and shall not be binding on the applicant or any
62 authority, commission, department, agency or other official having jurisdiction to review the
63 proposed project.”

64
65 WHEREAS, during deliberations on previously withdrawn application #2024-0257, and during
66 the January 21, 2025 pre-application meeting, the Applicant was made aware of three main
67 concerns from the Planning and Zoning Commission: (1) overall intensity of the project
68 especially with the number of proposed cottages, (2) the application did not have final sewer
69 approval from the Salisbury Wastewater Pollution Control Authority (WPCA), and (3) the
70 application did not meet the burden of proof as related to the potential of disturbance from noise,
71 mostly emanating from the Event Space.

72
73 WHEREAS, on June 16, 2025 the Applicant granted an extension to the Salisbury Planning &
74 Zoning Commission (the “Commission”) extending the statutory timeframe to open the hearing
75 on August 5, 2025;

76
77 WHEREAS, at its June 25, 2025 Special Meeting, the Salisbury WPCA approved a capacity
78 determination in favor of the proposed project, i.e. the Application.

79
80 WHEREAS, the Commission held public hearings on August 5, August 12, August 14, August
81 19, August 26, September 4, and September 9, 2025;

82
83 WHEREAS, the Commission voted unanimously to close the public hearing on September 9,
84 2025 in accordance with statutory time limits;

85
86 WHEREAS, during the course of the public hearing, the Commission received not only oral
87 testimony but a large number of written comments including concerns regarding (in no particular
88 order): traffic, noise, parking, property values, stormwater management, water and sewer
89 capacity, incorporation of the Granbery parcel, lack of affordable housing, biodiversity impacts,
90 expansion of a nonconforming use, spot zoning, pre-application process, Commission adoption
91 of Regulations, financial viability, scale of re-development, placement of certain program
92 elements and their corresponding structures, enforcement, compatibility with surrounding uses,
93 and future uses of the Property;

94
95 WHEREAS, during the course of the public hearing the Commission also heard testimony,
96 received technical reports from, and asked questions of several technical experts in engineering,
97 planning, noise, traffic, ecology, and law;

98
99 WHEREAS, during deliberations held on October 7, October 9, October 16, and October 20 of
100 2025 the Commission considered the current and proposed use and physical characteristics of the
101 Property and surrounding neighborhood in accordance with the standards set forth in Section
102 300.2, 305, 801, and 803 of the Regulations. The Commission also evaluated how the proposed
103 use of the site eliminates existing nonconforming situations.

104
105 WHEREAS, the Commission finds that in many instances, the public comments (including those
106 made by professionals in various technical fields), contradict that of the Applicant's experts and
107 Commission's peer-review professionals.

108
109 WHEREAS, the Commissions finds the testimony of the Applicant's experts and Commission's
110 peer-review professionals to be credible and the qualifications and analysis of the Applicant's
111 experts and Commission's peer-review professionals to be in aggregate superior.

112
113 WHEREAS, the Commission finds that the three major areas of concern identified in the pre-
114 application discussions have been addressed:

- 115 • The number of cottages has been reduced from seven to four.
- 116 • The buildings on the lot including Spa, Pool, and Event Space are now more
117 interior to the lot in a courtyard design.
- 118 • Higher intensity uses such as Spa and Pool have been replaced with Cottage #1
119 and Cottage #2 creating a residential appearance and ambiance on Wells Hill
120 Road.
- 121 • The Event Space is now connected to the Inn extension, combining circulation
122 for the Main Inn, Inn extension, and restaurant.
- 123 • The Application contains detailed sound analyses, provides a baseline of sound
124 generation, and provides a variety of mitigation strategies.

125 • Approval from the WPCA has been obtained.

126 WHEREAS, the existing Wake Robin Inn operates as a long-standing legal nonconforming use
127 with minimal regulatory oversight on number of events, hours of operation, outdoor gatherings,
128 lighting or amplified sound, and the current special permit application allows the Commission to
129 regulate the site in a more comprehensive fashion by requiring site improvements and imposing
130 conditions of approval addressing noise and acoustics, lighting, traffic and parking,
131 environmental protection (including new engineered stormwater systems) , and operational
132 controls (including limits on event sizes, operating hours, and mechanism for ongoing
133 enforcement). Additional controls and improvements over existing conditions include but are not
134 limited to:

- 135 • The Event Space is designed to encompass most of what have been historically
136 outdoor events. Events will be limited by hours of operation and acoustics
137 controls.
- 138 • The Wells Hill Road driveway will be for emergency use only, thereby reducing
139 traffic impacts to the residential neighborhood.
- 140 • The proposed new driveway and proposed DOT encroachment improvements
141 result in improved safety for patrons of the property as well as the general public
142 utilizing Sharon Road.
- 143 • Stormwater mitigation measures will be implemented to treat and manage runoff
144 form the site.
- 145 • Invasive plants are proposed for removal.
- 146 • The non-conforming single-family residence on the Granbery Property is to be
147 demolished thereby eliminating a structure which does not comply with setback
148 requirements.

149
150 WHEREAS, the Applicant is proposing to build not only an expansion of the main Inn and
151 Restaurant (and add other amenities such as a swimming pool), but also to build four residential
152 cottages for overnight occupancy that will be interspersed throughout the site;

153
154 WHEREAS, the Commission finds that the proposed buildings conform with setback and height
155 requirements including Section 300.2 Table of Dimensional Requirements – Residential Zones,
156 and Section 305 Setback from Water Bodies and Watercourses.

157
158 WHEREAS, in order to approve this application, under Section 803.2 and 803.3 of the
159 Regulations, the Commission must find that:

- 160 • “The size and intensity, as well as the design, of the proposed project or development
161 shall be related harmoniously to the terrain and to the use, scale and siting of existing
162 buildings in the vicinity of the site;” (Sec. 803.2);
- 163 • “The use shall not create a nuisance to neighboring properties, whether by noise, air, or
164 water pollution; offensive odors, dust, smoke, vibrations, lighting, or other effects;” (Sec.
165 803.2)
- 166 • “The proposed use will not unreasonably adversely affect the enjoyment, usefulness and
167 value of properties in the general vicinity thereof”; (Sec. 803.3), and

- The proposed uses “will not cause undue concentration of population or structures” (Sec. 803.3)

WHEREAS, after considering all the testimony from the Applicant, the experts, the public, and given the Commission’s own knowledge and familiarity with the site and surrounding area, the Commission cannot find that the standards set forth above have been satisfied by the plan as presented. Cottage #3 is a significant distance from the main hotel/restaurant facility. Cottage #3 is not related harmoniously to the siting of existing buildings in the vicinity of the site and, the Commission finds that in tandem with the North Parking Lot, Cottage #3 will result in an undue concentration of structures adversely affecting the adjacent R-20 parcel (i.e. the Kalison Parcel). Although, Cottages #1 and #2 are also located at a significant distance from the main hotel/restaurant facility, they will not cause undue concentration of population or structures and are related harmoniously to the scale and siting of existing buildings on other RR-1 parcels in the vicinity of Wells Hill Road. Therefore, with the elimination of Cottage #3 the Commission finds that the proposal could be brought into conformance with these standards;

NOW THEREFORE BE IT RESOLVED THAT, Special Permit Application #2025-0287 be approved with the following conditions:

Prior to issuance of a zoning permit:

1. Outstanding escrow for third-party consulting services in excess of the original estimate shall be provided to the Land Use Office.
2. The Applicant shall submit revised site plan (and other related drawings) eliminating Cottage #3, and making other changes to circulation and landscaping or other details that may be needed due to the elimination of this cottage. With the elimination of Cottage #3, Phase 2 of the Applicant’s Phasing Plan shall be modified, and a revised Phasing Plan shall be submitted. The revised plans shall be reviewed and approved by the Town Engineer and the Commission.
3. Evidence of merger by deed of 104 & 106 Sharon Road, Lakeville - Assessor's Map 47, Lot 02 and “the Granbery Property” 53 Wells Hill Road, Lakeville – Assessor’s Map 47 Lot 02-1 shall be filed in the Office of the Town Clerk and proof provided to the Land Use Office.
4. Final approved plans shall have live signature and seal of the engineer and surveyor of record. These shall be submitted to the Town of Salisbury Land Use Office prior to any construction. All conditions of approvals shall be added to the final plan set and shall be made part of the construction documents.
5. Aquarion Water Company review/approval is required. Documentation of approval shall be provided to the Land Use Office.
6. The State of Connecticut Department of Transportation (CT DOT) review/approval is required for all work to be completed within the State of Connecticut Right of Way. The

212 approval with conditions shall be submitted to the Land Use Office.
213

- 214 7. A General Permit for the Discharge of Stormwater and Dewatering Wastewater from
215 Construction Activities shall be obtained from the State of Connecticut Department of
216 Energy and Environmental Protection (CT DEEP). The approval with conditions shall be
217 submitted to the Land Use Office.
218
- 219 8. The Fire Marshal shall review and approve the plans with regard to public safety and
220 access for fire-fighting apparatus. The approval shall be submitted to the Land Use
221 Office.
222
- 223 9. Any revisions to the approved plans, as required by other reviewing entities, whether
224 private, local, state, and/or federal, shall be submitted to the Town of Salisbury for
225 review/approval by the relevant departments or agencies.
226
- 227 10. Retaining walls shall be designed by a Connecticut-licensed structural engineer. This
228 engineer will provide a letter to the Land Use Office certifying that any underground
229 drainage systems in proximity the retaining walls have been considered in the wall
230 design.
231
- 232 11. Detailed structural analysis/design computations for the proposed bridge design shall be
233 submitted to the Land Use Office, Building Official, and Fire Marshal. In addition to the
234 engineering review/approval of the structural analysis/design computations, a third-party
235 structural engineer shall be required to conduct inspections as part of the construction
236 process.
237
- 238 12. The E&S Bond shall be set at \$122,214.84. Said bond shall be a cash bond payable to the
239 "Town of Salisbury."
240
- 241 13. An escrow of shall be provided by the Permittee, their successor in title, or all those
242 acting on their behalf (Permittee) for a minimum of eight inspections by the Town
243 Engineer, as well as for review of the E&S monitoring reports provided by the third-party
244 inspector(s) in accordance with condition 19.
245

246 After issuance of a Zoning Permit and Prior to issuance of a Certificate of Occupancy:
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- 248 14. The Permittee shall complete all the approved CT DOT sight line work as part of Phase
249 1.
250
- 251 15. Exterior construction activities shall be limited to 7:00 a.m. to 5:00 p.m., Monday
252 through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. No exterior construction
253 activities shall occur outside these hours, nor on Sundays or the following federal
254 holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day,
255 Thanksgiving Day, and Christmas Day.
256

- 257 16. In the event that blasting is unavoidable, the Permittee shall follow all State and local
258 requirements including, but not limited, to pre-blast surveys and notifications.
259
- 260 17. Contractor equipment shall be equipped with broadband backup alarms rather than tonal
261 alarms.
262
- 263 18. A pre-construction meeting is required with Town staff prior to construction to inspect
264 Erosion and Sedimentation (E&S) controls and to discuss construction
265 sequencing/phasing.
266
- 267 19. The Permittee shall hire a third-party CT Licensed Professional Engineer or a
268 professional certified in E&S controls, to inspect and report on all phases of site work and
269 conduct turbidity testing after every rainfall event of 0.5 inches or greater, and/or in the
270 absence of rainfall, at minimum once per month. Reports including a narrative and
271 supporting documentation such as logs or photographs, shall be submitted to the Land
272 Use Office and the Town Engineer for review.
273
- 274 20. Repairs and maintenance of all E&S controls shall be completed by the Permittee
275 immediately after the inspection(s) and maintained until a permanent vegetated cover is
276 established (70% turf establishment as determined by the Town Engineer). During the
277 construction process, the Permittee shall add E&S controls as deemed necessary by the
278 Land Use Office and/or the Town Engineer.
279
- 280 21. As an added measure of stormwater renovation, the Permittee shall incorporate plantings
281 into the stormwater management basins that can withstand periods of inundation and
282 drying. One such plant to be considered is buttonbush (*Cephalanthus occidentalis*).
283
- 284 22. The Permittee shall install a three-foot wall topped with a three-foot plus fence on the
285 North Parking Lot to block light spillage and further mitigate noise. The wall/fence must
286 be constructed of a solid material, with no gaps, and a minimum surface density of 4
287 lbs/sqft. The wall/fence may be constructed of any weather-resistant material, including
288 solid PVC, wood, aluminum, or concrete. The design shall be submitted for review by the
289 Land Use Office and Town Engineer.
290
- 291 23. The Permittee shall install motion-sensor dimmable lights in the North Parking Lot.
292
- 293 24. After construction but prior to Certificate of Occupancy (CO), the Permittee shall
294 conduct a simulation using live musicians or DJ music in the Event Space. The
295 Permittee's acoustical expert shall provide a report of this simulation to the Land Use
296 Office validating that the Event Space functions as per the Applicant's approved design.
297 The Land Use Office, at their discretion, may send this report to the Town's Acoustics
298 Expert for concurrence.
299
- 300 25. An as-built Site Improvement and Grading Plan in accordance with Town "Existing
301 Conditions and As-Built Survey Requirements" ("As-Built") shall be submitted to the
302 Town Engineer and the Land Use Office for review/approval, after all the site work is

303 completed, and prior to requesting the release of the E&S bond and/or requesting a CO.
304 The plan shall include topography/locations of all altered areas within the limits of
305 disturbance as well as stormwater management basin volumes (proposed vs. as-built).
306

307 26. A final site inspection will be conducted by the Land Use Office and the Town Engineer,
308 following receipt of the As-Built, and prior to the release of the E&S bond or issuance of
309 a CO.
310

311 Performance standards:

312
313 27. All traffic entering and exiting the Property is restricted to the Sharon Road entrance
314 including all employees, deliveries, and guests. The Wells Hill Road driveway is a gated
315 access to be used only in emergencies.
316

317 28. The Property will have a maximum of fifty-six (56) units.
318

319 29. The use of the Property shall be limited to the specific activities approved by the
320 Commission and included in the Revised Project Narrative dated September 3, 2025.
321

322 30. Hours of operation shall be limited to:

323 Restaurant:

- 324 a. Hotel Food & Beverage Service (*Mon, Tues, Wed, Thurs*): 7am – 10pm
- 325 b. Hotel Food & Beverage Service (*Fri, Sat, Sun + Holidays*): 7am – 11pm
- 326 c. Outdoor Food & Beverage Service: 9am – 9pm
- 327 d. Fast Casual Food & Beverage Service: 11am – 8pm

328 Events:

- 329 e. Event Space (*Mon, Tues, Wed, Thurs*): 9am – 10pm
- 330 f. Event Space (*Fri, Sat, Sun + Holidays*): 9am – 11pm
- 331 g. Other Indoor Events (*Mon, Tues, Wed, Thurs*): 9am – 10pm
- 332 h. Other Indoor Events (*Fri, Sat, Sun + Holidays*): 9am – 11pm
- 333 i. Outdoor Events (including tented): 9am – 8pm

334 Amenities:

- 335 j. Spa: 7am – 7pm
- 336 k. Pool: (*May 1 – October 1*): 9am – 8pm

337
338 31. All refuse pickup shall occur between 9am – 3pm.
339

340 32. The pool will be open to hotel guests only. Amplified sound is prohibited in the pool
341 area.
342

343 33. To discourage nuisance resulting from human behavior, the Permittee shall post notices
344 around the property, within the buildings and in each guest unit (including the cottages)
345 reminding guests that the hotel is located in a residential neighborhood and to act
346 accordingly.
347

- 348 34. The Permittee shall notify all patrons of noise limitation requirements and will take
349 remedial action if these requirements are not honored.
350
- 351 35. Events with 100+ guests utilizing the premise are considered to be Large Events. There
352 shall be a maximum of 24 Large Events per calendar year and no more than a single
353 Large Event per weekend (Friday, Saturday and Sunday). A Large Event may span
354 multiple days and include hosting functions both in and outdoors. The Commission
355 *recommends* that the Permittee maintain a log of these Large Events and any associated
356 complaints and their disposition.
357
- 358 36. The maximum number of seated or standing patrons in the Event Space shall be 125
359 guests exclusive of catering and service staff.
360
- 361 37. The Permittee shall work with their acoustic professionals to implement a master volume
362 control or “house” sound level limiter enabling the Inn to set the interior sound levels,
363 thereby preventing excessive sound levels.
364
- 365 38. Any audio playback systems associated with Outdoor (including tented) Events shall be
366 designed to minimize sound leakage outside of the Property so as not cause a noise
367 nuisance.
368
- 369 39. The permittee or their agent(s) shall provide a 24-hour, seven-days-a-week, phone
370 number and email address to contact the general manager or other designated staff person
371 in the event of any complaints. The Commission *recommends* that the Permittee maintain
372 a log of complaints and their disposition.
373
- 374 40. The Permittee shall perform a follow up acoustical review to illustrate overall compliance
375 with the decibel goals cited in the Cavanaugh Tocci report no later than 12 months after
376 receipt of the CO.