

**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);

9
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;

20
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 WHEREAS, the Commission voted unanimously to close the public hearing on September 9,
83 2025 in accordance with statutory time limits;

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

92
93 WHEREAS, during the course of the public hearing the Commission also heard testimony,
94 received technical reports from, and asked questions of several technical experts in engineering,
95 planning, noise, traffic, ecology, and law;

96
97 WHEREAS, during deliberations held on October 7, October 9, October 16, and October 20 of
98 2025 the Commission considered the current and proposed use and physical characteristics of the
99 Property and surrounding neighborhood in accordance with the standards set forth in Section
100 300.2, 305, 801, and 803 of the Regulations. The Commission also evaluated how the proposed
101 use of the site eliminates existing nonconforming situations.

102
103 WHEREAS, the Commission finds that two major areas of concern identified in the pre-
104 application discussions have been addressed:

- 105 • The buildings on the lot including Spa, Pool, and Event Space are now more
106 interior to the lot in a courtyard design.
- 107 • The Event Space is now connected to the Inn extension, combining circulation for
108 the Main Inn, Inn extension, and restaurant.
- 109 • The Application contains detailed sound analyses, provides a baseline of sound
110 generation, and provides a variety of mitigation strategies.
- 111 • Approval from the WPCA has been obtained.

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

- 121 • The Event Space is designed to encompass most of what have been historically
122 outdoor events. Events will be limited by hours of operation and acoustics
123 controls.
- 124 • The Wells Hill Road driveway will be for emergency use only, thereby reducing
125 traffic impacts to the residential neighborhood.

- 126 • The proposed new driveway and proposed DOT encroachment improvements
127 result in improved safety for patrons of the property as well as the general public
128 utilizing Sharon Road.
- 129 • Stormwater mitigation measures will be implemented to treat and manage runoff
130 form the site.
- 131 • Invasive plants are proposed for removal.
- 132 • The non-conforming single-family residence on the Granbery Property is to be
133 demolished thereby eliminating a structure which does not comply with setback
134 requirements.

135
136 WHEREAS, the Applicant is proposing to build not only an expansion of the main Inn and
137 Restaurant (and add other amenities such as a swimming pool), but also to build four residential
138 cottages for overnight occupancy that will be interspersed throughout the site;

139
140 WHEREAS, the Commission finds that the proposed buildings conform with setback and height
141 requirements including Section 300.2 Table of Dimensional Requirements – Residential Zones,
142 and Section 305 Setback from Water Bodies and Watercourses.

143
144 WHEREAS, the Applicant anticipates hosting many more larger events than have been
145 historically hosted on the site over the last several decades, which events would likely involve
146 greater occupancy throughout the site and impacts on the surrounding areas;

147
148 WHEREAS, in order to approve this application, under Section 803.2 and 803.3 of the
149 Regulations, the Commission must find that:

- 150 • “The size and intensity, as well as the design, of the proposed project or development
151 shall be related harmoniously to the terrain and to the use, scale and siting of existing
152 buildings in the vicinity of the site;” (Sec. 803.2);
- 153 • “The use shall not create a nuisance to neighboring properties, whether by noise, air, or
154 water pollution; offensive odors, dust, smoke, vibrations, lighting, or other effects;” (Sec.
155 803.2)
- 156 • “The proposed use will not unreasonably adversely affect the enjoyment, usefulness and
157 value of properties in the general vicinity thereof”; (Sec. 803.3), and
- 158 • The proposed uses “will not cause undue concentration of population or structures” (Sec.
159 803.3)

160
161 WHEREAS, after considering all the testimony from the Applicant, the experts, the public, and
162 given the Commission’s own knowledge and familiarity with the site and surrounding area, the
163 Commission cannot find that the standards set forth above have been satisfied by the plan as
164 presented. Cottages #1, #2, and #3 are a significant distance from the main hotel/restaurant
165 facility. These Cottages are not related harmoniously to the siting of existing buildings in the
166 vicinity of the site. Additionally, the Commission finds that in tandem with the North Parking
167 Lot, Cottage #3 will result in an undue concentration of structures adversely affecting the
168 adjacent R-20 parcel (i.e., the Kalison Parcel). Cottage #1 and #2 are located along the RR-1

169 residential Wells Hill Road and their elimination will provide a buffer area separating the more
170 commercial hotel use from the surrounding residential area. Therefore, with the elimination of
171 Cottage #1, #2, and #3 coupled with planted, vegetated buffers comprised of native trees and
172 shrubs to offset the loss of significant trees from this project, the Commission finds that the
173 proposal will be brought into conformance with these standards;

174
175 NOW THEREFORE BE IT RESOLVED THAT, Special Permit Application #2025-0287 be
176 approved with the following conditions:

177 Prior to issuance of a zoning permit:

- 178 1. Outstanding escrow for third-party consulting services in excess of the original estimate
179 shall be provided to the Land Use Office.
180
- 181 2. The Applicant shall submit revised site plan (and other related drawings) eliminating
182 Cottages #1, #2, and #3, and making other changes to parking and landscaping (including
183 native trees and shrubs) or other details that may be needed due to the elimination of
184 these cottages. With the elimination of Cottages #1 and #2, Phase 3 and Phase 4 of the
185 Applicant’s Phasing Plan shall no longer be required. With the elimination of Cottage #3,
186 Phase 2 of the Applicant’s Phasing Plan shall be modified, and a revised Phasing Plan
187 shall be submitted. The revised plans shall be reviewed and approved by the Town
188 Engineer and the Commission.
189
- 190 3. Evidence of merger by deed of 104 & 106 Sharon Road, Lakeville - Assessor's Map 47,
191 Lot 02 and “the Granbery Property” 53 Wells Hill Road, Lakeville – Assessor’s Map 47
192 Lot 02-1 shall be filed in the Office of the Town Clerk and proof provided to the Land
193 Use Office.
194
- 195 4. Final approved plans shall have live signature and seal of the engineer and surveyor of
196 record. These shall be submitted to the Town of Salisbury Land Use Office prior to any
197 construction. All conditions of approvals shall be added to the final plan set and shall be
198 made part of the construction documents.
199
- 200 5. Aquarion Water Company review/approval is required. Documentation of approval shall
201 be provided to the Land Use Office.
202
- 203 6. The State of Connecticut Department of Transportation (CT DOT) review/approval is
204 required for all work to be completed within the State of Connecticut Right of Way. The
205 approval with conditions shall be submitted to the Land Use Office.
206
- 207 7. A General Permit for the Discharge of Stormwater and Dewatering Wastewater from
208 Construction Activities shall be obtained from the State of Connecticut Department of
209 Energy and Environmental Protection (CT DEEP). The approval with conditions shall be
210 submitted to the Land Use Office.
211
- 212 8. The Fire Marshal shall review and approve the plans with regard to public safety and
213 access for fire-fighting apparatus. The approval shall be submitted to the Land Use

- 214 Office.
215
- 216 9. Any revisions to the approved plans, as required by other reviewing entities, whether
217 private, local, state, and/or federal, shall be submitted to the Town of Salisbury for
218 review/approval by the relevant departments or agencies.
219
- 220 10. Retaining walls shall be designed by a Connecticut-licensed structural engineer. This
221 engineer will provide a letter to the Land Use Office certifying that any underground
222 drainage systems in proximity to the retaining walls have been considered in the wall
223 design.
224
- 225 11. Detailed structural analysis/design computations for the proposed bridge design shall be
226 submitted to the Land Use Office, Building Official, and Fire Marshal. In addition to the
227 engineering review/approval of the structural analysis/design computations, a third-party
228 structural engineer shall be required to conduct inspections as part of the construction
229 process.
230
- 231 12. The E&S Bond shall be set at \$122,214.84. Said bond shall be a cash bond payable to the
232 "Town of Salisbury."
233
- 234 13. An escrow of shall be provided by the Permittee, their successor in title, or all those
235 acting on their behalf (Permittee) for a minimum of eight inspections by the Town
236 Engineer, as well as for review of the E&S monitoring reports provided by the third-party
237 inspector(s) in accordance with condition 20.
238

239 After issuance of a Zoning Permit and Prior to issuance of a Certificate of Occupancy:
240

- 241 14. The Permittee shall complete all the approved CT DOT sight line work as part of Phase
242 1.
243
- 244 15. Exterior construction activities shall be limited to 7:00 a.m. to 5:00 p.m., Monday
245 through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. No exterior construction
246 activities shall occur outside these hours, nor on Sundays or the following federal
247 holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day,
248 Thanksgiving Day, and Christmas Day.
249
- 250 16. No stone crushing is permitted onsite.
251
- 252 17. In the event that blasting is unavoidable, the Permittee shall follow all State and local
253 requirements including, but not limited, to pre-blast surveys and notifications.
254
- 255 18. Contractor equipment shall be equipped with broadband backup alarms rather than tonal
256 alarms.
257
- 258 19. A pre-construction meeting is required with Town staff prior to construction to inspect
259 Erosion and Sedimentation (E&S) controls and to discuss construction

260 sequencing/phasing.

261

262 20. The Permittee shall hire a third-party CT Licensed Professional Engineer or a
263 professional certified in E&S controls, to inspect and report on all phases of site work and
264 conduct turbidity testing after every rainfall event of 0.5 inches or greater, and/or in the
265 absence of rainfall, at minimum once per month. Reports including a narrative and
266 supporting documentation such as logs or photographs, shall be submitted to the Land
267 Use Office and the Town Engineer for review.

268

269 21. Repairs and maintenance of all E&S controls shall be completed by the Permittee
270 immediately after the inspection(s) and maintained until a permanent vegetated cover is
271 established (70% turf establishment as determined by the Town Engineer). During the
272 construction process, the Permittee shall add E&S controls as deemed necessary by the
273 Land Use Office and/or the Town Engineer.

274

275 22. As an added measure of stormwater renovation, the Permittee shall incorporate plantings
276 into the stormwater management basins that can withstand periods of inundation and
277 drying. One such plant to be considered is buttonbush (*Cephalanthus occidentalis*).

278

279 23. The Permittee shall install a three-foot wall topped with a three-foot plus fence on the
280 North Parking Lot to block light spillage and further mitigate noise. The wall/fence must
281 be constructed of a solid material, with no gaps, and a minimum surface density of 4
282 lbs/sqft. The wall/fence may be constructed of any weather-resistant material, including
283 solid PVC, wood, aluminum, or concrete. The design shall be submitted for review by the
284 Land Use Office and Town Engineer.

285

286 24. The Permittee shall install motion-sensor dimmable lights in the North Parking Lot.

287

288 25. After construction but prior to Certificate of Occupancy (CO), the Permittee shall
289 conduct a simulation using live musicians or DJ music in the Event Space. The
290 Permittee's acoustical expert shall provide a report of this simulation to the Land Use
291 Office validating that the Event Space functions as per the Applicant's approved design.
292 The Land Use Office, at their discretion, may send this report to the Town's Acoustics
293 Expert for concurrence.

294

295 26. An as-built Site Improvement and Grading Plan in accordance with Town "Existing
296 Conditions and As-Built Survey Requirements" ("As-Built") shall be submitted to the
297 Town Engineer and the Land Use Office for review/approval, after all the site work is
298 completed, and prior to requesting the release of the E&S bond and/or requesting a CO.
299 The plan shall include topography/locations of all altered areas within the limits of
300 disturbance as well as stormwater management basin volumes (proposed vs. as-built).

301

302 27. A final site inspection will be conducted by the Land Use Office and the Town Engineer,
303 following receipt of the As-Built, and prior to the release of the E&S bond or issuance of
304 a CO.

305 Performance standards:

306

307 28. All traffic entering and exiting the Property is restricted to the Sharon Road entrance
308 including all employees, deliveries, and guests. The Wells Hill Road driveway is a gated
309 access to be used only in emergencies.

310

311 29. The Property will have a maximum of fifty-four (54) units.

312

313 30. The use of the Property shall be limited to the specific activities approved by the
314 Commission and included in the Revised Project Narrative dated September 3, 2025.

315

316 31. Hours of operation shall be limited to:

317

Restaurant:

318 a. Hotel Food & Beverage Service (*Mon, Tues, Wed, Thurs*): 7am – 10pm

319 b. Hotel Food & Beverage Service (*Fri, Sat, Sun + Holidays*): 7am – 11pm

320 c. Outdoor Food & Beverage Service: 9am – 9pm

321 d. Fast Casual Food & Beverage Service: 11am – 8pm

322

Events:

323 e. Event Space (*Mon, Tues, Wed, Thurs*): 9am – 10pm

324 f. Event Space (*Fri, Sat, Sun + Holidays*): 9am – 11pm

325 g. Other Indoor Events (*Mon, Tues, Wed, Thurs*): 9am – 10pm

326 h. Other Indoor Events (*Fri, Sat, Sun + Holidays*): 9am – 11pm

327 i. Outdoor Events (including tented): 9am – 8pm

328

Amenities:

329 j. Spa: 7am – 7pm

330 k. Pool: (*May 1 – October 1*): 9am – 8pm

331

332 32. No amplified music is permitted associated with Outdoor Events.

333

334 33. All refuse pickup shall occur between 9am – 3pm.

335

336 34. The pool will be open to hotel guests only. Amplified sound is prohibited in the pool
337 area.

338

339 35. To discourage nuisance resulting from human behavior, the Permittee shall post notices
340 around the property, within the buildings and in each guest unit (including the cottages)
341 reminding guests that the hotel is located in a residential neighborhood and to act
342 accordingly.

343

344 36. The Permittee shall notify all patrons of noise limitation requirements and will take
345 remedial action if these requirements are not honored.

346

347 37. Exclusive of catering and service staff, events with 100+ patrons utilizing the premise are
348 considered to be Large Events. There shall be a maximum of 24 Large Events per
349 calendar year and no more than a single Large Event per weekend (Friday, Saturday and
350 Sunday). A Large Event may span multiple days and include hosting functions both in

351 and outdoors. The maximum number of patrons at a Large Event shall be 125. The
352 Commission *recommends* that the Permittee maintain a log of these Large Events and any
353 associated complaints and their disposition.

354
355 38. The Permittee shall work with their acoustic professionals to implement a master volume
356 control or “house” sound level limiter enabling the Inn to set the interior sound levels,
357 thereby preventing excessive sound levels.

358
359 39. Any audio playback systems associated with Outdoor (including tented) Events shall be
360 designed to minimize sound leakage outside of the Property so as not cause a noise
361 nuisance. There shall be no outdoor amplified music associated with Outdoor Events.

362
363 40. The Permittee or their agent(s) shall provide a 24-hour, seven-days-a-week, phone
364 number and email address to contact the general manager or other designated staff person
365 in the event of any complaints. The Commission *recommends* that the Permittee maintain
366 a log of complaints and their disposition.

367
368 41. The Permittee shall perform a follow up acoustical review to illustrate overall compliance
369 with the decibel goals cited in the Cavanaugh Tocci report no later than 12 months after
370 receipt of the CO.