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# Wake Robin Inn

Renovations & Improvements

Inland Wetlands and Watercourses Commission  
Salisbury, Connecticut

July 22, 2024



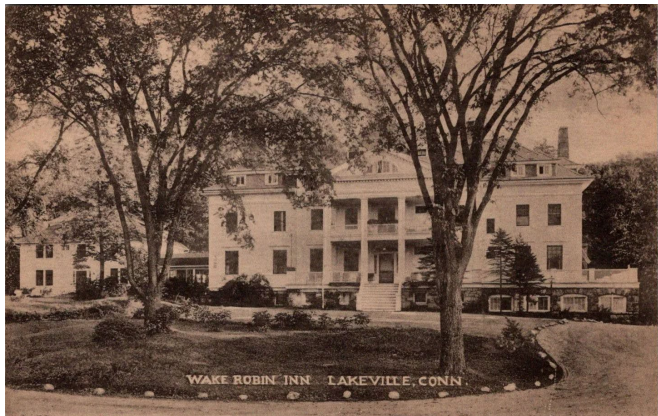


# WAKE ROBIN INN

1. PROJECT INTRODUCTION
2. EXISTING SITE PLAN
3. PROPOSED IMPROVEMENTS



# WAKE ROBIN INN



WAKE ROBIN INN LAKEVILLE, CONN.  
OPEN ALL YEAR ROUTE 41

A colorful inn for gracious country living. All rooms with private bath. Pine paneled tap room. Tempting food. Swimming, fishing, hunting, golf, riding, hiking, tennis, ping-pong, badminton, and all winter sports. — Meals to transients.

THE FINEST AMERICAN MADE VIEW POST CARDS—THE ALBERTYPE CO., BROOKLYN, N. Y.

POST CARD <sup>250</sup>



“A colorful inn for gracious country living. All rooms with a private bath . pine paneled tap room. Tempting food. Swimming, fishing, hunting, golf, riding, hiking, tennis, ping-pong, badminton and all winter sports.”

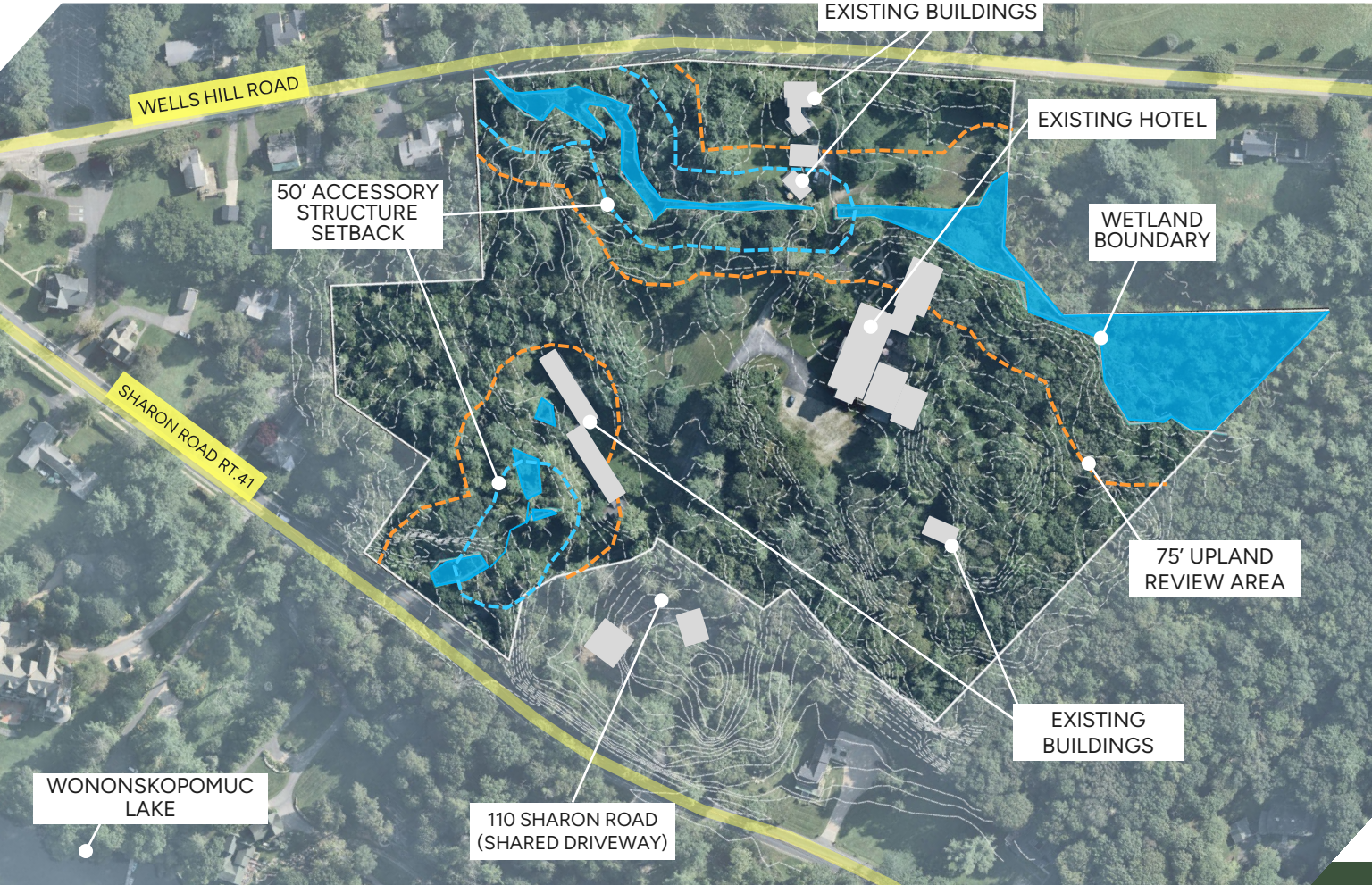
# CONTEXT MAP



## NOTES:

1. 2 PARCELS FOR THIS PROJECT
2. AT&T EASEMENT FOR A FUTURE CELL TOWER PROJECT

# EXISTING CONDITIONS



## NOTES:

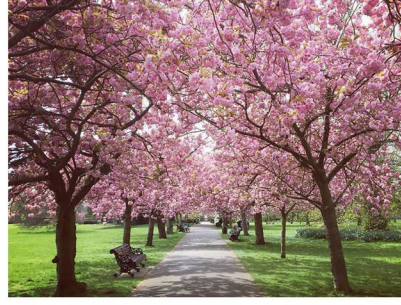
1. WETLAND DELINEATION
2. 75' UPLAND REVIEW AREA
3. 50' ACCESSORY SETBACK

# SITE DEVELOPMENT – MATERIAL PRECEDENTS

STORMWATER



PASSIVE RECREATION



PARKING DESIGN



PERVIOUS OPPORTUNITIES



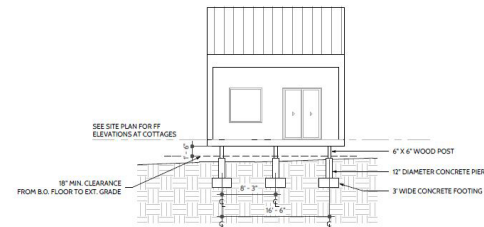
# PROPOSED SITE PLAN – ACCESS + BUILDING RENOVATIONS



## NOTES:

1. MAINTAIN ENTRY POINTS TO THE PROPERTY
2. SITE ACCESS THROUGHOUT THE PROPERTY + PAVING MATERIALS
3. HOTEL ADDITION
4. EVENT BARN
5. SPA AND AMENITIES
6. COTTAGES UNDER EXISTING TREE CANOPY

## PROPOSED COTTAGES/CABINS



3 STUDIO COTTAGE CROSS SECTION (TYP.)  
SCALE: 1/8" = 1'-0"





# PROPOSED SITE PLAN – SITE IMPROVEMENTS



## NOTES:

1. ADA UPGRADES FOR ALL PROPOSED BUILDINGS AND WALKS AROUND THE PROPERTY.
2. SUPPLEMENTAL MEADOW PLANTING ACCENTING TRANSITIONAL SPACES



3. LAWN AREA FOR FLEXIBILITY IN EVENTS

# PROPOSED SITE PLAN – ENGINEERING IMPROVEMENTS



## NOTES:

1. 300 SF DIRECT WETLAND IMPACT TO INSTALL 2 NEW 15" PIPES UNDER ROADWAY.
2. INVASIVE REMOVALS IN ALL UPLAND REVIEW AREAS TO ENHANCE PLANT DIVERSITY IN THESE AREAS.



# OVERALL SITE PLAN –



**QUESTIONS +  
COMMENTS**

WONONSKOPOMUC  
LAKE

SHARON ROAD RT. 41

BOARDWALK

PROPOSED  
COTTAGES/CABINS

WELLS HILL ROAD

EVENT  
BARN

GREAT  
LAWN

PROPOSED  
COTTAGES/CABINS

BUILDING  
ADDITION

EXISTING HOTEL

GYM AND SPA

POOL



## **SUBMITTED SITE PLANS – FOR REFERENCE**