

SLRCONSULTING.COM

Wake Robin Inn

Renovations & Improvements

Planning & Zoning – Site Plan Special Permit Application
Town of Salisbury, Connecticut

August 5, 2024



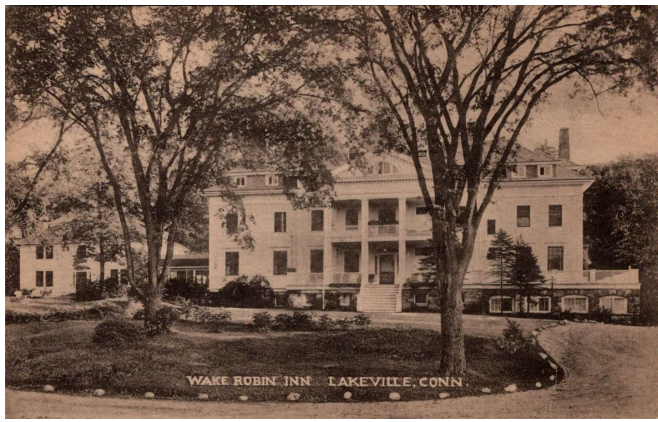


REDEVELOPMENT OF THE WAKE ROBIN INN

1. PROJECT INTRODUCTION
2. APPLICATION MATERIALS SUBMITTED
3. EXISTING CONDITIONS
4. THEMES & 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 ²⁵⁰



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



ZONING DATA TABLE

RURAL RESIDENCE 1 ZONE (RR-1)		
ADDRESS: 104 & 106 SHARON ROAD AND 53 WELLS HILL ROAD		
	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA (104 & 106 SHARON ROAD)	80,000 SF	501,362 SF (11.5 ACRES)
MIN. LOT AREA (53 WELLS HILL ROAD)	80,000 SF	99,518 SF (2.3 ACRES)
MIN. LOT AREA (TOTAL)	80,000 SF	600,880 SF (13.8 ACRES)
MIN. BUILDABLE AREA	20,000 SF	> 20,000 SF
MIN. STREET FRONTAGE	25'	>25'
MIN. FRONT SETBACK	40'	61.1' (BAR)
MIN. SIDE SETBACK	30'	31.3' (COTTAGE 5)
MIN. REAR SETBACK	30'	N/A
MIN. SQUARE EACH SIDE	150'	150'
MAX. BUILDING COVERAGE	10%	7.6%
MAX. IMPERVIOUS SURFACE COVERAGE	---	18.5%
MAX. BUILDING HEIGHT (INN)	52' (EXISTING)	<52' (PROP. ADDITION)
MAX. BUILDING HEIGHT (OTHER)	30' (FLAT ROOF)/35' (OTHER ROOF)	30'/35'
MIN. SEPARATION BETWEEN BUILDINGS	10'	10'

PARKING DATA

INCLUDES 5 EV CHARGING STATIONS FOR UP TO 10 VEHICLES

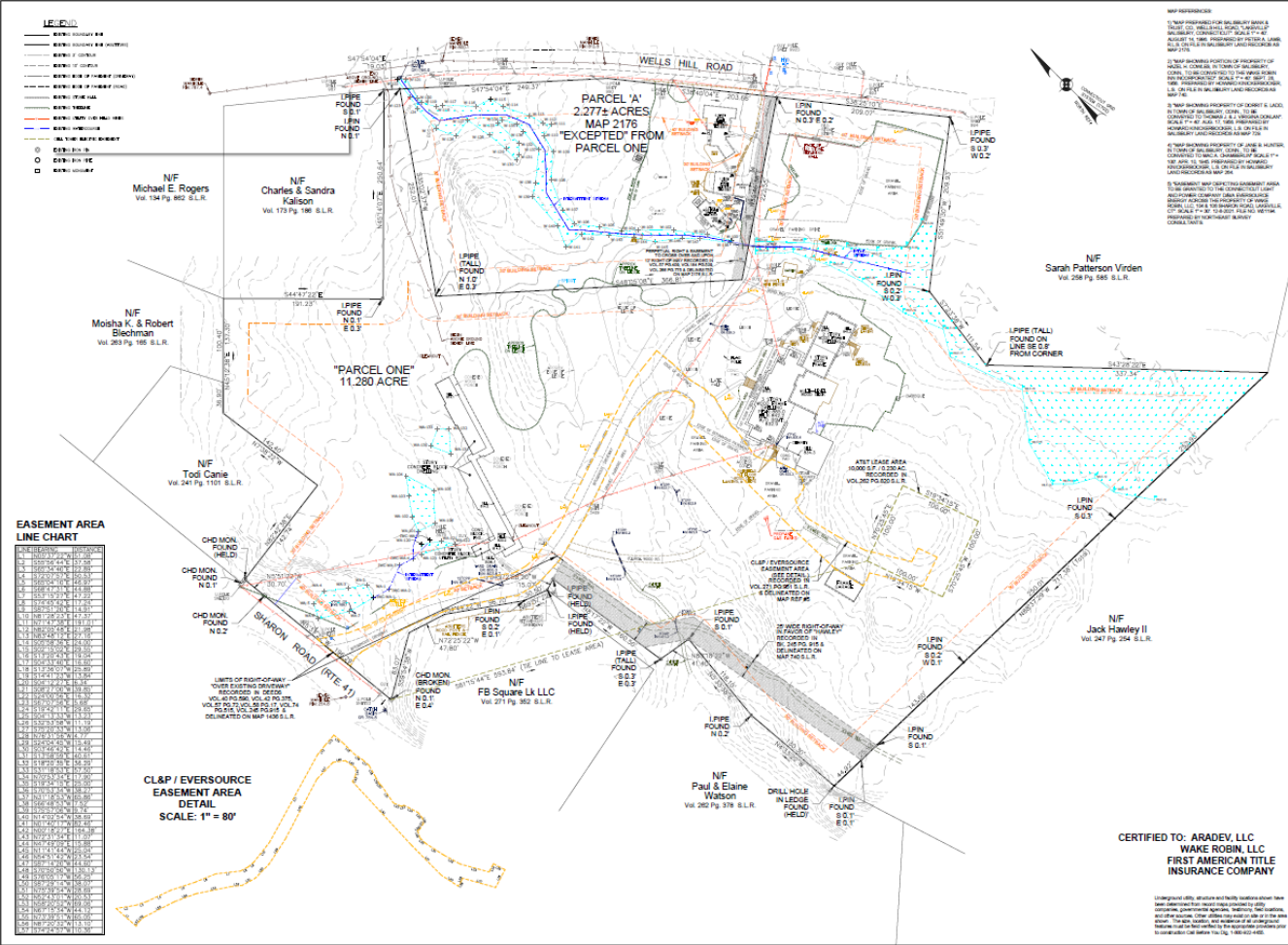
	COUNT
PERMANENT PARKING SPACES	121
ACCESSIBLE PARKING SPACES	8
OVERFLOW GREAT LAWN SPACES	39
TOTAL PARKING SPACES	160 (121+39)

PER TABLE 703.11 TABLE OF PARKING REQUIREMENTS
1/ROOM; ADDITIONAL FOR OTHER FACILITIES BASED ON PARKING NEEDS ASSESSMENT

AQUIFER PROTECTION AREA DATA

	AREA (SF)
PROPERTY AREA WITHIN AQUIFER PROTECTION	248,640 SF (5.71 ACRES)
IMPERVIOUS AREA WITHIN AQUIFER PROTECTION	35,165 SF (0.81 ACRES)
PERCENTAGE OF IMPERVIOUS AREA	14.1%

A-2 SURVEY



EASEMENT AREA LINE CHART

LINE NO.	DESCRIPTION	DATE
1	CL&P / EVERSOURCE EASEMENT AREA	07/16/2024
2	CL&P / EVERSOURCE EASEMENT AREA	07/16/2024
3	CL&P / EVERSOURCE EASEMENT AREA	07/16/2024
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CL&P / EVERSOURCE EASEMENT AREA DETAIL
SCALE: 1" = 80'

2 PROPERTIES:

- 53 WELLS HILL ROAD
PARCEL A (2.27 Ac)
- 104/106 SHARON ROAD (11.28 Ac)

EASEMENTS, ROW & LEASE AREA

THIS SURVEY AND MAP HAS BEEN PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES, P.C. A PROFESSIONAL ENGINEERING FIRM REGISTERED IN THE STATE OF CONNECTICUT. THE SURVEY AND MAP IS A REPRESENTATION OF THE SURVEYOR'S BEST JUDGMENT AND IS NOT A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
BOB SCHMITZER • LAND PLANNERS

Exiting Conditions Map

prepared for
ARADEV, LLC

Tract Map 67 Lot 2 & Lot 3-1
104 & 106 Sharon Road
Area = 601,836 S.F. / 13,618 Ac.

63 Wells Hill Road
Area = 99,818 S.F. / 2,286 Ac.

Town of Eastbury
County of Litchfield
State of Connecticut

DATE: July 16, 2024
SCALE: 1" = 50'

CERTIFIED TO: ARADEV, LLC
WAKE ROBIN, LLC
FIRST AMERICAN TITLE
INSURANCE COMPANY

EC.3

CONTEXT MAP

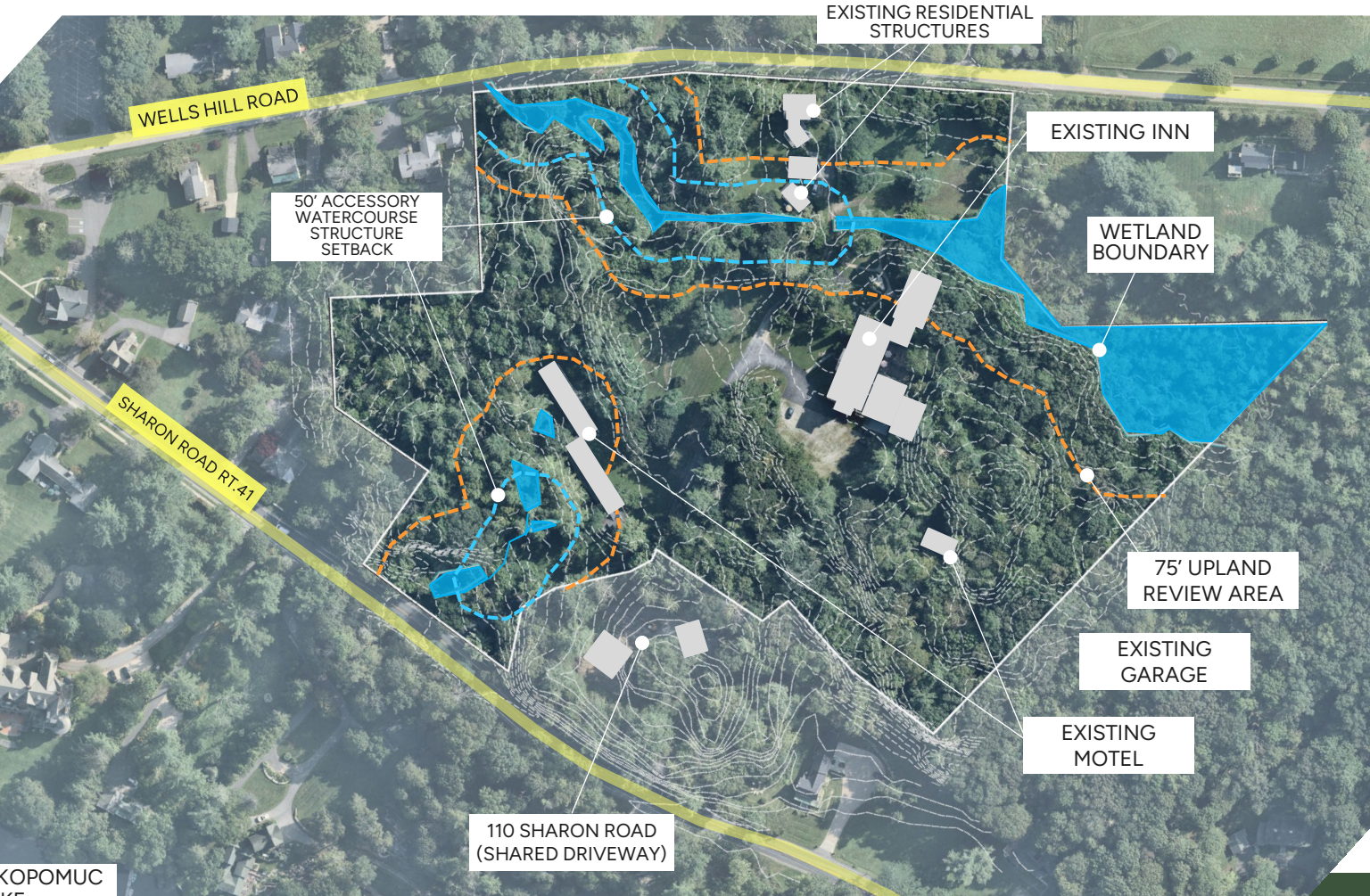


NOTES:

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



EXISTING CONDITIONS



NOTES:

1. WETLAND DELINEATION
2. EXISTING DRIVEWAY THRU BOTH PROPERTIES
3. 50' ACCESSORY SETBACK

EXISTING RESIDENTIAL STRUCTURES

WELLS HILL ROAD

EXISTING INN

50' ACCESSORY WATERCOURSE STRUCTURE SETBACK

WETLAND BOUNDARY

SHARON ROAD RT.41

75' UPLAND REVIEW AREA

EXISTING GARAGE

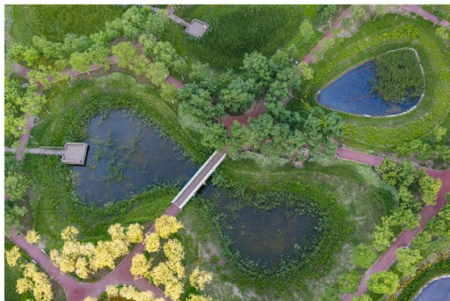
EXISTING MOTEL

110 SHARON ROAD (SHARED DRIVEWAY)

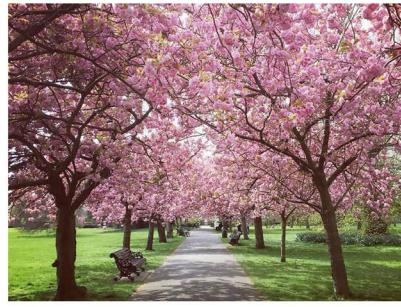
KOPOMUC LAKE

SITE DEVELOPMENT – LANDSCAPE THEMES

STORMWATER



PASSIVE RECREATION



PARKING DESIGN



PERVIOUS OPPORTUNITIES



THE COTTAGES/CABINS



THE INN



THE BARN



PROPOSED SITE PLAN – ACCESS + BUILDING RENOVATIONS



NOTES:

1. MAINTAIN PRIMARY ENTRY POINTS TO THE PROPERTY, EMERGENCY ACCESS
2. UNIVERSAL ACCESSIBILITY & SITE ACCESS THROUGHOUT THE PROPERTY + PAVING MATERIALS
3. HOTEL ADDITION
4. EVENT BARN
5. SPA AND POOL
6. COTTAGES UNDER EXISTING TREE CANOPY

PROPOSED COTTAGES/CABINS

PROPOSED SITE PLAN vs EXISTING BUILDINGS



NOTES:

1. ALL PROPOSED BUILDINGS COMPLY WITH ZONING SETBACKS
2. ALL PROPOSED BUILDINGS WILL BE OUTSIDE 50' ACCESSORY STRUCTURE WATERCOURSE SETBACK

PROPOSED SITE PLAN – SITE IMPROVEMENTS



NOTES:

1. ADA CONNECTIVITY FOR ALL PROPOSED BUILDINGS AND PRIMARY PATHS AROUND THE PROPERTY.
2. SUPPLEMENTAL MEADOW PLANTING ACCENTING TRANSITIONAL SPACES



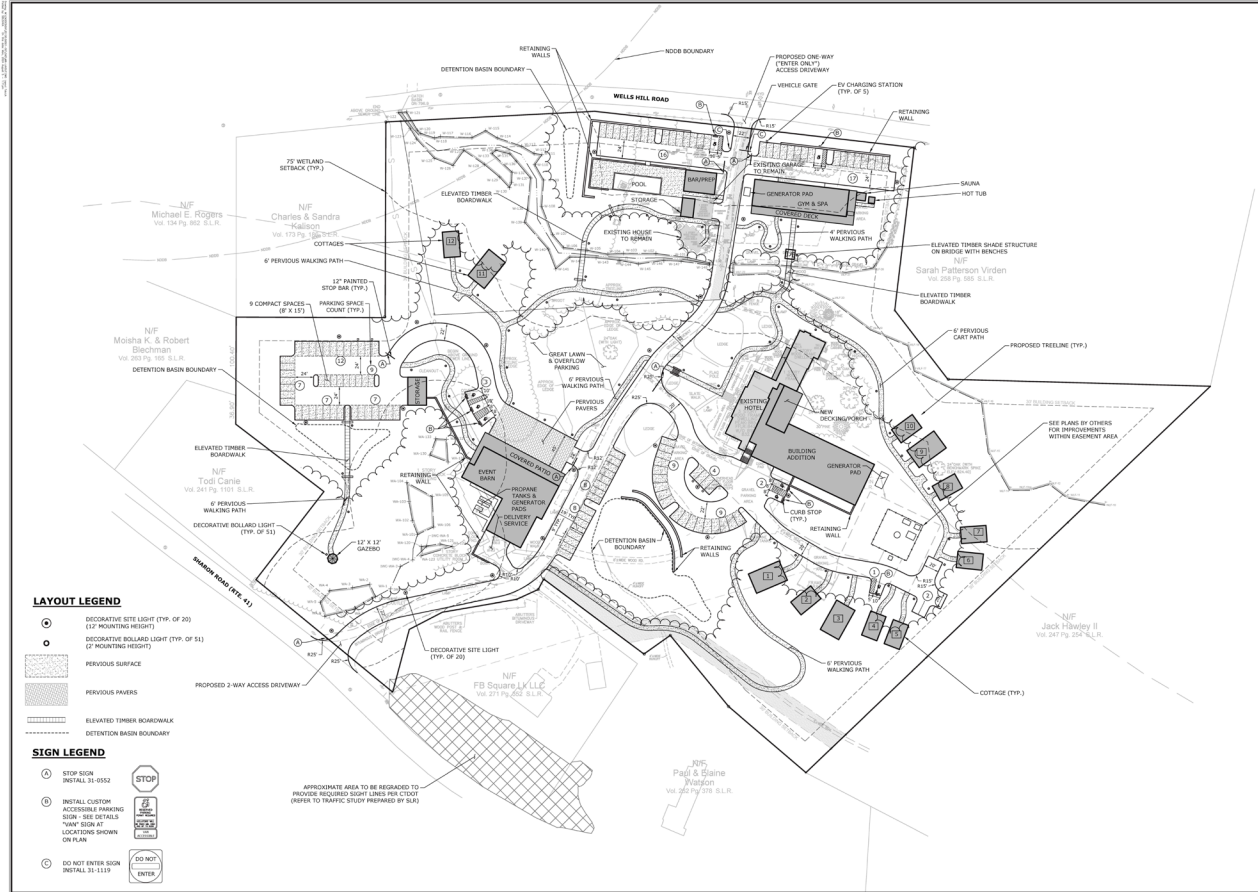
3. LAWN AREA FOR FLEXIBILITY IN EVENTS
1. INVASIVE REMOVALS IN ALL UPLAND REVIEW AREAS TO ENHANCE PLANT DIVERSITY IN THESE AREAS.

OVERALL SITE PLAN



**QUESTIONS +
COMMENTS**

SUBMITTED SITE PLANS – FOR REFERENCE - LAYOUT



- LAYOUT LEGEND**
- DECORATIVE SITE LIGHT (TYP. OF 20)
(12' MOUNTING HEIGHT)
 - DECORATIVE BALLBULB LIGHT (TYP. OF 51)
(12' MOUNTING HEIGHT)
 - ▨ PERVIOUS SURFACE
 - ▨ PERVIOUS PAVERS
 - ▬ ELEVATED TIMBER BOARDWALK
 - - - - - DETENTION BASIN BOUNDARY

- SIGN LEGEND**
- STOP SIGN
INSTALL 31-0552
 - INSTALL CUSTOM ACCESSIBLE PARKING SIGN - SEE DETAILS "MARK" SIGN AT LOCATIONS SHOWN ON PLAN
 - DO NOT ENTER SIGN
INSTALL 31-1119

APPROPRIATE AREA TO BE REGRASSED TO PROTECT REQUIRED RIGHT LINES PER "STOP" (REFER TO TRAFFIC STUDY PREPARED BY SLR)

SLR
SLOAN LINDEN RESEARCH
ARCHITECTURE

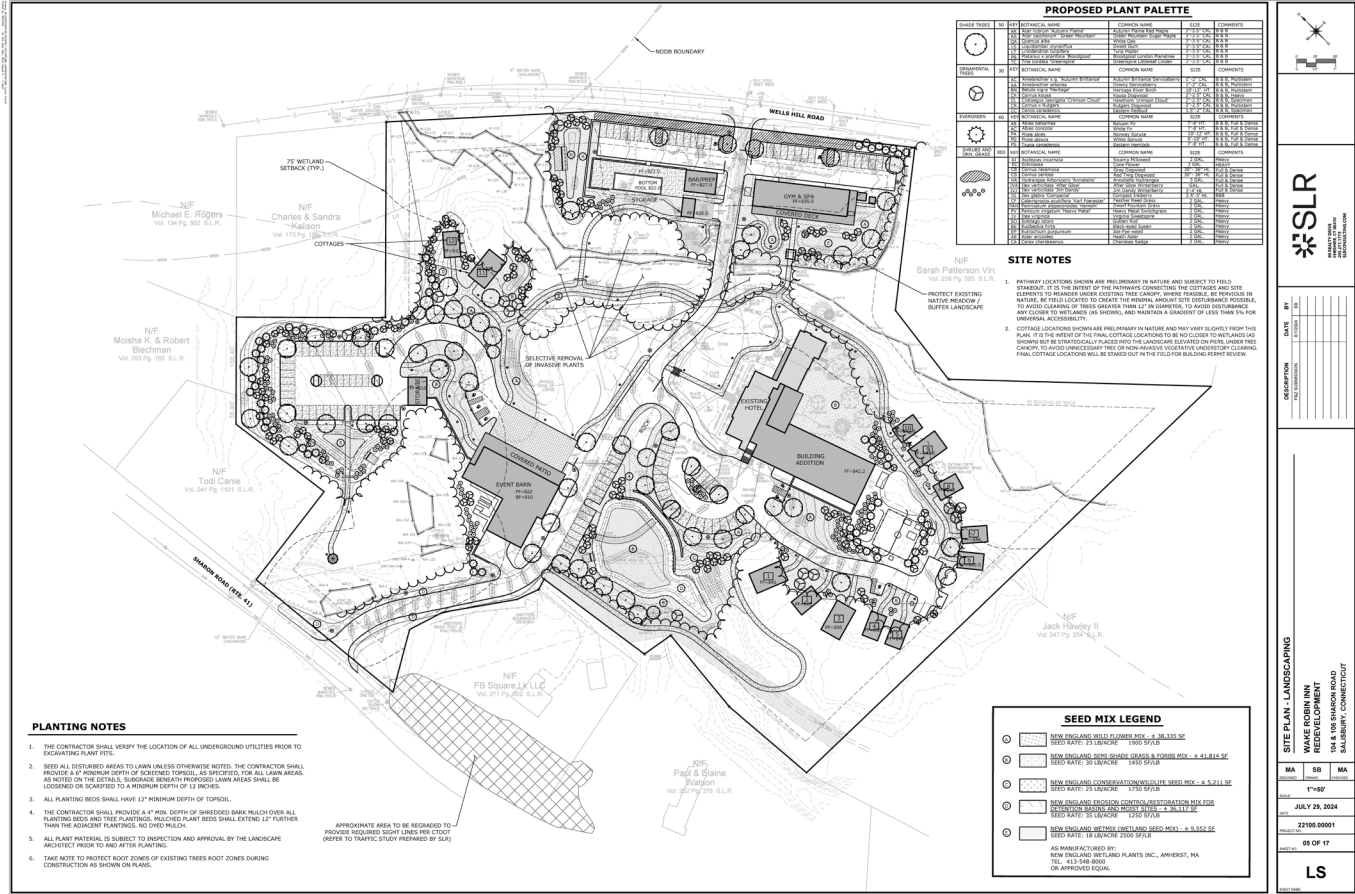
DATE	BY

SITE PLAN - LAYOUT
WAKE ROBIN INN
REDEVELOPMENT
 100 W. HAMPSHIRE ROAD
 MA 01901

MA	SM	MA
1"=60'		
JULY 29, 2024		
2708.00001		
04 OF 17		

LA

SUBMITTED SITE PLANS – FOR REFERENCE - LANDSCAPING



PROPOSED PLANT PALETTE

PLANT CODE	PLANT NAME	COMMON NAME	SIZE	COMMENTS
1	AMERICAN BIRCH	BETULA PAPERIFERA	12" DBH	
2	AMERICAN HICKORY	CIAMPA	12" DBH	
3	AMERICAN RED BARK PINE	PINUS RESINOSA	12" DBH	
4	AMERICAN SUGAR PINE	PINUS RESINOSA	12" DBH	
5	AMERICAN WHITE PINE	PINUS STROBILIFERA	12" DBH	
6	AMERICAN YEW	TAXUS AMERICANA	12" DBH	
7	AMERICAN DOGWOOD	CORNUS FLORIDA	12" DBH	
8	AMERICAN BASSWOOD	FRAXINUS AMERICANA	12" DBH	
9	AMERICAN SWEETGUM	LICHTENSTEINIA FLAMMULA	12" DBH	
10	AMERICAN OAK	QUERCUS ALBA	12" DBH	
11	AMERICAN WHITE OAK	QUERCUS ALBA	12" DBH	
12	AMERICAN RED OAK	QUERCUS RUBRA	12" DBH	
13	AMERICAN BLACK OAK	QUERCUS NIGRA	12" DBH	
14	AMERICAN PINE	PINUS RESINOSA	12" DBH	
15	AMERICAN SPRUCE	CECYPHARUS PRINCEPS	12" DBH	
16	AMERICAN FIR	ABIES MILLENAE	12" DBH	
17	AMERICAN JUNIPER	JUNIPERUS HORIZONTALIS	12" DBH	
18	AMERICAN CEDAR	JUNIPERUS HORIZONTALIS	12" DBH	
19	AMERICAN LARCH	LARIX LARicina	12" DBH	
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- SITE NOTES**
1. PRELIMINARY LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO FIELD SURVEY. IF AT THE INTER OF THE DRIVEWAY CONNECTING THE COTTAGE AND SITE ELEMENTS TO EXISTING DRIVEWAY, THE LOCATION, WHERE POSSIBLE, BE PREVIOUS IN NATURE. BE FIELD LOCATED TO CREATE THE MINIMAL ANCHOR ETC DISTURBANCE POSSIBLE, TO AVOID CLEARING OF TREES GREATER THAN 12" DBH, TO AVOID PERFORMANCE ANY CLOSE TO WETLANDS (AS SHOWN), AND MAINTAIN A SLOPES OF LESS THAN 5% FOR UNIVERSAL ACCESSIBILITY.
 2. COTTAGE LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND MAY VARY SLIGHTLY FROM THIS PLAN. IF THE INTER OF THE PALETTE COTTAGE LOCATIONS BE INCLUDED TO THE LANDSCAPE, TO AVOID CLEARING OF TREES GREATER THAN 12" DBH, TO AVOID PERFORMANCE ANY CLOSE TO WETLANDS (AS SHOWN), AND MAINTAIN A SLOPES OF LESS THAN 5% FOR UNIVERSAL ACCESSIBILITY. FINAL COTTAGE LOCATIONS WILL BE SHOWN OUT IN THE FIELD FOR BUILDING PERMIT REVIEW.

SEED MIX LEGEND

①	NEW ENGLAND WETLAND MIXTURE (SEE 18-335) 2P SEED RATE: 23 LB/ACRE 1900 SF/LB
②	NEW ENGLAND OPEN SPACE GRASS & FORAGE MIX - 18-319 2P SEED RATE: 28 LB/ACRE 1450 SF/LB
③	NEW ENGLAND CONSERVATION/OPEN SPACE MIX - 18-321 2P SEED RATE: 23 LB/ACRE 1750 SF/LB
④	NEW ENGLAND RESTORATION/OPEN SPACE MIX - 18-319 2P SEED RATE: 23 LB/ACRE 1750 SF/LB
⑤	NEW ENGLAND WETLAND MIXTURE (SEE 18-335) 2P SEED RATE: 23 LB/ACRE 1900 SF/LB
⑥	NEW ENGLAND WETLAND MIXTURE (SEE 18-335) 2P SEED RATE: 23 LB/ACRE 1900 SF/LB

- PLANTING NOTES**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT FITS.
 2. SEED ALL DISBURSED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 4" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SURFACE EROSION PROTECTED LAWN AREAS SHALL BE COVERED OR SCARIFIED TO A MINIMUM DEPTH OF 1.5 INCHES.
 3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
 4. THE CONTRACTOR SHALL PROVIDE 4" MIN. DEPTH OF SHREDED BARK MULCH OVER ALL PLANTING BEDS. ALL TREE PLANTINGS, MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTING, NO OVER MULCH.
 5. ALL PLANT MATERIALS IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING.
 6. TAKE CARE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.

APPROXIMATE AREA TO BE RESEASSED TO PROVIDE REQUIRED SOFT LINES FOR TRUCK (REFER TO TRAFFIC STUDY PREPARED BY SLR)

SLR
SLOAN LANDSCAPE ARCHITECTURE

WAKE ROBIN INN REDEVELOPMENT
104 & 106 SHAWAN ROAD
DUNSTON, CONNECTICUT

SITE PLAN - LANDSCAPING

DATE: _____ BY: _____

DESCRIPTION: _____

MA: _____ SB: _____ MA: _____

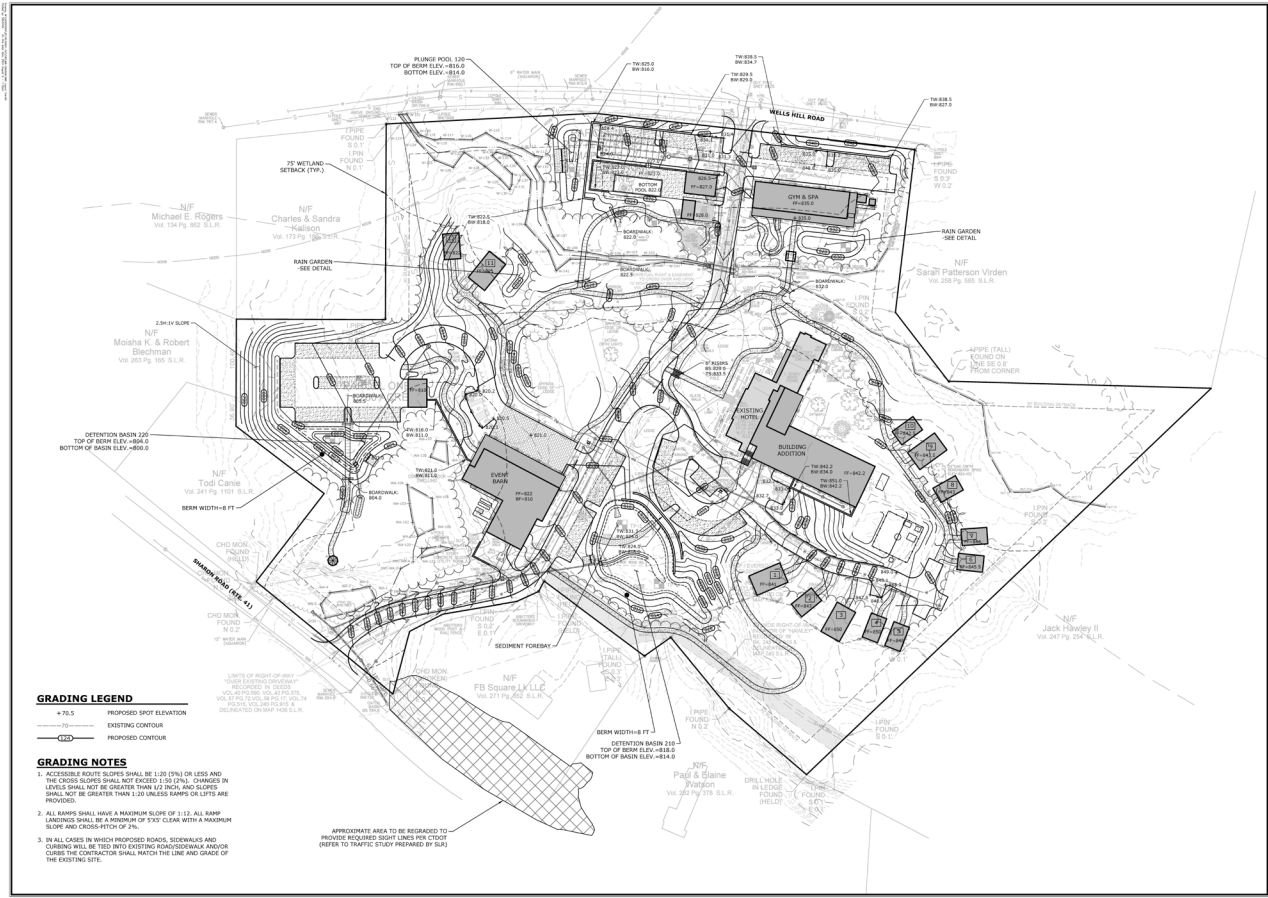
DATE: JULY 29, 2024

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SUBMITTED SITE PLANS – FOR REFERENCE - GRADING



GRADING LEGEND

FINISHED SPOT ELEVATION
 EXISTING CONTOUR
 PROPOSED CONTOUR

GRADING NOTES

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN GRAVEL SHALL NOT BE GREATER THAN 1/2" PER 10' HORIZONTAL DISTANCE. SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5' X 5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-SLOPE OF 1%.
3. IN ALL CASES IN WHICH PROPOSED SIDEWALKS AND CURBS WILL BE TIED INTO EXISTING SIDEWALKS AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

APPROXIMATE AREA TO BE REGRADED TO PROVIDE REQUIRED SHORT DRAINAGE DITCH (REFER TO TRAFFIC STUDY PREPARED BY SLR)

SLR
 SITE PLANNING & LANDSCAPE ARCHITECTURE

DATE	BY	DESCRIPTION

SITE PLAN - GRADING

WAKE ROBIN INN REDEVELOPMENT

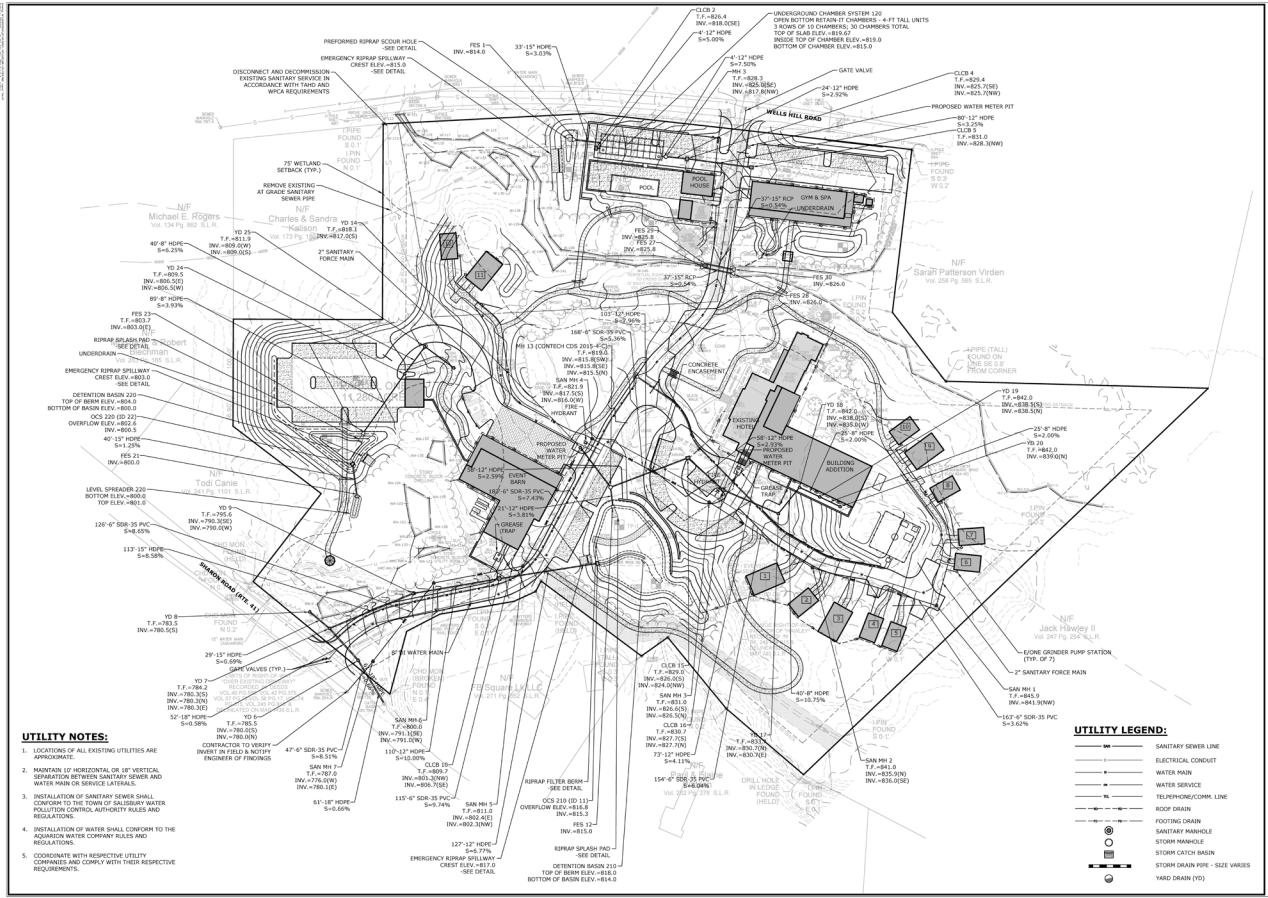
604 S. THE SHUMAN ROAD
 WAKE ROBIN, VA 22180

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SUBMITTED SITE PLANS – FOR REFERENCE - UTIL



- UTILITY NOTES:**
1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
 2. MAINTAIN 10' HORIZONTAL OR 12" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
 3. INSTALLATION OF SANITARY SEWER SHALL CONFORM TO THE TOWN OF GALEBORO WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
 4. INSTALLATION OF WATER SHALL CONFORM TO THE AQUEDUCT WATER COMPANY RULES AND REGULATIONS.
 5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.



DATE: _____ BY: _____

DESCRIPTION: _____

SITE PLAN - UTILITIES

WAKE ROBIN INN
 60 S. WEBB ROAD
 WAKEFIELD, MASSACHUSETTS

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