

27 Main Street  
P.O. Box 0548  
Salisbury, CT 06068

(860) 435-5190  
FAX: (860) 435-5172



**TOWN OF SALISBURY**  
**PLANNING AND ZONING COMMISSION**

Number \_\_\_\_\_

**APPLICATION FOR SPECIAL PERMIT**

Owner of Record: WAKE ROBIN LLC & Ms SERENA GRANBERY  
 Address of Owner: PO BOX 660 LAKEVILLE, CT 06039 & 53 WELLS HILL RD  
 Property Location: Tax Map # 47, 47 Lot# 02, 02-1 Land Records: Vol. 184/247 Page 509/216  
 Property Address: 104 & 106 SHARON RD AND 53 WELLS HILL RD  
 Acreage: 13.8 ACRES Zone: RR-1  
 Bounded generally on the North by: SEE BELOW  
 (Full name of owner of record. East by: \_\_\_\_\_  
 Attach addition pages if needed) South by: \_\_\_\_\_  
 West by: \_\_\_\_\_  
 Special Permit Use Requested: HOTEL  
 Section 213.5 of the Salisbury Zoning Regulations.  
 Written statement of Proposed Use (4 copies): SEE BELOW  
 Site Plan - 4 copies (See attached sheet)  
 Soil Erosion and Sediment Control Plan: SEE SITE PLANS  
 Approval from TAHD, WPCA, or BHC regarding sewer and water: SEE CORRESPONDENCE ATTACHED  
 Historic District Commission, if applicable: N/A  
 Conservation District Commission, if applicable: APPLICATION SUBMITTED  
 Preliminary Architectural Plans for Proposed structures & signs (2 copies) SEE ARCHITECTURAL PLANS  
 Estimated Site Improvement Costs (other than buildings): \$750,000  
 Written Assurance of Bond or Letter of Credit: TBD  
 Additional Remarks: N/A

Owners Signatures: \_\_\_\_\_

*Shelley Gandy*

Wake Robin LLC (104 & 106 Sharon Road)

*It's managed*

\_\_\_\_\_  
Serena Granbery (53 Wells Hill Road)

Applicants Signature & Title: \_\_\_\_\_

ARADEV LLC (Steven Cohen, Member)

Filed at the Planning and Zoning Commission Office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Fee Paid: \_\_\_\_\_

Received By: \_\_\_\_\_  
Title: \_\_\_\_\_



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Additional Remarks: N/A

Owners Signatures: \_\_\_\_\_

Wake Robin LLC (104 & 106 Sharon Road)

*Serena W. Granbery*

Serena Granbery (53 Wells Hill Road)

Applicants Signature & Title: \_\_\_\_\_

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**NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.**

## **ABUTTERS**

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
47-09	110 SHARON ROAD	FB SQUARE LK LLC	139 GRAND STREET	JERSEY CITY	NJ	07032- 0000
37-07	138 SHARON ROAD	BOLMER DAVID P	PO BOX 466	LAKEVILLE	CT	06039- 0000
36-08	86+88 WELLS HILL ROAD	CRUGER WILLIAM F + ANGELA	993 FIFTH AVE	NEW YORK	NY	10028- 0000
47-10	126 SHARON ROAD	WATSON PAUL SURV & ELAINE SURV	PO BOX 269	LAKEVILLE	CT	06039-0269- 0000
37-13	93 WELLS HILL ROAD	DENG HJIMIN	93 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000
47-53	64 WELLS HILL ROAD	HAZARD JAN T	580 WEST END AVE	NEW YORK	NY	10024- 0000
47-15-2	SHARON ROAD	HOCHBERG FAITH S	PO BOX 1776	LAKEVILLE	CT	06039-1776- 0000
47-14	SHARON ROAD	HOCHBERG MARK S	870 UN PLAZA 13F	NEW YORK	NY	10017- 0000
47-15-1	97 SHARON ROAD	HOCHBERG MARK & FAITH	PO BOX 1776	LAKEVILLE	CT	06039-1776- 0000
47-03	33 WELLS HILL ROAD	KALISON CHARLES + SANDRA	PO BOX 1951	LAKEVILLE	CT	06039- 0000
47-51	40 WELLS HILL ROAD	KAMP DAVID J	46 WEST 11TH ST APT 2	NEW YORK	NY	10011- 0000
47-07	86 SHARON ROAD	BLECHMAN MOISHA K SURV &	86 SHARON ROAD	LAKEVILLE	CT	06039- 0000
47-49	34 WELLS HILL ROAD	MOLLER JOHN T + MARILYN G	530 EAST 86HT ST #5B	NEW YORK	NY	10028- 0000
37-14	SHARON ROAD	HAWLEY JACK II TRUSTEE	PO BOX 136	LAKEVILLE	CT	06039- 0000
47-04	25 WELLS HILL ROAD	ROGERS MICHAEL E	176 SHARON RD	LAKEVILLE	CT	06039- 0000
47-08	90 SHARON ROAD	CANIETODI	90 SHARON ROAD	LAKEVILLE	CT	06068- 0000
47-01	77 WELLS HILL ROAD	VIRDEN SARAH PATTERSON	77 WELLS HILL ROAD	LAKEVILLE	CT	06039- 0000
47-02	104+106 SHARON ROAD	WAKE ROBIN LLC	PO BOX 660	LAKEVILLE	CT	06039- 0000
47-52	50 WELLS HILL ROAD	WILMORE GREGORY &	300 RIVERSIDE DR APT 9H	NEW YORK	NY	10025- 0000

## **WRITTEN STATEMENT OF PROPOSED USE**

Proposed redevelopment of properties into expanded inn and related amenities and support services including driveway, utilities, and stormwater improvements throughout the property. Specific proposed redevelopment elements will include:

- Renovations to the existing Inn with new building/rooms addition and associated walkway, driveway, and parking improvements.
- Proposed removal of existing detached motel buildings in favor of a new events barn and associated walkway, driveway, and parking improvements.
- 12 new guest cottages/cabins, renovation of one existing cottage, and associated access improvements.
- New Spa/Gym building and associated amenities, walkways, parking, and landscaping and buffer enhancements, including removal and restoration of former inground pool.
- Removal of the existing main structure at 53 Wells Hill Road in favor of a new pool house, inground pool, and associated patio, landscaping, walkways, and parking improvements.
- Renovation of one existing garage for storage (53 Wells Hill Rd) and one new storage garage/barn on the Inn property.
- Properties will be redeveloped with a sustainable approach to stormwater management, utilizing pervious pavement where feasible, rain gardens, and naturalized landscaping improvements, including wetland buffer enhancements.