

# REDEVELOPMENT OF THE WAKE ROBIN INN

Site Plan Special Permit Application

Public Hearing #3

October 16, 2024

- Submitted/In-Progress Materials
- Comment/Response Letters
- Neighbor Meetings
- Proposed Operations Program Adjustments
- Proposed Revisions to Site Plan

WAKE ROBIN INN LAKEVILLE, CONN.



- Submitted: Comment/Response Letter addressing Dr. Klemens WPCA Email**
- Submitted: Comment/Response Letter addressing Public Hearing Comments**
- Submitted: Proposed Flow Data to WPCA**
- Submitted: Report of Video Inspections of Wells Hill Road & Sharon Road Sewer Mains to WPCA**
- Submitted: Revised Schematic Site Plan**
- Completed: Field Inventory for Tree Preservation Plan (Bartlett Tree Experts)**
- In Receipt of Third-Party Traffic Engineer's (Hesketh) Review Letter (Concurrence with SLR Traffic Analyses & Report)**
- Anticipating Second Round of Third-Party Civil Engineering Review Comments (Grimaldi) on revised plans**



# COMMENT/RESPONSE ADDRESSING WPCA LETTER FROM DR. KLEMENS



SLR International Corporation  
99 Realty Drive, Cheshire, Connecticut, 06410



October 10, 2024

Dr. Michael W. Klemens, Chairman  
Planning & Zoning Commission  
Town of Salisbury  
PO Box 548  
Salisbury, CT 06068

SLR Project No.: 22100.00001

**RE: Comment Response Letter  
Wake Robin Inn Redevelopment  
104 & 106 Sharon Road  
Salisbury, Connecticut**

Dear Dr. Klemens,

SLR International Corporation (SLR) is in receipt of your email correspondence dated September 19, 2024 regarding the application for the above-referenced project. We offer the following responses to the comments contained therein:

- C1. Is the current sewer use at the Wake Robin Inn calculated by rooms and/or some other formula or is the sewer use metered?
- R1. The sewer is metered. The applicant has provided the Town of Salisbury Water Pollution Control Authority (WPCA) all proposed flow information.**
- C2. I have heard conflicting accounts about sewer laterals from the Wake Robin Inn property. One account is that there exist two laterals—one flowing downhill to the Sharon Road main, the other ostensibly being pumped up (?) to the Wells Hill Road main. Can you please clarify this.
- R2. The Inn sanitary flow uses the Sharon Road sewer main, while 53 Wells Hill Road flows is directed to Wells Hill Road sewer main. All sanitary laterals will be replaced as part of this project.**
- C3. Does the residential property that is being considered for purchase on Wells Hill Road have a lateral that flows into the Wells Hill Road main?
- R3. Yes**
- C4. Does the Applicant intend to use the Wells Hill Road main for some of its sewer use, especially from the pool and spa buildings??
- R4. Yes, the areas of proposed structures easterly of the existing stream, closest to Wells Hill Road, will be tied into the Wells Hill Road sewer main.**

Town of Salisbury  
Dr. Michael W. Klemens  
Comments/Response Letter

October 10, 2024  
SLR Project No.: 22100.00001

- C5. My concern here is that we may have been assuming that the Sharon Road main will handle all the sewage from the proposed project. As you conduct your diligence with the WWPCA can you please clarify this?
- R5. Proposed sanitary flows will be partially split between Wells Hill Road and Sharon Road, with the existing and proposed structures located on the western side of the stream (i.e. The Inn, Cottages, and Event Barn) routed to the Sharon Road main and the property improvements east of the stream (i.e. 53 Wells Hill Road and vacant grassed area) routed to the Wells Hill Road main.**
- C6. Can you please ascertain
- A. that the laterals proposed for use are appropriately sized and in good condition. If you intend to abandon the lateral from 53 Wells Hill Road, what does the WWPCA require to do this?
- B. that the sewer mains under Sharon Road and possibly Wells Hill Road are able to handle the additional capacity from the proposed development.
- C. These questions are important as aside from ascertaining the plant can process the capacity of sewage expected from the project site, is the existing infrastructure (mains, laterals, and grinder pumps/pumping stations) able to handle this volume.
- R6. A. All existing sewer laterals will be abandoned/removed and replaced with new laterals servicing existing and proposed structures as discussed in Response 5 above.**
- B. Video/camera inspection of the sewer mains was coordinated and conducted. A report has been provided to the WPCA for their records. The findings are summarized here. The Wells Hill Road main (8" clay pipe) and Sharon Road main (8" cement pipe) in the vicinity of the site have been camera inspected between manholes. No issues were observed in the Sharon Road main while some limited root intrusion was observed at few pipe joints in the Wells Hill Road main line. It was noted by the inspector that these root intrusions are typical and can be removed via jetting of the pipe with potential lining to prevent additional root intrusions. It is noted that none of the root intrusions observed in the Wells Hill Road main were noted as severe.**
- C. With regards to proposed or additional flows, all updated proposed flow data has been provided to the WPCA. It should be noted that these current projected sanitary flows generally meet the anticipated flows provided to the WPCA by the applicant and discussed by the WPCA at their March 2024 meeting, with a subsequent email (March 19, 2024) from the WPCA Chair to the applicant noting the project was reviewed and the WPCA Board saw no problems.

# PUBLIC HEARING COMMENTS & NEIGHBORHOOD MEETINGS



## MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

October 10, 2024

Eileen L. Baker  
Robert R. Butts  
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Hon. Albert M. Rosenblatt

*Via Email: [lunduse@salisburyct.us](mailto:lunduse@salisburyct.us)*

Dr. Michael Klemens  
Chairman – P&Z Commission  
Town of Salisbury  
PO Box 548  
27 Main Street  
Salisbury, CT 06068

Re.: **Wake Robin Inn – 104.106 Sharon Road, Lakeville CT**  
(Special Permit Application #2024-0257)

Dear Dr. Klemens,

On behalf of the Applicant, we submit the following in response to public comment on the application for special permit current under review by the Zoning and Planning Commission.

**1. Reduce the intensity of buildings & use on Wells Hill Rd and Sharon Rd**

It is important to note that the 53 Wells Hill Road property was historically part of the Wake Robin Inn property and that the proposed area of the Spa building was the historical location of the Wake Robin Inn pool facility. Based upon the feedback provided by the public and commissioners at the last public hearing and Aradev's meetings with neighbors, the applicant has developed an alternative plan for consideration that addresses the primary concerns raised regarding the intensity of use along Wells Hill Road & Sharon Rd. The alternative plan highlights are below:

- Relocates the proposed pool facility off the 53 Wells Hill Road Property, to the general area of where the existing motel structures are on the property. In addition, the pool area was downsized.
- Relocates the proposed spa facility to a more secluded area behind the proposed hotel expansion (formerly proposed cottages/cabins location)
- Relocates proposed cottages/cabins to the 53 Wells Hill Road Property + Wake Robin property alongside Wells Hill Rd. This alternative allows for the existing vegetative along Wells Hill Road to remain, preventing viewshed on to the property.

Reply to:

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☐ APPLICANT reached out to over 30 individuals (who have expressed concerns) in an effort to meet in person to introduce themselves and openly discuss questions and concerns.

☐ APPLICANT coordinated several on-site meetings, zoom teleconference calls, and phone calls with both neighbors and members of the public.

☐ APPLICANT & THEIR DESIGN/OPERATIONS TEAM reviewed comments and discussion summaries and assessed potential modifications to proposed operations program and the site plan.

☐ APPLICANT has submitted proposed adjustments to both the operations program and site plan intended to address and alleviate concerns.

# OPERATIONS/PROGRAMMING ADJUSTMENTS



1. Maximum of 65 guest room units, from 71
2. Pool will be open to hotel guests only (no public access)
3. Maximum guest capacity (seated or standing) inside the Event Barn to be 125 persons (from 200)
4. Connecticut DOT sightline improvement work to be done and signed off prior to the commencement of any other work associated with this special permit
5. All outdoor music played through speakers to be at an “ambient” level. Ownership to implement a master volume control
6. The only permitted outdoor live music shall be via a piano, stringed instruments, and an acoustic guitar that is amplified at an acceptable level measured at the property line
7. ADA ramping and entryway to the “event barn” on the Northern elevation
8. All outdoor events, outdoor music, and outdoor food & beverage service to conclude at 9PM or be moved indoors at that time
9. Operable doors, windows, or openings as required by fire, life safety, or other codes are to be permitted on any elevation of the “event barn” facility. All emergency egress or openings are to be designed with panic hardware that will sound an alarm if opened outside of an emergency event.
10. Amplified sound inside the Event Barn must cease by 10:30PM
11. No tented events are allowed except in the case of a rain plan for an outdoor ceremony / cocktail hour and daytime functions (i.e. trade fairs, charity events, etc.) given they obey the “ambient” music condition and have no microphones. No amplified music is permitted in the tent except in the case of a moderately amplified acoustic guitar.
12. Moderate microphones are permitted for wedding officiants and couples only. No public speaking events with amplified microphones allowed
13. Private events serving alcohol inside the “event barn” which are greater than 50 guests are required to hire a CT State Trooper for the duration of the event.
14. No staff housing in the Event Barn
15. Reduced hours of operation

# UPDATED HOURS OF OPERATION



Space	Previously Proposed Hours	New Proposed Hours
<b>Hotel Food &amp; Beverage</b> <i>Mon, Tues, Wed</i>	7:30AM to 11PM	7:30AM to 10PM
<b>Hotel Food &amp; Beverage</b> <i>Thurs, Fri, Sat, Sun + Holidays</i>	7:30AM to 11PM	7:30AM to 11PM
<b>Event Barn Events</b> <i>Mon, Tues, Wed, Thurs</i>	Flexible start to 1AM / 2AM	9AM - 10PM
<b>Event Barn Events</b> <i>Fri, Sat, Sun + Holidays</i>	Flexible start to 1AM / 2AM	9AM - 12AM
<b>Private Events on Property</b> <i>Mon, Tues, Wed, Thurs</i>	Flexible start to 1AM / 2AM	9AM - 10PM
<b>Private Events on Property</b> <i>Fri, Sat, Sun + Holidays</i>	Flexible start to 1AM / 2AM	9AM - 12AM
<b>Fast Casual Restaurant</b>	11AM to 9PM	11AM to 9PM (no change)
<b>Spa</b>	7AM to 7PM	7AM to 7PM (no change)
<b>Pool</b> <i>Seasonal (May 1 – Oct 1)</i>	9AM to 8PM	9AM to 8PM (no change)



# REVISED CONCEPTUAL SITE PLAN



# REVISED CONCEPTUAL SITE PLAN – UPDATED PLAN





## SUMMARY OF PLAN ADJUSTMENTS



- ❑ **Relocated** the swimming pool to be more central to the property and **downsized** the area + pool house to only include bathrooms
- ❑ **Relocated** the spa facility to a more **secluded** portion of the property (behind the Inn)
- ❑ **Relocated** a portion of the cabins/cottages to the Wells Hill Rd side of the property
- ❑ **Removed** the fencing and regrading along Wells Hill Rd and replaced it with **existing vegetation + additional trees and shrubs**
- ❑ **Relocated** the programming of the Event Barn to be more interior to the property
- ❑ **Relocated** the property delivery/receiving area + garbage collection to a more **secluded** area tucked into the existing terrain behind the Cell Tower, further away from Sharon Rd
- ❑ **Downsized** the Event Barn + Kitchen by approx. **20%**

# REVISED CONCEPTUAL SITE PLAN – SITE PLAN COMPARISON



## Previously Submitted

## Revised





# THE PROPOSED RENOVATION & EXPANSION





