

MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

October 10, 2024

Ellen L. Baker
Robert R. Butts
Robert B. Dietz
Richard R. DuVall
Ian S. MacDonald
Joshua E. Mackey
Cara A. Whalen

Christina A. Mazzarella
Alexander D. Salvato
Elisabeth A. Schiffbauer

Emily Abrahams
Tyrone Brown
Richard J. Olson
R. Keith Salisbury

Hon. Albert M. Rosenblatt

Via Email: landuse@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:

3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.6700
F 845.677.2202

319 Mill Street
Poughkeepsie, NY 12601
P 845.452.4000
F 845.454.4966

81 Main Street
P.O. Box 308
Sharon, CT 06069
P 860.364.6232
F 860.364.6429

www.mbwlawyers.com

- Relocates the Event Barn away from Sharon Rd closer to the existing Inn.
- Relocates the property delivery/receiving area + garbage collection to a more secluded area, tucked into the existing terrain near the Cell tower, further away from Sharon Rd.

2. WPCA – capacity & condition of the sewage plant, mains, and laterals

As requested, a video/camera inspection of the sanitary sewer mains was coordinated and conducted by the applicant's consultant. A report has been provided to the Town/Salisbury WPCA for their records. The findings are summarized here. The Wells Hill Road sewer main (8" vitrified 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. It should be noted that all existing sewer laterals servicing the applicant properties will be abandoned/removed and replaced with new laterals servicing existing and proposed structures on the applicant properties. With regards to proposed or additional flows, all updated proposed flow data has been provided to the Town WPCA. The current projected sanitary flows generally meet the estimated sanitary 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 Superintendent to the applicant noting the project was reviewed and the WPCA Board saw no problems. The applicant is currently coordinating any final details of approval with the WPCA.

3. Site visit for P&Z members and members of the community

As committed to at the last public hearing, the applicant (Aradev LLC) reached out to over 31 people/residents via email, including individuals who expressed concerns via "letters of opposition" or those individuals who spoke at public hearings, in an effort to meet on the property to introduce themselves, discuss the project, and understand any concerns they may have. This effort led to several productive and constructive conversations to those accepting the invitation. These discussions, as well as recommendations heard at the public hearing, led to the applicant preparing the alternative revised site plan discussed in comment #2 above that includes relocation of buildings, downsizing of structures, reduction in the number of rooms, and the reduction in hours of operation.

4. Written response to the storm water management regarding runoff onto the Watson property

The proposed project has been designed to handle all stormwater within the Wake Robin property lines. Stormwater outflows from proposed Detention Basin 210 (located proximate to the property boundary adjoining the Watson property) will direct all stormwater discharges toward drainage pipes along the Wake Robin Inn entrance driveway, and includes an emergency outlet that directs stormwater flows onto the driveway. The stormwater management plan was designed to meet or exceed the 2024 Connecticut Department of Energy and Environmental Protection (DEEP) Stormwater Quality Manual and is being reviewed by a third-party engineer for compliance.

5. Enclose the outdoor patio with another wall of glass

The design team, including the acoustic design engineer and architect, is confident that the appropriate building materials and structural design will create the sound attenuation needed for the facility to adhere to all sound ordinances and commitments made for this project. Detailed construction drawings, outlining acoustic management materials and design details, will be prepared as part of the building permit application and approval process. The current revised site plan layout shows an alternate location for the event barn, moving it closer to the existing Inn, further away from Sharon Road.

6. Details on construction materials to reduce sound & construction drawings (insulation, staggered studs)

The applicant is committed to constructing a high-quality project that will include high quality building materials. The Event Barn specifically will use acoustically rated materials and design detailing (including framing, insulation, and windows) to provide the best experience for their guests as well as mitigating any concern of excessive noise traveling outside of the building and onto the grounds during those periods of indoor events. The applicant has also committed to providing private security to ensure enforcement of indoor music policies during events.

7. How are we going to enforce the noise, alcohol, hours of operation, etc.

Aradev has and will continue to make enforcement a top priority. The items below highlight the different details in which Aradev will enforce noise, hours of operation, alcohol, traffic, etc.:

- Any private event on the property will be required to have an executed contract
- Any event in the event barn that exceeds 80 guests will be required to hire a CT State Trooper to be present throughout the event. Aradev has been in contact with Troop B in North Canaan and the CT Special Duty Coordinators Office to obtain the necessary paperwork. The CT State Trooper will assist hotel staff in getting guests to obey to the hotel staff's direction in regards to event time cutoff, music stoppage, alcohol compliance, guest/neighbor safety, etc.
- Additional hotel staff will be present to monitor noise control, event cutoff time, alcohol consumption, and closing of doors.
- All alcohol serving staff (waiters, waitresses, bartenders, etc.) will be required to be certified in ServSafe Alcohol training to promote safe alcohol consumption
- Cameras will be placed throughout the property (with a focus on the property lines, entrance/exit, and areas where patrons would be exiting alcohol consumption areas) which will be 24/7 monitored by hotel personnel.
- Furthermore, once a general manager is brought on board, the neighbors will have their direct phone number and email address in the effort to maintain relationships and alleviate any concerns in a timely manner.

8. Change the look of the fence and plantings along Wells Hill Rd

The applicant has proposed a revised alternative plan that allows for the existing vegetation along Wells Hill Road to remain, preventing viewshed on to the property. This existing vegetative buffer will be augmented with additional trees and shrubs to enhance the buffer from the facility to the road and vice-versa.

9. P&Z text Amendment

Planning & Zoning will respond to the inquiries regarding the zoning regulations adopted in late 2024 for “Hotel Use in Residential Zones”.

10. Screening for parking lot so lights don’t leak out

Additional evergreen vegetative buffer plantings, shrubs and trees of various heights, have been added to the plan. The additional vegetative screening in combination with the timber post guiderail (at average vehicle headlight height) will provide additional visual and sound buffering, as requested for the parking lot.

11. Wells Hill Rd driveway at the site is not safe for emergency vehicles

Upon completion of the project construction, the existing site driveway at Wells Hill Road will be gated for emergency access only. The existing site driveway at Wells Hill Road is currently used for access to and from 53 Wells Hill Road and the Wake Robin Inn. The proposed plan will eliminate any traffic entering and exiting from these properties, other than emergency vehicles, onto Wells Hill Road. Emergency vehicles have flashing lights and sirens that provide warning to nearby motorists resulting in reduced vehicles speeds, pulled over/stopped vehicles and more alert driving, which reduce the necessary sight distance of the emergency driveway under an emergency scenario.

12. Will the pool have speakers for music?

The pool area has been relocated to a new area where it is more central to the property. The pool will have ambient music to an agreed upon decibel level.

13. Tree evaluation report

As requested, a Tree Inventory has been completed for both properties by Certified Arborists at Bartlett Tree Experts. The applicant/design team is currently reviewing the inventory and conditions assessment in conjunction with proposed site plan revisions being considered. A Final Inventory and Preservation Report will be provided to the Town.

14. Sidewalk potential? Meet with First Selectman – article in Lakeville Journal 9/18 that CT DOT will be doing an inspection to see if feasible from Hotchkiss to Salisbury

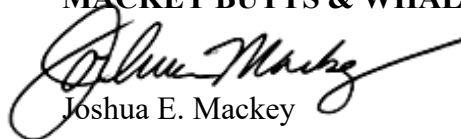
Aradev was made aware of a potential sidewalk connecting Hotchkiss and the Town of Salisbury in the Spring/Summer 2024. Aradev fully supports the effort to develop more walking paths throughout town and will proactively work with the First Selectman, Connecticut DOT, and any other organizations. Aradev has made contact with the First Selectman (Curtis Rand), and voiced their support for the sidewalk and asked to be kept apprised of any updates. Aradev will continue to monitor town updates regarding the sidewalk and become an advocate for the Amenity.

15. Reduce hours of operation

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

**All outdoor music and outdoor food & beverage service will be closed or moved indoors at 9:00 PM every day of the week in accordance with the Town of Salisbury noise ordinance.*

Sincerely,
MACKEY BUTTS & WHALEN, LLP



Joshua E. Mackey

cc: ARADEV LLC