

REDEVELOPMENT OF THE WAKE ROBIN INN

Site Plan Special Permit Application

Public Hearing #4

November 18, 2024



WAKE ROBIN INN LAKEVILLE, CONN.



- Submitted: Revised Site Plans & Engineering/Drainage Report
- Submitted: Revised Architectural Plans
- Submitted: Existing Tree Inventory/Conditions Assessment
- Submitted: Comment/Response Letter addressing Public Hearing #3 Comments (Attorney Mackey)
- Submitted: Revised Project Narrative
- Submitted: Revised Parking Analysis per Revised Plans
- Prepared: Revised Photometric Plan (will submit)
- Awaiting Second Round of Third-Party Civil Engineering Review Comments (Grimaldi) on revised plans

REVISED SITE PLANS



**CONCEPTUAL
ALTERNATIVE SITE PLAN
PRESENTED AT THE LAST
PUBLIC HEARING (ABOVE)**

**REVISED DETAILED SITE
PLAN SET (RIGHT)**

WAKE ROBIN INN REDEVELOPMENT

104 & 106 SHARON ROAD & 53 WELLS HILL ROAD
SALISBURY, CONNECTICUT

BLR# 2300-0000
JULY 10, 2024
AUGUST 1, 2024
SEPTEMBER 4, 2024
NOVEMBER 6, 2024

GENERAL NOTES

1. ALL NOTES SHALL BE READ IN CONJUNCTION WITH THE "GENERAL NOTES" AND "SPECIAL NOTES" OF THE PLANS AND SPECIFICATIONS.
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LOCATION MAP

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING LANDSCAPING
(Symbol)	PROPOSED LANDSCAPING
(Symbol)	EXISTING GRADING
(Symbol)	PROPOSED GRADING
(Symbol)	EXISTING UTILITIES
(Symbol)	PROPOSED UTILITIES
(Symbol)	EXISTING PHASING
(Symbol)	PROPOSED PHASING
(Symbol)	EXISTING SEDIMENT & EROSION CONTROL
(Symbol)	PROPOSED SEDIMENT & EROSION CONTROL
(Symbol)	EXISTING SITE DETAILS
(Symbol)	PROPOSED SITE DETAILS
(Symbol)	EXISTING STRUCTURAL DETAILS
(Symbol)	PROPOSED STRUCTURAL DETAILS

PROJECT SITE VICINITY MAP

ZONING DATA TABLE

NO.	DESCRIPTION	REMARKS
1
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3
4
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PARKING DATA

NO.	DESCRIPTION	REMARKS
1
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19
20

PREPARED BY:
*SLR

AQUIFER PROTECTION AREA DATA

NO.	DESCRIPTION	REMARKS
1
2
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17
18
19
20

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	RP	SITE PLAN - REMOVALS
04	LA	SITE PLAN - LAYOUT
05	LS	SITE PLAN - LANDSCAPING
06	GR	SITE PLAN - GRADING
07	UT	SITE PLAN - UTILITIES
08	PP-1	PHASING PLAN
09	PP-2	PHASING PLAN NOTES
10	SE-1	SEDIMENT & EROSION CONTROL PLAN
11	SE-2	SEDIMENT & EROSION CONTROL NOTES & DETAILS
12-18	SD-1 - SD-7	SITE DETAILS
19	STR-1	STRUCTURAL DETAILS

GRADING LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING GRADING
(Symbol)	PROPOSED GRADING
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVE
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GRADING NOTES

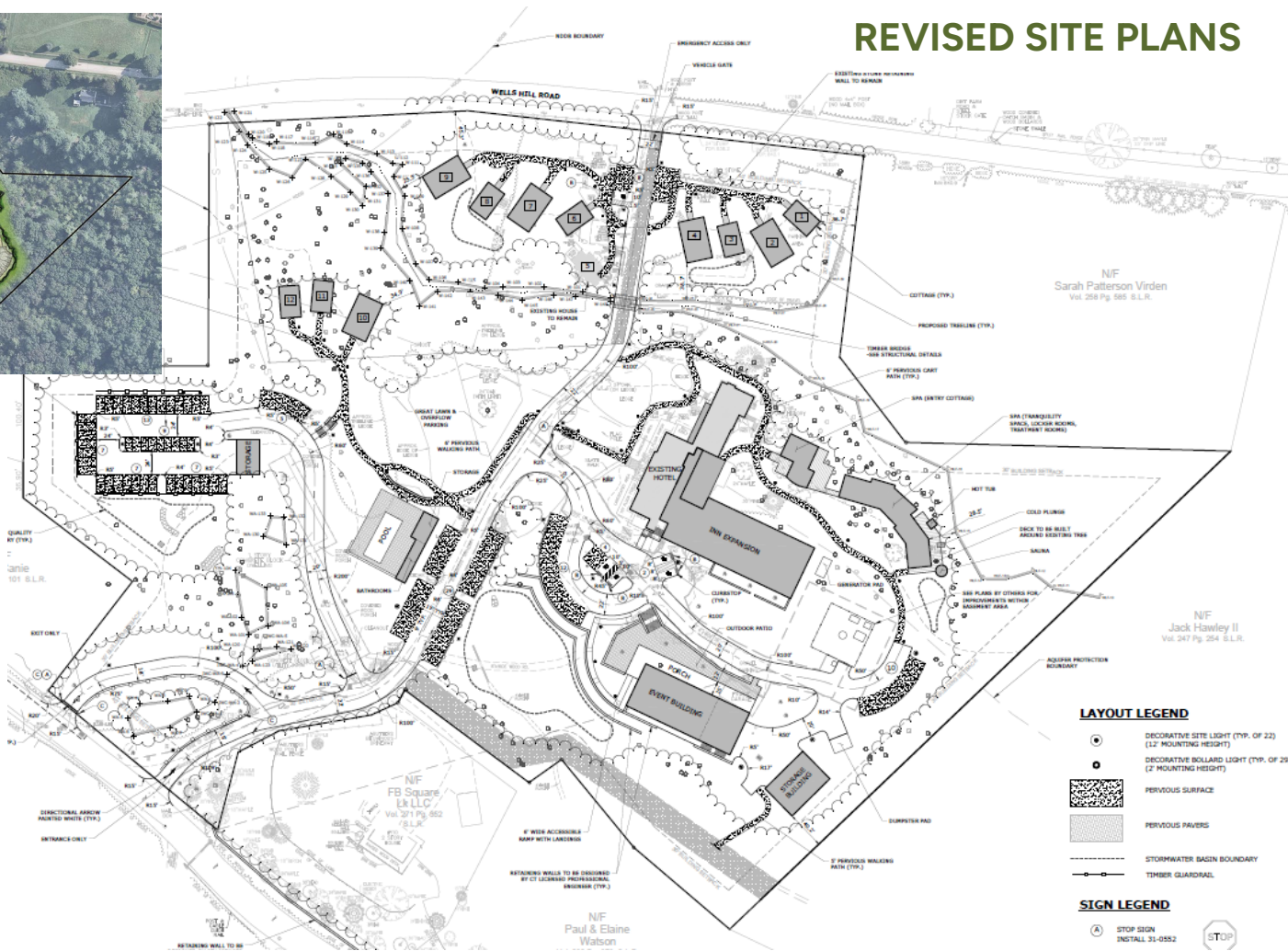
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EXISTING TREE LEGEND

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(Symbol)	PROPOSED LANDSCAPING
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(Symbol)	PROPOSED STRUCTURAL DETAILS



REVISED SITE PLANS



NIF
Sarah Patterson Virdien
Vol. 258 Pg. 565 S.L.R.

NIF
Jack Hawley II
Vol. 247 Pg. 254 S.L.R.

NIF
FB Square
(L&LL)
Vol. 271 Pg. 662 S.L.R.

NIF
Paul & Elaine
Watson

- ### LAYOUT LEGEND
- DECORATIVE SITE LIGHT (TYP. OF 22) (1'3" MOUNTING HEIGHT)
 - ◓ DECORATIVE BOLLARD LIGHT (TYP. OF 23) (2" MOUNTING HEIGHT)
 - ▨ PERVIOUS SURFACE
 - ▩ PERVIOUS PAVERS
 - STORMWATER BASIN BOUNDARY
 - TIMBER GLAZIARIAL
- ### SIGN LEGEND
- A STOP SIGN
INSTALL 31-052
 - STOP

REVISED SITE PLANS





Wake Robin Inn Redevelopment

104 & 106 Sharon Road, Salisbury, Connecticut

Drainage Report

Prepared for:
Aradev LLC

352 Atlantic Avenue, Unit 2
Brooklyn, NY 11217

Prepared by:

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

SLR Project No.: 141.22100.00001

July 19, 2024

Revised August 1, 2024; September 13, 2024; November 6, 2024

Making Sustainability Happen

The proposed stormwater management system for the project focuses on providing water quality management while attenuating proposed peak-flows. Water quality treatment in accordance with the CTDEEP requirements for water quality volume (WQV) and water quality flow (WQF) is provided. The proposed stormwater treatment train consists of catch basins with 2-foot sumps, a hydrodynamic separator, and retention storage for the WQV.

The computer program entitled *Hydraflow Storm Sewers Extension for AutoCAD® Civil 3D®* 2023 by Autodesk, Inc. was used for designing the proposed storm drainage collection system. Storm drainage computations performed include pipe capacity and hydraulic grade line calculations. The contributing watershed to each individual catch basin inlet was delineated to determine the drainage area and land coverage. These values were used to determine the stormwater runoff to each inlet using the Rational Method. The rainfall intensities for the site were obtained from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 10, Precipitation Frequency Data Server (PFDS). The proposed storm drainage system

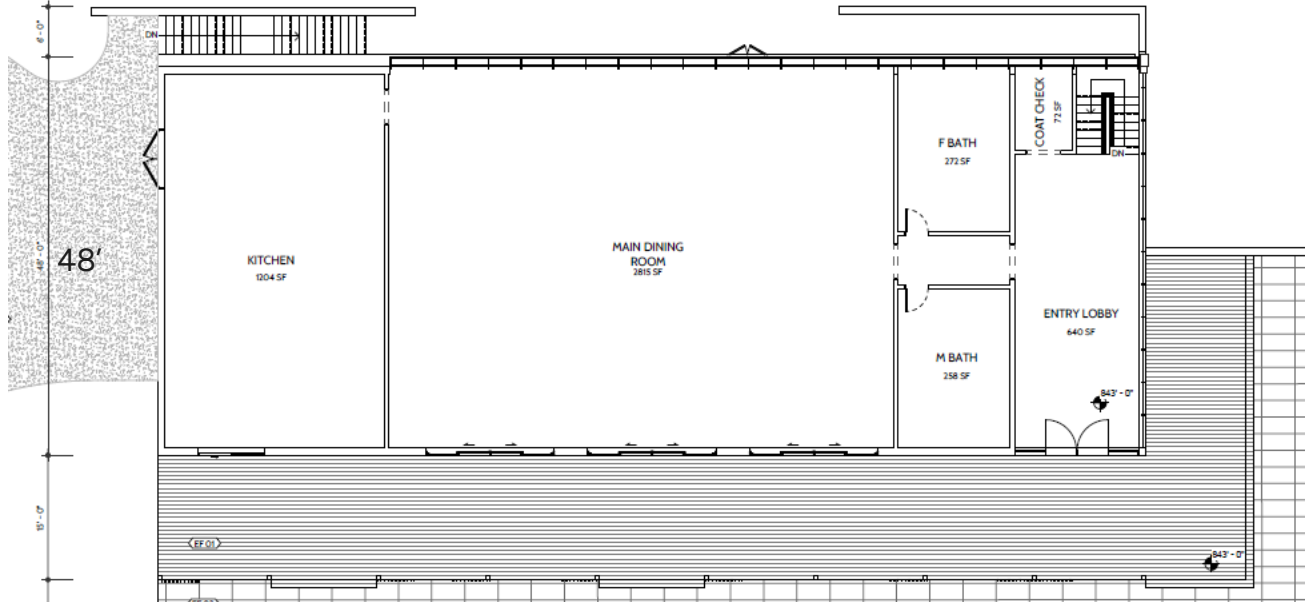
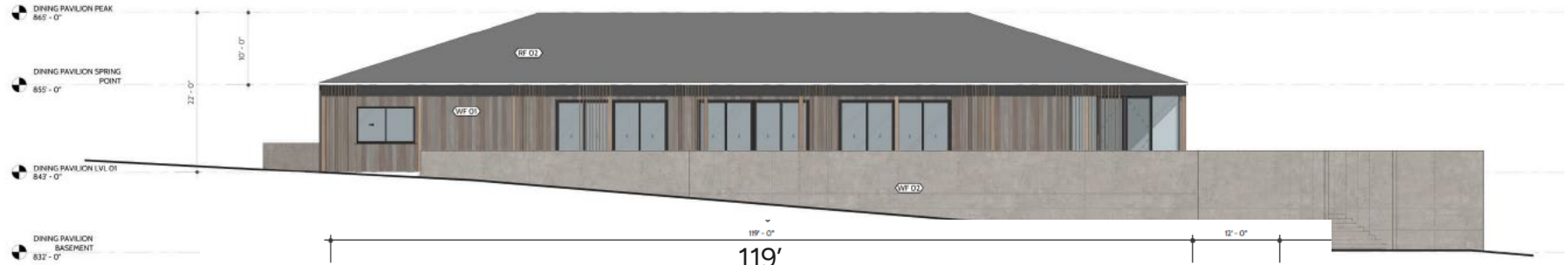
Water Quality Management

Water quality measures or Best Management Practices (BMPs) have been incorporated into the design to maintain water quality to provide protection of the areas downgradient of the proposed development. The proposed stormwater management system will include catch basins with 2-foot sumps, a hydrodynamic separator, and retention storage for the WQV.

Each of the proposed stormwater basins will provide retention volume along its bottom, thus creating a water quality feature within it. This serves several purposes, including stormwater renovation and providing WQV. The CTDEEP *2024 Stormwater Quality Manual* (Chapter 7) recommends methods for sizing stormwater treatment measures with WQV computations. The WQV addresses the initial stormwater runoff, also commonly referred to as the "first-flush" runoff. The WQV provides adequate volume to store the runoff associated with the first 1.3 inches of rainfall, which tends to contain the highest concentration of potential pollutants.

A hydrodynamic separator will be installed in the proposed storm drainage system prior to discharging stormwater to Detention Basin 210. This unit will further remove suspended solids before discharging downgradient, which will in turn remove other pollutants that tend to attach to the suspended solids and effectively remove other debris and floatables that may be present in stormwater runoff. The hydrodynamic separator has been designed to meet criteria recommended by the CTDEEP *2024 Stormwater Quality Manual*. The device was designed based on the determined WQF, which is the peak-flow rate associated with the Water Quality Volume (WQV) and sized based on the manufacturer's specifications.

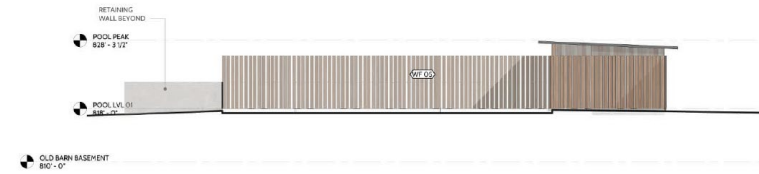
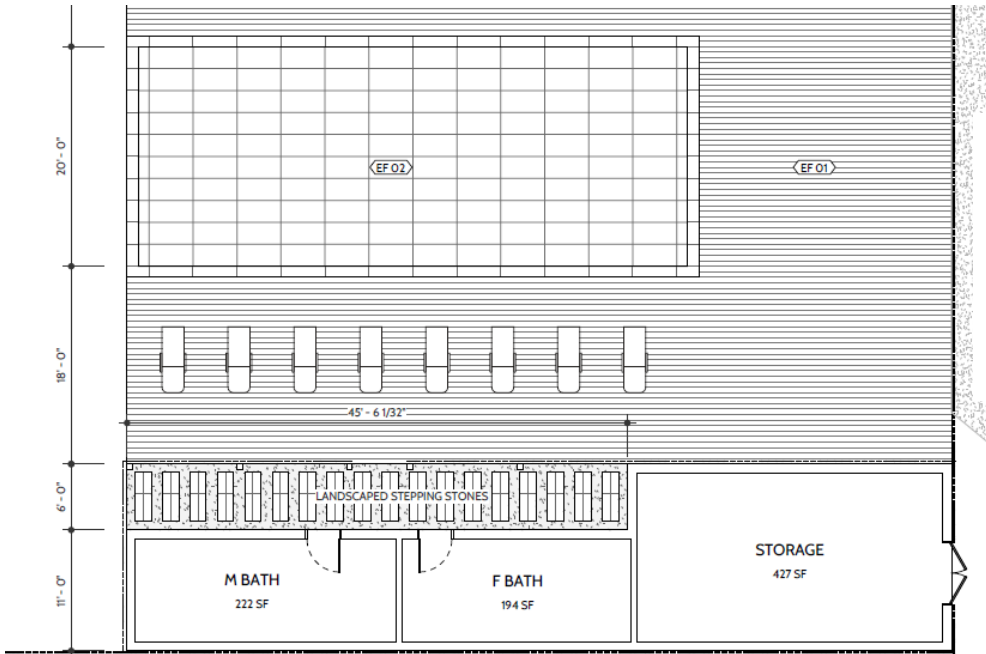
REVISED ARCHITECTURAL PLANS: DINING PAVILION (EVENT BARN)



REVISED ARCHITECTURAL PLANS: POOL BUILDING



2 POOL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 POOL WEST ELEVATION SHARON ROAD SIDE
SCALE: 1/8" = 1'-0"

TREE PRESERVATION REPORT



**Wake Robin Inn
Lakeville, CT**

Tree Preservation Report

PREPARED FOR:
AraDev LLC
352 Atlantic Ave, Unit 2
Brooklyn, NY 11217

PREPARED BY:
Tim Armstrong
Consulting Arborist
ASCA Registered Consulting Arborist #790
ASCA Tree and Plant Appraisal Qualified
ISA Board Certified Master Arborist #NE-71323
Massachusetts Certified Arborist #2464
ISA Tree Risk Assessment Qualified

PROVIDED BY:
Alec Benoit
Arborist Representative
ISA Certified Arborist
ISA Tree Risk Assessment Qualified
78 Park Ln E Unit 2
New Milford, CT 06776
(860) 927-3899



Submitted on October 4, 2024

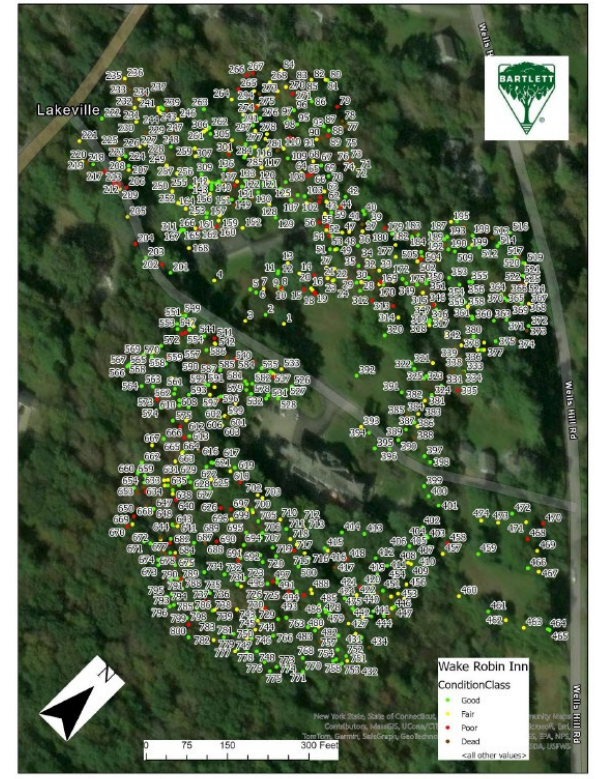
© The F.A. Bartlett Tree Expert Company

Appendix II – Tree Inventory Table

Tree Id	DBH	Scientific Name	Condition Class	Suitability for Preservation
1	20	Robinia pseudoacacia	Fair	Low
2	18	Acer platanoides	Good	Low
3	22	Juniperus virginiana	Fair	Moderate
4	23	Acer rubrum	Fair	Moderate
5	12	Acer saccharum	Good	High
6	10	Fraxinus americana	Good	Low
7	13	Acer saccharum	Fair	High
8	12	Acer saccharum	Good	High
9	8	Juglans nigra	Fair	High
10	21	Robinia pseudoacacia	Poor	Low
11	11	Robinia pseudoacacia	Good	Low
12	13	Malus sp	Good	High
13	20	Pinus strobus	Fair	Moderate
14	8	Acer saccharum	Fair	High
15	31	Robinia pseudoacacia	Poor	Low
16	16	Robinia pseudoacacia	Fair	Low
17	17	Robinia pseudoacacia	Fair	Low
18	9	Robinia pseudoacacia	Poor	Low
19	17	Robinia pseudoacacia	Poor	Low
20	15	Robinia pseudoacacia	Poor	Low
21	26	Pinus strobus	Fair	Moderate
22	13	Acer saccharum	Good	High
23	16	Pinus strobus	Fair	Moderate
24	9	Fraxinus americana	Dead	Low
25	29	Pinus strobus	Poor	Low
26	11	Robinia pseudoacacia	Fair	Low
27	9	Robinia pseudoacacia	Fair	Low
28	9	Acer saccharum	Good	High
29	8	Acer saccharum	Good	High
30	12	Acer saccharum	Fair	High
31	12	Pinus strobus	Good	High
32	14	Pinus strobus	Dead	Low
33	12	Pinus strobus	Fair	Moderate
34	25	Acer saccharum	Fair	High
35	17	Tilia americana	Good	High
36	12	Acer saccharum	Good	High
37	9	Acer saccharum	Fair	High
38	12	Ulmus americana	Dead	Low
39	8	Acer saccharum	Good	High

The F.A. Bartlett Tree Expert Company
78 Park Ln E Unit 2, New Milford, CT • (860) 927-3899 • www.bartlett.com

Appendix I – Maps and Provided Documents

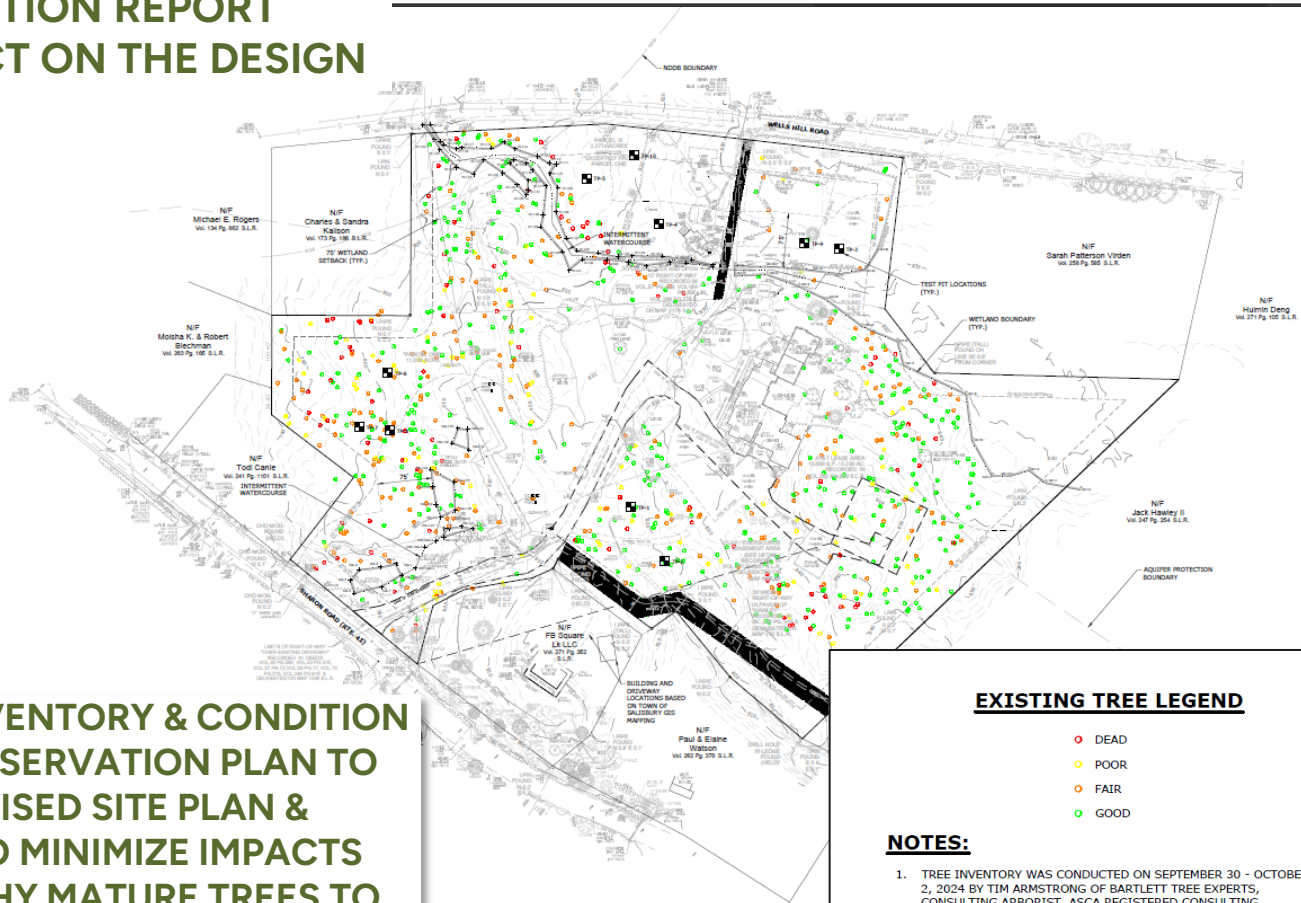


Map 1. Condition map generated using the ARCGIS. This map shows all trees included in this report and their assigned condition classes recorded during the site visit in September 2024.

The F.A. Bartlett Tree Expert Company
78 Park Ln E Unit 2, New Milford, CT • (860) 927-3899 • www.bartlett.com

**WILL UTILIZE ARBORIST DURING PRE-CONSTRUCTION
& PROJECT STAKEOUT TO DETERMINE ADEQUATE
PRESERVATION TECHNIQUES ARE IMPLEMENTED AND
FOLLOWED THROUGH CONSTRUCTION**

TREE PRESERVATION REPORT POSITIVE IMPACT ON THE DESIGN



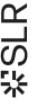
UTILIZED TREE INVENTORY & CONDITION ASSESSMENT/PRESERVATION PLAN TO DEVELOP THE REVISED SITE PLAN & ARCHITECTURE TO MINIMIZE IMPACTS AND SAVE HEALTHY MATURE TREES TO THE EXTENT FEASIBLE.

EXISTING TREE LEGEND

- DEAD
- POOR
- FAIR
- GOOD

NOTES:

1. TREE INVENTORY WAS CONDUCTED ON SEPTEMBER 30 - OCTOBER 2, 2024 BY TIM ARMSTRONG OF BARTLETT TREE EXPERTS, CONSULTING ARBORIST, ASCA REGISTERED CONSULTING ARBORIST #790, ASCA TREE AND PLANT APPRAISAL QUALIFIED, ISA BOARD CERTIFIED MASTER ARBORIST #NE-7132B, MASSACHUSETTS CERTIFIED ARBORIST #2464, ISA TREE RISK ASSESSMENT QUALIFIED



SLR
SALIBURY, CONNECTICUT
603.885.8888

DATE:	BY:
PROJECT:	SCALE:
REVISIONS:	DATE:

EXISTING CONDITIONS
WAKE ROBIN INN
REDEVELOPMENT
104 & 106 SHAWAN ROAD & 43 WELLS HILL ROAD
SALIBURY, CONNECTICUT

DATE:	SCALE:	TR:
JULY 29, 2024	1"=40'	
22100.00001		
02 OF 19		

EX

TREE PRESERVATION REPORT POSITIVE IMPACT ON THE DESIGN



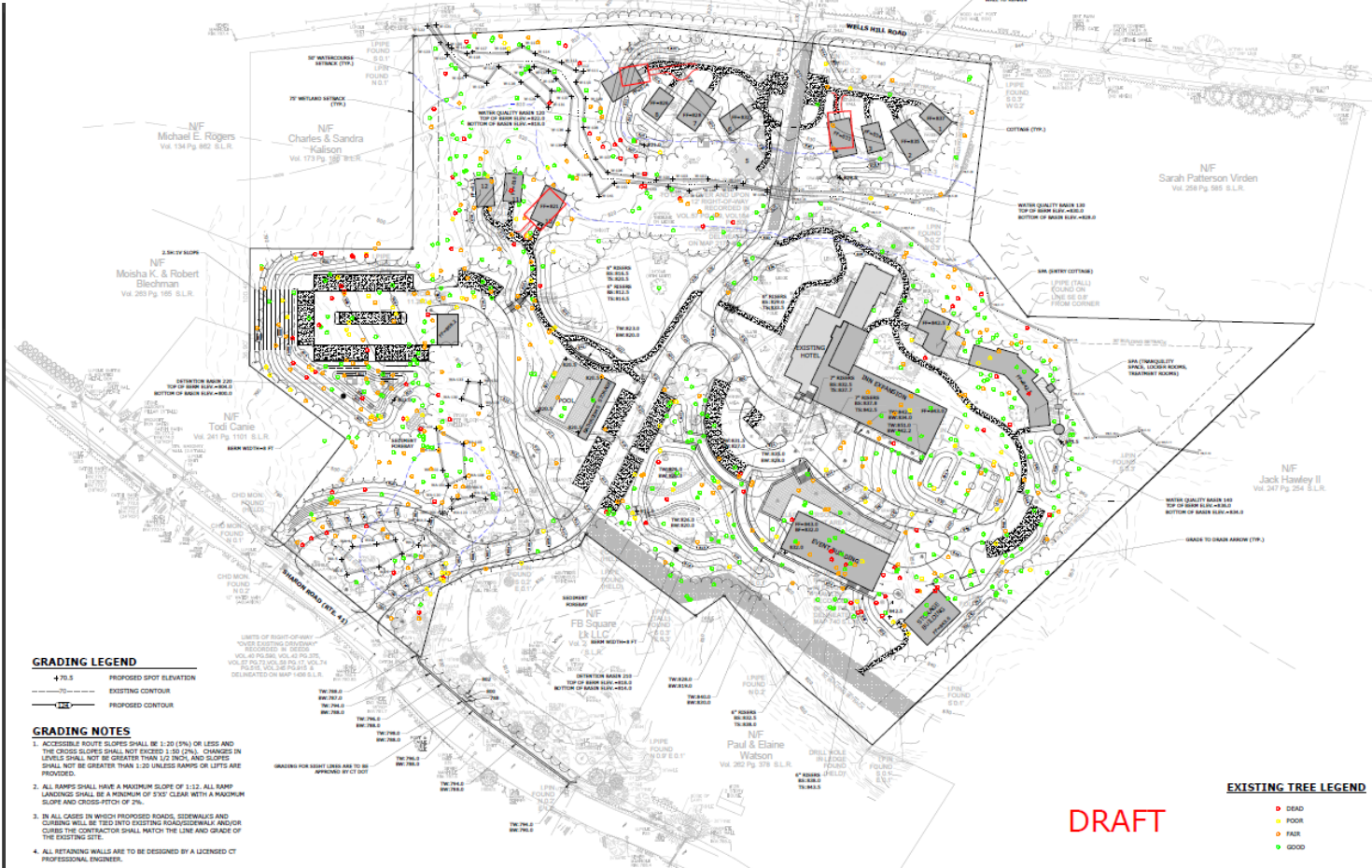
SLR
SALISBURY LANDSCAPE ARCHITECTURE

DATE	BY	DESCRIPTION

SITE PLAN - GRADING
WAKE ROBIN INN
REDEVELOPMENT
104 & 106 SHAWAN ROAD & SWELLS HILL ROAD
SALISBURY, CONNECTICUT

DATE	BY	DESCRIPTION
JULY 29, 2024	SM	SM
	MA	MA

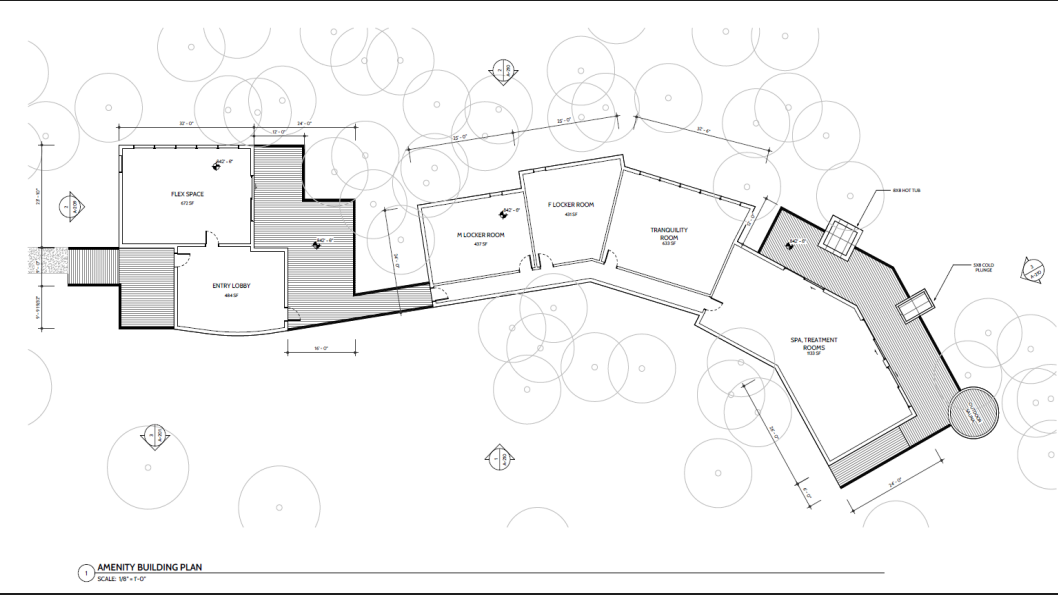
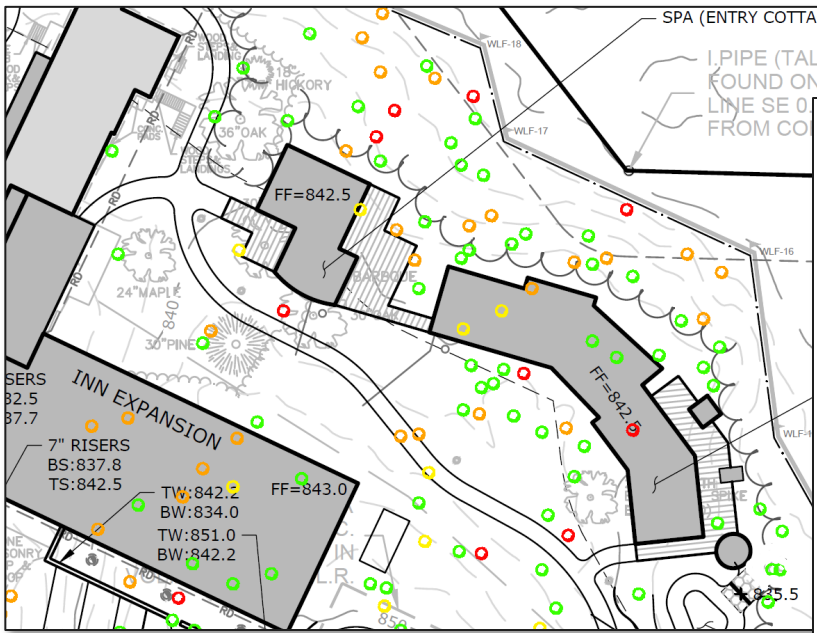
GR



DRAFT



TREE PRESERVATION REPORT POSITIVE IMPACT ON THE DESIGN



UTILIZED TREE INVENTORY & CONDITION ASSESSMENT TO DEVELOP REVISED SITE PLAN & ARCHITECTURE

2 AMENITY BUILDING EAST ELEV 01
SCALE: 1/8" = 1'-0"

PUBLIC HEARING #3 COMMENTS & ADDITIONAL NEIGHBOR MEETINGS



MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

November 14, 2024

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

Christina A. Mazzerella
Alexander D. Salvato
Elsaabeth 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. Confirm the Inn will be in control of the speakers and sound output (not the event host)

The hotel management and staff will be in control of all outdoor speakers on the property and implement a master volume control for indoor amplified systems.

2. Maximum occupancy for the cottages and all guest rooms

Room Type	Count	% of Total Keys	Maximum Occupancy	Anticipated Occupancy
King	31	48%	2.0	1.5
Queen Queen	10	15%	4.0	3.0
Suite	11	17%	4.0	2.0
Headmasters Suite	1	2%	8.0	8.0
Cabin	7	11%	4.0	3.0
Luxe Cabin	5	8%	8.0	8.0
Total	65	100%	212	158

3. Confirm that the reduction in number of units results in a reduction in overall guests

The reduction and reorientation in rooms reduced the overall guest count by 8 persons. The anticipated occupancy above in #2 reflects the projected property level unit mix.

Reply to:

✉ 3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.7100
F 845.677.2202

☐ 319 Mill Street
Poughkeepsie, NY 12601
P 845.454.4385

☐ 81 Main Street
P.O. Box 308
Sharon, CT 06089
P 860.364.6232
F 860.364.6232

Coordinated several additional field meetings with both neighbors and members of the public. Meetings included walking of both the Kalison Property & the Watson Property, with property owners, to fully understand concerns and discuss details of the proposed project at those specific locations.

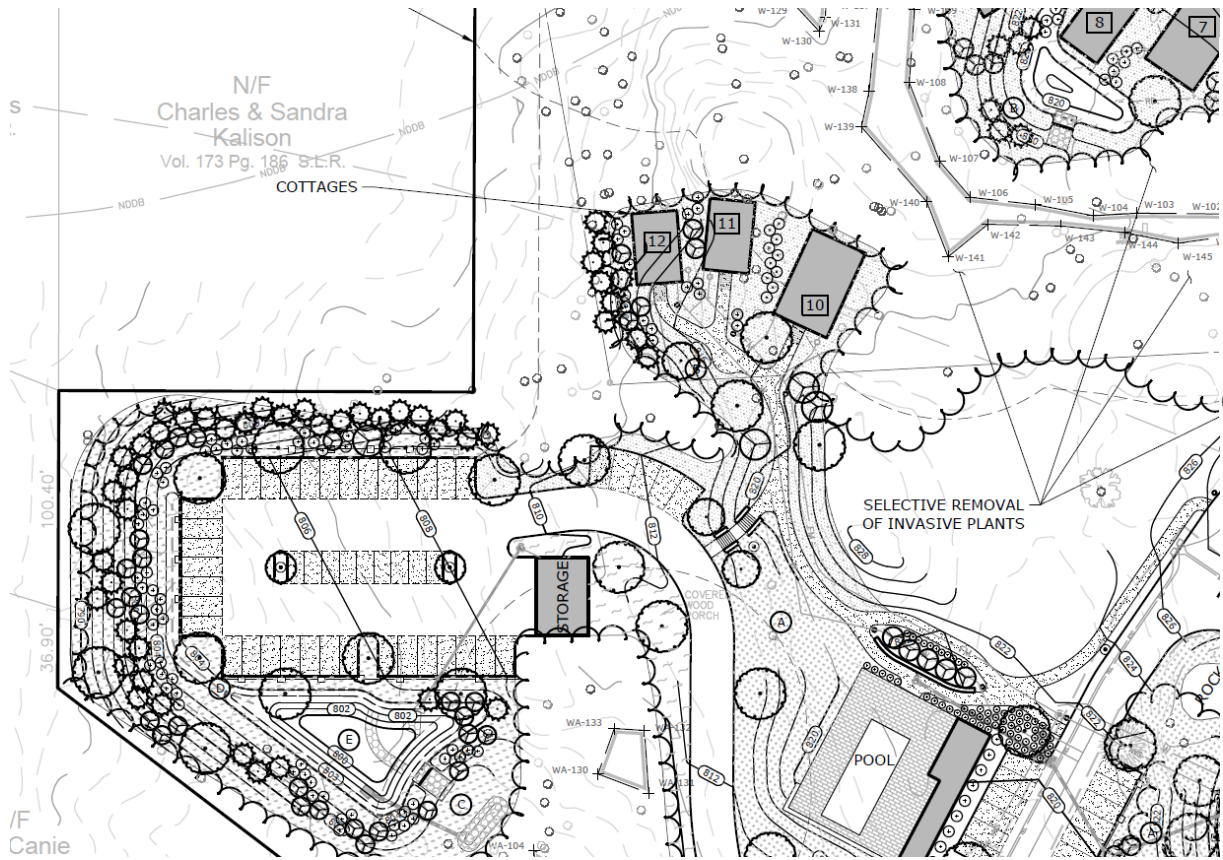
Kalison Property: Primary discussion focused on aesthetics and viewsheds from the property to the proposed parking area and the nearest cabin/cottage locations.

- Applicant noted that the facade of the nearest cabin/cottage currently is designed to have **no** windows facing the Kalison property.
- Applicant committed to additional vegetative screening of the parking area and the nearest cottage. Proposed vegetative buffer screening, to be field located with the property owner if desired, to provide the best visual buffer.
- Applicant noted that proposed project will remove the existing above ground sanitary lateral, that was noted to have had issues over the years.

Watson Property: Primary discussion focused on existing drainage concerns/issues of stormwater historically coming field, the Inn property onto the Watsons property.

- It was discussed and noted in the field that the proposed project engineering will result in a reduction in runoff from the site and significant improvements to water quality.
- It was noted that the proposed project storm water system will eliminate one of the current nuisance existing drainage/erosion issues along the Northern property boundary.
- The 'waterfall' and other drainage concerns were discussed in the field. It was noted that the proposed stormwater system is designed to capture and treat all stormwater within the proposed development area, resulting in reduction of overall runoff from the Inn property. Other areas that were noted and observed as drainage nuisances on the Watsons property were discussed but are not relevant/related to the proposed Inn project.

ABUTTER MEETING: KALISON



3 COTTAGE SIDE ELEV. 02
SCALE: 1/4" = 1'-0"

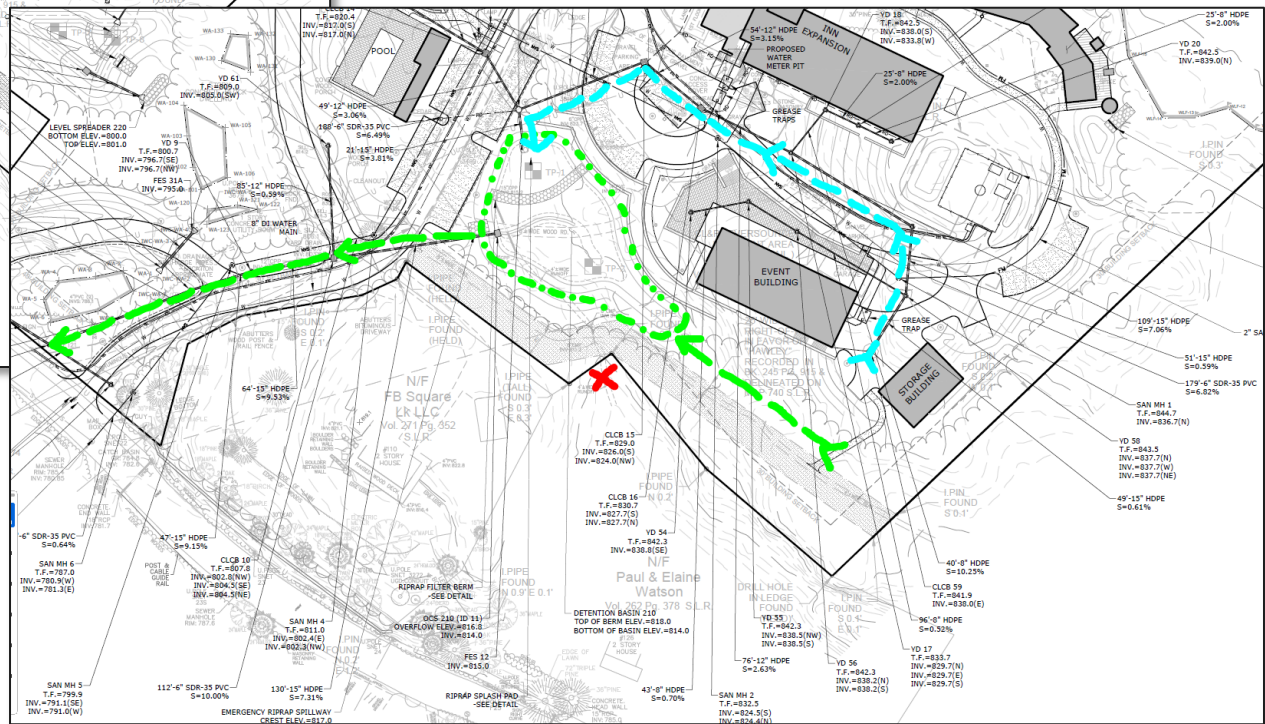
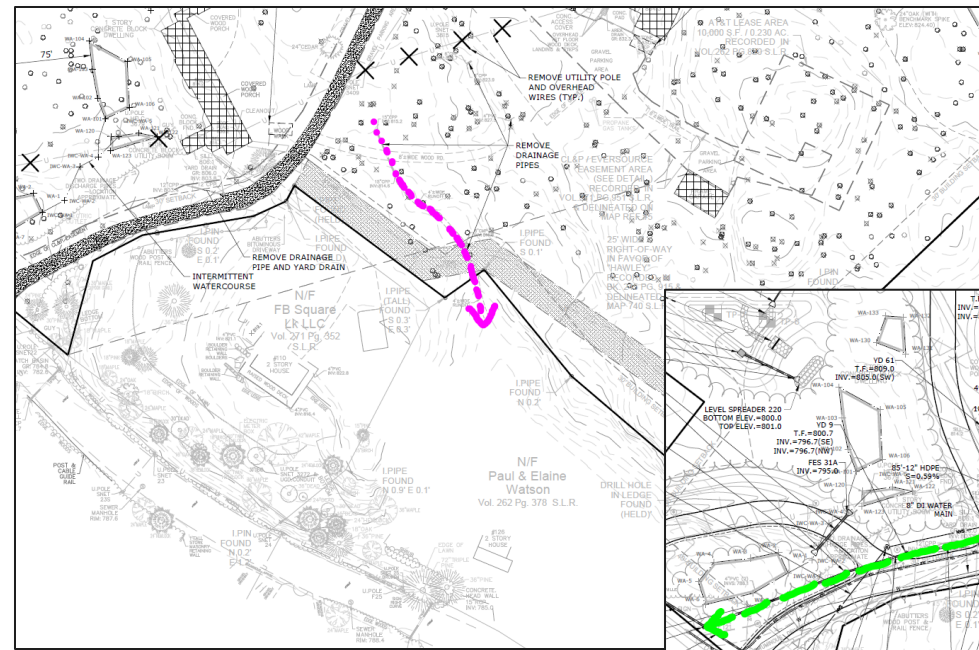


1 COTTAGE BACK ELEV.
SCALE: 1/4" = 1'-0"

N/F
Canie

ABUTTER MEETING: WATSON

PROPOSED IMPROVED DRAINAGE PATH



EXISTING DRAINAGE PATH

