

# MACKEY BUTTS & WHALEN LLP

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November 14, 2024

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Via Email: [landuse@salisburyct.us](mailto: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%              | 6.0               | 6.0                   |
| 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.

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**4. How will the cottages be rented?**

The cottages will be reserved as your typical hotel room on a nightly basis, and will be categorized as a “suite.” Connecticut State regulations allow a guest to stay in a room for up to 30 days maximum to be treated as a transient guest.

**5. How is the applicant using the Great Lawn?**

The Great Lawn will be used for private events (ideal ceremony location) and for outdoor activities throughout the year.

**6. Can the great lawn and Event Barn be used for different functions at the same time?**

No. A private event that is contracted for the Event Barn will include reserved access and use to the Great Lawn. If the private event inside the Event Barn does not choose to utilize the Great Lawn, then it will be open to hotel guests and members of the public as if it is a typical day without an event.

**7. Visit the Watsons property at 126 Sharon Road to review the “waterfall” and existing stormwater conditions and/or drainage concerns**

Representatives of Aradev and SLR met with the Watsons on their property on November 6, 2024, to discuss and understand any existing stormwater management concerns. Three primary areas were observed. The first area observed was an informal drainage ditch coming onto the property from the Wake Robin property. It was noted that this drainage currently flows, uncontrolled, overland and through sections of culvert pipe, causing some erosion, eventually flowing in a grassed swale along the Watsons property, through to the Sharon Road drainage system. SLR described that this existing condition will be drastically improved with the construction of fully designed storm water treatment system, including a water quality basin and overflow structure that will create a direct connection to the Sharon Road drainage system, essentially removing this drainage concern from the Watsons property. The second area was the exposed rock/ledge and the concern that water sometimes flows out of the rock face. It was discussed that the existing wooded natural swale (on the Inn property) that exists behind the exposed/ledge on the Watsons property will be maintained and that runoff from the Inn site will be directed to the proposed stormwater basin. It was again noted that the proposed project will formalize stormwater management on the Inn site and ensure that there will be no increase in stormwater flow off the site onto the Watsons property. Third area of drainage concern was observed to be on the southern property boundary of the Watsons property, in the form of grassed swale that flows from the wood line, perpendicular to Sharon Road and then into a drainage ditch along Sharon Road, through an existing driveway cross culvert, and into the Sharon Road drainage system. It was noted the improvements proposed on the Inn project will not have an impact on this drainage swale and that the existing flow during rain events will remain consistent, in an as-is condition. The Watsons described a typical condition of the drainage ditch upland of the driveway culvert oftentimes backing up and creating wet lawn conditions along the grassed swale areas, making it difficult to maintain. It is our opinion that the work proposed at the Inn property will have no impact on this condition. It was discussed that it appears that the current drainage ditch and driveway culvert may fall

within the State of CT DOT ROW and should be discussed with them, should the Watsons ever consider any improvements in this area.

**8. What is “ambient music” and “ambient sound”?**

Ambient sound is another label for “background noise” while “ambient music” is a style of gentle, largely electronic instrumental music with no persistent beat, used to create or enhance a mood or atmosphere. It is commonly used in restaurants, hotel lobbies, elevators, etc. to provide a background noise.

**9. How will the decibel level be monitored? Will there be noise tests done during property operations? Will the decibel level be read from the property line or the street?**

The applicant is committed to using acoustic assemblies for the event barn building construction including but not limited to staggered stud wall construction, triple pane glazed windows, triple wall construction, double gasketed walls/doors, and insulation measures. Additionally, the applicant has agreed to implement a master volume control during events using amplified music.

**10. Could the Wake Robin expand if they wanted to down the road?**

The Wake Robin property could expand in the future if granted a new special permit after a fully reviewed application.

**11. Who will the neighbors be able to call if the noise gets out of control?**

The neighbors will be able to call the town, CT State Police, or the hotel. Once a general manager is brought on board, the cell phone number will be shared with immediate neighbors in case of complaints or emergencies.

**12. What will be done to mitigate noise at peak capacity**

In an effort to mitigate noise at peak capacity, all events and outdoor activities will be moved inside by 9 pm. In addition, the construction of all buildings is being designed to mitigate noise.

**13. Provide a view study from Wells Hill Rd showing the cottages**

A revised representative Wells Hill Road viewshed photo-simulation has been prepared depicting the revised conditions proposed.

**14. Provide a square footage breakdown of the new proposed Event Facility**

The schematic floor plans for all structures have been uploaded to the Town’s website under the project folder.

**15. Would hotel guests be allowed to visit The Grove?**

Aradev has not had conversations with the Town regarding guest access to The Grove, but is open to suggestions of limiting guest passes in an effort to make sure that town residents have priority over hotel guests. Once appropriate, Aradev will discuss logistics and access with town officials.

**16. What contributions will be made to the community?**

Aradev intends to be an integral partner in the community and is fully committed to giving back to the Town. Some examples include: assisting with the sidewalk plan, hosting community events and fundraisers, hosting learning events, and providing flexible seating areas for community members such as the reading room or outdoor spaces.

**17. Clarify the “BBQ areas behind the cottages”**

There will be no BBQ areas behind the cottages or on the property in which guests can set up their own grills. All cooking and open flames are to be under the control of hotel staff (i.e. bonfire pit).

Sincerely,  
**MACKEY BUTTS & WHALEN, LLP**

A handwritten signature in black ink, appearing to read "Joshua Mackey", written in a cursive style.

Joshua E. Mackey