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December 10, 2024

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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:

Consistency with the Site Plan and Special Permit Standards

The following demonstrates that the proposed improvements to the Wake Robin Inn, under special permit #2024-0257 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC), are consistent with the standards for the approval of site plans and special permits, as published in the Town of Salisbury Zoning Regulations.

Site Plans

800.1 Purpose

The site plan and its ancillary documents/reports demonstrate that the application meets the standards and requirements as set forth in the Regulations.

800.2 General

The application has been submitted for a permitted use via a special permit application under Section 213.5 “Hotels in Residential Zones.” The property is located in the RR-1 Zone where hotels are permitted subject to a special permit in accordance with Article VIII, Site Plans and Special Permits. The plans show that the proposed improvements meet the following requirements: minimum lot size of 10 acres; the property has 150’ feet of frontage on and accessed from a Connecticut state highway, and the property is served by public water and sewer.

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800.3 Site Plan Application Requirements

The applicant has submitted or uploaded all of the required information to the Town. These documents have been reviewed by the respective 3rd party engineers and/or members of the commission / land use office.

800.4 Modification of Site Plan Requirements

The applicant has not provided a written request for an exception to the site plan requirements.

801 Site Plan Review Standards

801.1 Preservation of Existing Landscape

The site plans show that the disturbance to the site is limited to accommodate the existing and proposed use. The grading plan shows that proposed structures have been placed to fit into the existing topography and to avoid inland wetland and water courses consistent with sound site engineering principles and accessibility standards. New plantings are proposed to be installed particularly in areas where existing vegetation will be removed. A planting plan has been developed that would replace or exceed the quantity of trees being removed.

801.2 Relation of Buildings to Environment

The proposed project is intended to celebrate and revitalize the long standing, existing, Wake Robin Inn venue. The existing Inn has served many guests and hosted many tented weddings and celebrations on the 'great lawn'. The proposed Inn redevelopment project will build upon the history of the property by renovating and expanding the historic Inn building, and adding 12 cottages/cabins into the landscape of the site. Similarly, a new tranquility themed spa is proposed to be constructed behind the existing Inn, to be within nature, elevated on piers to limit the impacts to the ground and environment. The historic use of the great lawn for tented weddings and celebrations is proposed to be moved into a newly constructed event building/barn, acoustically engineered, and built into the hillside topography to keep the sound in the building. The location of new buildings, building expansions, driveways, amenity areas, and pathways have been carefully designed and engineered to work with the existing topography. The proposed site plan has been revised numerous times in order to address many concerns and comments brought forth by commission members, neighbors, and the community.

801.3 Landscape and Buffer Areas

Based on the tree survey of the property conducted by a certified arborist, significant trees that are in good health generally are to be preserved outside of the areas where new buildings and circulations systems are proposed. Invasive Trees existing on site are proposed to be removed where feasible. The proposed landscape improvements include preservation of the majority of existing vegetation and supplemental buffer plantings along Wells Hill Road, as well as along the southerly property line. New plants will be species, or cultivars of species, that are native to the area consistent with the conditions of approval from the Inland Wetlands Commission. A planting plan has been developed that would replace or exceed the quantity of trees being removed.

801.4 Circulation

The main road serving the site will have a width of 24,' sufficient to accommodate two-way traffic and emergency vehicles. The one-way segments of the road at the intersection with Sharon Road will be 18 feet. The split entrance/exit is designed to improve the sight line distances for exiting vehicles, as well as vehicles stopping on Sharon Road to enter the driveway. In an effort to encourage walking, all of the buildings within the site will be connected with accessible pathways and sidewalks that are separated from vehicular systems. Smaller parking areas are distributed to provide opportunities to park closer to facilities, with one larger remote parking area to be primarily accessed by hotel/event valet services. The existing access from Wells Hill Road will be gated for emergency access only.

801.5 Storm Water Drainage

The surface runoff will be directed to a fully engineered and designed stormwater collection system to avoid standing water on parking and sidewalks and will be managed in a safe and efficient manner consistent with sound engineering principles. Consistent with Low Impact Development principles (LID), runoff will be directed into natural drainage courses and swales wherever possible. There will be no additional surface flow onto adjacent properties and there will not be any increase in peak flow off the site. A detailed erosion control and construction phasing plan has been developed to ensure proper controls are installed and managed throughout the construction of the project. The Town's consulting engineer has reviewed and signed off on the proposed Drainage and Erosion and Sedimentation control plans.

801.6 Preservation of Water Quality and Quantity

The stormwater management system for the site, as shown on the revised site plans and drainage report, has been designed to be consistent with the 2024 CT DEEP Stormwater Quality Manual and the Erosion and Sedimentation Control Guidelines in order to minimize groundwater pollution, soil erosion and sedimentation and water diversion. A Stormwater General Permit will be required from CTDEEP prior to the commencement of construction.

801.7 Utilities

All utilities will be coordinated and are intended to be placed underground and will be installed to avoid impact on groundwater levels.

801.8. Other Site Features

The location of utility, service, loading, and storage areas have been strategically located to be behind buildings or within an area of the site that is proposed to be sufficiently screened. Two storage garages are strategically proposed on the site to ensure hotel and event materials/stock and inventory are stored inside buildings, one in the remote parking area, and one behind the event building. Deliveries and distributions within the property are envisioned to be made via small utility vehicles.

801.9 Safety

All exterior spaces have been designed to facilitate emergency evacuation. The final design of the buildings will meet accessibility requirements and sign-off from the local fire, police and building officials prior to construction and prior to occupancy.

801.10. Natural and Historical Resources.

There are no known locally significant or historical resources on the property.

803 Standards for Special Permits

803.1 General

The existing and proposed buildings, structures and uses as shown on the site plans, last revised dated December 9, 2024, together with all supporting data presented to the Planning and Zoning Commission meet the applicable standards of the Zoning Regulations and the requirements of Section 801 of the Regulations related to site plans.

803.2 Relation of Buildings to Environment

The proposed project is intended to celebrate and revitalize the long standing, existing Wake Robin Inn venue. Under current ownership (over 25 years), the existing Inn has hosted outdoor, tented events for up to 200 guests. The proposed Inn redevelopment project will build upon the history of the property by renovating and expanding the historic Inn building, and adding 12 cottages/cabins oriented toward the existing wetlands and water course having a size and scale similar to outbuildings found on properties elsewhere in the Town. Similarly, a new tranquility themed spa is proposed to be constructed behind the existing Inn, to be within nature, elevated on piers to limit the impacts to the ground and environment. The historic use of the great lawn for tented weddings and celebrations will be moved into a newly constructed event building/barn, acoustically engineered, and built into the hillside topography to keep the sound in the building. All buildings will be setback further from the property line than what the Zoning Regulations require. The building coverage falls well below what the Zoning Regulation allows.

The location of new buildings, building expansions, driveways, amenity areas, and pathways have been carefully designed and engineered to blend into the existing topography.

The lighting plan for the site, including a photometric plan, proposes a 0.0 light level at all property boundaries and is dark-skies compliant.

The site design has been engineered adhering to the 2024 CT DEEP Stormwater Quality Manual and the Erosion and Sedimentation Control Guidelines in order to minimize groundwater pollution, soil erosion and sedimentation and water diversion.

803.3 Neighboring Properties

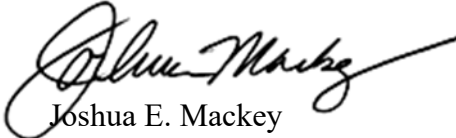
The proposed site plan has been revised numerous times in order to address concerns and comments brought forth by neighbors and the community. The plan has been methodically developed by the applicant's professional team to ensure that the project, as designed, will not

adversely impact the enjoyment, usefulness and value of properties in the general vicinity thereof, or cause undue concentration of population or structures.

- The existing and proposed pedestrian and vehicular routes have been designed to facilitate safe movements entering and existing the site as well as within the site
- The parking and loading facilities have been strategically located to be oriented away from neighboring properties
- The event facility has been relocated to a more-central site location closer to the Inn
- The storm water management systems have been designed to meet the requirements of the Town and the CTDEEP Stormwater Quality Manual and the Erosion and Sedimentation Control Guidelines
- Exterior lighting has been designed to have zero foot candles at the property line and are dark skies compliant
- Landscaping will be introduced to buffer the proposed uses from the adjacent properties.

Sincerely,

MACKEY BUTTS & WHALEN, LLP



Joshua E. Mackey

cc: ARADEV LLC