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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,

My client, Aradev, is offering to make the following conditions/stipulations in the special permit resolution.

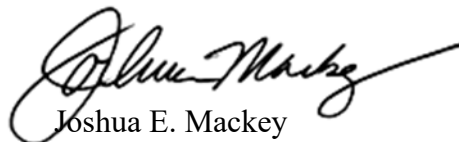
1. The property will contain a maximum of sixty-five (65) guest room units (“keys”)
2. The “pool” will not be a public amenity and will only be open to hotel guests
3. Maximum number of seated or standing guests in the “event barn” to be 125 persons
4. All entering and exiting traffic to and from the property will be via the entrance from Sharon Rd. The Wells Hill Rd access point will be a gated access to be used for emergencies only.
5. All outdoor events, outdoor music, and outdoor food & beverage services will conclude at 9PM or be moved indoors at that time.
6. All outdoor music played through speakers on the property will be at an “ambient” level. 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.
7. Acoustic assemblies will be used 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
8. Event facility doors, windows, and/or openings that are required by fire, life safety, or other codes are permitted on any elevation of the “event barn” facility; all penetrations/openings will be designed to incorporate technology to eliminate the opening of unwarranted doors and windows after 9PM.
9. Amplified sound within the “event barn” must cease by 10:30PM

10. Private events serving alcohol inside the “event barn” which are greater than 50 guests are required to hire law enforcement for the duration of the event.
11. Outside construction may take place only between the hours of 7:00am and 5:00pm Monday through Friday and between 8:00am and 4:00pm on Saturday. No blasting, no operation of heavy equipment, and no site work is permitted on Saturday or Sunday, before 8:00am Monday through Friday, and any of the following federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Christmas Day.
12. The applicant will post a surety bond (not a cash bond) as requested from the Town and per the regulations.
13. Hours of Operation per the below chart

Space	Hours of Operation
Hotel Food & Beverage <i>Mon, Tues, Wed</i>	7:30AM to 10PM
Hotel Food & Beverage <i>Thurs, Fri, Sat, Sun + Holidays</i>	7:30AM to 11PM
Event Barn Events <i>Mon, Tues, Wed, Thurs</i>	9AM - 10PM
Event Barn Events <i>Fri, Sat, Sun + Holidays</i>	9AM - 12AM
Private Events on Property <i>Mon, Tues, Wed, Thurs</i>	9AM - 10PM
Private Events on Property <i>Fri, Sat, Sun + Holidays</i>	9AM - 12AM
Fast Casual Restaurant	11AM to 9PM
Spa	7AM to 7PM
Pool <i>Seasonal (May 1 – Oct 1)</i>	9AM to 8PM

Sincerely,

MACKEY BUTTS & WHALEN, LLP



Joshua E. Mackey

cc: ARADEV LLC