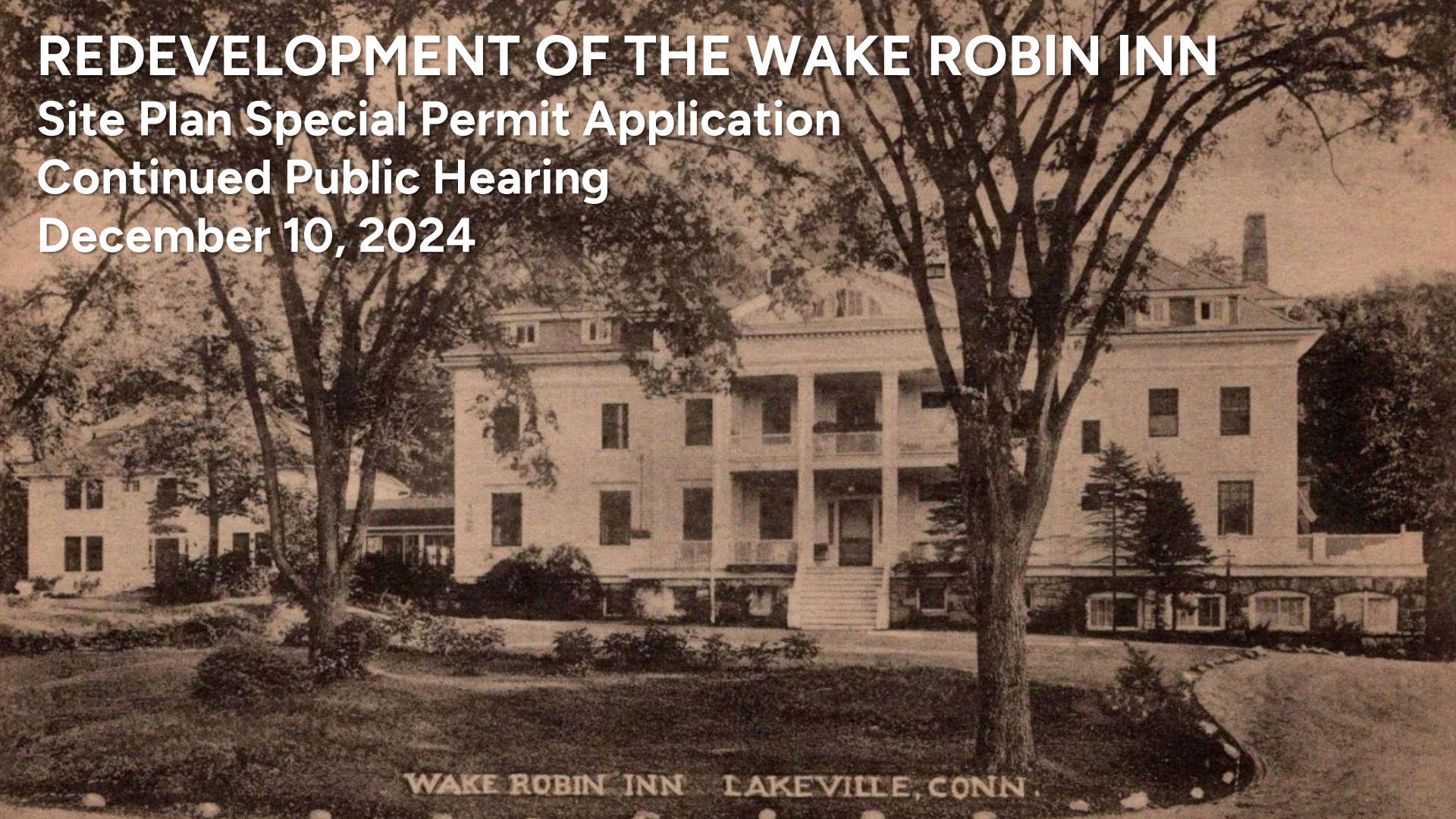


# REDEVELOPMENT OF THE WAKE ROBIN INN

Site Plan Special Permit Application

Continued Public Hearing

December 10, 2024



WAKE ROBIN INN LAKEVILLE, CONN.



- ❑ Submitted: Revised Site Plans & Engineering/Drainage Report
  - ❖ **Materials directly Support Applicants Engineering responses to Interveners**
- ❑ Submitted: Revised Architectural Plans
  - ❖ **Significantly Reduced Number of Windows/Glazing along the Sharon Road (western) Event Building Elevation to address Commissioner's concerns**
  - ❖ **Applicant has committed to utilize curtains/drapes for these windows.**
- ❑ Submitted: Rebuttal Letters from Applicants Experts (**Civil, Traffic, Acoustics, Environment, Planning, and Real Estate**) in Response to Intervener Comments
- ❑ Submitted: Letter from Applicant in Response to Commission Questions
- ❑ Submitted: Letter from Applicants Attorney Mackey Outlining the Projects **Conformance with Regulations**

# REVISED ARCHITECTURAL PLANS: DINING PAVILION/EVENT BARN - WINDOWS/GLAZING (WESTERN ELEVATION)



Previous Proposed Western Elevation of Event Barn

## 2 DINING PAVILION WEST ELEV SCALE: 1/8" = 1'-0"



Revised Proposed Western Elevation of Event Barn

## 2 DINING PAVILION WEST ELEV SCALE: 1/8" = 1'-0"



# CORRECT PROJECT INFORMATION

The commission has been presented INACCURATE DATA through public comments, the intervenors counsel + experts, and the petition. The applicant provides the CORRECT INFORMATION, as presented, FOR THE RECORD.

INACCURATE STATEMENT	INACCURATE DATA	ACCURATE DATA	CORRECT STATEMENT
Increase the number of rooms by almost <b>3 times</b>	<b>3 TIMES</b>	<b>+/- 1.5 TIMES</b>	Increase the number of rooms by almost <b>1.47 TIMES</b>
Increase the square footage by <b>6 times</b>	<b>6 TIMES</b>	<b>+/- 2.1 TIMES</b>	Increase the square footage by <b>2.06 TIMES</b>
Increase vehicle volume, as measure by parking, by <b>6-8 times</b>	<b>6-8 TIMES</b>	<b>+/- 1.1 TIMES</b>	Increase vehicle volume, as measure by parking, by <b>1.06 TIMES</b>
Transformation of a prior <b>non-conforming use</b>	<b>NOT PERMITTED</b>	<b>PERMITTED</b>	Transformation of a prior <b>PERMITTED USE</b>
Development of a spa and event space is <b>not allowed</b> in RR1	<b>NOT ALLOWED</b>	<b>ALLOWED</b>	Development of a spa and event space is <b>ALLOWED</b> in RR1
Increase the footprint from <b>15,000 sf</b> to over <b>68,000 sf</b>	<b>EXISTING 15,000 SF PROPOSED 68,000 SF</b>	<b>EXISTING 24,490 SF PROPOSED 40,690 SF</b>	increase the footprint from <b>24,490 SF</b> to <b>40,690 SF</b>
<b>"Party Barn"</b> capacity for <b>200+ people</b>	<b>PARTY BARN 200+ CAPACITY</b>	<b>EVENT BARN 125 MAX CAPACITY</b>	<b>EVENT BARN</b> capacity for <b>MAXIMUM 125 PEOPLE</b>
Accommodate <b>464</b> hotel guests, party barn attendees and staff	<b>464 PEOPLE</b>	<b>309 PEOPLE</b>	Accommodate <b>309</b> hotel guests, party barn attendees and staff
<b>"Party Barn"</b> events going until <b>1am</b> and <b>2am</b>	<b>PARTY BARN EVENTS UNTIL 1 OR 2 AM</b>	<b>EVENT BARN CLOSES AT MIDNIGHT</b>	<b>EVENT BARN</b> events going until <b>MIDNIGHT (12AM)</b>
Existing Inn has been <b>closed</b> for years	<b>CLOSED</b>	<b>OPEN</b>	Existing Inn has been <b>OPEN AND OPERATIONAL</b> for years

# EXISTING WAKE ROBIN INN EVENTS (TYPICAL)



# CIVIL ENGINEERING REBUTTAL SUMMARY



C.1 *24-foot drive aisles required for 90-degree parking.*

**R.1 24-foot drive aisles have been provided for all 90 degree parking on the revised site plans.**

C.2 Loading/unloading space not provided.

**R.2 Loading/unloading space is provided in front of the storage building.**

C.3 Access to the service door has not been provided.

**R.3 A concrete sidewalk access to the service door has been provided on the revised site plans.**

C.4 Soil testing not conducted or provided for the design of permeable pavement parking.

**R.4 All permeable pavement has been removed on the revised site plans.**

C.5 The stormwater analysis is not compliant with the requirements of the 2024 CT Stormwater Quality Manual. The applicant has not reduced the 2-year, 24-hour storm flows as required.

**R.5 SLR has prepared a stormwater analysis and design that is compliant with the 2024 CT Stormwater Quality Manual guidelines. The 2-year, 24-hour peak discharge at Stormwater Analysis Point B, which receives flow from structural BMPs, has been achieved as applicable to the guidelines.**

# CIVIL ENGINEERING REBUTTAL SUMMARY



- C.6 Soil infiltration testing is required to confirm the field infiltrative capacity of the soils in the vicinity of the detention basins. Lab permeability samples are not acceptable for determining soil infiltration rates.
- R.6 Soil samples have been obtained from test pits and analyzed by SLR for infiltration rates using a Falling Head Permeameter. The Falling Head Permeameter method is listed as an acceptable infiltration test method on page 180 of the 2024 Stormwater Quality Manual. SLR did not send soil samples to a laboratory for testing.**
- C.7 Per the 2024 CT Stormwater Quality Manual, the detention basin designs should not be used an infiltration rate that is faster than 0.5-inches per hour.
- R.7 An infiltration rate less than or equal to 0.5-inches per hour is applicable to detention basins with a loam surface. The proposed detention basins have been modified to have a surface of rounded river stone and cobbles, which allows for SLR to use the slowest measured soil infiltration rate with a 50% safety factor applied for the design infiltration rate of the basins, in compliance with the 2024 Stormwater Quality Manual guidelines.**
- C.8 The proposed pipe and proposed catch basin CLCB28 are in conflict with the existing water main. The proposed storm drain crossing Sharon Road appears to directly conflict with the existing sanitary sewer.
- R.8 SLR has revised the design for the proposed stormwater conveyance piping within the CTDOT right-of-way to provide necessary separation to existing utilities and avoid pipe conflicts.**
- C.9 The sanitary sewer flow estimates for the residential portion of the application are at least 33% lower than they should be based on Connecticut Public Health Code Regulations and Technical Standards for Subsurface Sewage Disposal Systems.
- R.9 The average daily flow has been revised to 150 gpd per bedroom per Connecticut Department of Public Health standards. The proposed sewer flow estimate prepared by the applicant has been revised to 24,925 gpd. Refer to revised sewage flow dated December 9, 2024.**



C.10 Fire Marshal must provide approval of volume and pressure of water service.

**R.10 Comment acknowledged. The existing Wake Robin Inn is serviced by public water with an existing 12-inch water main located along the property frontage of Sharon Road, along with an existing 6-inch water main located along the property frontage of Wells Hill Road. The existing 12-inch water main provides domestic water and fire water supplies to the Hotchkiss School campus buildings, which are located at elevations approximately 70 to 100 feet higher in elevation than the buildings proposed on the Wake Robin Inn site, thus making water service (pressure and flow) to the proposed project feasible.**

C.11 Health officer to certify satisfactory conditions exist for sewage disposal.

**R.11 The existing operating Wake Robin Inn facility is connected to the existing sanitary sewer. The applicant has been coordinating with the WPCA and it is their understanding that a capacity analysis is currently being undertaken by the WPCA's engineering consultant to assess the capacity of the existing sewer to accept the sanitary flows from the proposed development. Once the assessment is completed and a recommendation is made by the WPCA's consultant, then the health agent can provide a certification letter.**

C.12 Adequacy of drives for emergency vehicle access has not been demonstrated.

**R.12 Vehicle turning movements plans for large vehicles including SU-30 and SU-40 (30' and 40' long trucks) are shown on the vehicle movement plan sheets in the revised site plans dated December 9, 2024. There is adequate space for emergency vehicles to access and turn around onsite.**





C.14 The plans do not provide a minimum of 10-foot separation between water main and sanitary main.

**R.14 A minimum horizontal distance of 10 feet has been provided between the proposed water mains and sanitary mains and the proposed water services and sanitary sewer services, in accordance with Connecticut Department of Public Health Standards. Refer to revised site plans dated December 9, 2024). It should be noted that separating distances between water supply and sanitary sewer piping can be reduced when either the water supply pipe or the sanitary sewer pipe is encased in concrete, in accordance with CT department of Public Health standards.**

C.15 The proposed addition of motel-style accommodations is a proposed expansion of a pre-existing non-conforming condition.

**R.15 The cottages are part of the hotel use and are permissible as a Special Permit use accordingly.**

# REAL ESTATE VALUATIONS REBUTTAL



1. **Salisbury/Lakeville's Robust Market** – one of the strongest real estate markets in Litchfield County. The draft POCD highlights this, and data supports consistent demand, high appreciation rates, and quick sales turnover. Contrary to claims, these factors indicate that thoughtful development, such as the **Wake Robin Redevelopment** plan, **enhances the areas appeal and improves property values** rather than diminishing it.
2. **Comparable Success at Bantam Lake** – similar projects (Winvian) have **positively transformed a community**. Winvian has made Bantam Lake a **sought-after destination**, significantly **boosting the area's visibility** and **desirability**.
3. **Sales Above Appraised Value** – properties in Salisbury/Lakeville sell well above appraised values and assessments.
4. **Destination Success** - successful integration of new developments, such as Winvian, exemplifies how projects **positively** grow communities and provides local **amenities**.

Metrics and rationale presented by Robert Rawlings rely on **flawed assumptions, speculative interpretations**, and **cherry-picked data**.

In response to the Rawlings report, just because two factors are related does not mean they cause each other. A relationship between price and condition, such as location or traffic, does not imply cause and effect.



- ❖ The driveway at Wells Hills Road is to be Emergency-Access-Only
- ❖ Because of the above, and because **Wells Hill Road** is a country back road and not the shortest or most efficient path to the Inn, it will see essentially **no traffic from this development**
- ❖ Instead of using Wells Hill Road, the **site access** will be at **Sharon Road (Route 41)**.
- ❖ CTDOT is in the process of approving improvements to the Sharon Road site access through the state Encroachment Permit process.
- ❖ Lastly, area off-site intersections are expected to continue to operate at **good** peak hour **Level of Service (LOS) regardless of this development.**
- ❖ The Town's peer traffic reviewer (Hesketh) concurred with our traffic study and findings.



A review of the information submitted by Mr. Bennett Brooks specifically focuses on

3 factors that would cause intrusive or unwanted sound (legally classified as noise)

1. Building & its systems – “that can be controlled, designed, and engineered to reduce any noise”
2. Behavior – “limited control, can have some admin control (hours of operation), but especially when engaged with the public with a large volume of people you have limited control over behavior
3. Traffic / Vehicles – “public, vehicles and behavior are regulated by the state...limited control”



- It is our professional opinion that transient sounds associated with vehicle/parking lot sound are not expected to cause widespread nuisance. We believe that Brooks' reference sound level for vehicles is much higher than what will likely occur.
- SLR believes that the Event Barn design should be the focus of potential project sound. As committed to by the applicant, an in-depth building design analysis will be done, and mitigation will be discussed as part of the Building Permit process.
- Applicant is committed to strict enforcement and having a noise complaint resolution procedure/protocol. It is our professional opinion that these administrative controls will prevent noise-related nuisance complaints in the community, due to guests, etc.



- 1. Listed Plant Survey** – Canvassed the entire property at the appropriate time of year (June-July '24) one listed Sedge was observed and documented on site. Currently coordinating with CT DEEP State Botanist William Moorehead on final relocation plan
- 2. Northern Long Eared Bat (NLEB)** – SLR is currently coordinating with USFWS regional field office. Likely recommendations to include a time of year restriction on tree clearing. Acoustic bat surveys are not required for private development projects.
- 3. Habitat Block** – As stated by the Interveners expert, the proposed project is projected to have a minimal 0.7% (2.2 Ac) disturbance to the extreme northern limits of a 300 plus acre habitat block, which in our professional opinion is **not** an unreasonable destruction of natural resources.

# Summary Response to Commission Questions



QUESTION	ANSWER
Is the Wake Robin Inn inactive?	<p>The Wake Robin Inn has been continuously operational under current ownership for the last 25+ years. The 38 room Inn has hosted numerous outdoor tented events for up to 200 guests with live music ending at 10PM with no complaints.</p> <p><b>The current use of the Wake Robin property is a HOTEL which has NO restrictions for outdoor/tented events, weddings, etc. unlike the Interlaken Inn which is a non-conforming use that has outdoor tented events with live music....the proposed Event Barn is moving outdoor events indoors, thus a benefit to the local community.</b></p>
Are there any elements in the proposal development that are markedly different from what exists now or what was historically on the property?	All of the elements that the current redevelopment plan proposes are either present at the current moment or have historically been part of the Wake Robin Inn property
Are there any elements of your proposed facility that could be considered NOT customary and incidental to upscale hotels within our region?	All of the elements of the proposed redevelopment plan are industry standard for upscale hotels and can be found at comparable properties in the area (Interlaken, Troutbeck, Winvian Farm, Mirbeau Inn & Spa, and Mayflower Inn).
Can the project function without the Event Barn?	The Event Barn was designed to move outdoor tented weddings inside. The applicant moved the Event Barn to a more central location on the property (directly across from the hotel extension) and was reduced in size to 125 guests (previously 200).
Could the Event Barn be relocated into the existing hotel?	The event facility and hotel each need their own respective back of house, kitchen, and storage spaces.

## Summary Response to Commission Questions



QUESTION	ANSWER
<p>Can you please address the issue raised by the interceder that the development of a spa and event space is not allowed in RR1.</p>	<p>According to the Zoning Regulations, a hotel is permitted via a special permit in the RR1 zone. A hotel is defined in the regulations as “A facility offering transient lodging accommodations, that may include additional facilities and services, such as restaurants, banquet facilities, meeting rooms and event spaces, personal services, gift shop and convenience store, and recreational facilities.” Therefore, a spa or event space is a permitted “additional facility or service”</p>
<p>How would you mitigate the noise from cleanup of the restaurant or event spaces ie bottles, garbage haulage?</p>	<p>The placement of the refuse and receiving areas were strategically relocated further into the property whereby all trucks, vans, and delivery vehicles will have to drive by the hotel right next to guestrooms. This was purposely done to align on times that would be best for both guests and residents. The applicant will coordinate with the refuse providers to make best efforts to have refuse picked up during regular business hours.</p>
<p>As the ingress and egress to the site will be on Sharon Road (Rte. 41) why is the position of the Intervener that property values on Wells Hill Road will decrease because of traffic?</p>	<p>Professional traffic engineers, SLR and Hesketh, have concurred that the proposed project would result in a significant reduction in traffic onto Wells Hills Road versus existing conditions. Furthermore, there is no other traffic-routed through Wells Hill Road to access the site from Sharon Road</p>
<p>Would a solid fence within the planted area surrounding the North parking lot help sound travel?</p>	<p>The applicant is not opposed to proposing a solid panel, decorative fence, (6’ height), in combination with the vegetative buffer already proposed around the sides of the parking lot closest to abutting neighbor properties</p>

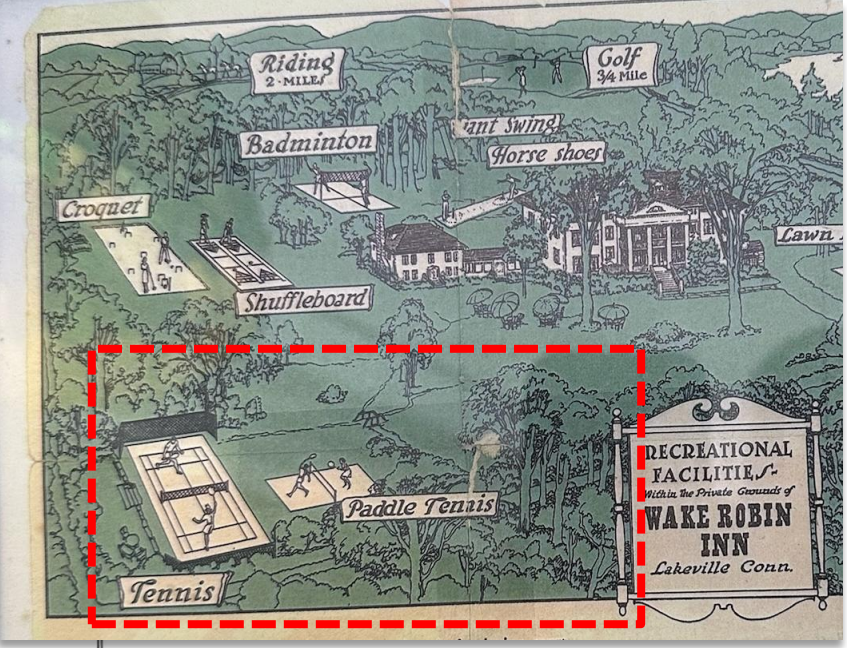
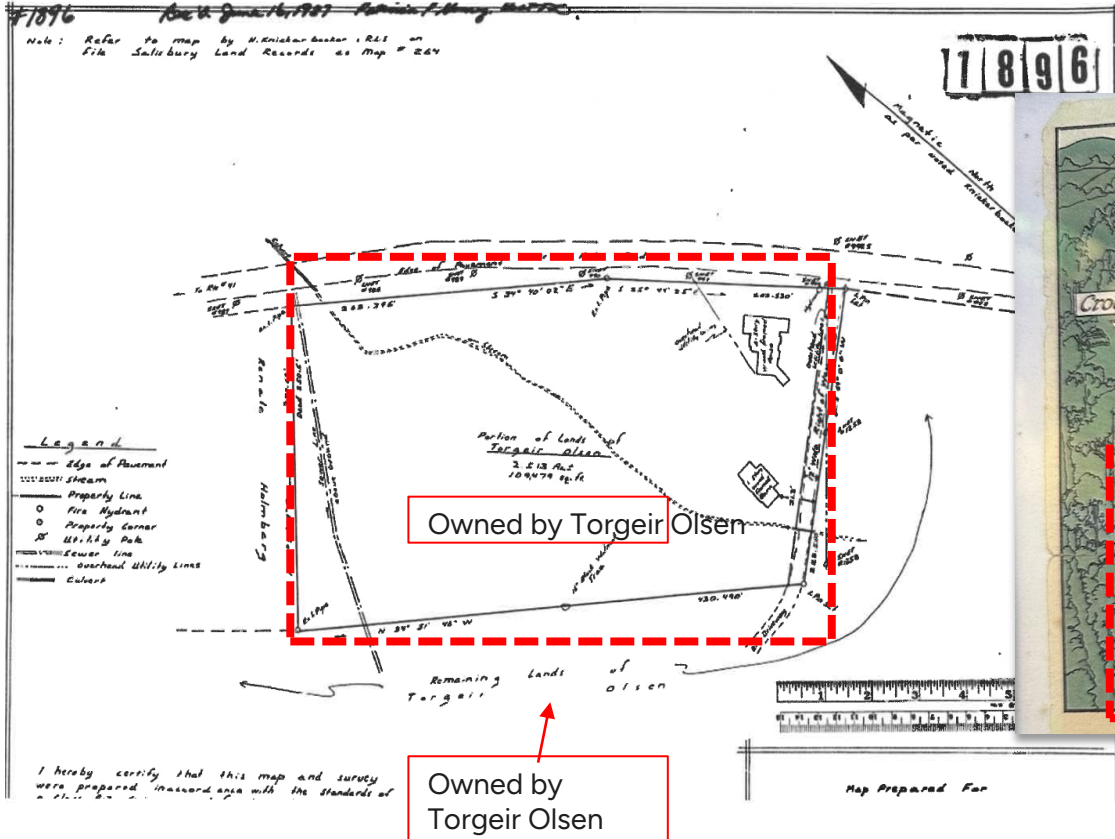


# Summary Response to Commission Questions



<p>Total # of Bedrooms on the Granbery property compared to what is proposed?</p>	<p>There are currently a total of 6 bedrooms on the Granbery property even though 2 of the large rooms could be classified as bedrooms. The proposed cottages will have a total of 10 bedrooms.</p>
<p>How is this not an expansion given that it is adding the Granberry property? The exclusion of the Granberry property would add a buffer while reducing the development impact. Another approach could be simply a further reduction of development activity on the Granberry parcel.</p>	<p>The proposed Wake Robin Inn redevelopment project is an expansion of the property which includes 53 Wells Hill Rd (Granbery). Historically, the Granberry parcel was part of the Wake Robin Inn property and was used as the residence for the owners.</p>

# Granbury Parcel Clarification



The above title map filed with the Town of Salisbury illustrates that the current Granbery property (53 Wells Hill Rd) and the current Wake Robin Inn (104-106 Sharon Rd) were the same ownership.



# TIMELINE



# INTERVENOR PETITION FAILS



According to Section 22a-19 of the Connecticut General Statutes: Intervenor must prove "...conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting or destroying the public trust in the air, water, or other natural resources of the state."

In addition, the following was stated by Attorney Grimes in his Petition for Intervenor Status (11/15/2024) acknowledging the grounds for the intervention: "The ground for the petition is that the proposed special exception project involves conduct that is reasonably likely to have the effect of unreasonably **impairing or destroying the public trust** in the natural resources of the state, in two respects; first, **the surface and groundwater quality both on site and off site** and second, unreasonably **destroying natural resources, specifically Connecticut listed plant species.**"

## WATER RESOURCES

No impairment or destruction of surface or groundwaters

- Site plans meet the CTDEEP Stormwater Management Requirement
- Site plans meet the CTDEEP and Town Erosion and Sediment Control Requirements
- Plans have received Inland Wetlands permit
- CTDEEP Stormwater General Permit required after P&Z approval and prior to construction

## FLORA and FAUNA

No adverse impact on animal or plant species in NDDB

- Intervener has NOT conducted on-site investigations
- On-site investigation conducted by applicant's experts
- Northern Long-eared Bat hibernacula not found on site
- Forest cutting will be limited to appropriate bat hibernation season
- Only plant species found (*Carex oligocarpa*) will be relocated
- Relocation plan to be done with approval of CTDEEP



## MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

December 10, 2024

*Via Email: [landuse@salisburyvt.us](mailto:landuse@salisburyvt.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.

### 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 3<sup>rd</sup> 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.

Reply to:

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## 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

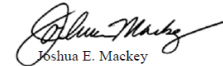
The proposed site plan has been revised numerous times in order to address concerns and comments brought forth by neighbors and the community. The plan has been methodically developed by the applicant's professional team to ensure that the project, as designed, will not

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



# CLOSING REMARKS – THANK YOU

We are appreciative and thankful for the time, cooperation, and efforts of the commission, members of the public, and interested parties throughout this long and arduous process. We recognize there is an immense amount of information that has been submitted and reviewed for consideration. When the commission is partaking in its deliberations, we respectfully ask that you take the suggested conditions below that we have agreed to along the way into consideration.

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 chart included on this slide

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