

Inland Wetlands &
Watercourses Commission

Telephone: 860-435-5190 Fax:
860-435-5172
Email: landuse@salisburyct.us



Town Hall
P.O. Box 548
27 Main Street
Salisbury, Connecticut 06068

December 2, 2024

ARADEV LLC
352 Atlantic Avenue, Unit 2
Brooklyn, NY 11217

Re: Inland Wetlands application #2024-IW-028 for Redevelopment and Expansion of the Wake Robin Inn Property at 104 & 106 Sharon Road in Lakeville.

To Whom it May Concern,

At the meeting of the Salisbury Inland Wetlands and Watercourses Commission (Commission) held November 26, 2024, the members voted to approve by resolution (attached) an application for Redevelopment and Expansion of the Wake Robin Inn Property.

The notice of this decision will be published in the December 5, 2024 edition of the Lakeville Journal.

This approval is subject to the conditions listed on the attached resolution, and to the following standard conditions:

Standard Conditions

1. The permittee shall notify the Salisbury Inland Wetlands Agent immediately upon the commencement of work and its completion. **A pre-construction meeting with the contractor and the Agent is required.**
2. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
3. This authorization is not transferable without written consent of the Commission.
4. In evaluating an application, the Commission and their Agent rely on the information provided by the applicant. If such information is subsequently proven to be false, incomplete or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.

5. **The permittee shall immediately inform the Agent of any problems involving the wetlands or watercourses that have developed or are caused by the authorized work.**
6. No equipment or material including without limitation, fill construction materials or debris shall be deposited, placed or stored in any wetland or watercourse on the site.
7. This authorization is subject to and does not derogate any rights and powers of the Town of Salisbury, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment or destruction of the wetlands and watercourses.
8. If the activity authorized also involves activity or a project that requires zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
9. The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rain events. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils, at the site, are stabilized.
10. Erosion and sediment controls must be installed and inspected prior to construction.
11. The site must be stabilized within 30 days of completing any ground disturbance.

If you have any questions or need any assistance with this approval, please contact the Land Use Administrator.

Sincerely,



Abby Conroy
Town of Salisbury
Land Use Director and Inland Wetlands Agent

CC:
Wake Robin LLC
P.O. Box 660
Lakeville, CT 06039

Serena Granbery
53 Wells Hill Road
Lakeville, CT 06039

Joshua E. Mackey
Mackey Butts & Whalen LLP
319 Mill Street
Poughkeepsie, NY 12601

#2024-IW-028 Wake Robin (SLR)
104 & 106 Sharon Road
(53 Wells Hill Road)
Map 47 Lot 2
(Map 47 Lot 2-1)
Redevelopment and Expansion of Wake Robin Inn Property

WHEREAS, the Town of Salisbury Inland Wetlands & Watercourses Commission (IWWC) is in receipt of application for regulated activity permit #2024-IW-028 by ARADEV LLC contract vendee for 104-106 Sharon Road and 53 Wells Hill Road represented by SLR Consulting.

WHEREAS, the applicant proposes the redevelopment of properties into an expanded Inn and related amenities and support services.

WHEREAS, the IWWC finds that such development involves “Regulated Activities” within wetland(s) watercourses and the within 75 feet of wetlands or watercourses (Upland Review Area herein referred to as the URA).

WHEREAS, regulated activities including construction, earth moving, clearing, filling, grading, paving, excavating, and depositing or discharging of stormwater on land within wetlands or watercourses or the URA have been detailed on engineering plans dated July 29, 2024, revised November 6, 2024 by SLR.

Specific regulated activities include:

- demolition of existing “motel” structure and wooden footbridges,
- improvement of an existing undersized wetlands crossing over an intermittent watercourse,
- upgraded stormwater and drainage infrastructure in accordance with best management practices (BMPs) outlined in the 2024 Connecticut Stormwater Quality Manual,
- construction of new accessory buildings
- additional crossing of a second intermittent watercourse facilitating dedicated site egress,
- and miscellaneous earth moving, clearing, filling, grading, paving, excavating in support of above identified BMPs.

WHEREAS, the IWWC finds that the application contains information as is necessary for a fair and informed determination thereon in accordance with section 7.5 of their Regulations.

WHEREAS, the IWWC has evaluated the application against the criteria for decision outlined in section 10.2 of their Regulations and finds that the applicant proposes BMPs to mitigate short-term and long-term impacts on wetlands or watercourses.

WHEREAS, the applicant also proposes activities that will restore and enhance wetland and watercourse resources on site.

The IWWC finds that:

1. The proposed replacement of an existing culvert over an intermittent watercourse, and the installation of stormwater and drainage infrastructure in accordance with BMPs outlined in the 2024 Connecticut Stormwater Quality Manual constitute a reduction of impact over existing

conditions, enhancing wetland or watercourse resources.

2. The landscaping plan has been designed to not only stabilize but augment vegetative areas, and includes native plants.
3. The building and pathway layout are intended to create the minimal amount of site disturbance and shall be strategically placed into the landscape to avoid unnecessary tree or non-invasive understory clearing. Note: The IWWC recognizes that minor field changes may occur in the siting of improvements. Such field changes may vary slightly from this plan but disturbances shall be no closer to any wetland or watercourse. If occurring farther away from the wetlands and watercourses such changes will have either the same or no greater impact on wetlands or watercourses.
4. The existing ingress and egress pose hazards to vehicular circulation on Sharon Road. The Applicant proposes a dedicated ingress and egress which will result in improved site lines on Sharon Road. Although the dedicated egress involves a new crossing over an existing intermittent watercourse, the improved egress will result in improved public safety.

NOW THEREFORE BE IT RESOLVED THAT, 2024-IW-028 be approved with the following conditions:

1. Per the most recent edition of the State of CT DEEP Storm Water Quality Manual (Revised March 26, 2024), to approve exfiltration on-site, a minimum of two permeability tests are required from soil taken within each proposed basin where HSG C/D soils occur, of which the manual allows for the use of 50% of the slowest measured rate. Provide all permeability test data for review by the Town Consulting Engineer prior to Planning and Zoning Commission (PZC) approval.
2. Revised engineering plans shall be submitted to the Town Consulting Engineer for review/approval.
3. The proposed planting plan shall be implemented, including the use of native plant species, not cultivars of native plants. A revised planting plan shall be submitted to the Land Use Office to reflect this condition
4. The Applicant shall submit a detailed Invasive Plant Management Plan (IPMP) which includes treatment and removal of wetland and URAs for invasive plant growth as deemed appropriate by an environmental, ecological, or other similarly qualified professional. Herbicide applications shall be carried out by Connecticut certified applicators and consistent with the federal pesticide label. The environmental, ecological, or other similarly qualified professional is responsible for monitoring for three growing seasons, and implementing additional corrective measures as needed based upon such monitoring. Such environmental, ecological, or other similarly qualified professional shall submit reports annually at the end of the growing season (by November 30 of each year) to the Land Use Office. If at the end of the second growing season and upon inspection by an environmental, ecological, or other similarly qualified professional, the site is stable and invasive plants have been controlled, monitoring of the IPMP may be discontinued.

5. Final approved plans shall have live signature and embossed seal of the Engineer and Surveyor of record. These shall be submitted to the Town of Salisbury Land Use Administrator prior to any construction.
6. The Applicant's Engineer shall provide an Erosion and Sedimentation Control Measures Bond Estimate, which shall be reviewed and approved by the Town Engineer. The Town Engineer shall set the final bond amount. The Bond shall be a cash bond payable to the Town of Salisbury. No permits shall be issued until the bond has been posted.
7. A Pre-Construction Meeting is required with Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
8. Daily inspections and required maintenance of all erosion & sedimentation control measures shall be completed by the General Contractor until a permanent vegetated cover is established. Repairs shall be made immediately after inspections.
9. A Third-Party State of Connecticut Licensed Professional Engineer or a Certified Professional in Erosion & Sedimentation Control, shall, at the expense of the Owner/Developer/Contractor inspect all phases of the Site work and provide a monthly report with photographs to the Land Use Office.
10. During the construction process, the Owner/Developer/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff, Third-Party State of Connecticut Licensed Professional Engineer or a Certified Professional in Erosion & Sedimentation Control, and/or the Consulting Town Engineer.
11. The Owner/Developer/Contractor shall provide an escrow to cover three inspections by the Consulting Town Engineer for each phase (1-4) identified on the site development plans: one preconstruction meeting, one in-process inspection, and one final inspection upon completion of the phase or prior to issuance of Certificate of Zoning Compliance for any improvements.
12. An As-Built Site Improvement and Grading Plan, prepared by a State of Connecticut Registered Land Surveyor, shall be submitted to the Land Use Administrator after all the site work is completed, and prior to requesting a Certificate of Occupancy.
13. A final site inspection shall be completed by the Land Use Administrator and/or the Town Engineer prior to the release of the Erosion & Sedimentation Control Bond and/or the issuance of a Certificate of Occupancy.