


#2024-0257 Wake Robin LLC Special Exception Application

From Terri Carlson
on behalf of
Perley H. Grimes
Date Wed 11/27/2024 5:19 PM
To Land Use
Cc candres; jmackey; Abby Conroy; Miles Todaro

 1 attachment (4 MB)

BAC PJ2024-1440-L01 Cramer Anderson - Wake Robin Inn Special Permit Evaluation 2024-11-27_.pdf;

Please file the attached report of Brooks Acoustics Corporation in the record. Thank you

This will certify that I have forwarded copies of the attached report via email to Attorney Andres and Attorney Mackey who represent the Salisbury Planning and Zoning Commission and Aradev LLC respectively.

Perley H. Grimes, Esq.
By Terri Carlson

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Town of Salisbury
Planning and Zoning Commission
Attn: Dr. Michael Klemens
27 Main Street
Salisbury, CT 06068

27 November 2024
PJ024-1440-L01

Subject: #2024-0257 / Wake Robin LLC & Ms. Serena Granbery
(ARADEV LLC) / 104 & 106 Sharon Road & 53 Wells Hill Road /
Special Permit for Hotel (Section 213.5) / Map 47 / Lot 2 & 2-1 / DOR: 08/05/2024

Dear Chairman Klemens:

As requested, Brooks Acoustics Corporation (BAC) has evaluated the Wake Robin Inn Special Permit Application ("Application") for its proposed facility expansion. This evaluation was conducted with regard to the Town of Salisbury Special Permit Standards, including the requirements for noise emissions and compatibility and harmony with the neighboring properties.

In particular, the proposed Barn wedding and event venue was a focus of the Application evaluation. One purpose of this evaluation was to assess the acoustical design of the proposed Wake Robin Inn expansion application (Barn wedding and event venue) with regard to the noise impacts on the neighborhood.

Summary

As presented, the current Wake Robin Inn design proposal and Special Permit Application are not consistent with the Town of Salisbury Special Permit requirements. The Application does not provide the necessary information that addresses the acoustical concerns of the Town or of the neighbors, either in the original Site Plan and related presentation materials nor in the revised site plans (including the 11/26/2024 revision) for the proposed Wake Robin Inn construction project.

Specifically, the Application does not address, or is substantially flawed, as follows:

- There are no specific noise background or source level measurements for the neighborhood. Without this established baseline, it is not possible to assess or evaluate the relative increase in noise levels, nor the effect of any mitigating actions.
- No acoustical engineering numerical calculations were presented for the barn, its construction, and the relation of the barn to its residential neighbors, such as wall assembly and roof assembly sound isolation.
- Does not address the issue of noise from potentially loud and unruly guests leaving events.
- Does not address the noise from the slamming of car doors, the starting of cars, and then cars leaving the site late at night. A total of 150 cars were cited by the Applicant for Events. Based on the current site plan (11/26/2024) sound levels up to 80 dBA for each vehicle, or even higher, are likely to occur at the neighboring residents. Multiple vehicles will increase those noise levels.
- Does not address plans for late night clean-up activities, early morning trash pick-up or deliveries throughout the day.
- No specific remedies are given by the Applicant. All remedies are anecdotal or generic. Where specific impacts were estimated by the Applicant, which may be inaccurate, they still exceeded the sound level limits of the Regulations of Connecticut State Agencies (RCSA) Title 22a Section 69, et sec. of 55 dBA during daytime hours (7am to 10pm) and also 45 dBA during nighttime hours (10pm to 7am).

Such specific and detailed information is missing which would apply to the new location and plan for the Entertainment and Event Barn ("Barn"), as shown on the revised Site Plan dated November 26, 2024, as well as for other parts of the property.

The potential noise producing features include the Event Barn (loud guests and entertainment), vehicular traffic related to Events, outdoor seasonal pool (loud guests), outdoor fitness classes (amplified instructor/music), food & beverage program (loud outdoor patrons and music, late night cleanup – dumping bottles), mechanical systems (loud equipment and penetrations in buildings such as the Event Barn), parking lot (loud unruly guests leaving events – shouting, car horns, early morning deliveries, and trash pickup).

Moreover, the generalities and speculations that the Applicant has previously presented, and with the revised Aradev Narrative, dated November 13, 2024 (attached), do not address or satisfy the specific concerns of the Town Special Permit requirements (Zoning Code Sections 802 and 803), nor the concerns of the neighbors.

For example, no specific noise background or source level measurements in the neighborhood were presented. Further, no acoustical engineering numerical calculations were presented for the Barn, its construction, and the relation of the Barn to its residential neighbors. No specific remedies for the above listed noise sources were given.

The hours of operation extend into potentially disturbing times late at night. Further, specific building design features and specific, detailed entertainment sound system design restrictions which would limit the noise emissions received by the residential neighbors are not included in the Application. A *full noise study* is required to develop the features and components needed to achieve compliance with the Special Permit requirements. Based on the Application and its associated documents, such a study was not done.

Special Permit Requirements

The requirements for the Town of Salisbury Special Permit Applications are given in the Salisbury Zoning Regulations – dated 02/15/2024, ARTICLE VIII- SITE PLANS AND SPECIAL PERMITS – APPLICATION REQUIREMENTS, STANDARDS AND PROCEDURES.

Section 800.3 Site Plan Application Requirements states:

“**The Site Plan shall** meet requirements for landscaping, lighting, parking, loading, storm water management and/or erosion and sedimentation control as specified in Article VII and shall **include such additional information required by the Commission when necessary to determine conformity with these Regulations.**”

Section 801.2 Relation of Buildings to Environment states:

“**The design of the proposed project or development shall, to the extent practical, be related harmoniously to the terrain and the design and siting of existing buildings in the vicinity of the site.** All buildings and other structures shall be sited **to protect the character of the neighborhood.** In its review of this standard the Commission may consider the functional, visual, and spatial relationships of all structures, buildings, landscaped elements and paved areas.”

Section 802 Special Permit Uses states:

“802.1 Purpose

Special Permit uses are a class of uses that have characteristics or a location that **unless properly planned and designed could be detrimental to properties in the neighborhood, the zone or overlay district.** Accordingly, this Article provides standards and requirements permitting the Commission to conduct a comprehensive review of the proposed Special Permit plan to:

- a. Assess the layout of the building(s), structure(s) or use(s) in relationship to the topographical and other natural features of the land, and of the impact of the use(s) upon the environment, health, safety, welfare, and convenience of the members of the community.
- b. Insure that the design and layout of the site and the proposed use(s) will constitute suitable and appropriate development in character with the neighborhood and will not result in an unreasonable decrease in property values or a detriment to the present and potential use of the area in which it is to be located.”

Section 803 Standards for Special Permits states:

“When a Special Permit is required, the Commission shall apply the following standards in review of the application.

803.1 General

All buildings, structures and uses for which a Special Permit is required under these Regulations must meet the applicable standards set forth throughout these Regulations, including, but not limited to, the standards set forth in 801 Site Plan Review Standards. In addition, the following standards shall apply to Special Permit uses.

803.2 Relation of Buildings to Environment

The size and intensity, as well as the design, of the proposed project or development shall be related harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site.

The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution; offensive odors, dust, smoke, vibrations, lighting, or other effects.

803.3 Neighboring Properties

The proposed uses shall not unreasonably adversely affect the enjoyment, usefulness and value of properties in the general vicinity thereof or cause undue concentration of population or structures. In assessing the impact on surrounding properties the factors the Commission shall consider include, but are not limited to, the existing and proposed pedestrian and vehicular circulation, parking and loading plans, storm water management systems, exterior lighting, landscaping, and signage.

Summary of Zoning Code Special Permit requirements

The Town of Salisbury Special Permit requirements are clearly stated. These requirements include the need to properly plan and design the proposed land use to relate harmoniously with the existing neighbors and to protect the neighbors from adverse impacts, including noise.

Special Permit Application – Wake Robin Inn

The Special Permit Applicant made a presentation at a Public Hearing dated September 17, 2024. This presentation included some material titled "Noise and Acoustics". Please see relevant material attached. Also see "Operations Programming Adjustments, dated October 16, 2024 and "Updated Hours of Operation" where new proposed hours are listed, also dated October 16, 2024.

Hours of Operation

As stated in the Aradev Narrative, dated November 13, 2024, attached. In the 11/13 Aradev Narrative, Event Barn events extend to 12 AM (midnight).

After closing, noise could continue with loud, unruly guests leaving the events, and shouting, laughing, honking car horns, and starting cars at 80 dBA or higher for 150 cars. There is no way to mitigate car noise. This will be followed by a late-night staff cleanup, including dumping bottles. No hour limitations are offered by the Applicant for late-night cleanup activities or for early morning trash pickup or deliveries.

Further, no means of enforcing their stated hours of operation is provided by the Applicant.

Facility planning and design

No specific or detailed acoustical design analysis was done for the previous Site Plan in the Application. Nor was any specific or detailed acoustical analysis done for the revised site plan, as prepared by SLR and dated November 6, 2024, nor in the “Aradev Narrative”.

The Applicant’s September 17, 2024 presentation states on Slide 15,

The use of standard, non-acoustically rated windows, and modern building construction typically provides an indoor-to-outdoor sound reduction of 30 dBA or more, the event barn proposed for this project will use an acoustically rated window system that will provide a considerably higher reduction. It should be noted that three of the barn’s proposed facades will have a limited amount of glazing (windows), with the fourth side facing the great lawn, that will include several doors and windows allowing access and daylight into the structure. Furthermore, the distance, changing topography, and natural and proposed vegetation will provide additional sound reduction in the range of 10-20 dBA, or greater. Thus, considering these factors cumulatively, any proposed indoor sound levels of 90 to 100 dBA (typical industry standard for live music) would result in mitigated property line sound levels near or below typical ambient sound levels in a rural setting at 30-40 dBA, which is relatively quiet and comparable to typical conversational sound.

Note that no architectural acoustics calculations were presented concerning the specific noise control design for the building envelope or the HVAC (mechanical) system for the Event Barn or for any other proposed building or feature in the Application. Only “typical” sound levels and noise reduction values are given.

This means that there was likely no specific design conducted which accounts for the noise generated either outside or inside of the Event Barn, and its propagation to the neighbor residents.

Even the Applicants own “typical” numbers do not make sense.

Using the “typical” sound level ranges given in the presentation, the Applicant states that the indoor sound level could be 100 dBA.

The Applicant states that the windows could provide indoor to outdoor sound reduction value of 30 dBA.

The Applicant also states that additional sound reduction provided by distance and terrain could be 10 to 20 dBA, and that the “typical” ambient level could be 30 dBA.

Using these values stated by the Applicant:

Noise Source 100 dBA, minus windows 30 dBA, minus distance/terrain 10-20 dBA = **50-60 dBA at the neighbor**

The result from the Applicant's estimation of 60 dBA exceeds the ambient level of 30 dBA by 20-30 dBA. This is equivalent to a sound disturbance that is up to 8 times the perceived sound of the ambient background.

This **very significant exceedance of the ambient sound level** would certainly make the activities at the Event Barn prominent, dominant, very audible, and potentially quite disturbing to a neighbor. This would constitute a serious violation of the Special Permit requirements, as stated above.

Moreover, the Applicant's estimate of 50-60 dBA at the neighbor *may exceed the sound level limits* of the Regulations of Connecticut State Agencies (RCSA) Title 22a Section 69, et. seq. of 55 dBA during daytime hours (7 am to 10 pm) and also 45 dBA during nighttime hours (10 pm to 7 am), depending on the time.

It should be noted that the CT Regs state in Sec. 22a-69-1.5, that "**Compliance with regulations no defense to nuisance claim** - Nothing in any portion of these Regulations shall in any manner be construed as authorizing or legalizing the creation or maintenance of a nuisance, and compliance of a source with these Regulations is not a bar to a claim of nuisance by any person."

Therefore, it is seen that the Special Permit requirements to prevent disturbances or nuisances to neighbors are more restrictive than the CT State regulations in this matter.

It is noted that the revised Site Plan (11/26/2024) contains much design detail for other building engineering and development disciplines. However, no acoustical engineering or noise control design is presented.

In summary, using the Applicant's "typical" values, the sound emissions from the Event Barn will constitute a serious disturbance to the neighbors and therefore a violation of the Special Permit requirements.

The Applicant provided the following information in the "Aradev Narrative" of 11/13:

"Sound

- 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
- 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
- Event facility doors, windows, or openings as required by fire, life safety, or other codes permitted on any elevation of the "event barn" facility; If there is emergency egress or openings - those are to be designed with panic hardware that will sound an alarm if opened outside of an emergency event"

The Applicant has not provided sufficient detail to evaluate the noise impacts of this Application. Complete design details are needed for the architectural (building) acoustics, audio systems, and environmental noise propagation and impact mitigation for this project.

Motor vehicles - parking

As described above, in “Hours of Operation”, the Applicant has not addressed the issue of up to 150 cars, by their count, leaving the premises late at night and the significant impact of such on the neighbors.

At the end of an Event, potentially at 12 am midnight, there may be loud and unruly guests leaving the Event Barn and walking to their cars. They may converse, joke and laugh in a loud manner. Then, there will be noise from the slamming of car doors, the starting of cars, and the cars leaving the site.

Car door slams can be 80 dBA or higher near the vehicle.

Then the guests will start their cars or light trucks. According to the Regulations of Connecticut State Agencies (RCSA) Section 14-80a-4a, there are State limits on the noise that may be produced by motor vehicles in Connecticut. For cars and trucks under 10,000 pounds gross vehicle weight, the limit for a stationary vehicle or one moving at less than 35 miles per hour is **74 dBA** when measured at a distance of **50 feet**.

Of course, the noise levels could be *much higher* for vehicles with faulty or modified mufflers.

Please note the locations of the Event parking lots on the site, as shown on the attached Site Plan, dated 11/06/2024. The 11/26/2024, cover sheet attached, shows no significant change to the parking locations.

The parking lots nearest to the neighbors range in distance from 29 to 54 feet. Using the CT State vehicle sound limits, the noise at the neighbors from each car in those lots could range from 73 to 79 dBA. This noise will be emitted by each vehicle, so the noise impact for cars starting is a series of *150 individual noise intrusions* in sequence. Once started, each car will emit a similar noise level, according to CT vehicle sound limits.

Note that multiple vehicles leaving will increase the noise levels which reach the residents. As an example, for 10 cars leaving at about the same time, the noise levels will increase to **83 to 89 dBA** at the neighbors. Additional cars (more than 10) leaving at about the same time will increase the noise levels proportionately.

Then, these vehicles will exit the site onto Route 41, with further noise impacts on the neighborhood.

There is no practical way to fully mitigate the noise from these vehicles and eliminate the impact on neighbors.

These vehicle noise levels are significantly higher than the estimated ambient background sound levels in the area, and so would constitute a **severe impact** on the existing environment and character of the neighborhood and violate the Special Permit requirements.

Please contact me if you have any questions concerning these findings.

Very truly yours,
BROOKS ACOUSTICS CORPORATION



Bennett M. Brooks, PE, FASA, INCE
President

Attachments



SOUND/NOISE/ACOUSTICS

9/17/2024

Slide 15



The proposed facility will be an upscale, programmed venue, with the appropriate number of dedicated and trained staff assigned for each planned event at the facility as well as a full-time operations manager who will be responsible for compliance with internal and external rules and conditions. Hours of operation both inside and outside will be strictly adhered to. It should also be noted that the current property hosts outdoor wedding/event receptions in an open-sided, temporary tent structure, while the proposed project will host these weddings/events within a fully permanent interior facility designed for sound attenuation.

The use of standard, non-acoustically rated windows, and modern building construction typically provides an indoor-to-outdoor sound reduction of 30 dBA or more, the event barn proposed for this project will use an acoustically rated window system that will provide a considerably higher reduction. It should be noted that three of the barn's proposed facades will have a limited amount of glazing (windows), with the fourth side facing the great lawn, that will include several doors and windows allowing access and daylight into the structure. Furthermore, the distance, changing topography, and natural and proposed vegetation will provide additional sound reduction in the range of 10-20 dBA, or greater. Thus, considering these factors cumulatively, any proposed indoor sound levels of 90 to 100 dBA (typical industry standard for live music) would result in mitigated property line sound levels near or below typical ambient sound levels in a rural setting at 30-40 dBA, which is relatively quiet and comparable to typical conversational sound.

Overview

Aradev is planning the redevelopment of the Wake Robin Inn into a boutique hospitality campus that will serve both the local Salisbury and greater areas. The project will include the restoration and expansion of the main inn building and headmasters house, cottages nestled into the woods, **an outdoor seasonal pool, a spa, and an event barn. A food & beverage program** will be spread across the buildings to serve both patrons of the property and local community members. There will be walking paths to highlight the natural features of the area. The property will be redeveloped with a focus on sustainability throughout its stormwater management practices, the use of pervious pavement when practical, the installation of rain gardens, and the enhancement of natural landscapes, including wetland buffer improvements.

Event Barn + Fast Casual

The event barn can be rented out any day of the week, but most events will take place on weekends/holidays with occasional afternoon or midday events on the weekends (trade shows, art fairs, or corporate events as examples). Events within the Event Barn that occur on **Monday, Tuesday, Wednesday, or Thursday will be allowed between the hours of 9AM and 10PM. Events within the Event Barn that occur on Friday, Saturday, Sunday, or any Holiday will be allowed between the hours of 9AM and 12AM (midnight). All doors and windows open to the outside elements will be closed at 9pm.** Note: fireworks will not be permitted at any time

The fast casual restaurant will be open daily from 11am to 9pm and will be closed on days/nights when there is an Event Barn private event. Both the fast casual restaurant and event barn are open to the public, but private event reservation is required to utilize the event barn.

Usable Space (sf): 3,985 sq ft

Event Barn Capacity

Events inside the Event Barn will be capped at 125 attendees seated or standing.

Fast Casual Capacity

The fast casual restaurant will be an order at the counter service and picnic tables + tables placed throughout the porch. No official capacity as this is outdoors but expected peak patronage at one time around 30 – 40 people.

Restaurant + Bar

The three-meal restaurant inside the hotel will be open daily at 7:30AM and conclude service in accordance with the proposed “hours of operation” in the proceeding pages.

Usable Space (sf): 2,800 sq ft

Anticipated interior usage at one time will be between 40 – 80 persons and exterior usage at 40 – 80 persons.

The maximum seating & standing capacity will be determined during the construction documents phase pending Fire Marshal approval.

Pool

The seasonal pool will feature lounge chairs, umbrellas, and tables for hotel guests only. Guests will be able to order drinks and lite bites at the pool. The hours of operation will be 9am to 8pm daily.

Usable Space (sf): 5,025 sq ft with an estimated occupancy of 40-50 people (not including staff). The usable space square footage number above includes a 1,020 sq ft pool, 3,162 sq ft pool deck + entrance, and 843 sq ft of actual buildings (restrooms and storage).

Spa

The spa will contain a tranquility/reading room, 4-5 treatment rooms, women’s lockers, men’s lockers, hot and cold plunges, and a sauna. The hours of operation will be 7am to 7pm daily. The spa is open to the public via advanced reservations for treatments only. Hotel guests receive priority in booking treatments and are allowed to purchase day passes (maximum 2 hours of use) with no more than 5 day passes in use at a time (depending on the capacity of treatments booked).

Usable Space (sf): 4,190 sq ft with an estimated occupancy of 10-12 people (not including staff)

Employees

Venue	Employee Count
Hotel	20
Food & Beverage	20
Event Barn Events	20 - 25
Spa	5
Pool	2

Assumes peak weekend (assume 30% less during weekday hours).

Key Census

Room Type	Count	Average SF
Cottages	12	888
Existing Main Hotel	13	382
Existing Headmasters House	1	2,800
New Hotel Structure	39	391
Staff Housing	5	300
Total Keys	65 not including staff housing	

Guestroom Mix - the property will contain a maximum of sixty-five (65) rentable guest room units (“keys”)

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

Building Totals

Building	Basement	Total Above Grade
Cottages	-	10,656 sf
Main Hotel + Addition	7,849 sf	38,973 sf
Event Barn	2,531 sf	5,712 sf
Spa	-	4,190 sf
Pool House	-	843 sf
Storage + Deliveries + Trash	-	3,540 sf

Parking & Traffic

- All deliveries will be made from Sharon Rd
- All guests will enter/exit via Sharon Rd
- Hotel + restaurant guests will be directed to drive to the main Hotel entrance and use Valet parking
- All events will either (or both) have valet parking or parking lot attendants to ensure proper use of parking areas and traffic control
- During non-event, weekdays, it is expected that guests will have the option to self-park in marked, available parking spots in vicinity of the Hotel/Inn pedestrian entry
- Parking Analysis included as a separate document

Peak Hours (Arrival)

- Check in: 2pm to 4pm daily
- Events: 3pm to 4:30pm with an estimated 50% of people staying at the hotel
- F&B (dinner & bar only): 6pm to 8pm with an estimated 50% of people staying at the hotel

Peak Hours (Departure)

- Check out: 10am to 11am daily
- Events: 9:30pm to 11:30pm with an estimated 50% of people staying at the hotel
- F&B (dinner & bar only): 8pm to 10pm with an estimated 50% of people staying at the hotel

Security, Training, and Safety

Private events serving alcohol inside the Event Barn which are greater than 50 attendees are required to hire a Connecticut State Trooper for the duration of the event. Hotel staff will be assisted by the State Trooper in overseeing traffic operations, closing of doors/windows, alcohol compliance, and implementing hours of operation. In addition, all of the staff serving alcohol (waiters, waitresses, bartenders, etc.) will be required to be certified in ServSafe Alcohol training to promote safe alcohol consumption and be in compliance with the regulations set forth by the Connecticut Liquor Control.

The hotel will have cameras throughout the property (with a focus on the property lines, entrance/exit, and areas where patrons would be exiting alcohol consumption areas) which will be 24/7 monitored by hotel personnel. Furthermore, once a general manager is brought on board, the neighbors will have their direct phone number and email address in the effort to maintain relationships and alleviate any concerns in a timely manner.

Hours of Operation

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

Sound

- 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
- 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
- Event facility doors, windows, or openings as required by fire, life safety, or other codes permitted on any elevation of the “event barn” facility; If there is emergency egress or openings - those are to be designed with panic hardware that will sound an alarm if opened outside of an emergency event

About Aradev

Aradev is a hospitality development firm based in NYC. Its principals Jonathan Marrale and Steven Cohen have over 30 years of combined hotel and hospitality experience. Both have family ties to New York, Connecticut and Rhode Island and are looking forward to becoming part of the Salisbury community through the approvals process, as well as during the future operation of the facility. Their experience is heavily weighted in the hospitality and hotel industry and includes several full life-cycle new build hospitality properties, several renovations of historic properties, as well the asset management of the properties. Aradev is committed to sustainability in both preservation of the site and its environs, as well as the architecture and building materials. Aradev has brought together a design team of international industry experts, all with significant experience in the greater Salisbury, Connecticut region.

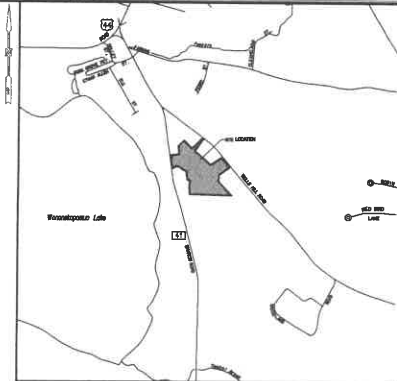
Revised Site Plan
11/06/2024

WAKE ROBIN INN REDEVELOPMENT

104 & 106 SHARON ROAD & 53 WELLS HILL ROAD
SALISBURY, CONNECTICUT

SLR# 22100.00001
JULY 29, 2024
AUGUST 1, 2024
SEPTEMBER 6, 2024
NOVEMBER 6, 2024

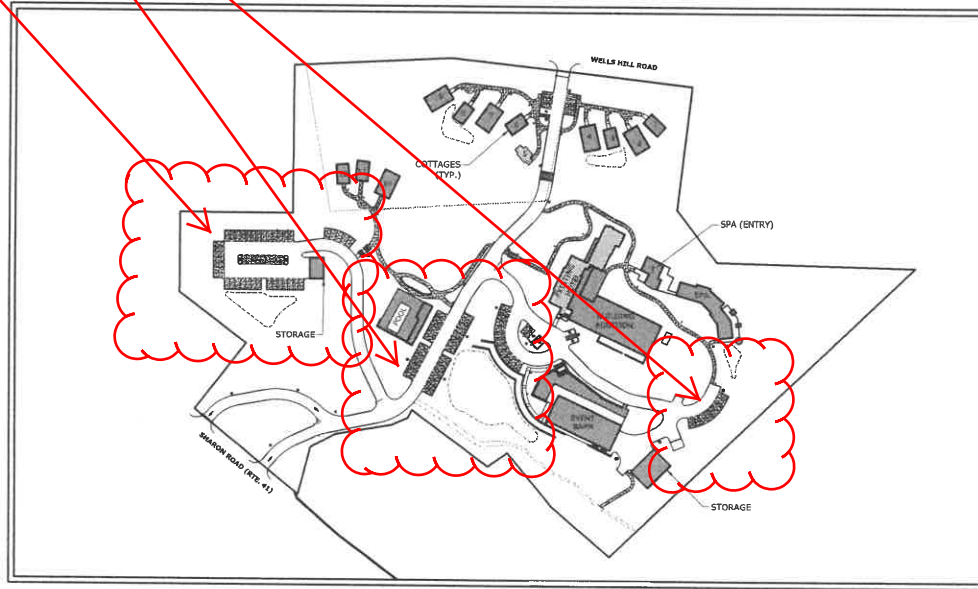
Late night parking
Near residents



LOCATION MAP:

GENERAL NOTES

1. SURVEY AND TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM SURVEY ENTITLED "EXISTING CONDITIONS MAP" PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES, P.C., PREPARED FOR ARDEVE LLC, DATED AUGUST 1, 2024, SCALE 1"=300'.
2. NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT GRID SYSTEM (CTGS).
3. ELEVATIONS, CONTOUR AND BENCHMARKS ARE BASED UPON NAVD 1988.
4. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIORS TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-942-4644, ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
5. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
6. INLAND WETLANDS AND WATERCOURSES ON SITE WERE DELINEATED BY THE FIELD ON APRIL 25 AND MAY 21, 2024 BY MATTHEW J. SANFORD, REGISTERED SOIL SCIENTIST FROM SLR CONSULTING.
7. A CTDEEP STORMWATER GENERAL PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION.
8. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER AND PUBLIC WATER ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
9. ALL STORM PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
10. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
11. ALL GRAVITY SANITARY SEWER PIPES SHALL BE 30"AS UNLESS OTHERWISE NOTED.
12. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED ON SITE SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA DURING NON-WORK HOURS.
13. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UTILITIES INCLUDING IRRIGATION PIPES PRIOR TO THE START OF CONSTRUCTION.
14. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
15. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED WITH PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" - 2022, AS AMENDED, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
16. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL AND BE SEEDED WITH SPECIFIED SEED MIX, AS SHOWN ON THE PLANS.
17. IN ALL CASES, TOPSOIL AND OTHER CONSTRUCTION MATERIALS SHALL BE DRAWN FROM THE ON-SITE STOCKPILES OF EXISTING MATERIAL. ONLY WHEN ON-SITE STOCKPILES HAVE BEEN USED SHALL MATERIAL BE IMPORTED TO THE SITE.
18. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF SALISBURY REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS.
19. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
20. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND PERMITTEE.
21. THESE PLANS HAVE BEEN PREPARED FOR REGULATORY APPROVAL ONLY. THEY ARE NOT INTENDED FOR USE DURING CONSTRUCTION.
22. THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE EROSION CONTROLS UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.



PROJECT SITE VICINITY MAP:

LEGEND	
EXISTING	PROPOSED
—	STREET LINE
—	PROPERTY LINE
—	EASEMENT
—	SETBACK LINE
—	ROOF BOUNDARY
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	SPOT GRADE
—	WETLANDS
—	75' WETLANDS SETBACK
—	AQUIFER PROTECTION AREA BOUNDARY
—	TREE LINE
—	TREE/SHRUB
—	STONEWALL
—	SITE LIGHT
—	HYDRANT
—	WATER METER
—	WATER VALVE
—	GAS VALVE
—	CATCH BASIN
—	MANHOLE/YARD DRAIN
—	SANITARY SEWER SERVICE/MAIN
—	STORM DRAIN/WATCH BASIN
—	WATER MAIN
—	ELECTRICAL CONDUIT
—	OVERHEAD WIRE
—	UTILITY POLE
—	TRAFFIC SIGN
—	POWHERY
—	EDGE OF PAVEMENT W/CURB

PREPARED FOR:

ARADEV LLC
352 ATLANTIC AVENUE, UNIT 2
BROOKLYN, NY 11217

LIST OF DRAWINGS

NO.	NAME	TITLE
01	-	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	RP	SITE PLAN - REMOVALS
04	LA	SITE PLAN - LAYOUT
05	LS	SITE PLAN - LANDSCAPING
06	GR	SITE PLAN - GRADING
07	UT	SITE PLAN - UTILITIES
08	PP-1	PHASING PLAN
09	PP-2	PHASING PLAN NOTES
10	SE-1	SEDIMENT & EROSION CONTROL PLAN
11	SE-2	SEDIMENT & EROSION CONTROL NOTES & DETAILS
12-18	SD-1 - SD-7	SITE DETAILS
19	STR-1	STRUCTURAL DETAILS

ZONING DATA TABLE

RURAL RESIDENCE 1 ZONE (RR-1)		
ADDRESS: 104 & 106 SHARON ROAD AND 53 WELLS HILL ROAD		
	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA (104 & 106 SHARON ROAD)	80,000 SF	501,362 SF (11.3 ACRES)
MIN. LOT AREA (53 WELLS HILL ROAD)	80,000 SF	99,519 SF (2.3 ACRES)
MIN. LOT AREA (TOTAL)	160,000 SF	600,881 SF (13.6 ACRES)
MIN. BUILDABLE AREA	20,000 SF	> 20,000 SF
MIN. STREET FRONTAGE	25'	> 25'
MIN. FRONT SETBACK	40'	45.3' (COTTAGE #1)
MIN. SIDE SETBACK	30'	36.7' (COTTAGE #1)
MIN. REAR SETBACK	N/A	N/A
MIN. SQUARE EACH SIDE	150'	150'
MAX. BUILDING COVERAGE	10%	6.8%
MAX. IMPERVIOUS SURFACE COVERAGE	—	27.2%
MAX. BUILDING HEIGHT (MIN)	52' (EXISTING)	< 52' (PROP. ADDITION)
MAX. BUILDING HEIGHT (OTHER)	30' (FLAT ROOF)/35' (OTHER ROOF)	30'/35'
MIN. SEPARATION BETWEEN BUILDINGS	10'	10'

PARKING DATA

	COUNT
PERMANENT PARKING SPACES	111
ACCESSIBLE PARKING SPACES	5
OVERFLOW GREAT LAWN SPACES	30
TOTAL PARKING SPACES	150 (111+39)

PRR TABLE 703.11 TABLE OF PARKING REQUIREMENTS
LAPROOF, ADDITIONAL FOR OTHER FACILITIES BASED ON PARKING NEEDS ASSESSMENT

AQUIFER PROTECTION AREA DATA

	AREA (SQ)
PROPERTY AREA WITHIN AQUIFER PROTECTION	248,640 SF (5.71 ACRES)
IMPERVIOUS AREA WITHIN AQUIFER PROTECTION	25,300 SF (0.58 ACRES)
PERCENTAGE OF IMPERVIOUS AREA	10.2%

PREPARED BY:



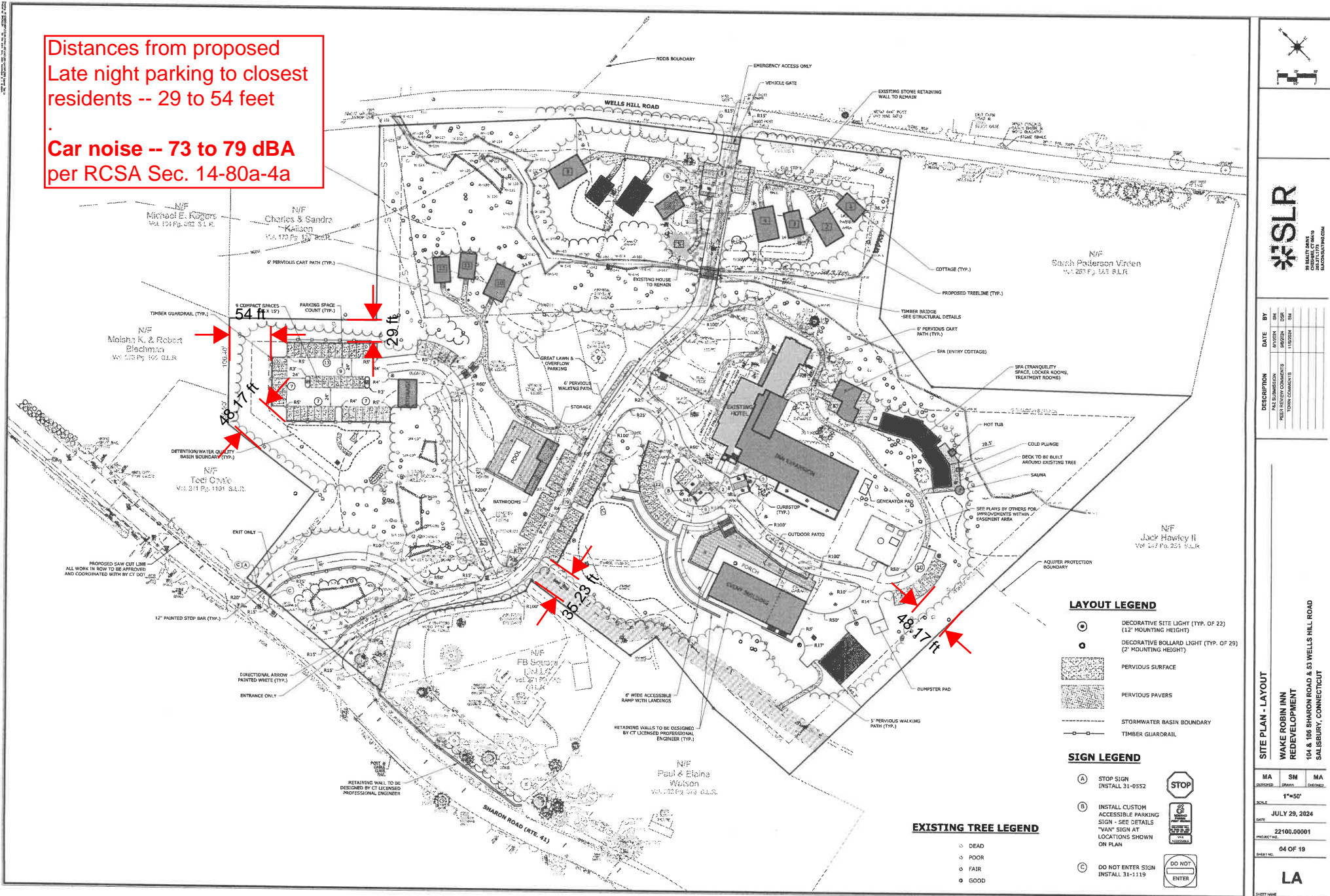
99 REALTY DRING
CHESHIRE, CT 06410
802.971.1774
SARCONSULTING.COM



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Distances from proposed
Late night parking to closest
residents -- 29 to 54 feet

Car noise -- 73 to 79 dBA
per RCSA Sec. 14-80a-4a



DESCRIPTION	DATE	BY
PROJECT REVISION COMMENTS	PROJECT START	PROJECT MANAGER
TOWN COMMENTS	PROJECT END	PROJECT MANAGER

LAYOUT LEGEND

- DECORATIVE SITE LIGHT (TYP. OF 22) (12' MOUNTING HEIGHT)
- DECORATIVE BOLLARD LIGHT (TYP. OF 29) (2' MOUNTING HEIGHT)
- PERVIOUS SURFACE
- PERVIOUS PAVERS
- STORMWATER BASIN BOUNDARY
- TIMBER GUARDRAIL

SIGN LEGEND

- (A) STOP SIGN
INSTALL 31-0552
- (B) INSTALL CUSTOM ACCESSIBLE PARKING SIGN - SEE DETAILS
"VAN" SIGN AT LOCATIONS SHOWN ON PLAN
- (C) DO NOT ENTER SIGN
INSTALL 31-1119

EXISTING TREE LEGEND

- DEAD
- POOR
- FAIR
- GOOD

SITE PLAN - LAYOUT
WAKE ROBIN INN
REDEVELOPMENT
104 & 106 SHARON ROAD & 53 WELLS HILL ROAD
SALISBURY, CONNECTICUT

MA DESIGNED: [] SM DESIGNED: [] MA DESIGNED: []
SCALE: 1"=50'
DATE: JULY 29, 2024
PROJECT NO.: 22100.00001
SHEET NO.: 04 OF 19
LA

Revised Site Plan
11/06/2024

REVISED SITE PLANS





Bennett Brooks, PE, FASA, INCE

- **Acoustics**
- **Noise and Vibration Control**
- **Soundscape Analysis (Occupant Experience)**
- **AV, Digital Broadcast**



Biographical Sketch

Brooks Acoustics Corporation (BAC) is an acoustical consulting firm, comprised of experienced engineers and designers who specialize in sound for the built environment. With offices in Connecticut and Florida, our projects extend throughout the US and internationally.

BAC addresses acoustical concerns such as sound isolation between interior spaces, mechanical system noise, occupied space sound quality, exterior noise control at the property line for environmental code compliance, permitting, site development, and planning. We also provide state-of-the-art audio visual (AV) design services. Designs for these projects are produced through the rigorous application of measurement and engineering analysis. BAC results and findings are documented, as appropriate, with written reports and/or presentations to officials and government authorities. Our work product may include design drawings, construction specifications, graphical and auditory design and test data.

Bennett Brooks is President of Brooks Acoustics Corporation. He believes that environments should provide a *sonic dimension* which promotes a *sense of well-being*. During a career in acoustics which spans over forty years, his engineered designs have been proven by thorough testing.

Since 1992, Bennett and his BAC Team have developed over 1000 projects, creating pleasing sound environments and noise control solutions for applications including schools and universities, hospitality and entertainment facilities, sports facilities, hotels, resorts and residences, concert halls and theaters, hospitals and healthcare, houses of worship, mixed use, commercial offices and retail, recording and broadcast studios, factories and power plants, and government facilities.

Mr. Brooks' project interests include architecture, environmental and community noise, soundscapes, and music production. As an internationally recognized authority on acoustics, Mr. Brooks is active in standards development organizations and frequently publishes and presents his findings in a variety of forums, including peer reviewed journals. His latest book chapter for Springer Handbooks (2023) is titled "*Soundscape and Urban Planning*". He is a graduate of the Massachusetts Institute of Technology (BSME), and the George Washington Univ. (MS-Acoustics).

Mr. Brooks is a licensed Professional Engineer (CT #17401), Fellow of the Acoustical Society of America and recently served on the ASA Executive Council (Board of Directors), Board Member of the Broward (FL) Smart Growth Partnership, Member of the Institute of Noise Control Engineering, Member of the Audio Engineering Society, and Past President of the National Council of Acoustical Consultants.

Musical and Theatrical Performance Spaces and Auditoria

- Casa Orchidea – Collins Avenue, Miami Beach, FL
- City of Doral – Central Park Amphitheater – Doral, FL
- Oro & Elixir – Lincoln Road, Miami Beach, FL
- Dania Casino Sunrise Stage – Dania Beach, FL
- Faena Forum – Miami Beach, FL
- IL Giardino – Ocean Drive, Miami Beach, FL
- Pink Taco – Ocean Drive, Miami Beach, FL
- Live Nation Oakdale Theater – Wallingford, CT
- Austin Arts Center, Trinity College – Hartford, CT
- Cinestudio (film theater), Trinity College – Hartford, CT
- Hartford Stage – Hartford, CT
- The Little Theater (historic theater) – New Haven, CT
- Yale School of Medicine Harkness Memorial Aud. – New Haven, CT
- Town of Windsor Amphitheater – Windsor, CT
- Symington Memorial Aud., Rocky Hill High School -- Rocky Hill, CT
- Crowell Concert Hall, Wesleyan University -- Middletown, CT
- State University of New York, Purchase College Performing Arts Center -- Purchase, NY
- Cheney Hall (historic theater) -- Manchester, CT
- Jonathan's -- Ogunquit, ME

Broadcast and Recording Studios

- Supernova Studios - São Paulo, Brazil
- Classic Master Studio – Weston, FL
- Head Media – São Paulo, Brazil
- Bira Studio - Bragança Paulista – SP, Brazil
- No Santo Som Studio – Campinas – SP, Brazil
- Univision News and Sports – Miami (Doral), FL*
- WTIC Fox CT News – Hartford, CT
- Factory Underground – Norwalk, CT
- Firehouse Studio - New Haven, CT
- Radio Station WOKQ -- Dover, NH
- Riverside Trust Television & Film Post-production – Gardiner, NY

Worship Spaces

- Society of Friends – Storrs, CT
- Church of the Living God – Manchester, CT
- Trinity Covenant Church -- Manchester, CT
- Church on the Rock -- New Haven, CT
- Unitarian Universalist Society East -- Manchester, CT
- The Church of St. Francis of Assisi -- Wakefield, RI
- Avery Street Church – South Windsor, CT

Commercial and Workplaces

- GE Appliances – CoCreate Maker Space – Stamford, CT
- Warwick Pet Resort – Warwick, RI
- Techtronic Industries (TTI) – Fort Lauderdale, FL
- Orion Retreat and Daycare – Asheville, NC
- Metro Pooch – Guilford, CT
- Chewy – Dania Beach, FL
- Eppendorf – Enfield, CT
- Brandstar – Pompano Beach, FL
- Parexel International – Waltham, MA
- Aetna – Wellesley, MA
- Northeastern University (IM Pei Tower) – Boston, MA
- Arburg – Rocky Hill, CT
- ESPN – Bristol, CT
- Pfizer – Groton CT
- UBS – Hartford, CT
- Webster Bank -- New Britain, CT
- Farmington Savings Bank – Farmington, CT
- New Boston Fund -- Windsor, CT
- Cigna - Bloomfield, CT
- United Health Group – Hartford, CT

* Projects in collaboration with partner acoustical consulting firms

Hotels and Hospitality

- St. Regis Hotel and Residences, Long Boat Key, FL
- Dunes Hotel, Fort Lauderdale, FL
- Saint Clements Marina, East Haddam, CT
- Okan Tower (Hilton), Miami, FL
- Colonnade Plaza, Miami, FL
- Carillon Hotel, Miami Beach, FL
- Lord Balfour Hotel, Miami Beach, FL
- Eden Hotel, Surfside, FL
- Fontainebleau Hotel, Miami Beach, FL*
- Pier 66, Fort Lauderdale, FL*
- Four Seasons Hotel and Private Residences, Surfside, FL*
- Yotel, Miami, FL*
- Mayflower Inn & Spa (Auberge Resorts), Washington, CT
- Mohegan Sun Hotel, Uncasville, CT
- Shangri-La Hotel, New York, NY
- Bnos Menachem, Brooklyn, NY
- Sheraton Hartford Hotel Bradley Airport, Windsor Locks, CT
- Stamford Yacht Club – Stamford, CT

Residential Multi-unit Dwellings

- Ocean House – Surfside, FL
- 3000 Waterside – Fort Lauderdale, FL
- Curated Collective – Miami, FL
- Panorama Tower – Miami, FL
- 87 Park – Miami Beach, FL
- 3550 S. Ocean – Palm Beach, FL
- Okan Tower – Miami, FL
- 57 Ocean – Miami Beach, FL
- Residences at the Bath Club – Miami Beach, FL
- Regency on the Park – Coral Gables, FL
- 50 Biscayne – Miami, FL
- Ten Museum Park – Miami, FL
- Marquis Residences – Miami, FL
- Icon Brickell – Miami, FL
- Ocean Tower II – Key Biscayne, FL
- Riva – Fort Lauderdale, FL
- Boca Raton Senior Living – Boca Raton, FL
- Alina – Boca Raton, FL
- Echo – Aventura, FL
- Aura Seaside – Lantana, FL
- Surf Club – Surfside, FL*
- One Cable Beach – Nassau, Bahamas*
- Biscayne Beach – Miami, FL*
- Brickell Bay Tower - Miami, FL*
- Parc 3400 – Davie, FL
- Overlook Pointe – Pompano Beach, FL
- University Park – Deerfield Beach, FL
- Silver Palm Place – West Palm Beach, FL
- Regency Tower – Fort Lauderdale, FL
- McLean Retirement Community – Simsbury, CT
- Woodland House – Hartford, CT
- Duncaster – Bloomfield, CT
- The Borden – Wethersfield, CT
- The Dakota – New York, NY
- Tuscany Reserve – Leawood, KS
- Vendome – Dallas, TX*
- Residences at Stoneleigh – Dallas, TX*

Luxury Residential

- Private residences in: Miami, FL; Coral Gables, FL; Surfside, FL; Miami Beach, FL; Palm Beach, FL*; North Palm Beach, FL; Jupiter Island, FL; Boca Raton, FL; Pompano Beach, FL; Fort Lauderdale, FL; Bal Harbour, FL; Long Boat Key, FL; Nassau, The Bahamas; New York City; Ulster County, NY; North Salem, NY; Aspen, CO; Dallas, TX*; Greenwich, CT; Westport, CT; Waterford, CT; Martha's Vineyard, MA

K – 12 Schools

- Bullard Havens Technical High School – Bridgeport, CT
- Imagine School – Coral Springs, FL
- New Fairfield High School – New Fairfield, CT
- New Fairfield Early Learning Academy – New Fairfield, CT
- Mill Hill School – Fairfield, CT
- Burns Latino Studies Academy – Hartford, CT
- Hinsdale School – Winsted, CT
- Museum Academy – Bloomfield, CT
- Birch Grove Primary School – Tolland, CT
- St. Joseph High School – Trumbull, CT
- Avon Old Farms School – Avon, CT
- Kingswood-Oxford School – West Hartford, CT
- The Gunnery School – Washington, CT
- Pomfret School -- Pomfret, CT
- Washington Montessori School – Washington, CT
- Amistad Academy -- New Haven, CT
- Bridgeport Central High School – Bridgeport, CT
- Mountain View School – Bristol, CT
- Bloomfield High School – Bloomfield, CT
- Cromwell High School – Cromwell, CT
- Strong Middle School -- Durham, CT
- Enfield High School – Enfield, CT
- Farmington High School -- Farmington, CT
- Glastonbury High School -- Glastonbury, CT
- Grasso Technical High School – Groton, CT
- Mary M. Hooker School – Hartford, CT
- CT International Baccalaureate Academy – E. Hartford, CT
- Charter Oak International Academy – W. Hartford, CT
- Killingly Middle School – Killingly, CT
- Ledyard Middle School – Ledyard, CT
- Gallup Hill Elementary – Ledyard, CT
- Bennet Middle School – Manchester, CT
- Board of Education Offices – Manchester, CT
- Beecher School – New Haven, CT
- Bishop Woods School – New Haven, CT
- Davis Street School – New Haven, CT
- East Rock School – New Haven, CT
- Sheridan School – New Haven, CT
- Troup School – New Haven, CT
- Metropolitan Business Academy – New Haven, CT
- Science and Technology Magnet School - New London, CT
- Grasso Tech High School - Norwich, CT
- Plainfield Memorial School – Plainfield, CT
- Shepherd Hill Elementary School – Plainfield, CT
- Moosup Elementary School – Plainfield, CT
- Central School (Middle) - Plainfield, CT
- Fisher School, Thompson, CT
- Torrington Elementary School – Torrington, CT
- Dag Hammarskjöld School – Wallingford, CT
- Lyman Hall High School – Wallingford, CT
- Moran Middle School – Wallingford, CT
- Sheehan High School – Wallingford, CT
- Beecher Road School – Woodbury, CT
- Burgess Middle School – Wilbraham, MA
- Smith Vocational High School, Northampton, MA
- Rock Hills High School – Rock Hills, NC
- New York State School for the Deaf, Rome, NY
- PS 163 – New York, NY
- Bnos Belz School, Brooklyn, NY
- Bnos Menachem School – Brooklyn, NY
- Bnos Bais Yaakov School – Far Rockaway, NY
- Klein Middle School – Harrison, NY
- New Central York High School – York, PA
- Providence CTE – Providence, RI

Colleges, Universities, and Institutions

- Florida Atlantic University – Wallach Center – Boca Raton, FL
- University of Connecticut – Toscano Hockey Arena – Storrs, CT
- St. Joseph University - O'Connell Athletic Center – W. Hartford, CT
- Trinity College – New Student Center – Hartford, CT
- Trinity College - Lecture Hall – Hartford, CT
- Trinity College – Cinestudio Film Theater – Hartford, CT
- Trinity College – Austin Arts Center – Hartford, CT
- Yale University - Dormitories – New Haven, CT
- Yale University – Physics Lab – New Haven, CT
- Yale School of Medicine - MRI Research Lab – New Haven, CT
- Yale School of Medicine – Neurobiology Lab – New Haven, CT
- Northeastern University – IT Offices – Boston, MA
- Wesleyan University – Bird Laboratory, Board of Director's Dining Room – Middletown, CT
- Quinebaug Valley Community College – Danielson, CT
- Goodwin College – Auditorium – East Hartford, CT
- Rentschler Field Football Stadium (Univ. of CT / NCAA Division 1) – East Hartford, CT
- University of Connecticut - Storrs (Main) Campus New Student Union – Storrs, CT
- University of Connecticut - Waterbury Campus Classrooms – Waterbury, CT
- Eastern Connecticut State University - Dormitories and Offices – Willimantic, CT
- Southern Connecticut State University - New Student Center and Science Building – New Haven, CT
- Quinnipiac University – Dormitories – Hamden, CT
- Suffolk County Community College – Learning Resource Center - Riverhead, NY
- City of Hartford – Kelvin D. Anderson Recreation Center - Hartford, CT
- Mystic Aquarium - Expansion – Mystic, CT
- Mashantucket Pequot Tribal Council – Community Center – Mashantucket, CT

Sports and Outdoor Entertainment Facilities

- CityRow – Boca Raton, FL
- Title Boxing Club – Weston, FL
- Grand Fitness – Sandestin, FL
- Innis Arden Golf Club – Greenwich, CT
- Rock Cats (Minnesota Twins organization) Baseball Stadium – New Britain, CT
- Newport Rifle Club – Middletown, RI
- Mashantucket Pequot Tribal Nation – Ledyard, CT
- Oxygen Fitness – New Canaan, CT
- Krav Maga Studio – Armonk, NY
- Spencer Speedway (NASCAR) – Williamson, NY
- Accord Speedway (Modifieds) – Accord, NY
- X1 Outdoors Kart Raceway – East Bridgewater, MA
- White Water Mountain (Water Park) – Middlefield, CT

Hospitals and Healthcare

- Danbury Hospital – Danbury, CT
- Greenwich Hospital – Greenwich, CT
- University of Connecticut, Dempsey Medical Center – Farmington, CT
- Norwalk Hospital – Norwalk, CT
- Hartford Hospital – Hartford, CT
- New Britain General Hospital – New Britain, CT
- New Milford Hospital – New Milford, CT
- Johnson Memorial Hospital – Stafford Springs, CT
- Charlotte Hungerford Hospital – Torrington, CT
- Waterbury Hospital – Waterbury, CT
- Mercy Medical Center – Springfield, MA
- Bay State Medical, Brightwood Health Center - Springfield, MA

Government

- City of Delray Beach – develop noise ordinance – Delray Beach, FL
- Wynwood Business Improvement District – Miami, FL
- Town of East Greenwich - Historic Court House and Council Chambers – East Greenwich, RI
- Palm Beach Gardens – City Hall – Palm Beach Gardens, FL
- City of Fort Lauderdale, FL – lift station noise control
- Town of Medley, FL – Planning and Zoning application review
- City of Stamford, CT – Traffic noise and vibration study
- Town of Windsor, CT – Planning and Zoning application review
- Town of Canton, CT – Planning and Zoning application review
- Town of Bethlehem, CT - Trained enforcement officers
- Town of Cromwell, CT - developed noise ordinance, trained enforcement officers
- Town of South Windsor, CT - developed noise ordinance
- Town of Enfield, CT - developed noise ordinance
- Town of Manchester, CT - developed noise ordinance, trained enforcement officers
- Town of Orange, CT – assisted in noise enforcement proceeding
- Town of Rochester, NY – conducted noise compliance testing
- Town of Jamestown, RI - developed noise ordinance
- State of Connecticut – Traffic noise study - Interstate I-84 realignment
- State of Connecticut – Office of Policy and Management – assisted in noise enforcement
- State of Connecticut – Army National Guard -- helicopter repair facility – Groton, CT
- State of Connecticut – Police Firearms Training Facility – Simsbury, CT
- State of Maryland – Noise Control Office – assisted in noise control design
- State of Rhode Island – District Attorney’s Office – assisted in a criminal noise prosecution
- U.S. Customs and Border Protection (CBP) Office – Bangor, ME
- U.S. Federal Agency (NASA) – investigated noise impact from Cleveland Hopkins Airport (OH) – Cleveland, OH
- U.S. Federal Bureau of Investigation (FBI) – Dingwall Horan Joint Firearms Training Facility – noise control design – Middletown, CT
- U.S. Air Force – Westover Air Reserve Base – Base Operations Building – Chicopee, MA
- U.S. Navy – Charlestown Navy Yard – USS Constitution Pier 1 Charlestown, MA
- U.S. Navy – Submarine Base – Power Plant – Groton, CT
- U.S. Marine Corps – Flight Readiness Center East – Operations building - Cherry Point, NC

Industrial Noise Control

- PepsiCo – Frito-Lay – Killingly, CT
- 3M – Meriden, CT
- Consolidated Industries – Cheshire, CT
- Praxair Surface Technologies - North Haven, CT
- Schick – Milford, CT
- JDS Uniphase – Bloomfield, CT
- Pfizer – Groton, CT
- Medtronic – Covidien – North Haven, CT
- Allied Printing – Manchester, CT
- Raytheon – Collins Aerospace – Windsor Locks, CT
- Raytheon – GRTS – Largo, FL
- SSAB Americas – Mobile, AL
- Applied Biosystems – Framingham, MA
- Fairchild Semiconductor – South Portland, ME
- NASA Glenn Research Center – Cleveland, OH
- Toray Plastics – North Kingstown, RI

Mining / Construction Noise Control

- O & G Industries – Torrington, CT
- Hanson Aggregates – Tucker, GA
- McKnight Sand & Gravel – Ellington, CT
- Aiudi and Sons – Plainville, CT
- Willow Spring Farm – Mystic, CT
- WEB Construction – South Norwalk, CT

Quiet Product Development

- General Electric Aircraft Engines (military hydraulic test stands) – Cincinnati, OH
- Hamilton Beach / Proctor-Silex (commercial and consumer blenders) – Glen Allen, VA
- Keating Technologies (automobile emission test equipment) – Warwick, RI
- National Tank Co. (gas fired heat exchangers) – Houston, TX
- Gerber Garment Tech (cloth cutting systems) – Tolland, CT

Electric Power Generation and Natural Gas Transmission

- Carrier Corporation – Danbury Hospital cogeneration plant (5 MW) – Danbury, CT
- Select Energy – Rand-Whitney Cogeneration (17 MW) – Montville, CT
- AES – Ocean Link/ Express (LNG & 1200 MW) – Cat Cay, Bahamas & Ft. Lauderdale, FL
- Berkshire Power – Combined cycle electric plant (285 MW) – Agawam, MA
- Noresco/Dynegy – Pan Am Thermal Generating (100 MW) – La Chorrera, Republic of Panama
- Connecticut Natural Gas – (up to 20 MW)
 - Hartford Steam Co. (20 MW) – Hartford, CT
 - Glastonbury Gate Station
- Southern Connecticut Gas – Gate Stations
 - Bridgeport, CT
 - Glastonbury, CT
 - Guilford, CT
 - North Haven, CT
 - Stratford, CT
 - Trumbull, CT
- Gas Recovery Services – Landfill gas to electric power (1.6 to 30 MW)
 - East Bridgewater, Massachusetts
 - Chicopee, Massachusetts
 - Halifax, Massachusetts
 - Lyon, Michigan
 - Marshall, Michigan
 - Northville, Michigan
 - South Barrington, Illinois
 - Hanover Park, Illinois
 - Inver Grove Heights, Minnesota
- Williams – Transcontinental Gas Pipe Line – Compressor Stations (40 to 100 MW)
 - Sandersville, Mississippi
 - Sweetwater, Alabama
 - Billingsley, Alabama
 - Wadley, Alabama
 - Stockbridge, Georgia
 - Comer, Georgia
 - Moore, South Carolina
 - Mooresville, North Carolina
 - Unionville, Virginia
 - Manassas, Virginia
 - Ellicott City, Maryland
 - Frazer, Pennsylvania
 - Bear Creek, Pennsylvania
 - Salladasburg, Pennsylvania
- Columbia Gas Transmission Corporation – Gas Compressor Station (9 MW) – Fallston, MD
- Kinder Morgan – Gas Compressor Station (20 MW) – Devers, TX