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December 9, 2024

Via: Email landuse@salisburyct.us

Dr. Michael Klemens, Chairman
Salisbury Planning and Zoning
Salisbury Town Hall
27 Main Street
PO Box 548
Salisbury, CT 06068

Re: #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

CORRECTED
INTERVENOR RESPONSE TO ALAN COCKERLINE
QUESTION NO. 1

Dear Dr. Klemens:

The following is the response of the Intervenors to the question dated December 3, 2024 from Allen Cockerline.

Question 1:

The first big question for me is how is this not an expansion given that it is adding the Granbery property ?

Answer 1:

The addition of the Granbery property is an invalid expansion of a non-conforming use. The Granbery property assessor's card (copy attached) reflects that it is a residential building. There is no reference on the assessor's card to any pre-existing, non-conforming use as a part of the Wake Robin Inn.



CRAMER & ANDERSON^{LLP}
Attorneys at Law

The Salisbury Zoning Regulations became effective when first adopted on June 8, 1959.

There is no substantial record evidence showing that the property known as 53 Wells Hill Road (the Granbery Property) was used as part of the Wake Robin Inn prior to June 8, 1959 or at any time thereafter. Therefore, the Applicant has not carried its burden of proof that the Granbery property is a non-conforming use meeting Section 500.1 of your Regulations.

Respectfully Submitted

Intervenors

Mr. and Mrs. William Cruger

By: Cramer & Anderson LLP,
Their Attorney

BY:


Perley H. Grimes, Jr.

Cramer & Anderson, LLP

46 West Street

Litchfield, CT 06759

860-567-8718

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
GRANBERY SERENA W			2 Pub Water 3 Sewer			Description	Assessed
53 WELLS HILL ROAD			SUPPLEMENTAL DATA			Lot	Appraised
LAKEVILLE CT 06039						1-1 RESIDENTL	202,400
						1-2 1-3 1-4	8,800 230,100 10,900
							6122
							SALISBURY, CT
							VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed V	Year	Code	Assessed
GRANBERY SERENA W			0266	0775	11-01-2021	Q	I	468,000	U		2019	1-1	141,700
FILOTTO ANGELO & KWAI TRUSTEE			0247	216+	12-16-2015	U	I	0			2015	1-1	141,700
FILOTTO ANGELO G + KWAI S			0164	0621	08-20-1996	U	V	137,000				1-2	6,200
												1-3	110,400
												1-4	9,900
												Total	268,200
												Total	319,900

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
10			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Insp Date	% Comp
B-23-202	10-08-2023		0
B-23-98	05-18-2023		0
01	02-10-2022		0
01	01-10-2022		0
	08-19-2010		
	06-21-2007		
	10-31-2006		

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
Permit Id	Description	Amount	Date Comp
B-23-202	Residential	24,000	
B-23-98	Residential	19,286	
01	Electric	5,600	
01	REROOF	14,000	
	replace shed	1,000	
	WDK	2,500	
	ADDN	20,000	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
B Use Code	Description	Zone	LA
1-1	RES LAND MDL	RR1	
1-2	EXCESS AC M	RR1	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
Permit Id	Issue Date	Insp Date	% Comp
B-23-202	10-08-2023		0
B-23-98	05-18-2023		0
01	02-10-2022		0
01	01-10-2022		0
	08-19-2010		
	06-21-2007		
	10-31-2006		

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
B Use Code	Description	Zone	LA
1	RES LAND MDL	RR1	
1	EXCESS AC M	RR1	

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
B Use Code	Description	Zone	LA
1	RES LAND MDL	RR1	
1	EXCESS AC M	RR1	

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style:	10	OLD STYLE			
Model:	01	Residential			
Grade:	10	B-			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	01	average			
Roof Cover	01	average			
Interior Wall 1	01	average			
Interior Wall 2					
Interior Fir 1	01	average			
Interior Fir 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Rooms:	8	8 Rooms			

CONDO DATA

Parcel Id	C	B	S	Ownr
Adjust Type				
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

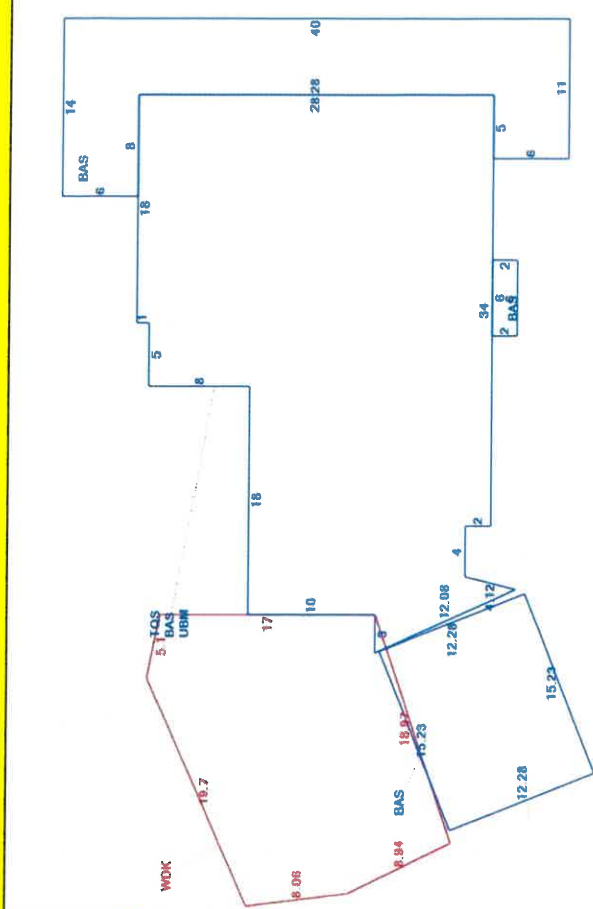
Building Value New	224,491
Year Built	1920
Effective Year Built	2005
Depreciation Code	
Remodel Rating	15
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	85
Percent Good	190,800
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPLC	FIREPLACE	B	3	3000.00	2000		85		0.00	7,700
FGR1	Garage	L	576	30.00	2002		82		0.00	14,200
SHD2	Shed aver	L	96	16.00	2010		90		0.00	1,400
SOL1	SOLAR SMAL	B	1	0.00			85		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,500	1,500		0	
TQS	Three Quarter Story	786	983		0	
UBM	Basement	0	983		0	
WDK	Wood Deck	0	396		0	
Ttl Gross Liv / Lease Area		2,286	3,862			



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Assessed
GRANBRY SERENA W		0266	0775	11-01-2021	Q	1	488,000	U	2020	1-1	141,700
53 WELLS HILL ROAD		0247	216+	12-16-2015	U	1	0		2019	1-1	141,700
LAKEVILLE CT 06039		0164	0621	08-20-1996	U	V	137,000		2015	1-2	6,200
GIS ID		Assoc Pic#		SUPPLEMENTAL DATA						6122	
GIS ID		Assoc Pic#		SUPPLEMENTAL DATA						6122	
GIS ID		Assoc Pic#		SUPPLEMENTAL DATA						6122	

RECORD OF OWNERSHIP											
GRANBRY SERENA W		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
GRANBRY SERENA W		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
GRANBRY SERENA W		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
GRANBRY SERENA W		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	

PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Description	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	1-1	141,700	2019	1-1	141,700	2015	1-1	141,700	2015	1-1	141,700
	1-2	6,200		1-2	6,200		1-2	6,200		1-2	6,200
	1-3	152,500		1-3	110,400		1-3	110,400		1-3	110,400
	1-4	10,900		1-4	9,900		1-4	9,900		1-4	9,900
Total		311,300	Total		268,200	Total		319,900	Total		268,200

OTHER ASSESSMENTS											
Year	Code	Description	Amount	Number	Amount	Comm Int					
Total		0.00									

ASSESSING NEIGHBORHOOD											
Nbhd	Nbhd Name	B	Tracing								
10		B	Tracing								

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Purpose/Result
Total Appraised Parcel Value 456,900											

LAND LINE VALUATION SECTION											
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
2	1-1 RES LAND MDL	RR1			0 SF	62.75	1.00000	0	1.00		1.000
Total Card Land Units 0.00 SF										Parcel Total Land Area 2.28	
Total Appraised Parcel Value 456,900										Total Land Value 0	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	222,400
Appraised Xf (B) Value (Bldg)	7,700
Appraised Ob (B) Value (Bldg)	15,600
Appraised Land Value (Bldg)	211,200
Special Land Value	0
Total Appraised Parcel Value	456,900
Valuation Method	C

VISIT / CHANGE HISTORY

Date	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value 456,900				

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
2	1-1 RES LAND MDL	RR1			0 SF	62.75	1.00000	0	1.00		1.000
Total Card Land Units 0.00 SF										Parcel Total Land Area 2.28	
Total Appraised Parcel Value 456,900										Total Land Value 0	

VISION

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style:	05	Cottage			
Model	01	Residential			
Grade:	12	C			
Stories:	1	1 Story			
Occupancy	1	Wood Shingle			
Exterior Wall 1	14				
Exterior Wall 2					
Roof Structure:	01	average			
Roof Cover	01	average			
Interior Wall 1	01	average			
Interior Wall 2					
Interior Fir 1	01	average			
Interior Fir 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	03	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Rooms:	3	3 Rooms			

CONSTRUCTION DETAIL (CONTINUED)

Parcel Id	C	B	S	Ownr
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

Building Value New	52,730
Year Built	1950
Effective Year Built	1980
Depreciation Code	
Remodel Rating	40
Depreciation %	
Functional Obsol	1
External Obsol	
Trend Factor	
Condition	60
Condition %	
Percent Good	31,600
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
	Living Area		440							
	Floor Area		440							
	Eff Area		160							
	Unit Cost		0							
	Undeprc Value		0							
	Patio		0							
	Ttl Gross Liv / Lease Area		440							600

