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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

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.



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.

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