

Resource Valuation Group

10 December 2024

Town of Salisbury
Planning & Zoning Commission
Attn: Dr. Michael Klemens, Chairman
27 Main Street
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

Continued Follow-Up

Dear Chairman Klemens:

I received the petitioners' letter from Mr. Dave Jones of Jones Realty, Prospect, CT yesterday at 1715 hours. I apologize for the lateness of my response as I am aware the final public hearing on this petition is this evening.

First, Mr. Jones stated that I used 'cherry-picked' data. This is far from factual as my sample sizes range from 44 to 115. The only data excluded from my analyses were properties with commercial zoning or lake frontage on Lake Wononscopomuc. These deletions of data are appropriate as no properties on Wells Hill Road have lake frontage and only one is commercially zoned.

My traffic data is from the petitioners' own presentation and my Assessment data is from the Salisbury Assessor. And please note, the petitioners' data clearly shows an increase in traffic. Their statement that the LOS's are within tolerance provides some comfort to those of us who drive Sharon Road daily, but it has no relevance to the discussions of the Commission surrounding Section 803.3.

Mr. Jones begins with the Salisbury/Lakeville robust market. And once again I need to explain that the current 'robust' market has nothing to do with the Commission's consideration of Section 803.3.

***Redevelopment of the Wake Robin Inn
Follow up responses***

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Mr. Jones continues and cites that the Winvian in Morris, CT has enhanced local real estate markets. He provides no proof. My conclusions are based on data.

The Winvian property, owned by Dunn LLC totals 113.25 acres. This property is situated in the Morris Planned Development District – Winvian Farm (PDD-WF). This is a specific zone for the hotel that was established by the town in May 2000 a year before Dunn LLC was formed. The hotel structures are situated on 53.27 acres and supporting buildings are situated across the street on 59.98 acres. The lands to the north are White Memorial properties and a large parcel south of the establishment is owned by Morris Land Trust. There are nine abutting residential properties.

Winvian has eighteen ‘cottages’ and one suite in the original farmhouse/Inn. There is a restaurant and pool. Weddings and other gatherings require a tent. This differs significantly from the Wake Robin Inn project, mainly because 104-106 Sharon Road is in the RR1 (residential) zone, the property is 11.52 acres, and the potential room counts greatly outnumber the Winvian.

Mr. Jones continues to argue that properties in Salisbury/Lakeville sell significantly above appraised and assessed values. I have never argued that, nor disagree in most cases. Assessments and Assessor appraised values are valuations. The Assessor follows the same Uniform Standards of Professional Appraisal Practice as I do. The Assessor data simply provide a tool to measure relativity regarding property site and neighborhood indexes and their subsequent effect on assessments. Increased traffic is a negative factor on assessed valuations and the petitioner has stated traffic will increase.

Mr. Jones writes the proposed development may even increase property values. Again, the petitioner should show proof of that statement, although Mr. Jones is not an appraiser, so he is not under the same obligations as I am, as an Appraiser, to provide proof.

And, in conclusion, I have read and reread Mr. Jones last two sentences of his concluding paragraph and cannot determine what they means. *“Just because two factors are related it does not mean they cause each other. A relationship between price and condition does not necessarily imply cause and effect.”*

What? The data provided on 21 November shows sites on busy roadways have lower site and neighborhood indexes. One of the factors used to determine site and neighborhood indexes is traffic. Assessed valuations directly correspond to site and neighborhood indexes. More traffic on Wells Hill Road will mean lower site and neighborhood indexes there in the future. It will also mean lower site and neighborhood indexes along our already busy roadways.

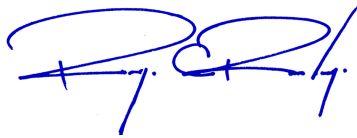
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Effect is lower site and neighborhood indexes; *cause* is higher traffic volume. This is not implied; it is based on facts and data.

The Commission is obligated, via Section 803.3 to recognize the potential for the diminution of enjoyment, usefulness, and value of properties in the general vicinity.

803.3 does not require the Commission to deny an application because of these diminutions. The public will, however, need to know why the implications of 803.3 are ignored.

Respectfully,



Roger C. Rawlings
Connecticut General Appraiser RCG:000512