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AFFIDAVIT OF CELESTE SHANNON

State of Connecticut)
) ss. Lakeville
 County of Litchfield)

I, Celeste Shannon, being duly sworn, does hereby depose and say:

1. This affidavit is made with respect to real property known as Bicentennial Park, a historic site listed on the National Register of Historic Places as a part of the Lakeville Historic District, and situated at the intersection of Millerton Road and Holley Street.

2. I have been the owner of 12 Millerton Road, LLC for not less than 4 years prior to the date of this Affidavit and my deceased husband, Walter Shannon, was the owner of 12 Millerton Road since 1977. I acquired title to the property in 2016.

3. My husband and I relied on the parking spaces available at Bicentennial Park when we purchased this property. The parking spaces at Bicentennial Park was one of the main considerations for the purchase.

4. My property has one four-bedroom apartment and two commercial offices.

5. At one point, I had several tenants in the apartment unit, but currently there is one tenant who utilizes some parts of the apartment as her office. She often had business visitors come to her office before the COVID-19 pandemic. Both my apartment tenant and her visitors utilize the parking spaces at Bicentennial Park.

6. One of my two commercial tenants is AssuredPartners. AssuredPartners has been a tenant at 12 Millerton Road for more than 30 years. It currently has six employees and they all use the parking spaces at Bicentennial Park.

7. Dennis Dressel, Agency President of AssuredPartners, previously wrote a letter to the Planning and Zoning Commission on or about October 6, 2020 describing his various concerns regarding the possibility of losing the parking spaces at Bicentennial Park.

8. My other commercial tenant is Aperture that has about one employee that currently parks at the parking spaces at Bicentennial Park.

9. On average, there are about five to seven vehicles of my residential and commercial tenants that are parked on the parking spaces at Bicentennial Park.

10. There are no alternative parking options available around my building that can be conveniently utilized by my tenants in the event they lose the parking spaces at Bicentennial Park.

11. In late 2017 or early 2018, I had a conversation with First Selectman Curtis Rand, during the time the Town of Salisbury was in the process of completing the crosswalk signaling and highway bump-out on Route 44. When I expressed concern that the bump-out would cost my business 2 on-site parking spaces, Mr. Rand countered by explaining to me that additional parking was available at Bicentennial Park.

12. I rely on rental income from this property to adequately maintain the building. This rental income will be compromised if my tenants are adversely affected by the loss of the parking spaces at Bicentennial Park.

13. My business is going to be adversely affected by, among other things, losing the parking spaces at Bicentennial Park.

14. In addition, there is likely going to be a diminution in the value of my property in the event that my tenants and I lose the parking spaces at Bicentennial Park.

DATED on the 16 day of March, 2021

Celeste M. Shannon/12 Millerton Road LLC
Affiant: Celeste Shannon/12 Millerton Road, LLC
Owner of 12 Millerton Road

SUBSCRIBED AND SWORN TO BEFORE ME, on the 16 day of March, 2021

A Terri Carlson
NOTARY PUBLIC

A Terri Carlson
Notary Public, Connecticut
My Commission Expires
2/28/2022

My Commission Expires:

2/28/2022