

Impact of Large High-Rise Multifamily Developments on The Privacy and Value of Adjacent Residential Properties

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JUN 26 2025

For Continuation of PZC #25-2 ZRA Public Hearing on June 26, 2025

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Land Use Department

The second page of this exhibit is a photograph of 16 Senkow Avenue, which is a single-family home located on the east side of Senkow Avenue, adjacent to the west boundary of the Triton Square Apartment complex. The third page is the property card for the Triton Square apartment development, and the fourth page is the property card for 24 Senkow Avenue, another property located on Senkow Avenue that is adjacent to the Triton Square development.

The photo shows that the top floors of the Triton Square complex have what appears to be an unobstructed view into the rear yard and the rear windows of the home. The image is representative of the loss of privacy for all of the homes on the east side of Senkow Avenue. More than due to traffic, congestion, and shade, the loss of privacy is the main reason for the reduction in property values of homes on the east side of Senkow Avenue.

Of all of the homes on the east side of Senkow Avenue, there is only one with a property card that lists both a sales price that predates when the knowledge of the Triton Square Apartment development became public information and the market value of the property as of the October 1, 2021 revaluation by the Groton Tax Assessor.

The first property card indicates that, as of October 1, 2021, the address of the Triton Square Apartment complex was expected to be 1 Triton Square. The street name and number could only have been obtained from a site plan after it was approved and became public information, which was before the October 1, 2021, evaluation. The fact that knowledge of the Triton Square complex was public information is confirmed in the middle of the property card, which indicates that the property will be a high-rise apartment building.

The second property card is for 24 Senkow Avenue, another single-family property located adjacent to the Triton Square Apartments. The lower left-hand corner indicates that the property sold for \$190,000 on June 3, 2008. However, directly above the \$190,000 sales price, it shows that the Groton Tax Assessor established a fair market value of only \$173,800 as of October 1, 2021, which was after the development of the Triton Square Apartments became publicly known.

The reduction in value, as shown on the property card for 25 Senkow Avenue, constitutes evidence showing that adjacent properties experienced a decrease in value at the same time the development of the Triton Square apartment complex became publicly known.



Commercial Property Card

Print Date:
6/13/2025

Card 1 of 3

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Account	Location	Zoning	Deed Book/Page	Acres
168915641769	1 TRITON SQ	CR	1293/238	13.677
District	Use Code			
WEST PLEASANT VALLEY	MORE THAN EIGHT UNIT APARTMENTS			

Current Owner

TRITON SQUARE OWNER LLC
PO BOX 15
EASTON CT 06612

Property Picture



Building Information

Building No: 1
Year Built: 2024
No of Units: 42
Structure Type: APARTMENT - HIGH RISE
Building Total Area: 58605 sqft.
Grade: B+
Identical Units: 1

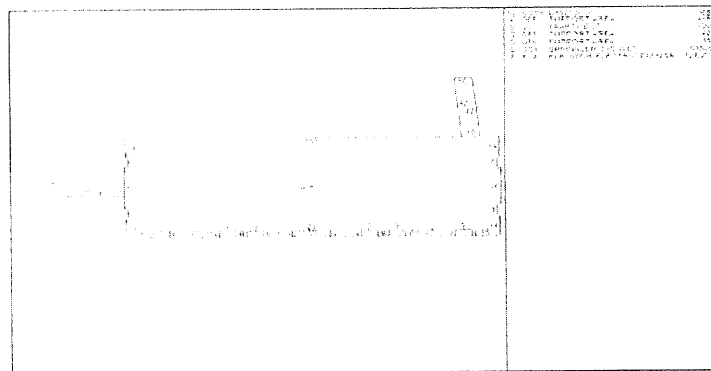
Valuation

Land: \$8,205,200
Building: \$30,619,100
Total: \$38,824,300
Total Assessed Value: \$27,177,010

Recent Sales

Book/Page	Date	Price
1243/1176	2020-12-15 00:00:00.0000000	\$1
1293/238	2023-06-26 00:00:00.0000000	\$0

Building Sketch



Sketch Legend

MA	Main Living Area	ISMA	Masonry	GRHS	Attached Greenhouse
FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPF	Open Frame Floor	EMP	Enclosed Masonry Porch	SOP	Screen Open Frame Porch
EPF	Enclosed Frame Floor	MLB	Masonry Utility	SMP	Screen Open Masonry Porch
MB	Masonry Utility Building	MB	Masonry Bay	CPW	Concrete Patio
EB	Frame Bay	MOH	Masonry Overhang	B	Basement
EG	Frame Garage	SMA	1/2 Story Masonry		
TOH	Frame Overhang	MP	Masonry Patio		
GP	1/2 Story Frame	WD	Wood Deck		
AD(1)	Area (Unfinished)	CPY	Canopy		
AD(2)	Area (Unfinished)				

Exterior/Interior Information

Residential Property Card

Print Date: 6/13/2025

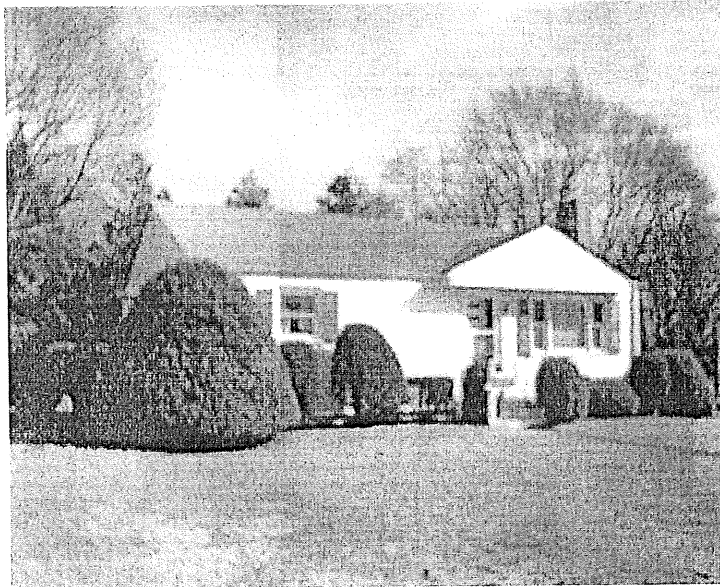
Card 1 Of 1

Parcel ID 168915546846	Location 24 SENKOW AVE	Grand List Code RESIDENTIAL	Zoning R-12	Acres 0.23
District WEST PLEASANT VALLEY	Neighborhood 1080	Deed Book/Page 1010/676	Use Code SINGLE FAMILY	

Current Owner

KARASEVICZ ADAM J
35 HUNTS BROOK RD
QUAKER HILL CT 06375

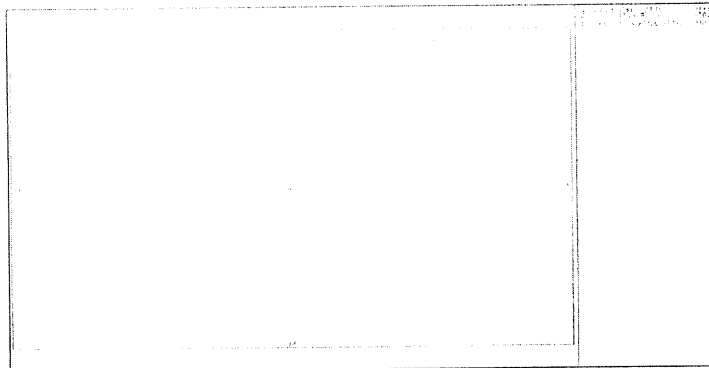
Property Picture



Building Information

Style:	RANCH
Exterior:	ALUM/VINYL
Attic:	NONE
Stories:	1
Basement:	FULL
Year Built:	1954
Tot Living Area:	1064 SqFt.
Fuel:	OIL
Heating:	BASIC
System:	HOT WATER
Bedrooms:	3
Full Baths:	1
Half Baths:	

Building Sketch



Valuation

Land:	\$54,900
Building: 10-1-2021	\$118,900
Total: - AXT ->	\$173,800
Assessed Value:	\$121,660

Recent Sales

Book/Page	Date	Price
1010/676	2008-06-03 00:00:00.0000000	\$190,000
967/030	2006-12-22 00:00:00.0000000	\$169,000

Sketch Legend

---	Main Living Area	15MA	Masonry	CRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OPR	Open Frame Porch	EMP	Enclosed Masonry Porch	SOP	Screen Open Frame Porch
FRP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Masonry Porch
MB	Masonry Bay	MB	Masonry Bay	CPA	Concrete Patio
MOB	Masonry Overhang	MA	Masonry	B	Basement
MA	Masonry	MP	Masonry Patio		
WD	Wood Deck	WD	Wood Deck		
WFI	Wood Floor	WFI	Wood Floor		
WFI	Wood Floor	WFI	Wood Floor		
WFI	Wood Floor	WFI	Wood Floor		

1 TRIDENT SQ,
WESTON, CT
PUBLIC INFO
10-1-2021 REVALUATION