

Juliet Hodge

From: riversidebillings@comcast.net
Sent: Tuesday, September 6, 2022 10:33 PM
To: Juliet Hodge; Zoning.Official; Nancy Woodlock
Subject: Public hearing , 9/8/2022, PZC#22-15RA

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To whom it may concern,

We would like this letter included in the official correspondence for the upcoming public hearing on 9/8/22 regarding application PZC#22-15RA.

We are former landlords who had a rental home in the City of Groton as well as one in Ledyard. Having had a variety of experiences with long term tenants, we decided to offer both homes for short term rental via Airbnb. We ultimately found the STRs gave us much more control over our rental properties.

We know that with properly implemented and enforceable regulations, short term rentals can be a good fit in any neighborhood regardless of whether they are or are not owner occupied.

Our rules and contact information were prominently displayed. We strictly limited our occupancy to four guests in our two bedroom home and two guests in our one bedroom home. Our guests included vacationers, family members attending events such as graduations, military events and reunions. We also had both international and business travelers. All of them utilized local businesses and attractions during their stay.

The Groton property, as advertised in our listing, included an exterior video surveillance system which we felt provided both safety and security for both the guests and host/owner. We feel this is a very good and necessary requirement.

We never had a single complaint by immediate neighbors. We actually had neighbors rent our home for family members coming to the area for visits.

One guest at our Ledyard property was a former Ledyard resident who grew up here and was visiting for two weeks from Iraq. His stay here ended up with his purchase of the home. STR's can be a good way of introducing or reintroducing our town to prospective homebuyers.

We are in support of the PZC#22-15RA proposed amendments which would allow for "non owner occupied" short term rentals.

Respectfully,
Paul & Susan Billing
8 Riverside Place
Gales Ferry, CT 06335

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LAND USE DEPARTMENT