

STOP PUNISHING YOUR TOWNSPEOPLE

For more than 5 years we have been debating the issue of allowing Short Term Rentals in Residential Zones in Ledyard.

For more than 5 years my family and my neighbor's families, as well as many other residents in town have had to stand by and suffer through the nuisances created by illegal uses of residential homes in their neighborhoods.

These nuisances have altered the quality of life, caused mental distress and suffering and created hostility and tensions among would be neighbors.

And For what reason? What is so beneficial about Short Term Rentals to our small town that it is worth jeopardizing the values of its townspeople?

A Short Term Rental, no matter how you slice it, is a business use of a HOME. Businesses DO NOT belong in residential zones. We need to stop this NOW. Enough is Enough.

It is no longer enough to create regulations. When compliance is pretty much optional because there are no stiff penalties or enforcement to be deterred by.

It is not about the people that come here today wanting to make exceptions to our zoning regulations, that is just the tip of the iceberg, so to speak.

It is about the catastrophe that will follow once these flimsy regulations take effect. We can not keep kicking this can down the road. We are setting ourselves up against a formidable opponent when we allow the commercial use of a home or property in residential zones.

Here are the Lies you will hear to support the destruction of neighborhoods in our community:

STRs Increase property Values: LIE

In reality, the only reason housing prices continue to skyrocket is because the number of homes available keeps diminishing. When homes are turned into businesses they are no longer available for families. What homes are left are unaffordable leaving the people who need to live here to work here seek other options in other towns, cities and states.

STRs help the local Tourism industry: LIE

In reality, STRs HURT our local Tourism industry. They are forcing local legitimate hotels and lodging businesses to compete on an uneven playing field, when STRs don't have to comply with the same laws, codes or standards.

STRs are typically in homes with Kitchen facilities as well, so guests are NOT dining out, they are cutting the exorbitant cost of the rental fees by dining IN which has a direct impact on local restaurants as well. Nevermind the fact that local restaurants and lodging establishments will be short on help when no one can afford to rent or live within a reasonable commuting distance to work.

The Use of Video and/or Audio Surveillance will stop incidents and there will be no need for an on-site "host." : LIE

Go ahead and just YouTube that one. Search parties at Airbnbs or Parties at Short term rental houses:

Tenants Destroy Landlord's Short Term Rental With Massive House Party

<https://www.youtube.com/watch?v=c3Djs9OwKDw>

Neighbors say short-term rental 'party' home turned into Kendall crime scene

<https://www.youtube.com/watch?v=C4bcFBtFKRA>

This STR had a dead body discovered...neighbors complained numerous times and sadly, were not surprised that a crime had occurred.

Short-term rental house parties leading to dangerous trend

<https://www.youtube.com/watch?v=lpFzJV15V14>

Neighbors say short-term rental home is used as a party house

<https://www.youtube.com/watch?v=alQuSqplHpw>

Teen rents house, throws illegal party in Macomb County, police say

<https://www.youtube.com/watch?v=cpUorXmW3Gg>

This headline is from 2 months ago!! So even if Airbnb says they have banned party houses, their users are not complying or concerned.

Video shows pop-up party that trashed Florida man's house

<https://www.youtube.com/watch?v=qKCkOPcnbkU>

AirBnB Guests Trashed our House

<https://www.youtube.com/watch?v=tE1mfBS59hM>

This video shows the surveillance cameras and counted off over 50 people arriving to the home and it's being used as a brothel.

If these examples aren't enough, there are also training videos on how to list your Airbnb as an "Event House" to circumvent Party House Bans and increase profits...

Why I Have A Party Airbnb | Airbnb 101

https://www.youtube.com/watch?v=tdx8_16o_Fc

Please, Pretty Please! Protect the values of your townspeople.

We live here. We value our town, we value our neighbors, we value our neighborhoods.

Please, don't punish local residents by catering to out of state entrepreneurs that have no concern for the neighborhoods they are so swiftly destroying. Our zoning is our only defense. Anyone looking to purchase a home in a residential zone and wants to operate a STR business needs to do their due diligence, not blame the town for excluding them when it isn't allowed in the first place.

Our local teachers, nurses, bus drivers, town workers, police officers and emergency responders need a good night's sleep. Please don't threaten that by allowing non-hosted STRs in Ledyard.

They need an affordable place to live and raise their families, and they deserve the peaceful enjoyment of their homes.

WE NEED THESE PEOPLE that make up our community, serve our community and protect our community.

We need to focus on the quality of life in Ledyard CT. Let's work on real problems like having a noise ordinance, enforcing public safety by installing no parking signs on narrow streets that get lined with cars when emergency responders need to get through...let's bring back the LEDYARD FAIR!

We don't need STRs in Ledyard, they do not benefit our town in any way.

To permit STRs at all in Ledyard is simply unnecessary. To permit them without requiring an owner or host to be present, on-site at all times is unkind and unjust!

And Hear Me, if you do allow them, let me be the first to Congratulate you on taking affordable homes away from would be citizens. And on the demise of yet another beautiful, quaint small town in America.