

Received 6/18/23  
PZ# 23-3 RA

Exhibit #17

## Reasons to Deny Application #23-3 Amending STR Zoning Regulations

Eric Treaster  
11 May 2023

### Deletion of the STR resident-host requirement -

1. Will increase housing costs for permanent residents by reducing the supply homes.
2. Will, by reducing the supply of homes, be in conflict with the housing goals in Section IV of the Plan of Conservation and Development (POCD), which encourages more housing.
3. Will increase the risks of STR guests engaging in misconduct in residential districts.
4. Will discourage prospective residents from renting or purchasing homes for permanent residency in Ledyard due to the risks of STR guest misconduct..
4. Will encourage the sale of single-family homes to non-resident STR investment companies.
5. Will increase the risks of privacy rights violations, and costly litigation, due to its video and sound monitoring and recording requirements.
6. Will not prevent STR guests from disabling the required video and sound recording systems, making it more difficult to identify, arrest, and prosecute the offending parties.
7. Will increase the enforcement burden on the Zoning Official and the Ledyard Police.

### Other Reasons Application #23-3 should be denied:

1. It is impossible for a non-resident STR owner, or his agent, to adequately vet his guests to guarantee they will comply with the regulations.
2. It is impossible for a non-resident STR owner, or his agent, to always respond within 30 minutes of guest misconduct.
3. It is unfair and unreasonable for residents to be required to notify the STR host, the police, and the zoning official each time there is guest misconduct.
4. There is little or no net benefit to the town, and increased risk, if non-hosted STRs are allowed in residential districts.
5. Enforcement of the STR regulations will be difficult, slow, and costly, especially on weekends.
6. An absentee STR owner will not care about the well being of our neighborhoods and its residents.
7. There are no legal obligations why STRs must be allowed.
8. It is fundamentally wrong to allow the commercial transient use of property, subject to the Connecticut Occupancy Tax, in residential districts.