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LAND DEVELOPMENT

TOWN OF LEDYARD

APPLICATION FOR PLANNING & ZONING COMMISSION REVIEW

Application Number PC22-15 Submission Date 8/9/22 Official Receipt Date 8/11/22
FEE: \$560 DATE PAID 8/9/22 RECEIPT # 575038

Applicant/Agent JANCARLO SARITA
(Please Print Legibly)

Signature: [Handwritten Signature]

Address: 5 Johnnie Court, Ledyard CT Telephone 861-332-2141

E-Mail Address: JANCARLO.SARITA@GMAIL.COM

Owner Name (if different): _____

Address of Owner: 8 story rd, Salem, MA 01970 Telephone 781-332-2141

Location of Work (Street Address) N/A

Tax Assessor's Map. _____ Block _____ Lot _____ Zone _____

Is this property within 500 feet of another municipality? Y N CAM Zone Y N

Existing Use _____ CAM Exempt Y N

___ Special Permit ___ Site Plan Review X Regulation Change ___ Zone Map Change

___ CAM Review ___ Other: _____

Details: Amendments to Section 8.28 Short Term
Rental - Attached

Approved by _____ Date _____

Denied by _____ Date _____

8.28 SHORT TERM RENTALS (STRs):

A. PURPOSE: To permit the use of a furnished single-family home or duplex dwelling or accessory apartment in a residential district, or in a legally existing single-family or duplex residence or accessory apartment in a non-residential district, ~~as a district,~~ as a short-term and/or vacation rental, in accordance with the requirements of these regulations ~~is section.~~

B. GENERAL REQUIREMENTS: In addition to compliance with the Special Permit Standards in §7.4, the following requirements must be satisfied:

- (1) An STR ~~may~~ must be (a) within a single-family or duplex dwelling ~~used as its owner's primary residence (domicile), or~~ or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as a single-family dwelling. ~~Its owner, the STR Host, may (a) occupy his single-family residence as his primary residence and use its accessory apartment as an STR, or (b) occupy the accessory apartment as his primary residence and use the single-family dwelling as an STR. The dwelling. The~~ single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs.
- (2) Apartment and condominiums in multifamily dwellings, shall not be used as STRs
- (3) The applicant must be current on all municipal taxes at the time of application, and for the duration of time the dwelling is utilized as an STR
- (4) The proposed STR shall not have Zoning, Building, Fire or Health Code violations, and shall not be blighted under Town's Blight Ordinance.
- (5) The STR shall not constitute or create a risk to public health, safety, convenience or general welfare.
- (6) STR occupancy is limited to two adult guests per bedroom, where the number of bedrooms is the number shown on the STR's property card (in the tax assessor's office), ~~less the number of bedrooms reserved for used by its host.~~
- (7) Unaccompanied minors are not permitted in an STR.
- (8) Advertising for an STR shall include, but not be limited to, the number of permitted adult guests, number of bedrooms for use by STR guests, a limit on guest's vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, and pet rules, ~~and a declaration the host is the owner of and has his primary residence in the STR (or its accessory apartment, as appropriate).~~
- (9) An STR "use" must (a) be essentially invisible to the neighborhood; (b) not create a nuisance (i.e., noise, odors, trespass, lighting, etc.); (c) not be detrimental to the aesthetic quality of the residence or its neighborhood; and (d) not interfere with the quality of life in the neighborhood.
- (10) Non-lodging uses by STR guests, ~~(e.g., such as weddings, receptions, banquets, and corporate retreats,) are prohibited.~~
- (11) There shall be no signage, lighting, or other indication the dwelling is used as an STR.

(12) The Host, or designated representative, is responsible for the conduct of theirhis guests.

(13) The Hhost, or designated representative, must be reachable-available to respond within two (2) hours to complaints regarding the use of the STR by guests,at-all-times by-providing-a-card-listing Host's, or designated representative's, contact information (their name, address, phone number, and email address) to-their-guests, adjacent neighbors, the Zoning Enforcement official, Fire Department, and the Police Department.shall be made available to Town authorities and Zoning officials.

(14) A duplex dwelling, single-family dwelling or its accessory apartment, which is serviced by a shared driveway can be used as an STR, only after written consent is obtained from all owners of the property serviced by such shared driveway shall-not-be used-as-an-STR if-it's-service by a shared driveway. Proof of property owners' consent must be submitted with the Special Permit application.

(14)

(15) A dwelling used as an STR without a special permit is prohibited.

(16) Dwelling shall be equipped with exterior video surveillance (e.g., CCTV), capable of real-time monitoring, and video and sound remote recording.

STR guests shall be made aware of the active recording onin the premises, and that, upon request, access to such recordings can be granted to authorities for the purpose of investigating potential guests' disruptive behavior,

STR owners may offer (at their own cost) one additional camera to any neighbor (up to a maximum of 4) who would want to participate in increasing the radio of surveillance of the STR surroundings.

(17) The STR property owner shall maintain an up-to-date certificate of insurance documenting that the dwelling unit is insured as an STR. A copy shall be provided to the Land Use Office annually.

(18) All dwellings used as STRs shall be required to have an annual inspection of smoke detectors and/or carbon monoxide detectors by the Fire Marshal.

(19) All dwellings used as STRs shall be required to have a home inspection performed by a licensed home inspector, which has taken place less than 12 months in the past. A copy of the inspection report shall be submitted with the Special Permit application, along with documentation proving that any safety issues identified during inspection have been remedied.

(20) STR owner shall obtain and-submit-with-Special-Permit-application, a Certificate of Occupancy issued by the Town's Bbuilding Official-department and submit it with the Special Permit application.

(21) A maximum of 1.0% of all residential units in the Town of Ledyard shall be used as STRs in any given calendar year.

(15)

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D. PARKING:

- (1) Suitable off-street parking space(s) for the STR owner/host and his STR all guests vehicles shall be provided.
- (2) On-street parking, and parking on non-designated spaces, is prohibited.
- (3) Covered parking (garages & carports) may be used for STR guest parking.
- (4) All parking spaces shall have an all-weather surface.

E. LIGHTING:

Exterior permanent and temporary site lighting shall comply with applicable Zoning Regulations and be of a design that does not illuminate or create glare on nearby properties.

F. REFUSE AND RECYCLING:

All garbage and recyclables shall be fully contained within the standard durable, insect-proof, and rodent-proof wheeled containers provided by the Town's refuse service provider.

G. CHANGE OF OWNERSHIP:

In the event ownership of a dwelling being used as an STR is transferred, its new owner, if the intent is to continue the use, the new owners must update and resubmit-re-apply for a new Special Permit, the documents listed in §3-(A) – §3-(F) for the Planning and Zoning Commission to review and approve as a minor amendment to its Special Permit.

H. ENFORCEMENT:

- (1) The Town Building and/or Zoning Officials may inspect an STR with 24-hour notice to determine compliance with these regulations requirements.
- (2) These regulations may be enforced pursuant to §15.1-A and §15.2-A of the Zoning Regulations, and Town Ordinance #300-009 (Zoning Citations)
- (3) The Planning and Zoning Commission may revoke an STR Special Permit, after a public hearing, for failure to comply with the requirements in these regulations.

I. Exceptions:

All STRs that are currently permitted under Ordinance #300-030 shall be governed by that Ordinance until such time as their permit expires. At that time, a Special Permit shall be required in conformance with the STR Regulations herein to continue the STR use.

C. APPLICATION SUBMITTAL REQUIREMENTS:

- (1) A copy of the LLHD approval of proposed STR. (An application for an STR constitutes a proposed Change of Use that requires LLHD approval)
- (2) A copy of the applicant's official Connecticut photo ID or Connecticut Driver's License, showing their primary residence (domicile) is the same as the address of their proposed STR.
- (3) A copy of the property card to confirm ownership, showing its ownership and address is the same as shown on the applicant's official Connecticut photo ID or Connecticut Driver's License.
- (4) A detailed floor plan, drawn to scale, of the single-family or duplex dwelling or accessory apartment to be used as an STR, showing room dimensions, bedrooms, that will be used by guests, and bedroom(s) reserved for the host.
- (5) A site plan of the property. Pursuant to §6.2.H-(2), the site plan does not require a new signed a sealed A-2 survey, but must satisfy site plan requirements listed in §6.6.A; §6.6.B-(1)-(a),-(c) [proposed use description, -(e), -(f), -(g), -(m); §6.6.B-(2)-(b) [location and building footprint, including decks, overhangs, pools, gazebos, tennis courts, fences, fire pits, etc.], -(g), -(h), -(j); and §6.6.B-(3)-(b) [location of parking spaces and driveway), and -(e) [surface treatment of parking areas].
- (6) A copy of the STR Host/Guest Agreement and the STR Rules and Regulations adequate for the protection of nearby properties from the risks of potential deleterious effects of proposed STR use. An Informational Packet (which must be provided to guests) and shall be posted in a common area of the STR, displaying the requirements of these regulations, including but not limited to:

- Information of Maximum occupancy

- Applicable noise and use restrictions

- Location of off-street parking and maximum number of vehicles allowed. This shall also indicate that on-street parking by guests is strictly prohibited

- Direction that trash shall not be store in public view, except within proper containers for the purpose of collection. Trash collection schedule shall be included.

- Host's, or authorized representative's, contact information

- Emergency contact information, including but not limited to, Ledyard Police Department and Fire department address, directions from the property and phone numbers; directions to nearest medical facilities (i.e., hospitals and urgent care centers)

- The guests prohibition about trespassing on private property and creating disturbances

- Information about guests' responsibility to comply with these regulations

(6)

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