

Juliet Hodge

From: Pamela Bartlett <PamelaJeanBartlett@msn.com>
Sent: Wednesday, September 7, 2022 9:34 AM
To: Juliet Hodge
Cc: Zoning.Official; Fred Allyn, III
Subject: Ongoing STR concerns throughout Ledyard

RECEIVED

SEP 10 2022

LAND USE DEPARTMENT

Good morning Ms. Hodge,

In preparation for this Thursday's public hearing regarding application PZ#22-15 to amend the current zoning regulations regarding Short Term Rentals, I decided to do some research into how many (non-permitted) STRs are currently operating and advertising online in Ledyard.

It was very discouraging to see that after only a brief search on VRBO, I was able to locate a half-dozen listings in town that are clearly operating without a permit, and with that I believe that even if they had permits, they are not adhering to the zoning regulations.

In my last email to the zoning official when I inquired about current and expired STR Permits in Ledyard the reply I received on (August 10th, 2022) stated:

"...In a few other cases, property owners have decided to discontinue short term rentals. In one case, for example, the owner elected to shift to a traditional rental situation. In other cases, the owners simply discontinued renting entirely. Periodic checks on the major websites advertising short term rentals have not shown those properties continuing to advertise."

I am submitting a list of the ads I found online as of 9/5/22 and the owner information from the corresponding property cards for each listing that I could match to the location, photo or description given for each ad. There are two properties that I could not make out the exact location, and the "host name" was a made up VRBO account name as is the latest method of online hosting platform users utilizing false identities to list STRs that violate local regulations or ordinances and even the policies of the online platforms they are using. Most of the VRBO ads do not show photos of the outside of the homes, which makes it more difficult to find the exact address.

I hope that the Town is aware of these violations and taking the appropriate measures to bring them into compliance, however, if not, I would like to bring it to your attention as well as that of the Planning and Zoning Commission and the Zoning Official so that something can be done.

Noting the two properties that I could not find the location for, (numbered 1 & 2 below) I would like to point out the obvious here which is how do you even send out a "Notice of Violation and Intent to Cite" when we can't even find those entities. To me this is a prime example of what has already gotten out of control in our neighborhoods, town, and community, and what will continue to manifest if we do not stop the spread of non-hosted and non-compliant STRs in Ledyard immediately.

Thank you for your time and attention to this matter. I am aware of how much time and effort you and the entire Planning & Zoning Commission have spent on this issue...and I deeply appreciate it.

1. This home appears to be on or near Eska Drive. If you zoom in on the map provided in the ad, it pin points that street, but sometimes to throw off those searching for violators, they just use a general location reference...

The Host Name is listed as: **House Mystic**

- 2.
3. <https://www.vrbo.com/2243581?adultsCount=4&noDates=true&unitId=2808140>

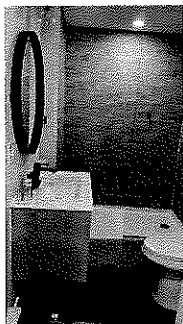


Cozy Home Near Foxwoods, Mohegan Sun and Mystic - Ledyard

House - \$450 avg/night - Ledyard - Amenities include: Swimming pool, Internet, Air conditioning, TV, Washer & dryer, Parking, No smoking, Heater ✓ Bedrooms: 4 ✓ Sleeps: 9 ✓ Minimum stay from 2 night(s) ✓ Bookable directly online - Book vacation rental 2243581 with Vrbo.

www.vrbo.com

4. 2. This home appears to be located near Colonel Ledyard Hwy (again) according to the map provided in the ad. The Host Name once again is: **House Mystic**
5. [Chic Petite Maison - Ledyard \(vrbo.com\)](https://www.vrbo.com/2986613)



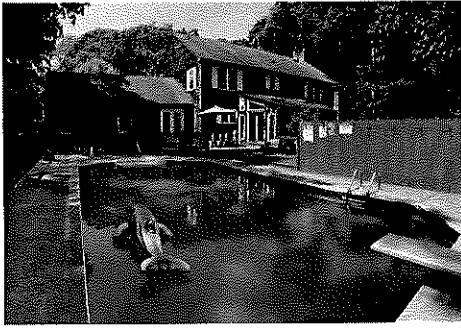
Chic Petite Maison - Ledyard

House - \$400 avg/night - Ledyard - Amenities include: Internet, Air conditioning, Pets, Washer & dryer, No smoking ✓ Bedrooms: 5 ✓ Sleeps: 8 ✓ Pet friendly ✓ Minimum stay from 2 night(s) ✓ Bookable directly online - Book vacation rental 2986613 with Vrbo.

www.vrbo.com

- 6.
7. 3. After comparing the location and description of this home along with the photos provided, I was able to see that it is located at 8 Heath Spur in Ledyard, and Owned by Brian Mason (according to the property card).
8. The listing shows the host name as : **House Mystic**

9. <https://www.vrbo.com/2945661?adultsCount=4&noDates=true&unitId=3517701>



Cheerful 4 Bdrm with Pool Near Casinos & Beaches - Ledyard

House - \$508 avg/night - Ledyard - Amenities include: Swimming pool, Internet, Air conditioning, Hot tub, Pets, Fireplace, TV, Parking, Heater ✓ Bedrooms: 4 ✓ Sleeps: 10 ✓ Pet friendly ✓ Minimum stay from 3 night(s) ✓ Bookable directly online - Book vacation rental 2945661 with Vrbo.

www.vrbo.com

10.

11.

12. 4. This ad actually lists the location as 229 Iron St and is noted as 230 Iron St on the Ledyard Property Card. The ad lists it as occupancy of 15.

13. <https://www.vrbo.com/2328618?adultsCount=4&noDates=true&unitId=2894924>



Antique Farmhouse Getaway - Spacious yard, Casinos - Ledyard

229 Iron St - \$399 avg/night - Ledyard - Amenities include: Internet, Air conditioning, Pets, Fireplace, TV, Satellite or cable, Washer & dryer, Parking, No smoking, Heater ✓ Bedrooms: 6 ✓ Sleeps: 15 ✓ Pet friendly ✓ Minimum stay from 2 night(s) ✓ Bookable directly online - Book vacation rental 2328618 with Vrbo.

www.vrbo.com

14. 5. This home did not include an address, however by using the map included with the listing and **the host name**, I believe it is located at 1909 Center Groton Rd. in Ledyard CT and owned by Natacha LaGuerre according to the Property Card.

15. <https://www.vrbo.com/2833635?adultsCount=4&noDates=true&unitId=3405648>



Relaxing/beautiful home with above ground pool near Foxwoods! - Ledyard

House - \$412 avg/night - Ledyard - Amenities include: Swimming pool, Internet, Air conditioning, Pets , Fireplace, TV, Washer & dryer, Parking, No smoking, Heater ✓ Bedrooms: 4 ✓ Sleeps: 8 ✓ Pet friendly ✓ Minimum stay from 30 night(s) ✓ Bookable directly online - Book vacation rental 2833635 with Vrbo.

www.vrbo.com

16. 6. This cottage is on my street, and in my neighborhood. I reported this property in the past when they operated without a permit, and believe they are doing so once again. The location is 4-F Long Pond Rd. and the owners on the property card are listed as David and Pamela Jones. There is no name provided at all on the ad for the Host.
17. Lakefront Cottage - Near Casinos and Mystic, CT - Ledyard (vrbo.com)



Lakefront Cottage - Near Casinos and Mystic, CT - Ledyard

Cottage - \$250 avg/night - Ledyard - Amenities include: Internet, Air conditioning, Fireplace, TV, Satellite or cable, Parking, No smoking, Heater ✓ Bedrooms: 2 ✓ Sleeps: 4 ✓ Minimum stay from 2 night(s) ✓ Bookable directly online - Book vacation rental 422528 with Vrbo.

www.vrbo.com

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20. * For the record, I am also still awaiting any response from the Zoning official regarding the formal legal determination as to the claim of nonconformance of the STR at **4-L Long Pond Rd.** that has been operating with an expired permit since June 2022.
21. owned by Robert Barnett (Long Pond Cottages, LLC)

In my last correspondence with Mr. Herring he stated that the situation at 4-L was unusual and that Mr. Barnett has taken the position that the short term rental use predates any relevant regulations and therefore should be considered a "previously existing nonconforming use" and that the zoning office had reached out for a formal legal opinion regarding the merits of that position and advice regarding next steps...

If you can provide any information on that matter, I would greatly appreciate that as well.

I would like to express my deep concern over this issue as this owner/operator in particular has time and again been sent letters to voluntarily comply with the zoning regulations (and / or ordinances), dating from back when Mr. Larkin was our Zoning official and in the years since.

He had "promised" to comply voluntarily, then went ahead and continued doing as he pleased while the neighbors being affected by the transient guests night after night, month after month and now year after year have had to suffer the injustices and nuisances of living next to (or nearby) non-hosted STRs such as his.

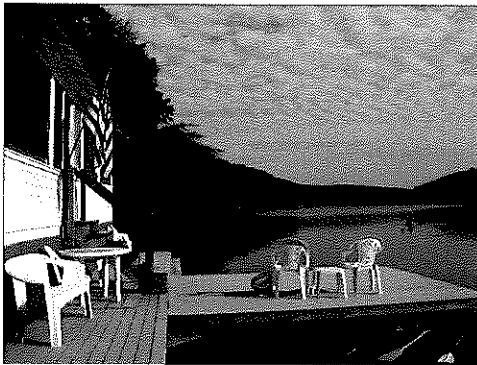
At one point, **we had 5 homes on our street operating non-permitted Illegal STRs**, as they followed the example Mr. Barnett set and eventually teamed up with him to stall, delay protest and thwart efforts to regulate their illegal STR operations.

I have spent years of my life now speaking up about these activities, being subjected to them first hand and asking for support. They had no **business** in my neighborhood, or in any neighborhood zoned RESIDENTIAL from Day One, and if by some legal opinion it is determined that this "nonconforming use" claim is considered valid, then it seems to me that it will send a clear message to all Ledyard citizens that no ordinance, no regulation, no zoning official or planning and zoning commission can stop anyone in Ledyard who has already done this in the past from doing so again.

It is overwhelmingly disappointing and disheartening to even consider such an outcome...

Perhaps if there was strict enforcement of these violations from the start and heavy fines imposed daily it might be a different story...

2. Lakeside cottage ON the water with beautiful views up the lake! - Ledyard (vrbo.com)



Lakeside cottage ON the water with beautiful views up the lake!

The best hot tub view! 10 min. to downtown Mystic, & surrounded by nature. - \$244 avg/night - Ledyard - Amenities include: Internet, Air conditioning, Pets , Fireplace, TV, Parking, No smoking, Heater Bedrooms: 2 Sleeps: 6 Pet friendly Minimum stay from 1 night(s) Bookable directly online - Book vacation rental 367207 with Vrbo.

www.vrbo.com

- 3.
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6. Sincerely,
- 7.
8. Pamela Bartlett
9. 62 Long Pond Rd. S.
10. Ledyard, CT 06339
- 11.