

Nancy Woodlock

From: Nancy Woodlock
Sent: Monday, October 24, 2022 8:07 AM
To: Victor O'Laughlen
Cc: Zoning.Official; Juliet Hodge
Subject: RE: Permit Application- Short Term Rental 10 Cardinal lane

Good Morning Victor,

Unfortunately right now the Town does not have a Building Official in place, they are working hard to fill that position but as of today that has not happened. Once we have a Building Official hired we will schedule an inspection, I will add you to the list that is currently growing. You can contact the Zoning Official, John Herring for any inspection he may need to do.

Regards,

Nancy Woodlock
Assistant to the Building Official
741 Colonel Ledyard Highway
Ledyard, CT 06339
860-464-3217

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Friday, October 21, 2022 4:46 AM
To: Nancy Woodlock <building.asst@ledyardct.org>
Cc: Zoning.Official <zoning.official@ledyardct.org>; Building Official <building.official@ledyardct.org>; Joseph Blanchard <jblanchard@llhd.org>; Juliet Hodge <planner@ledyardct.org>
Subject: RE: Permit Application- Short Term Rental 10 Cardinal lane

Good morning Nancy,

No upgrades needed or completed, just moving furniture between existing rooms to remediate the illegal bedroom issue.

I've attached a before (v2) and after (v3) floor plan showing the change.

I will also attempt to send some videos under separate cover showing the changes. Each of the bedrooms in the videos have legal egress (doors) leading to the outside. The old basement bedrooms are empty.

I've sent a note to LLHD, who had previously approved the house for 5 bedrooms due to the existing septic set up to confirm no issues. There shouldn't be an issue given no change in number of bedrooms or bathrooms. Will let you know of any changes / issues.

I'm happy to schedule an inspection for next week – please let me know! The inspection needs to be completed before November 1.

Nancy Woodlock

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Friday, October 21, 2022 5:01 AM
To: Nancy Woodlock
Cc: Zoning.Official; Building Official; Joseph Blanchard; Juliet Hodge
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane
Attachments: 10 Cardinal - Floor Plan v2.pdf; 10 Cardinal - Floor Plan v3_revised bedrooms.pdf; 10 Cardinal Ln Ledyard B100a - LLHD Approval.pdf; 10 Cardinal Ln Property Card.pdf

Hi Nancy,

No upgrades for this submission, just changing furniture. I've attached the floor plan before (v2) and after (v3) and will attempt to send 2 videos under separate cover - challenges will file sizes.

The LLHD already approved the 5 bedrooms, attached.

If required, can you or your designee inspect early next week? I was advised inspection needed before November 1st.

Thanks
Victor

On Tue, Oct 18, 2022 at 10:50 AM Nancy Woodlock <building.asst@ledyardct.org> wrote:

Good Morning Victor,

The Building Department would need you to fill out a Building Permit for any upgrades that may have been done without a permit. If you didn't do any structural, remodeling, electrical, plumbing or mechanical work then our Office would not need anything from you. The illegal bedroom situation in the basement definitely can not remain. The windows do not have the proper egress per State Code, for that you should send us photos verifying that the rooms are now only used for storage and not for bedrooms. The Building Official may need to re-inspect to confirm that but that will be his decision. If you could provide us with a phone number that would be appreciated as he may need to speak with you also.

Regards,

Nancy Woodlock

Assistant to the Building Official

741 Colonel Ledyard Highway

Ledyard, CT 06339

860-464-3217

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Monday, October 17, 2022 9:50 AM
To: Nancy Woodlock <building.asst@ledyardct.org>
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane

You don't often get email from volaughlenct@gmail.com. Learn why this is important

Thanks Nancy

I will simply be moving beds from the unapproved basement bedrooms to the Sun room on the first floor, which has egress exits (door to outside), and to the basement area that has an egress exit (door to outside) . The two basement bedrooms that are not approved will become storage rooms.

The LLHD already approved the house for 5 bedrooms after reviewing the septic system and it's been reflected on the property card as well.

I sent an email to LLHD to confirm nothing further from their side and will let you know .

Do you anticipate any additional forms are needed other than a revised floor plan? No changes to electrical or plumbing . Just moving furniture

Thanks

Victor

On Oct 17, 2022, at 2:37 PM, Nancy Woodlock <building.asst@ledyardct.org> wrote:

Good Morning Mr. O'Laughlen,

I have attached the Building Permit Application that you will need to fill out and provide us with detailed plans of the improvements you are making to the home. You will also need to provide us with the License and Insurance information of the Contactor's performing the work. If you do any electrical, mechanical or plumbing work this can all be included on one permit application but we will need all the trade licenses and insurances as well.

You will need to fill out the attached application for Ledge Light Health District and provide them with a before and after floor plan of the home. If you have any questions for Ledge Light call 860-448-4882 and someone there can assist you. Their applications can be done online or dropped off here at the Town Hall and a runner picks up applications every Thursday.

Currently we are without a Building Official but hope to have one hired within the next two weeks. So unfortunately any technical questions you may want to reach out to a near by Town and ask their Building Official as the State Codes would be the same.

If you have any questions regarding the application process please give me a call at 860-464-3217.

Regards,

Nancy Woodlock

Assistant to the Building Official

741 Colonel Ledyard Highway

Ledyard, CT 06339

860-464-3217

From: Zoning.Official <zoning.official@ledyardct.org>
Sent: Wednesday, October 12, 2022 8:00 AM
To: Victor OLaughlen Jr <volaughlenct@gmail.com>
Cc: Juliet Hodge <planner@ledyardct.org>; Nancy Woodlock <building.asst@ledyardct.org>
Subject: RE: Permit Application- Short Term Rental 10 Cardinal lane

Good morning-

You will need a building permit, issued by the Building inspector. I am copying this e-mail to Nancy Woodlock, who can provide you with more details. Your permit application will include the information needed for the Building inspector to verify that the finished work will meet all codes.

Ms. Woodlock may let you know that you will also need approval from the Ledge Light Health District, as sizing of septic systems is based on the number of bedrooms.

I assume you are not anticipating any changes to the footprint of the building- additions, etc. If that is the case, you will not need a zoning permit.

John Herring

Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Wednesday, October 12, 2022 7:26 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Cc: Juliet Hodge <planner@ledyardct.org>
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane

Hi John confirming that I will complete the changes to the house and schedule an inspection by Nov 1

I do have a technical question about the proposed configuration in the basement bedroom.

Who can I connect to pre-vet the adjustment ?

Thanks

Victor

On Oct 11, 2022, at 2:36 PM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Good afternoon-

As a follow-up to our earlier e-mails, I wanted to clarify- you need not withdraw your application if you have your emendations in by November 1. The next PZC meeting is November 10 (second Thursday of the month), and the earlier date allows for public notice, etc.

Let me know what you decide.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Tuesday, October 11, 2022 10:20 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Cc: Juliet Hodge <planner@ledyardct.org>
Subject: Re: Permit Application- Short Term Rental 10 Cardinal lane

Thank you John for the information .

I will resubmit as I have been working through a plan to change the layout of the house to remediate the issue and will not join the call tomorrow to formally present

I assume I will work through you for another walk through when the changes have been made (currently under way)?

Many thanks

Victor

On Oct 11, 2022, at 10:05 AM, Zoning.Official
[zoning.official@ledyardct.org](mailto:<zoning.official@ledyardct.org>) wrote:

Dear Mr. O'Laughlin:

In reviewing your application for your short term rental permit, it became apparent that there are problems.

Most critically, your application specifies 10 Cardinal Lane as a 5 bedroom home, with 4 bedrooms allotted for rental. Despite what is currently listed on the tax assessor's records, the two rooms in the basement which you have characterized as bedrooms are not in fact legal bedrooms, as neither has adequate emergency egress. The September 6 inspection by the Building Inspector noted the problem, and a copy was given to your agent Manny. The Inspector checked the box "Failure" and noted in the comments section that neither basement bedroom had a suitable egress window, as is required by the Building Code. Note that the zoning regulations specify that all bedrooms must be legal and one criterion for permit approval is no violations of zoning or building codes.

In addition, though we have received a photo of your temporary Connecticut driver's license specifying residence at that address, we do not yet have a copy of the permanent license.

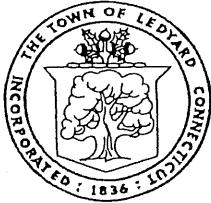
Based on the above, my recommendation is that you withdraw your application until you have addressed these problems. Should the Commission formally review your application, they would I believe be required to deny your application. Withdrawal now will not prejudice an application at a later date, and the fee already paid would be used, so there would be no additional charge.

Should you decide to withdraw your application, please let us know in writing- an e-mail will suffice.

John Herring

Zoning Official

Town of Ledyard



TOWN OF LEDYARD BUILDING INSPECTION DEPT.

 COPY

INSPECTION REPORT

LOCATION: 10 CARDINAL LANE

Date: 9-6-22

TYPE OF INSPECTION

Footing	_____	Insulation	_____
Foundation/Backfill	_____	Fireplace	_____
Footing Drain	_____	Woodstove	_____
Waterproofing	_____	Roof	_____
Framing	_____	Siding/Windows	_____
Trench	_____	Gas Line Test	_____
Electrical Service	_____	Chimney	_____
Contact Eversource	_____	Demolition	_____
Rough Electric	_____	Public Sewer	_____
Rough Mechanical	_____	Public Water	_____
Rough Plumbing	_____	Other	_____

Certificate of Occupancy and Use for _____

Certificate of Approval Section 110.9 date: _____

Final Inspection: Y N ✓

Inspection: Passed Failed Reinspection Required ✓

Comments: 1. BED ROOM IN BASEMENT (NO EGRESS WINDOW)
2. 2ND BED ROOM IN BASEMENT (NO EGRESS WINDOW)

AIR BNB INSPECTION
NEED EGRESS WINDOWS INSTALLED IN
BASEMENT TO HAVE CODE APPROVED BEDROOMS

Building Official/Agent: Jeff Kubice

Entered in PF: _____

September 6, 2022

Site Visit to 10 Cardinal Lane re application for STR permit.

- a) Building Officer Thomas Weber was also present. Both bedrooms in the basement are illegal for occupancy- neither has adequate egress.
- b) There is virtually no evidence of personal habitation in the home. Kitchen counters totally bare, limited artwork on walls in public rooms and bedrooms, but no evidence of ongoing living there. The basement bedroom labeled as "host bedroom" had 2 pairs of shoes visible as well as 8 shirts on hangars and one suit or sport jacket (all on a rack in plain sight). I did not open closet or cupboard doors. The shoes, shirts, and jacket were the only items of personal apparel visible in the home except for a jacket on a chair, presumably belonging to the representative.
- c) In the basement area off the "host bedroom" is a washer and dryer. There are cleaning supplies visible on a nearby shelf. There was a stack of textiles which appeared to be exclusively linens (sheets, towels, etc.) and perhaps some curtains- no personal clothing items in evidence.
- d) Thomas Weber explained to the individual representing Mr. O'Laughlin, Manny, that the basement rooms are not legal for use as bedrooms. He explained what would be necessary to make them legal and gave the representative a copy of his report.
- e) Building office er Weber noted the existence of complaints form neighbors. At the representative's request, I elaborated, noting thatwe had had complaints on a number of such properties.
- f) I explained the process for an STR permit, noting especially that as public hearings, the property owner and any other member of the public can be heard, whether in support or opposition to a proposed action.
- g) I noted that the fire pit in the back yard was still extant (in reviews on Airbnb, he said he was going to remove it). It did not have any fresh wood in it but had the remnants of a previous fire. There is also a "Quiet Zone" sign attached to a tree near the neighbors to the west.

Tom Weber
9/6/22

Rec'd via email
9/9/22 5:58 PM

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

As recorded in our letter to the planning and zoning commission regarding non-hosted short-term rentals (STRs), the home at 10 Cardinal Lane has been the basis for our disillusionment with STRs in the town. While we have not experienced some of the extreme cases that others in town have had to deal with, our experience has not been invisible to the adjoining properties and neighborhood either. We have had to deal with increased traffic in the neighborhood, often with renters speeding down our block, excessive noise throughout the day and late at night, individuals leaving fires unattended in the backyard, along with a host of other less than ideal situations and concerns.

10 Cardinal Lane, the house directly next door to us and owned by Victor O'Laughlen, was purchased in July 2021. I work from home 2-3 days a week; my wife works almost exclusively from home and we are often outside doing yardwork or playing in the yard with our son on the weekends. At no point have we ever seen Mr. O'Laughlin at this property and do not believe that property can be claimed as a primary residence.

In November 2021, when it became apparent to us that the property was being used as a STR, we reached out to Mr. O'Laughlen through his house keeper. We were able to speak with him later that day, where he stated he was the owner, and were told that the property was a 2nd home, used primarily as a vacation home for him when he wanted to get out of the city and would be occasionally rented out on AirBnB when not in use. He also stated that he traveled a lot for work and therefore may not be there often. At the time, I asked that if he is in town, that he let us know so we could introduce ourselves. He never took us up on this offer, most likely because he's never been to the house since the conversation took place.

Through the fall and winter months, the home was mostly empty during the week and rented on the weekends. During the spring and summer months, it has been rented out continuously from May/June until now, with large groups, sometimes numbering 14 people with upwards of 8 cars, often renting the property. This can easily be confirmed by looking at the reviews for this property. The posting for the home on AirBnB says no more than 5 cars and no parties. Based our experience, guests have not followed those rules and I have no reason to believe that they will follow any other rules posted for the property. The listing itself encourages large groups, emphasizing that the property "comfortably sleeps 8 adults" and multiple reviews listing it as a great location for their parties and group events.

At no point have we seen the same cars there, other than the house keeper and property management. Most of the guests have license plates from Massachusetts, New York and New Jersey. The property currently has a tree laying through part of the backyard from an adjacent vacant lot. The tree came down in one of the storms in October 2021, along with some branches that fell in a storm a few weeks ago. I would expect that if someone was there, using the home as their primary residence, they would have taken steps to have these issues resolved in lieu of leaving it there to create a hazard for guests. In the case of the tree, it has been almost a year since it has fallen and it was only cut back partially by the property management company so they could mow the lawn easier.

There is a fire pit in the back yard of the property. Mr. O'Laughlen stated in his initial conversation with us that he recognized that the fire pit was a fire hazard. He said that he intended to have the fire pit removed. Despite recognizing that the fire pit was a hazard, the fire pit is piled high with fire wood between each guest such that it can be seen exceeding the height of the pit from our property next door, on the far side. The landscaping company that manages the property did not do a leaf cleanup in the fall. Someone from the property management company blew the leaves off the front walkway and left everything else until the Spring. If Mr. O'Laughlen regularly visited the property, he would be aware of the significant fire danger he is posing to the neighborhood and might have taken action to clean up the property himself or hire someone to improve the safety of the property for all of us.

The home is owned by an LLC, New Digs LLC, which up until December 2021, had Mr. O'Laughlen as the only stated officer of the company. It has since been changed to the directors/officers being New Digs LLC. If you do some searching in local property records, you will find that New Digs LLC owns another property in Ledyard, 25 Coachman Pike, which continues to be rented even though they do not have a valid permit, along with 3 properties in Norwich, 4 Mohegan Rd, 79 Fountain St (which is listed as the mailing address for the owner of all the properties in both Norwich and Ledyard) and recently 235 Laurel Hill Ave. All of these properties, minus the 235 Laurel Hill Ave property since it was just purchased in July, can be found on AirBnB. New Digs is clearly a commercial venture buying properties in the area to use as STRs. When we first spoke to Mr. O'Laughlen last year, he mentioned living in the New York City area. The home at 79 Fountain St directs you to an apartment located in NYC, which we believe is most likely Mr. O'Laughlen's actual primary place of residence. All this information is readily available on public sites for the various towns and state.

Further proof of residence can be found on the AirBnB page for the property. Up until early August, the host of the home was listed as Matt and Jenn. In August it was changed to Victor to align with the hosted STR application which was being applied for at that time. You can find prior replies from "Matt" appearing with Victor's name, suggesting he changed the display name associated with the AirBnB account he uses for the property. This can be confirmed by looking at the reviews, where multiple reviewers call out the host as Matt and Jenn. Additionally, in Victor's host information, it states that he and his family have lived in Connecticut for over a decade and know their neighbors very well. After speaking with other neighbors on our street, we can say that neither our family nor any of our neighbors have ever even met him. A simple LinkedIn and Facebook search on Victor O'Laughlen shows that he is from Virginia, leaving the Virginia/DC area to move to New York in 2007 where he has been in the greater New York City area ever since. We believe these are all lies put in place to give the perception that the home is the private residence of Mr. O'Laughlen. We believe Mr. O'Laughlen lives somewhere else, most likely New York City where the company he works for is located, where his office is and potentially at or near the apartment which the 79 Fountain St address assigns as the mailing address.

If you look at the AirBnB pages for the other properties mentioned, they use similar wording in the description even though they also go by various aliases which claim the homes are the primary residence of the host. We believe he most likely owns these properties as well.

Mr. O'Laughlen's application to Ledge Light Health District (LLHD) raises further questions about his residency and the approval he received for expanding the property to 5 bedrooms. The pictures shown in order to increase the number of bedrooms with LLHD were pictures provided by the listing agent at the time of purchase over a year ago. Why would someone who lives there use outdated, pre-sale

photos? We believe that is most likely because he is not in residence and did not have the ability to take current photos himself. Additionally, the application to expand the property from 4 to 5 bedrooms makes no mention of the intended use as a STR, with significantly higher numbers of people using the property than a normal family. LLHD is most likely expecting a typical family unit to be occupying the home instead of the commercial activity which will be occurring there, with 8-12 people using the home on a regular basis. Maybe this has no impact, but the information was never provided for them to make the appropriate assessment. Additionally, in his STR permit application, Mr. O'Laughlen states that one of the basement bedrooms is his personal room and not available to guests. When the home is rented out, up to and including the week before this hearing, the lights have been on in both basement bedroom windows. That leads us to believe that Mr. O'Laughlen has not actually reserved any personal space in the house that he intends to use for occupying the home as a primary residence.

Based on the above, we do not believe Mr. O'Laughlen has any plans to live at the home where he is claiming to have his primary residence. To claim Connecticut as a primary residence, one must plan to reside in the state for a minimum of 183 days per year. We do not believe Mr. O'Laughlen has met that criterion – certainly using this address – and probably will not meet it going forward. Even after getting a driver's license within the last few weeks for the purpose of this STR application, which I assume he did at a Connecticut DMV on the other side of the state, he has still not been at the home as of this letter on 9/3/22. If you reviewed the AirBnB availability for the property as of August 27th, it appeared continually available with the single exception of the evening of this STR hearing. (Note: We have provided a printout of the property availability taken on August 27, 2022 demonstrating this.) AirBnB requires a minimum 2-night stay for this property. We believe that single unavailable night is the first and only night Mr. O'Laughlen has spent a night at this property, after which he will immediately return to his actual primary residence located elsewhere.

We request that the application for a hosted STR at 10 Cardinal Ln be denied that, based on the information provided, this home is not Mr. O'Laughlen's primary residence. He has already stated to the town zoning official that he has held a Virginia license for the last 20 years, even though he has most likely lived in the New York City area since 2007. New York State, the same as Connecticut, requires that one change their license within 30 days of making New York your primary residence. It appears that Mr. O'Laughlen has a history of disregarding local laws and regulations, potentially knowingly mis-representing the state and location of his residence. Given that, we do not believe he should be taken at his word that he intends to make 10 Cardinal Lane his primary residence. We request that his application not be approved unless and until he demonstrates that he actually meets the criteria for primary residence as defined by the state of Connecticut. We also request that he not be allowed to continue to operate 10 Cardinal LN as a STR until he actually has an approved permit for the property.

We believe Mr. O'Laughlen is trying to circumvent the laws of the town to maintain his STR at 10 Cardinal Ln, continuing to make money off the property at the inconvenience and detriment of the residents in the neighborhood. The point of a hosted STR is that there is someone there with a vested stake in the property and in the neighborhood, who would actively manage issues with the property and its guests. The expectation of a hosted STR is that occupancy by guests would be somewhat limited and not a continual or excessive intrusion to the neighborhood. Due to work travel needs that he stated to me previously, and the fact that he does not work locally, he will most likely not be on the property with

any regularity, making this a non-hosted STR, which is not what he is applying for and not currently allowed by town zoning laws.

10 Cardinal Ln, Gales Ferry

https://www.airbnb.com/rooms/51639902?adults=1&children=0&infants=0&check_in=2022-10-03&check_out=2022-10-08&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662140135_ja2s3RLokz2AeJ0w

25 Coachman Pike, Ledyard

https://www.airbnb.com/rooms/52059088?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662158383_8kd19H0tb286YLP2

79 Fountain St, Norwich

https://www.airbnb.com/rooms/46416055?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158651_RCuMZJf%2BD9a72XAO

4 Mohegan Rd, Norwich

https://www.airbnb.com/rooms/646026506667390733?adults=1&children=0&infants=0&check_in=2022-10-02&check_out=2022-10-07&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158831_2J%2FSUTjlmRZg%2Fwq4

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NEW DIGS LLC ACTIVE

NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

BUSINESS DETAILS**Business Details****General Information**

Business Name

NEW DIGS LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Annual report due

3/31/2023

NAICS code

Lessors of Residential Buildings and Dwellings (531110)

Business ALEI

1369694

Date formed

12/15/2020

Business type

LLC

Mailing address

NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Last report filed

2022

(2)

NAICS sub code
531110

Principal Details

Principal Name
NEW DIGS W LLC

Principal Title
MANAGING MEMBER

Principal Business address
NEW DIGS W LLC #96535, 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Agent details

Agent name
VICTOR OLAUGHLEN

Agent Business address
NEW DIGS W LLC #96535 5830 EAST 2ND ST., CASPER, WY, 82609, United States

Agent Mailing address
79 FOUNTAIN STREET, NORWICH, CT, 06360-0636, United States

Agent Residence addresss
79 FOUNTAIN STREET , NORWICH, CT, 06360-0636, United States

Filing History



Name History



None

Shares



SECRETARY OF THE STATE OF
CONNECTICUT
165 CAPITOL AVENUE
P.O. BOX 150470
HARTFORD, CT 06115-0470

12/15/2020

VICTOR OLAUGHLEN
109 SAINT MARKS PLACE, APT 20 
NEW YORK
NEW YORK, NY 10009USA

RE: Acceptance of Business Filing

THIS IS NOT A BILL

This letter is to confirm the acceptance of the following business filing:

Business Name:
NEW DIGS LLC

Type of Request:
CERTIFICATE OF ORGANIZATION

Work Order Number	:	2020427275-001	Business Filing Number	:	0007037833
Filing Date/Time	:	12/15/2020 08:51 AM	Effective Date/Time	:	12/15/2020 08:51 AM
Total Payment	:	\$120.00	Customer ID	:	003622440
Business ID	:	1369694			

As a reminder, any entity that registers with the Connecticut Office of the Secretary of the State, must register with Department of Revenue Services (DRS) to obtain a Connecticut Tax Registration Number. Visit the DRS registration page at www.ct.gov/register to electronically register your business entity.

JENNA NOME
Business Services Division
860-509-6003
www.concord-sots.ct.gov

Zoning.Official

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Saturday, August 13, 2022 11:02 AM
To: Zoning.Official
Subject: Re: 10 Cardinal Lane - Citation

Hi John,
Please find the last remaining artifact for my application submission as promised .

The DMV provides a temporary license with the actual card to be mailed in a few weeks. I
I've attached both the temporary license and the notice highlighting the delay in providing the actual license.
Let me know of any questions or concerns

Thanks
Victor

CONNECTICUT



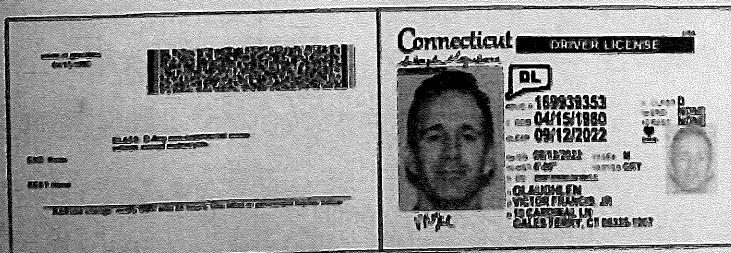
Temporary Driver License

- This is a temporary document which expires on 09/12/2022.
- Your permanent card will be mailed to the mailing address we have on file for you.
- The post office will only deliver your permanent card to the address you gave the DMV.
- You may visit the DMV website to check the delivery status of your permanent card at <https://dmvcardtrack.ct.gov>.



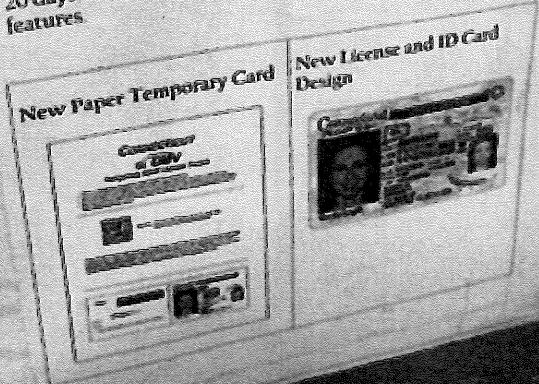
← Use your QR app to scan the code and launch the card tracking website.

If you do not receive your permanent card in the mail in 30 days, please call 860-263-5700 (Hartford area / out of state) or 800-842-8222 (elsewhere in CT). Real ID markers such as the "Gold Star" will only appear on your permanent card. This Temporary is NOT VALID FOR IDENTIFICATION unless accompanied by your expiring CT card.



New Process for Getting Your Driver License or Identification Card

- For added security, permanent license and identification cards will not be printed in DMV or AAA offices.
- You will not be handed a new permanent driver license or ID card today.
- You will get a Temporary Paper Card that is good for 30 days.
- Your permanent card will be mailed to the address you provided to DMV as your mailing address. It will arrive within 20 days. It will have a new design and enhanced security features.



On Aug 9, 2022, at 8:42 AM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Thank you for the update. I look forward to your completing the application.

As I am at the moment preparing materials for the Planning and Zoning Commission regarding the already completed applications, ihave not reviewed that materials you have already sent.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Saturday, August 6, 2022 5:34 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

Hi John,
Following up on the drivers license requirement - the earliest date I could get for the DMV for next week is Aug 12 at 2 pm .

Will provide an update soon after my appointment

Thanks
Victor

On Aug 3, 2022, at 2:54 PM, Victor O'Laughlen <volaughlenct@gmail.com> wrote:

Hi John,
Thanks for highlighting – I was able to reach to Nancy Clang and she provided quickly – please see attached.

Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Wednesday, August 3, 2022 8:21 AM
To: Victor O'Laughlen
Subject: RE: 10 Cardinal Lane - Citation

Good Morning-

I have received and printed out your application. Though I have not had the opportunity to review things in detail, I did notice immediately that you included a "Town of Ledyard Property Summary Report." That is not the property card which is required for the application. You can get a property card from the tax office at Town Hall, and either forward it directly or include it with the driver's license copy.

Once I have the opportunity to review your application in detail I will let you know of other issues.

John Herring
Zoning Official
Town of Ledyard

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Wednesday, August 3, 2022 6:01 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: RE: 10 Cardinal Lane - Citation

Good morning John,

Sounds good – please find the attached document as requested. Hopefully multiple attachments aren't an issue. Let me know if you need anything additional.

For the LLC I'm in the managing member of the LLC and I've attached the CT state acceptance when it was created.

The way the DMV releases reservation time slots requires me to check on Friday / Saturday for the following week to confirm my reservation.

Will keep you posted

Thanks
Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, August 2, 2022 9:15 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Victor-

Please go ahead and send the application and follow up with the updated driver's license next week. Also, be sure include documentation of your affiliation with the LLC which formally owns the property. Documentation can include, for example, the State registration of the business noting your position or other formal documentation.

The Planning and Zoning Commission is scheduled to meet on Thursday, August 11. Having a complete application before then will allow them formally to accept the application and schedule the public hearing to discuss the merits. Once the Commission accepts the application, we will notify you of the date of the hearing.

John Herring
Zoning Official
Town of Ledyard

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Tuesday, August 2, 2022 4:27 AM

To: Zoning.Official <zoning.official@ledyardct.org>

Subject: Re: 10 Cardinal Lane - Citation

Good morning John,

I'd like to provide you with an update on my application. I have all the materials ready - including the approval from LLHD - except for the drivers license requirement.

Due to unexpected family travel I will not be able to change my license until Aug 8 (awaiting confirmation on schedule).

I've held onto my Virginia's drivers license for 20+ years but now need to make the adjustment for this requirement. Apologies for this delay but I am working toward resolving the issue .

If you'd like the other documents I'm happy to send .

Thanks
Victor

On Jul 19, 2022, at 3:27 PM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Victor-

The approval block is simply a place on the map for the Commission chair to sign approval. The block is included as the map is generated, so that once the project is approved, there is a clearly defined space for signature and dating of the formal approval.

You are correct that the commission must approve special permits. As a short term rental (which does not involve any new construction) does not include changes to the site, you can use an existing map, so long as it includes relevant information as noted in the regulations, such as locations of all buildings, and improvements, driveways, etc.

I hope this clarifies the situation.

John Herring
Zoning Official
Town of Ledyard

From: Victor O'Laughlen <volaughlenct@gmail.com>

Sent: Monday, July 18, 2022 9:08 AM

To: Zoning.Official <zoning.official@ledyardct.org>

Subject: RE: 10 Cardinal Lane - Citation

You don't often get email from volaughlenct@gmail.com. [Learn why this is important](#)

Another point of clarification if you don't mind – I'm working through the site plan requirements and in the zoning regulations it notes the following:

An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)

Can you help me understand what this requirement is? I'm assuming commission approval is required given that it is a special permit application but I'm not clear on what an approval block for the site plan is nor am I clear on how to receive one ahead of the review.

Many thanks

Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, July 12, 2022 10:43 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Mr. O'Laughlen:

I have attached a copy of the permit form for use in applying for a special permit. The information required in the zoning regulations can be supplied on separate pages.

As for the Ledge Light information, last week we were informed by them that if the STR does not involve any changes in the number of bedrooms (i.e., occupancy), they do not need to review the application. That portion of the regulation may therefore be ignored unless the number of bedrooms is changing.

As noted in the regulations, the number of bedrooms to be considered is limited to the number of bedrooms "shown on the STR's property card." SO, for example, if a property is listed as a 5 bedroom home, the limit for the STR would be 4 bedrooms (one reserved for the owner/occupant).

I hope this provides you with the information you need.

John Herring
Zoning Official
town of Ledyard

-----Original Message-----

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Monday, July 11, 2022 12:05 PM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

[You don't often get email from volaughlenct@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi John - a couple quick questions if you don't mind :

- do you have specific forms you require filling out ? I read the policy but didn't see any links for specific forms
- the LLHD approval reference I assume is for Ledge Light Health District . Do you have a specific name of a contact that I can reach out to ensure I obtain their approval?

Thanks
Victor

> On Jul 9, 2022, at 1:25 PM, Victor OLaughlen Jr
<volaughlenct@gmail.com> wrote:
>
> Hi John,
>
> I'm writing to confirm that I've received receipt of your letter dated July 6. I somehow missed your correspondence in April otherwise I would have been in touch earlier .
>
> I will submit the application for the permit within the 30-day requirement and appreciate the detail provided in the letter .
>
> Will be in touch soon and thanks again.
>
> Victor O'Laughlen
>
>
>

Nancy Clang

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Thursday, August 18, 2022 11:29 AM
To: Nancy Clang
Subject: Re: 10 Cardinal Ln
Attachments: 10 Cardinal Ln 5bd.pdf

Thanks Nancy!

On Aug 18, 2022, at 10:07 AM, Nancy Clang <assessor.asst@ledyardct.org> wrote:

Good Morning Mr. O'Laughlen. Thank you for providing this information. We have updated our records accordingly to reflect the 5th bedroom. I have attached an updated property card for your records.

Nancy Clang

Assistant to the Assessor
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339
(860) 464-3239

Hours: Monday-Thursday 7:30am-4:45pm

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Wednesday, August 17, 2022 6:45 PM
To: Nancy Clang <assessor.asst@ledyardct.org>
Subject: RE: 10 Cardinal Ln

Hi Kathy I received LLHD approval for a 5th bedroom and I have recently installed. How can I update the property card to reflect 5 bedrooms?

Thanks
Victor

Sent from Mail for Windows

From: Nancy Clang
Sent: Wednesday, August 3, 2022 8:43 AM
To: volaughlenct@gmail.com
Subject: 10 Cardinal Ln

Property card for 10 Cardinal Lane as requested. Let me know if you have any questions.

Nancy Clang

Assistant to the Assessor

Zoning.Official

From: Carol Miello <cscalice@gmail.com>
Sent: Friday, August 5, 2022 8:44 AM
To: Zoning.Official
Cc: Matthew Miello
Subject: Short Term Rental - 10 Cardinal Lane, 5-Aug-2022

Hi John,

The short-term rental property at 10 Cardinal Lane in Gales Ferry had 6 vehicles parked in the driveway this morning at 8am, assuming they didn't have any additional vehicles parked in the garage.

Carol

Kee'd via email
7/6/22 9:41 AM

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

We have been neighbors to a non-hosted STR for a little over a year now. The owner lives out of state and owns of another property in Ledyard, along with 3 properties in Norwich.

I have no issues with hosted STRs. I believe the owner will have a vested interest in the wellbeing of their neighbors, their home and the overall community. I would also expect a resident of a hosted STR to have some relationship with their neighbors to address issues as they arise.

Our main concern with non-hosted STRs comes from the transient nature of the home. We are fortunate to have approximately an acre of land so that we are not right on top of our neighbors, but that land still does not prevent us from seeing and hearing much of what goes on in the STR next door to us. While we have not had any major issues with the house, it is a matter of when, not if, a more significant event occurs. Additionally, the individual events are not of any particular concern, but the frequency at which they occur, certainly is. The new renters coming in have no idea if the previous renters were noisy or disruptive, and they probably wouldn't care anyway.

We often see weekends with 5 or 6 cars staying overnight, with up to 8 vehicles overnight one weekend. With this transient nature of the home, we feel it brings a higher risk of people speeding and drunk driving down our block, given that people are generally visiting on vacation or to visit the local attractions, primarily the casinos. We personally watched someone driving significantly over the speed limit and passing cars illegally on a one lane road, only to see that they were guests in the house next door.

The home next to us has a fire pit in the back yard. The property manager makes the fire pit appealing for guests by stacking firewood in a large pile in the pit. Thankfully most of the guests have been smart enough to take most of the wood off before they start a fire, but there are some who have had rather large fires going with woods nearby and a lawn covered in leaves. There were also guests who left the fire burning overnight and we woke up in the morning to see the fire smoldering in the pit from our house. Not only are we concerned that a guest will start a serious fire, we've experienced a group of young men drinking and burning beer boxes that rained ash down in our backyard one afternoon while our son was playing outside. There is also the potential for more serious issues, like sex offenders renting next door without us being aware. A permanent resident would appear on a sex offender registry. A short-term renter does not.

As parents of a 4-year old child, we look anxiously at our neighbor's home each week as a new set of "neighbors" arrives, not knowing what may be in store for us during their stay. As I stated above, we have generally been fortunate that we have not experienced significant issues like large house parties, but there have certainly been days where we needed to hurry our son into the house while he was playing outside, in order to prevent him from hearing music playing from the house or adult language that is not appropriate for a 4-year-old.

While these events could happen with a permanent neighbor, the frequency at which it occurs is something that is unique to an STR. STR tenants are generally there on vacation and to have a good

time. When it is a standing neighbor, this might happen a few times a year, but with an STR, it is nearly every guest that stays – weekends and weekdays. And while they may not need to get up the next morning while they enjoy the deck or fire pit late at night on a nice summer evening, we need to get our son up for school the next day and head into work ourselves.

In addition to the immediate impacts felt by the neighbors of the non-hosted STR, there are larger impacts to the community. A simple google search of “Impacts of AirBnBs on communities” will come up with multiple scholarly and journalistic articles detailing the negative impacts of STRs on local communities. We have provided three such articles along with this letter. It is my understanding that renters pay a 15% tax to the state at the time of booking, which the residents of Ledyard probably would not see any significant portion of. Beyond that, the financial benefits to the residents to a town like Ledyard from increased tourism is most likely negligible or insignificant. We are not a town reliant on tourism so any spending in town would be small while impacting the legitimate lodging establishments in the town and surrounding area. The existence of non-hosted STRs can be directly correlated to increases in housing prices, both for buyers and long-term renters, as housing stock is held onto by STR hosts in lieu of being sold, who are often out of state entities. These homes are no longer available to people who work in the area and want to live in a community like Ledyard. As an example, the previous owners of the home next door to me have been two NAVY families. When the home was sold to my previous neighbors in 2018, it sold for \$285k. When that family got new orders and moved away in 2021, it was listed for \$325k and sold for \$354k within a few days. We watched as multiple families looked at the property during the first open house, only to be bought by an STR investor for a significantly higher sum than the asking price. Buyers entering the housing market with the expectation of making them STRs change the math associated with a home purchase that the average home buyer just can't compete with. An extra \$10k-\$20k for a home purchase by a STR investor just means a slightly longer return-on-investment, where a home buyer may see it as not worth it or push the home past what they can afford. If we want to have a serious discussion about the lack of affordable housing in town, addressing the existence of non-hosted STRs needs to be the first issue addressed. And none of the above discussion touches on the things that can't be quantified, such as no longer having a neighbor.

Due to these issues, and the anxiety we feel each time a new set of guests arrive, we are seriously considering selling our home that we have lived in for the last 10+ years, invested in significantly and hoped to raise our family in, and moving elsewhere. We fear for the degradation and gentrification of the community that will occur if non-hosted STRs are allowed to proliferate and the impact it will have on our way of life that we have enjoyed while living in our home. The proposal being made would cap non-hosted STRs at 1% of the overall housing, which corresponds to 55-60 homes in the community based on 2020 census data and some assumed increase in the number of houses built since then. While that does not sound like much, that is still 60 potential families who will not be able to own a home in the community, never mind the impacts to the current and future populations who will no longer be able to afford to live in Ledyard. We love our town and our home, but the stress and anxiety associated with living next to an STR has created outweighs that enjoyment. We have already decided not to make any further improvements to our home until this issue is resolved and we are assured that the investment is worthwhile. What is the economic impact if others decide to do the same, withholding investment in their home for fear that it may be forced to move in the future?

Based on the above, we cannot support the idea of allowing non-hosted STRs in our town. While there is some financial benefit, it does not offset the serious risks and impacts associated with non-hosted STRs to the current and future residents of the town.

While we strongly encourage the town to deny the application to allow non-hosted STRs, if the town so chooses to allow them, we would like to see further restrictions in addition to those being proposed. We would like to see:

- 1) Further reduction in the number of non-hosted STRs in town. The proposed number is 1%, we would like this to be a set number or a smaller percentage (e.g. 0.25% of total homes)
- 2) Restrictions on the number of non-hosted STRs allowed on a block or in a neighborhood (no STRs within some pre-determined distance of each other) to prevent the possibility of homes being surrounded by non-hosted STRs
- 3) Requirements for noise monitoring equipment (www.noiseaware.com) both inside and outside of the home
- 4) Requirements for STR owners to put up privacy fencing on their property at their own expense, if requested by the permanent residents that neighbor the property
- 5) Requirements that STR owners are financially liable for any damage to neighboring homes and property arising from inappropriate behavior by their guests
- 6) Requirement that owner or designated representative live within a reasonable distance from the home to address issues that arise, provide their contact information to the neighboring homes and be available 24/7 while the property is being rented

We strongly agree with the proposed limit on the number of renters allowed in the STR and believe 4 adults should be the maximum occupancy. That said, we still feel non-hosted STRs should not be permitted in Ledyard as the restrictions being proposed, along with the ones above, will still not solve all the concerns and potential problems associated with non-hosted STRs now and in the future.

We recommend that non-hosted STRs not be allowed in Ledyard and a moratorium of 2 years be put in place before the issue can be discussed again.

RECEIVED

Matt and Carol Miello
12 Cardinal Lane
Gales Ferry, CT 06335

7-1-22

LAND USE DEPARTMENT

As recorded in our letter to the planning and zoning commission regarding non-hosted short-term rentals (STRs), the home at 10 Cardinal Lane has been the basis for our disillusionment with STRs in the town. While we have not experienced some of the extreme cases that others in town have had to deal with, our experience has not been invisible to the adjoining properties and neighborhood either. We have had to deal with increased traffic in the neighborhood, often with renters speeding down our block, excessive noise throughout the day and late at night, individuals leaving fires unattended in the backyard, along with a host of other less than ideal situations and concerns.

10 Cardinal Lane, the house directly next door to us and owned by Victor O'Laughlen, was purchased in July 2021. I work from home 2-3 days a week; my wife works almost exclusively from home and we are often outside doing yardwork or playing in the yard with our son on the weekends. At no point have we ever seen Mr. O'Laughlin at this property and do not believe that property can be claimed as a primary residence.

In November 2021, when it became apparent to us that the property was being used as a STR, we reached out to Mr. O'Laughlen through his house keeper. We were able to speak with him later that day, where he stated he was the owner, and were told that the property was a 2nd home, used primarily as a vacation home for him when he wanted to get out of the city and would be occasionally rented out on AirBnB when not in use. He also stated that he traveled a lot for work and therefore may not be there often. At the time, I asked that if he is in town, that he let us know so we could introduce ourselves. He never took us up on this offer, most likely because he's never been to the house since the conversation took place.

Through the fall and winter months, the home was mostly empty during the week and rented on the weekends. During the spring and summer months, it has been rented out continuously from May/June until now, with large groups, sometimes numbering 14 people with upwards of 8 cars, often renting the property. This can easily be confirmed by looking at the reviews for this property. The posting for the home on AirBnB says no more than 5 cars and no parties. Based our experience, guests have not followed those rules and I have no reason to believe that they will follow any other rules posted for the property. The listing itself encourages large groups, emphasizing that the property "comfortably sleeps 8 adults" and multiple reviews listing it as a great location for their parties and group events.

At no point have we seen the same cars there, other than the house keeper and property management. Most of the guests have license plates from Massachusetts, New York and New Jersey. The property currently has a tree laying through part of the backyard from an adjacent vacant lot. The tree came down in one of the storms in October 2021, along with some branches that fell in a storm a few weeks ago. I would expect that if someone was there, using the home as their primary residence, they would have taken steps to have these issues resolved in lieu of leaving it there to create a hazard for guests. In the case of the tree, it has been almost a year since it has fallen and it was only cut back partially by the property management company so they could mow the lawn easier.

There is a fire pit in the back yard of the property. Mr. O'Laughlen stated in his initial conversation with us that he recognized that the fire pit was a fire hazard. He said that he intended to have the fire pit removed. Despite recognizing that the fire pit was a hazard, the fire pit is piled high with fire wood between each guest such that it can be seen exceeding the height of the pit from our property next door, on the far side. The landscaping company that manages the property did not do a leaf cleanup in the fall. Someone from the property management company blew the leaves off the front walkway and left everything else until the Spring. If Mr. O'Laughlen regularly visited the property, he would be aware of the significant fire danger he is posing to the neighborhood and might have taken action to clean up the property himself or hire someone to improve the safety of the property for all of us.

The home is owned by an LLC, New Digs LLC, which up until December 2021, had Mr. O'Laughlen as the only stated officer of the company. It has since been changed to the directors/officers being New Digs LLC. If you do some searching in local property records, you will find that New Digs LLC owns another property in Ledyard, 25 Coachman Pike, which continues to be rented even though they do not have a valid permit, along with 3 properties in Norwich, 4 Mohegan Rd, 79 Fountain St (which is listed as the mailing address for the owner of all the properties in both Norwich and Ledyard) and recently 235 Laurel Hill Ave. All of these properties, minus the 235 Laurel Hill Ave property since it was just purchased in July, can be found on AirBnB. New Digs is clearly a commercial venture buying properties in the area to use as STRs. When we first spoke to Mr. O'Laughlen last year, he mentioned living in the New York City area. The home at 79 Fountain St directs you to an apartment located in NYC, which we believe is most likely Mr. O'Laughlen's actual primary place of residence. All this information is readily available on public sites for the various towns and state.

Further proof of residence can be found on the AirBnB page for the property. Up until early August, the host of the home was listed as Matt and Jenn. In August it was changed to Victor to align with the hosted STR application which was being applied for at that time. You can find prior replies from "Matt" appearing with Victor's name, suggesting he changed the display name associated with the AirBnB account he uses for the property. This can be confirmed by looking at the reviews, where multiple reviewers call out the host as Matt and Jenn. Additionally, in Victor's host information, it states that he and his family have lived in Connecticut for over a decade and know their neighbors very well. After speaking with other neighbors on our street, we can say that neither our family nor any of our neighbors have ever even met him. A simple LinkedIn and Facebook search on Victor O'Laughlen shows that he is from Virginia, leaving the Virginia/DC area to move to New York in 2007 where he has been in the greater New York City area ever since. We believe these are all lies put in place to give the perception that the home is the private residence of Mr. O'Laughlen. We believe Mr. O'Laughlen lives somewhere else, most likely New York City where the company he works for is located, where his office is and potentially at or near the apartment which the 79 Fountain St address assigns as the mailing address.

If you look at the AirBnB pages for the other properties mentioned, they use similar wording in the description even though they also go by various aliases which claim the homes are the primary residence of the host. We believe he most likely owns these properties as well.

Mr. O'Laughlen's application to Ledge Light Health District (LLHD) raises further questions about his residency and the approval he received for expanding the property to 5 bedrooms. The pictures shown in order to increase the number of bedrooms with LLHD were pictures provided by the listing agent at the time of purchase over a year ago. Why would someone who lives there use outdated, pre-sale

photos? We believe that is most likely because he is not in residence and did not have the ability to take current photos himself. Additionally, the application to expand the property from 4 to 5 bedrooms makes no mention of the intended use as a STR, with significantly higher numbers of people using the property than a normal family. LLHD is most likely expecting a typical family unit to be occupying the home instead of the commercial activity which will be occurring there, with 8-12 people using the home on a regular basis. Maybe this has no impact, but the information was never provided for them to make the appropriate assessment. Additionally, in his STR permit application, Mr. O'Laughlen states that one of the basement bedrooms is his personal room and not available to guests. When the home is rented out, up to and including the week before this hearing, the lights have been on in both basement bedroom windows. That leads us to believe that Mr. O'Laughlen has not actually reserved any personal space in the house that he intends to use for occupying the home as a primary residence.

Based on the above, we do not believe Mr. O'Laughlen has any plans to live at the home where he is claiming to have his primary residence. To claim Connecticut as a primary residence, one must plan to reside in the state for a minimum of 183 days per year. We do not believe Mr. O'Laughlen has met that criterion – certainly using this address – and probably will not meet it going forward. Even after getting a driver's license within the last few weeks for the purpose of this STR application, which I assume he did at a Connecticut DMV on the other side of the state, he has still not been at the home as of this letter on 9/3/22. If you reviewed the AirBnB availability for the property as of August 27th, it appeared continually available with the single exception of the evening of this STR hearing. (Note: We have provided a printout of the property availability taken on August 27, 2022 demonstrating this.) AirBnB requires a minimum 2-night stay for this property. We believe that single unavailable night is the first and only night Mr. O'Laughlen has spent a night at this property, after which he will immediately return to his actual primary residence located elsewhere.

We request that the application for a hosted STR at 10 Cardinal Ln be denied that, based on the information provided, this home is not Mr. O'Laughlen's primary residence. He has already stated to the town zoning official that he has held a Virginia license for the last 20 years, even though he has most likely lived in the New York City area since 2007. New York State, the same as Connecticut, requires that one change their license within 30 days of making New York your primary residence. It appears that Mr. O'Laughlen has a history of disregarding local laws and regulations, potentially knowingly mis-representing the state and location of his residence. Given that, we do not believe he should be taken at his word that he intends to make 10 Cardinal Lane his primary residence. We request that his application not be approved unless and until he demonstrates that he actually meets the criteria for primary residence as defined by the state of Connecticut. We also request that he not be allowed to continue to operate 10 Cardinal LN as a STR until he actually has an approved permit for the property.

We believe Mr. O'Laughlen is trying to circumvent the laws of the town to maintain his STR at 10 Cardinal Ln, continuing to make money off the property at the inconvenience and detriment of the residents in the neighborhood. The point of a hosted STR is that there is someone there with a vested stake in the property and in the neighborhood, who would actively manage issues with the property and its guests. The expectation of a hosted STR is that occupancy by guests would be somewhat limited and not a continual or excessive intrusion to the neighborhood. Due to work travel needs that he stated to me previously, and the fact that he does not work locally, he will most likely not be on the property with

any regularity, making this a non-hosted STR, which is not what he is applying for and not currently allowed by town zoning laws.

10 Cardinal Ln, Gales Ferry

https://www.airbnb.com/rooms/51639902?adults=1&children=0&infants=0&check_in=2022-10-03&check_out=2022-10-08&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662140135_ja2s3RLokz2AeJ0w

25 Coachman Pike, Ledyard

https://www.airbnb.com/rooms/52059088?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=38ea42bb-26cc-4021-9b68-e46a7117e41d&source_impression_id=p3_1662158383_8kd19H0tb286YLP2

79 Fountain St, Norwich

https://www.airbnb.com/rooms/46416055?adults=1&children=0&infants=0&check_in=2022-10-01&check_out=2022-10-06&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158651_RCuMZJf%2BD9a72XAQ

4 Mohegan Rd, Norwich

https://www.airbnb.com/rooms/646026506667390733?adults=1&children=0&infants=0&check_in=2022-10-02&check_out=2022-10-07&federated_search_id=61b58e14-4639-4e25-9593-0d541c26680b&source_impression_id=p3_1662158831_2J%2FSUTjlmRZg%2Fwq4

Zoning.Official

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Wednesday, August 3, 2022 6:01 AM
To: Zoning.Official
Subject: RE: 10 Cardinal Lane - Citation
Attachments: 10 Cardinal - Floor Plan v2.pdf; 10 Cardinal Lane - Site Plan.pdf; 10 Cardinal Lane Property Card.pdf; 10 Cardinal List of House Rules.pdf; 10 Cardinal Ln Ledyard B100a - LLHD Approval.pdf; Ledyard STR Application 20220714.pdf; State of CT LLC Acceptance Letter.pdf

Good morning John,

Sounds good – please find the attached document as requested. Hopefully multiple attachments aren't an issue. Let me know if you need anything additional.

For the LLC I'm in the managing member of the LLC and I've attached the CT state acceptance when it was created.

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Will keep you posted

Thanks
Victor

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John Herring
Zoning Official
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I'd like to provide you with an update on my application. I have all the materials ready - including the approval from LLHD - except for the drivers license requirement.

Due to unexpected family travel I will not be able to change my license until Aug 8 (awaiting confirmation on schedule)

I've held onto my Virginia's drivers license for 20+ years but now need to make the adjustment for this requirement. Apologies for this delay but I am working toward resolving the issue .

If you'd like the other documents I'm happy to send .

Thanks
Victor

On Jul 19, 2022, at 3:27 PM, Zoning.Official <zoning.official@ledyardct.org> wrote:

Victor-

The approval block is simply a place on the map for the Commission chair to sign approval. The block is included as the map is generated, so that once the project is approved, there is a clearly defined space for signature and dating of the formal approval.

You are correct that the commission must approve special permits. As a short term rental (which does not involve any new construction) does not include changes to the site, you can use an existing map, so long as it includes relevant information as noted in the regulations, such as locations of all buildings, and improvements, driveways, etc.

I hope this clarifies the situation.

John Herring
Zoning Official
Town of Ledyard

From: Victor O'Laughlen <volaughlenct@gmail.com>
Sent: Monday, July 18, 2022 9:08 AM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: RE: 10 Cardinal Lane - Citation

You don't often get email from volaughlenct@gmail.com. Learn why this is important

Another point of clarification if you don't mind – I'm working through the site plan requirements and in the zoning regulations it notes the following:

An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)

Can you help me understand what this requirement is? I'm assuming commission approval is required given that it is a special permit application but I'm not clear on what an approval block for the site plan is nor am I clear on how to receive one ahead of the review.

Many thanks

Victor

Sent from Mail for Windows

From: Zoning.Official
Sent: Tuesday, July 12, 2022 10:43 AM
To: Victor OLaughlen Jr
Subject: RE: 10 Cardinal Lane - Citation

Dear Mr. O'Laughlen:

I have attached a copy of the permit form for use in applying for a special permit. The information required in the zoning regulations can be supplied on separate pages.

As for the Ledge Light information, last week we were informed by them that if the STR does not involve any changes in the number of bedrooms (i.e., occupancy), they do not need to review the application. That portion of the regulation may therefore be ignored unless the number of bedrooms is changing.

As noted in the regulations, the number of bedrooms to be considered is limited to the number of bedrooms "shown on the STR's property card." SO, for example, if a property is listed as a 5 bedroom home, the limit for the STR would be 4 bedrooms (one reserved for the owner/occupant).

I hope this provides you with the information you need.

John Herring
Zoning Official
town of Ledyard

-----Original Message-----

From: Victor OLaughlen Jr <volaughlenct@gmail.com>
Sent: Monday, July 11, 2022 12:05 PM
To: Zoning.Official <zoning.official@ledyardct.org>
Subject: Re: 10 Cardinal Lane - Citation

[You don't often get email from volaughlenct@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi John - a couple quick questions if you don't mind :

- do you have specific forms you require filling out ? I read the policy but didn't see any links for specific forms

- the LLHD approval reference I assume is for Ledge Light Health District . Do you have a specific name of a contact that I can reach out to ensure I obtain their approval?

Thanks
Victor

> On Jul 9, 2022, at 1:25 PM, Victor OLaughlen Jr <yolaughlenct@gmail.com> wrote:

>
> Hi John,
>
> I'm writing to confirm that I've received receipt of your letter dated July 6. I somehow missed your correspondence in April otherwise I would have been in touch earlier .
>
> I will submit the application for the permit within the 30-day requirement and appreciate the detail provided in the letter .
>
> Will be in touch soon and thanks again.
>
> Victor O'Laughlen
>
>
>



TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number _____ Submission Date _____ Official Receipt Date _____

FEE: _____ DATE PAID _____ RECEIPT # _____

Applicant/Agent Victor O'Laughlen
(Please Print Legibly)

Signature: _____

Address: 10 Cardinal Lane Gales Ferry, CT 06335 Telephone 781- 656 - 5553

E-Mail Address: volaughlenct@gmail.com

Owner Name (if different): same

Address of Owner: same Telephone same

Location of Work (Street Address) work remotely

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

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

Existing Use single-family home CAM Exempt Y N

X Special Permit Site Plan Review Regulation Change Zone Map Change

 CAM Review Other: _____

Details:

Special permit request to allow for hosted short-term rental use

Approved by _____ Date _____

Denied by _____ Date _____

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION								
NEW DIGS LLC		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed							
		6 Private Septic	5 Curb & Gutter			RES LAND	1-1	74,600	52,220							
		SUPPLEMENTAL DATA				DWELLING	1-3	211,600	148,120							
79 FOUNTAIN ST		Alt Prcl ID 24-370-10	Sub-div 16	HOLMBERG	Dev Lot Survey#	RES OUTBL.	1-4	1,500	1,050							
NORWICH CT 06360		Elderly Census	07012	GIS ID 570	Assoc Pid#			VISION								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/F	SALE PRICE	VC	Total	287,700							
NEW DIGS LLC		615 921	12-20-2021	U	-			2021	201,390							
YUAN WAN-HSI + OLAUGHLIN VICTOR JR		607 786	07-19-2021	Q	-	354,350	00	1-1	52,220							
NYBERG MICHAEL J + JILL M		0571 0482	11-29-2018	U	-	285,000	07	1-3	148,120							
WITHROW RONALD LEE JR + SHALENE M		0395 0119	12-21-2004	Q	-	319,000	00	1-4	1,050							
WATER STREET LLC		0390 0379	09-21-2004	U	-	255,000	06	Total	201,390							
EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description														
			Total	0.00												
ASSESSING NEIGHBORHOOD		B		Tracing	Batch											
Nbhd	Nbhd Name															
0065																
NOTES																
BEIGE FDN=CONC																
NEW WINDOWS																
8/2/101 UPD ROOF																
V373 P915 1/12/04 SPLIT																
.92 FROM 10 CARDINAL LN																
8/18/22 5BD																
.92 TO LOT 12 CARDINAL LN																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date							
19-202	06-13-2019	RE	Remodel Residential	9,500	100	06-01-2019	ADD SUPPORT FOR EXISTIN	06-17-2020	Id							
09-65	04-21-2009	RS	WOOD STOVE	3,000	100	05-29-2009	INSTALL ABOVE GROUND 18	03-23-2020	Type							
02-312	08-01-2002			3,000	100	10-01-2002	CHIMNEY FLUE Closed per	01-24-2001	Is							
								01-24-2001	Cd							
								01-24-2001	Purpost/Result							
								01-24-2001	Rev/Review							
								01-24-2001	Sales Review							
								01-24-2001	Measur+Listed							
								01-24-2001	Measur+Listed							
								01-24-2001	Letter Sent/no response							
								01-24-2001	Letter Sent/no response							
								01-24-2001	Letter Sent+Visit							
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Fam M01	R40		0.920	AC	72,000	1.07185	1	1.00	0055	1.050		1.0000	81,036	74,600
					Total Card Land Units	0.920	AC							Total Land Value	74,600	

Site Plan - Short-term Rental Application

- I. Victor O'Laughlen, applicant and owner of property
- II. Proposal to use the single-family property as a hosted short-term rental as specified in section 8.28 of zoning regs
- III. Address: 10 Cardinal Lane, Gales Ferry, CT 06335
- IV. This document authorizes Commission members, the Zoning Official, and Town staff to conduct a site walk of the property assuming it is scheduled and coordinated between the owner / applicant and the group requesting the consolidated review.
- V. Boundaries of the property highlighted in the Ledyard land records map below
- VI. Approval block signature to be provided by commission
- VII. Location and building footprint added to the Ledyard land records map below
- VIII. Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps added to the Ledyard land records map below
- IX. Surface treatment of the driveway and outdoor parking spaces is asphalt and concrete (indoor 2-car garage)



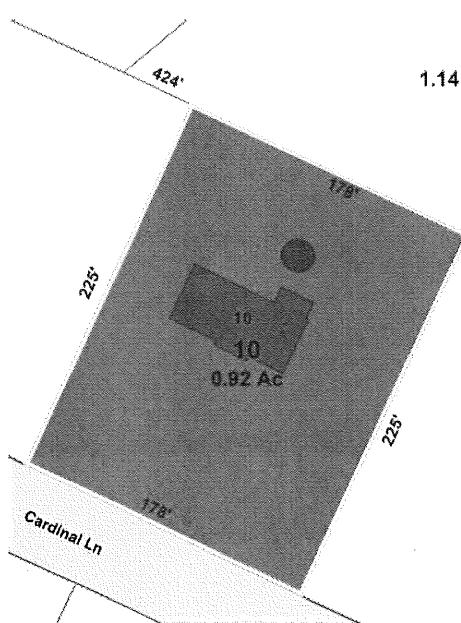
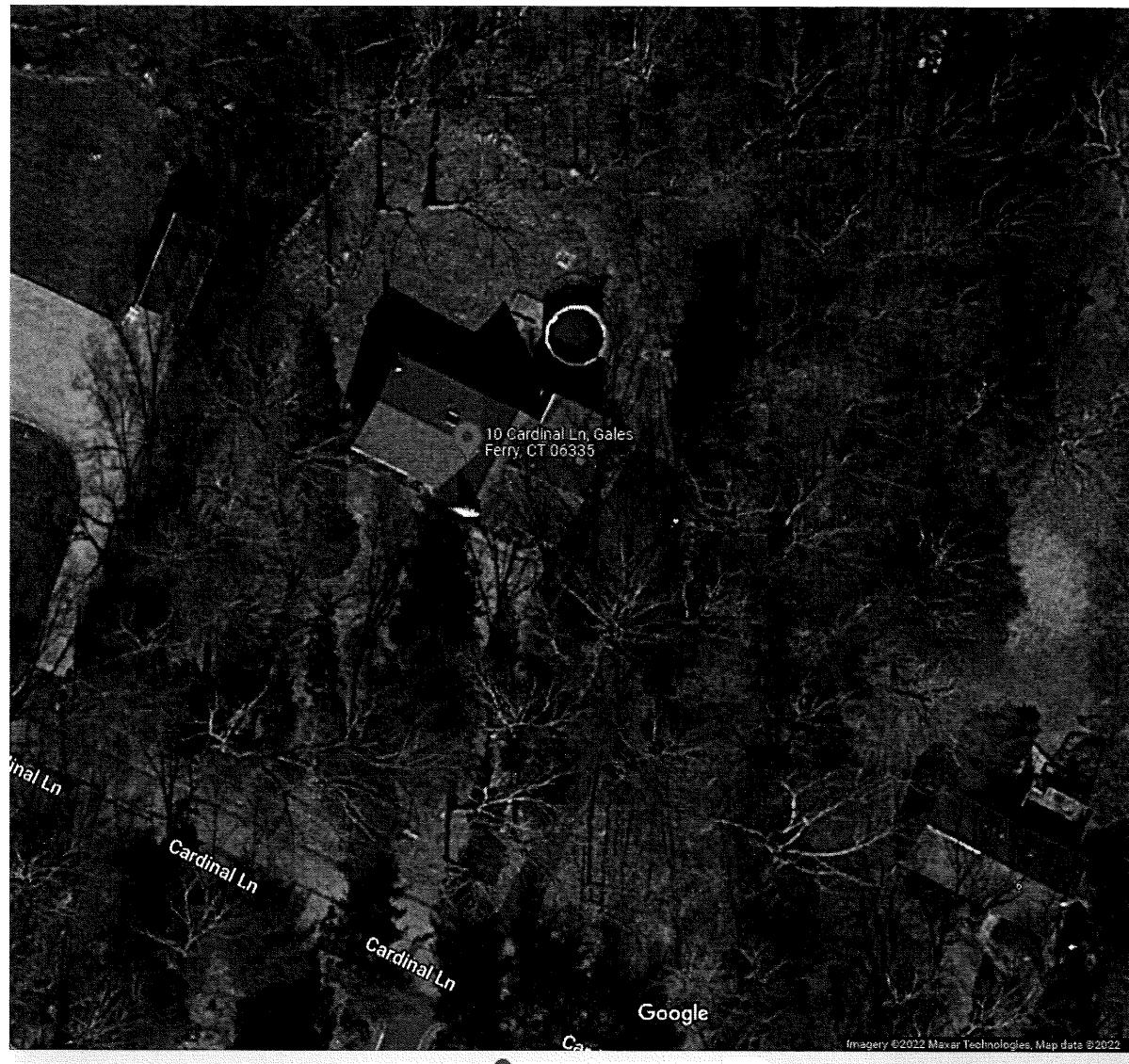
Victor O'Laughlen

Approval Signature
for Commission Chairman
or Secretary

Date of Approval

PARCEL ID
24-370-10
J. Allen
8/24/22

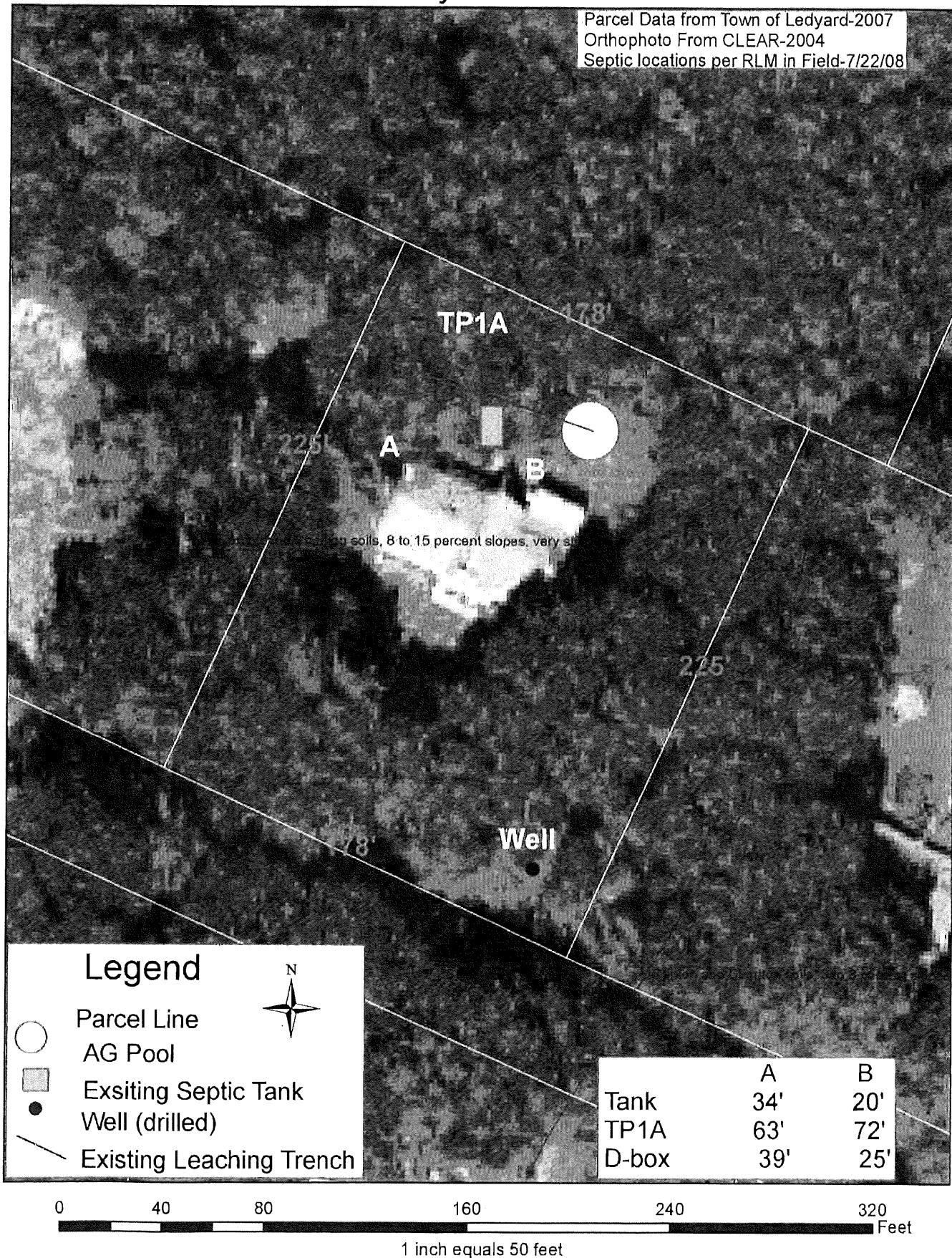




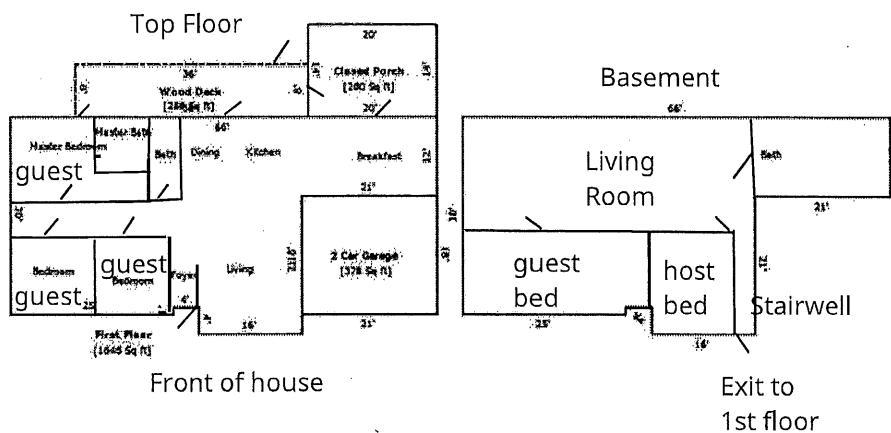
LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL		Form #2 Alternate	1/1/2007
		Technical Standards for Subsurface Sewage Disposal Systems	
Percolation Tests		From 12 Cardinal Lane 11/04	Special Conditions:
PERC:	1A		Design Flow > 2000 GPD
DEPTH:	24"		Public Water Supply Watershed
PRESOAK:	10:30 AM		Probable High Ground Water
Time	Reading		Slope > 25 Percent
11:05am	17.5"		Perc Rate < 1 min/inch
11:10	19"		Perc Rate > 30 min/inch
11:15	20.5"		Ledge < 5 feet Below Grade
11:20	22"		Limited Suitable Area
			Open Watercourse or Wetland
			Flood Plain/Seasonal Flooding
			G.W. < 36 inches Below Grade
Conclusions:			
Suitable for Sewage Disposal		Yes	
Unsuitable for Sewage Disposal		No	
Additional Investigation Required		No	
Wet Season Monitoring Required		No	
Retest During Wet Season		No	
Licensed Engineer Plan Required		No	
Other:			
Location Drawing			
<p>Design Requirements</p> <p>The property owner installed an above ground pool on top of part of their existing leaching system and thus this section must be abandoned and replaced in a different location. The remaining septic system consists of a 1,000 gal single compartment tank and 50-60' of leaching trench (to the west of the tank) for 150-180' of leaching. A licensed septic installer is to submit a plan for a 4 bedroom house (660ft² of leaching) in the area of TP 1A and no deeper than 3' into grade. The installer can use the existing tank and trench if they are in good shape and functioning and replace the existing d-box to high level overflow to 480-510ft² of leaching in the area of TP1A. Perc was taken from neighboring lot due to similar soils and proximity. All parts of the septic system are to maintain 10' to the existing pool, 10' to property lines, 15' to house and 75' to wells (well is in front near road and house connected to municipal water).</p>			

10 Cardinal Lane Soils Testing, Ledyard 7/22/08 Ryan McCammon

Parcel Data from Town of Ledyard-2007
Orthophoto From CLEAR-2004
Septic locations per RLM in Field-7/22/08



Victor O'Laughlen
10 Cardinal Lane Gales Ferry, CT



property card change to 5 BR in progress. LLHD approval provided.

TOTAL SHEET BY AIA model inc.		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	1646 Sq ft	$30 \times 25 =$	750
		$12 \times 21 =$	252
		$20 \times 29 =$	580
		$16 \times 4 =$	64
Total Living Area (Rounded):	1646 Sq ft		
Non-Living Area:			
2-Car Garage	378 Sq ft	$21 \times 18 =$	378
Closed Porch	280 Sq ft	$20 \times 14 =$	280
Wood Deck	288 Sq ft	$36 \times 8 =$	288
Patio	201.06 Sq ft	Arc =	100.53
		Arc =	100.53
Basement	1646 Sq ft	$30 \times 25 =$	750
		$12 \times 21 =$	252
		$20 \times 29 =$	580
		$4 \times 16 =$	64

This is what is provided in the house rules for each guest that they need to agree to before booking:

No events
No pets
No parking on the road and 5 car limit
Comfortably sleeps up to 8 adults

NO PARTIES AND NO SMOKING!!

- Unfortunately I am removing the fire pit so no fires in the backyard.
- Please respect my neighbors and be quiet going in and out - No shoes in the house please
- Min age 21 to book, no parties
- No prom groups
- Quiet hours after 10pm

NO PARTIES in my house! - Photo ID may be required upon check-in. My family has been living in Connecticut for over a decade. We know our neighbors very well. We love hosting people who are courteous and respectful. Please respect the neighborhood and our neighbors by not being loud or littering outside the home. We value the relationships we have with our neighbors. No unregistered guests allowed.

****Note:** All guests are required to follow Airbnb standard requirements, which includes confirmed phone number, email address, payment information, and agreement to your house rules

CONNECTICUT



Temporary Driver License

- This is a temporary document which expires on 08/12/2022.
- Your permanent card will be mailed to the mailing address we have on file for you.
- The post office will only deliver your permanent card to the address you gave the DMV.
- You may visit the DMV website to check the delivery status of your permanent card at <https://dmvcardtrack.ct.gov>.



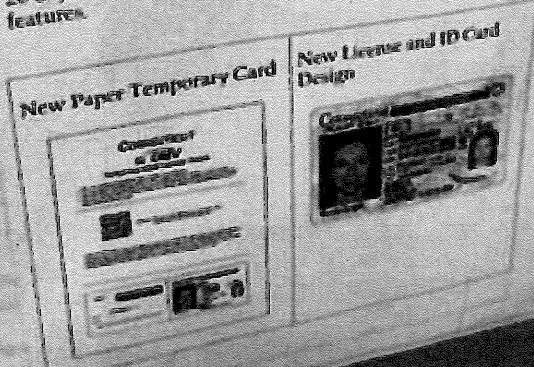
Use your QR app to scan the code and launch the card tracking website.

If you do not receive your permanent card in the mail in 30 days, please call 860-283-6700 (Hartford area / out of state) or 800-842-8222 (elsewhere in CT). Real ID markers such as the "Gold Star" will only appear on your permanent card. This Temporary is NOT VALID FOR IDENTIFICATION unless accompanied by your expiring CT card.



New Process for Getting Your Driver License or Identification Card

- For added security, permanent license and identification cards will not be printed in DMV or AAA offices
- You will not be handed a new permanent driver license or ID card today.
- You will get a Temporary Paper Card that is good for 30 days.
- Your permanent card will be mailed to the address you provided to DMV as your mailing address. It will arrive within 20 days. It will have a new design and enhanced security features.





Ledge Light Health District

App No. _____
Check No. _____
Receipt No. _____
REVIEW FEE: \$25.00 w/site visit or soil test: \$50.00 Make check to LLHD or pay online at www.llhd.org rev 4/30/17

Paid 7/13/2022

Promoting
healthy
communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/well (s), and proposed building addition or accessory structure.
2. For additions of living space: existing and proposed floor plans.
3. Soil testing information, if available.

Date: 7/13/22 Property Address: 10 Cardinal Lane Town: Gales Ferry

Applicant Name: Victor O'Laughlen Phone: 781-656-5553

Email: volaughlect@gmail.com

Applicant Address (if different from above): _____

Property Water Supply: Well (s) Public Water Both

Type of Application:

Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms 1
 Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)
 Accessory Structure (Garage, Shed, Deck, Pool, etc.)
 Lot Line Change

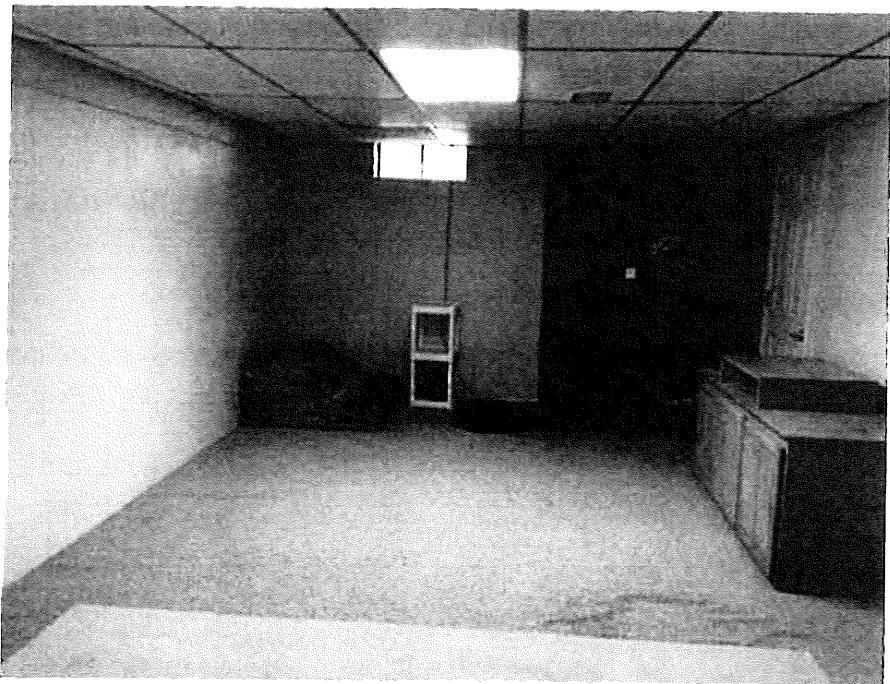
Please provide a brief description of the proposed project: _____
Converting common area in basement to
an additional bedroom. Finished basement
already includes an existing bedroom and bathroom

Signed: V. O'Laughlen * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: Joseph Blanchard Title: REHS/RS Approved Denied

Signed: J. Blanchard Date: 7/19/2022

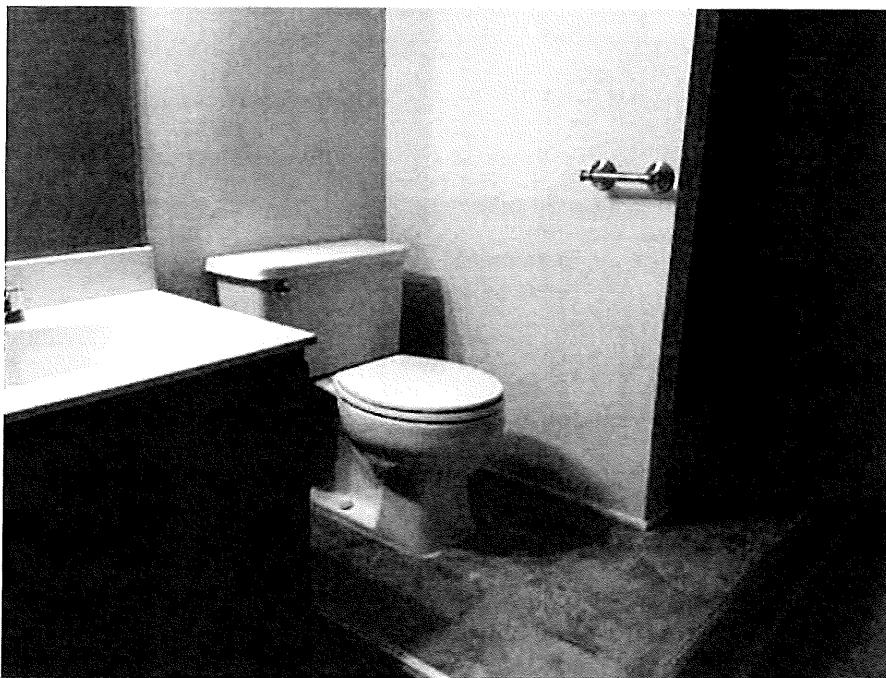
Comments: Soil testing on file. As-built on file. Code complying system
on site (Repair in 2008 → 50LF stone trenches & 55LF mantis 536.8 = 700ft²)
oversized for 5 bedroom house per current CT Technical Standards.



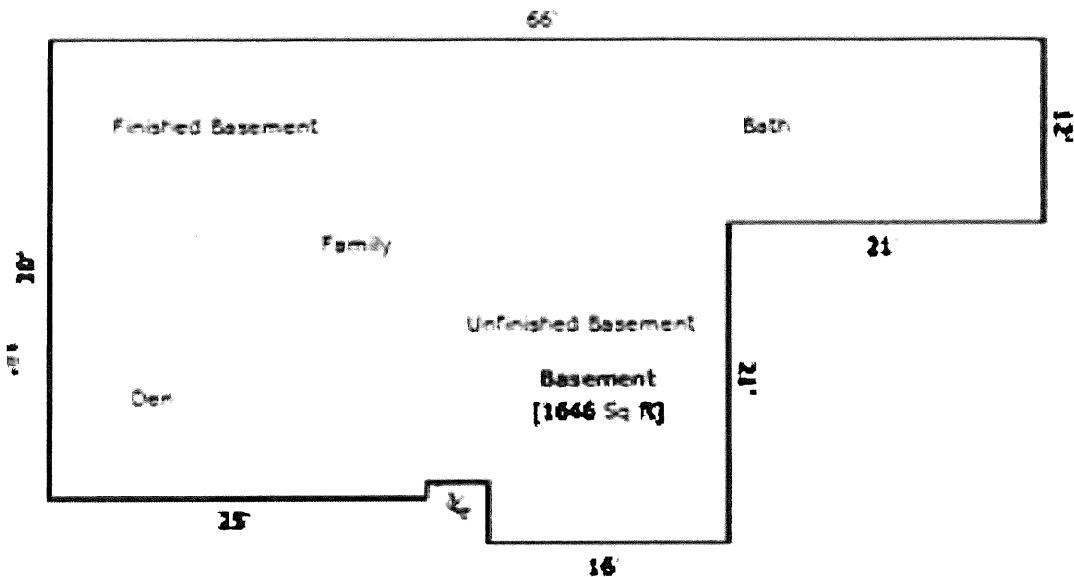
Finished basement room to convert to additional bedroom (photo above). This photo was listed by the listing agent when purchased by me last summer.



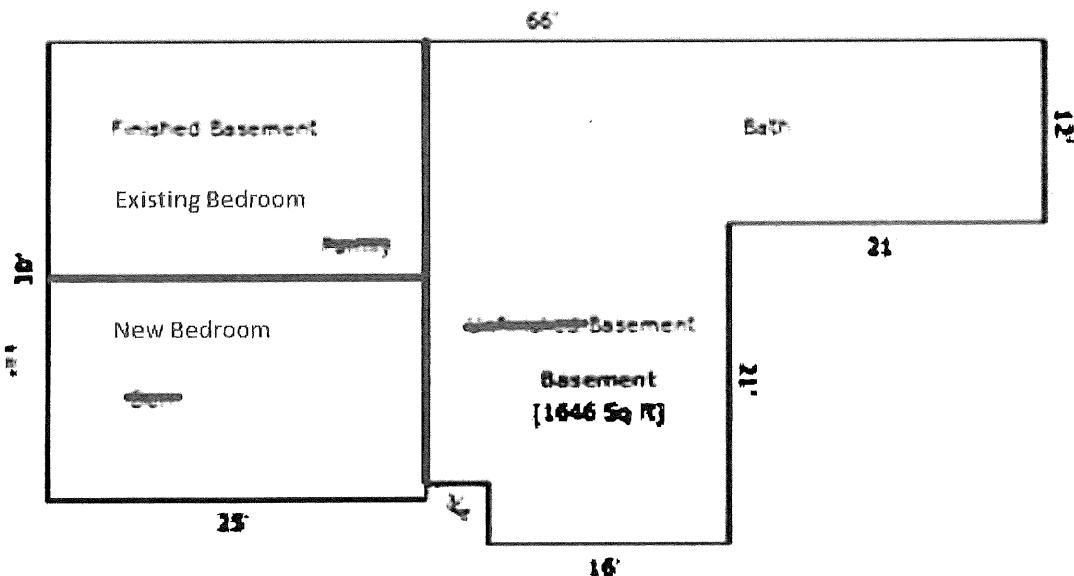
Existing basement bedroom (photo above). This photo was provided by listing agent when purchased by me last summer.



Existing basement bathroom (photo above). This photo was provided by the listing agent during the purchase last summer. I've made cosmetic updates since then.



Original layout per records though the drawing should highlight the existing bedroom. The finished basement already includes this bedroom plus a bathroom as purchased and as listed on the property card.

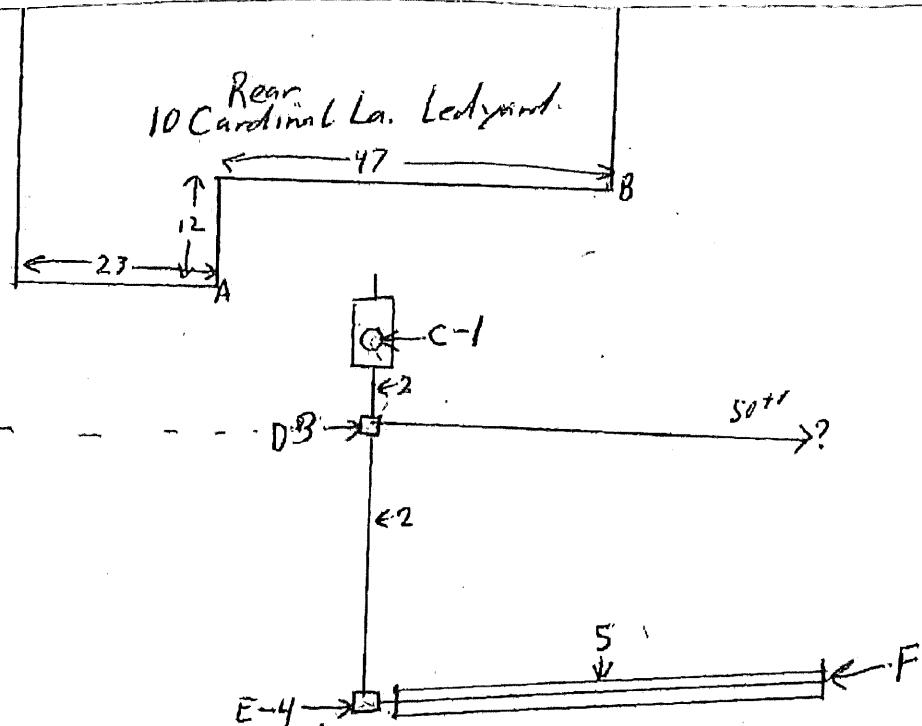


The revised plan as edited in red by me shows the existing bedroom plus the new bedroom. The basement is finished and also includes a small common area by the stairwell.

Septic "As Built" drawing for:

10 Cardinal La. Gales Ferry, Ct.

Repaired for owner Ron & Shalene Withrow by Buttermore's, Steven E. Buttermore Ct. License # 5875 on 08/14/08. System designed by Steven E. Buttermore & approved & inspected by Ledge Light Health Dist.



Cross measurements:

	A	B
C	20	34
D	25	40
E	54	68
F	87	65

All measurements in feet.

System notes:

1. Existing 1000 gal concrete single compartment septic tank. PVC outlet baffle installed & riser & lid to grade.
2. 4" sdr 35 pipe to D boxes
3. "D" plastic D box with HLO installed. existing pipe & stone trench. Trench 50'+. Existing trench in opposite direction abandoned in place under above ground pool.
4. "E" plastic D-box end of trench 2
5. 50' Eljen Mantis units set on & in c-33 sand from Lombardi Gravel & Excavation (sieve on file). Mantis units fed from top & middle. Units covered w/fabric. Vent to grade end of trench.
6. Math . 4 bedroom home with 10 min/inch perc rate requires 660sf leaching. Existing pipe & stone trench 50' (min. probably 60-75') @ 3sf/lf = 150sf. New top fed 50' Mantis trench w/11sf/lf credit = 550sf. 700sf provided.
7. Notes: No Garbage disposal, No Large Tubs, No Grease in system, Do not drive over system area. Recommend septic tank to be pumped every 2-3 years .

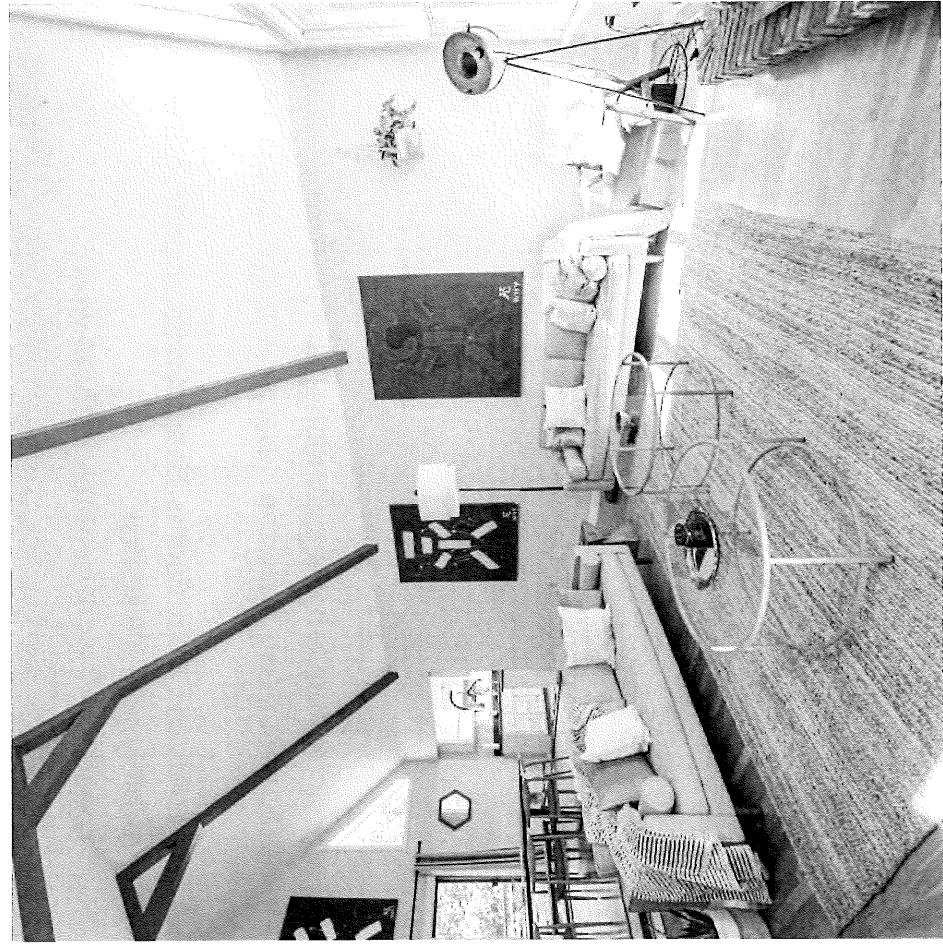
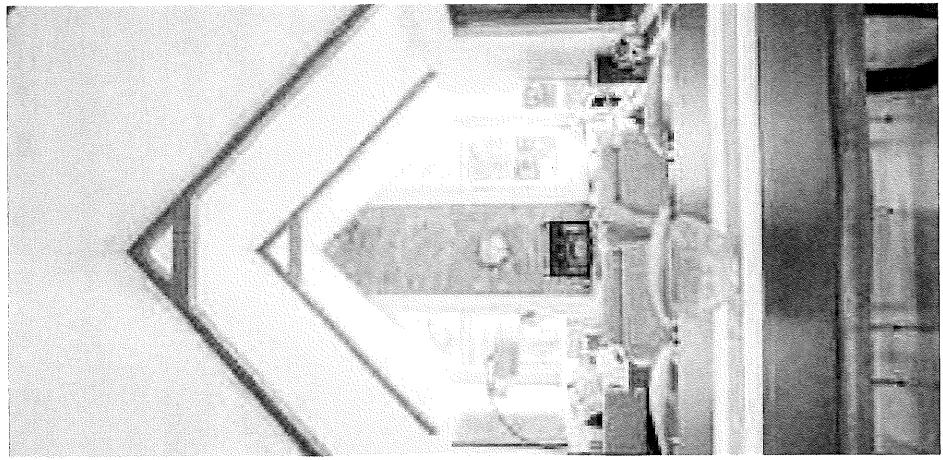
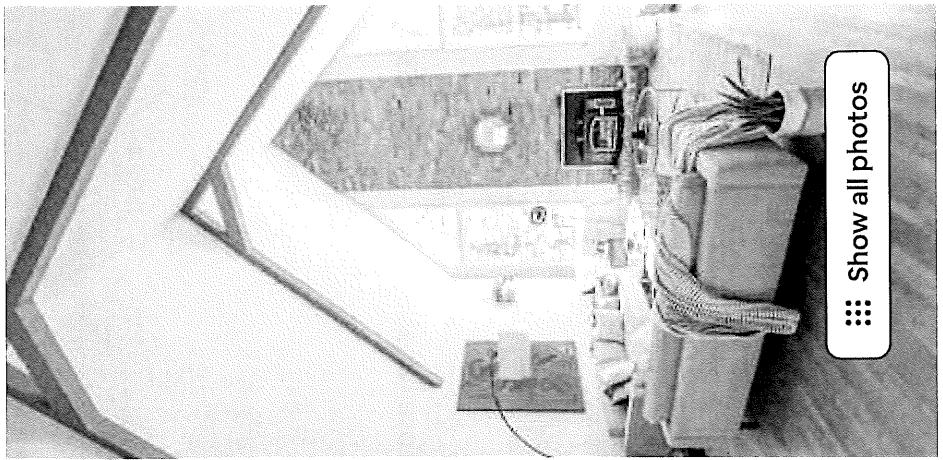
Property Location		10 CARDINAL LN		Account #		154940		Map ID		24/370/10/ /		Bldg #		1		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 1010		Print Date 08-18-2022 10:06:55					
CURRENT OWNER				TOPO		UTILITIES		STR/ROAD		LOCATION		CURRENT ASSESSMENT																	
NEW DIGS LLC				1 Level	2 Public Water	1 Paved	2 Suburban	Description		Code		Appraised		Assessed		52,220		6072											
79 FOUNTAIN ST				Alt Prcl ID	24-370-10	SUPPLEMENTAL DATA		Solar Pane		RES LAND		1-1		74,600		211,600		148,120		LEDYARD, CT									
NORWICH CT 06360				Sub-dv	HOLMBERG	Dev.Lot	16	Survey#	Elderly	Census	07012	GIS ID	570	Assoc Pld#	Total	287,700	Total	201,390	Total	201,390	Total	201,390	Total	201,390	Total	201,390			
RECORD OF OWNERSHIP				BK VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	V/C	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed										
NEW DIGS LLC				615 921	12-20-2021	U	I	354,350	00	2021	1-1	52,220	2020	1-1	52,220	2020	1-1	148,120	1-3	148,120	1-3	1,050	1,050	1,050	1,050	1,050			
YUAN WAN-HSI + OLAUGHLIN VICTOR JR				607 786	07-19-2021	Q	I	285,000	07	0571 0482	U	1,3	1,3	1,050	1,4	1,4	1-4	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050				
NYBERG MICHAEL J + JILL M				0395 0119	11-29-2018	U	I	319,000	00	0390 0379	12-21-2004	Q	U	255,000	06	Total	201390	Total	201390	Total	201390	Total	201390	Total	201390				
EXEMPTIONS				Description	Amount	Code	Description	Number	Amount	Comm Int	OTHER ASSESSMENTS		PREVIOUS ASSESSMENTS (HISTORY)																
				Total	0.00						APPRaised VALUE SUMMARY																		
				ASSESSING NEIGHBORHOOD		B		Tracing		Batch		Appraised Bldg. Value (Card)		209,000		Appraised Xf (B) Value (Bldg)		2,600		Appraised Ob (B) Value (Bldg)		1,500		Appraised Land Value (Bldg)					
				Nbhd	Nbhd Name						Special Land Value		74,600		Total Appraised Parcel Value		Validation Method												
				NOTES		V373 P917 1/12/2004 SPLIT		.92 FROM 10 CARDINAL LN		8/18/22 5BD																			
				BEIGE		FDN=CONC		NEW WINDOWS		8/2101 UPD ROOF		V373 P915 1/12/2004 SPLIT		.92 TO LOT 12 CARDINAL LN		Total Appraised Parcel Value		287,700											
BUILDING PERMIT RECORD				Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result														
				Permit Id	Issue Date	Type	Description	Amount	Comments	06-17-2020	DM	I	15	Reval Review															
				19-202	06-13-2019	RE	Remodel	9,500	ADD SUPPORT FOR EXISTIN	06-01-2019	SF	I	14	Sales Review															
				09-65	04-21-2009	RS	Residential	3,000	INSTALL ABOVE GROUND 18	05-29-2009	PL	I	14	Measur+Listed															
				02-312	08-01-2002	WOOD STOVE	3,000	10-01-2002	CHIMNEY FLUE	10-01-2002	PL	I	14	Measur+Listed															
				LAND LINE VALUATION SECTION		Total Appraised Parcel Value		287,700																					
				B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location	Adjustment	Adj Unit P	Land Value									
				1	1010	Single Fam M01	R40		0.920	AC	72,000	1.07-185	1	1.00	0055	1.050			1.0000	81,036	74,600								
				Total Card Land Units		0.920		AC		Parcel Total Land Area		0.9200		Total Land Value		74,600													

Brand NEW, Modern Home near Casinos & Beaches

★ 4.71 · 49 reviews · Ledyard, Connecticut, United States

Painted
8/3/22

⬇ Share ⚪ Save



Entire home hosted by Victor

12 guests · 4 bedrooms · 4 beds · 3 baths

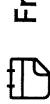
\$496 night

★ 4.71 · 49 reviews

CHECK-IN 4/17/2023	CHECKOUT 4/24/2023
GUESTS 1 guest	▼

 **Dedicated workspace**
A private room with wifi that's well-suited for working.

 **Self check-in**
Check yourself in with the lockbox.

 **Free cancellation for 48 hours.**

Reserve

You won't be charged yet

\$527 x 7 nights	\$3,690
<u>Early bird discount</u>	-\$221
<u>Cleaning fee</u>	\$170
<u>Service fee</u>	\$514

Total before taxes \$4,153

 **aircover**

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

- Private single-family home near Mohegan Sun (6 min), Foxwoods (12 min),
Mystic (20 min), Wine Trails, the Naval base, and Beaches. 1 hour to Newport,
RI

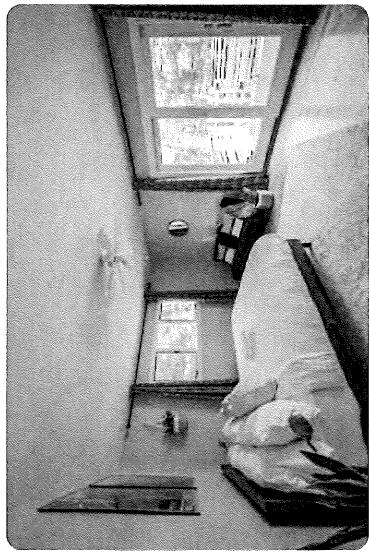
- 4 bedrooms and 3 bathrooms. En suite master bedroom w/ bathroom.
- Comfortably sleeps 8 adults!
- High-speed WiFi - work remotely without worry...

[Show more >](#)

 [Report this listing](#)

Where you'll sleep

1 / 3



Bedroom 1
1 king bed, 1 couch



Bedroom 2
1 queen bed

What this place offers

- River view
- Kitchen
- WiFi
- Dedicated workspace
- Free parking on premises
- TV
- Washer

- Dryer
-  Central air conditioning
-  Private patio or balcony

Show all 46 amenities

7 nights in Ledyard

Apr 17, 2023 - Apr 24, 2023

< April 2023							May 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	
						1		1	2	3	4	5	
2	3	4	5	6	7	8	7	8	9	10	11	12	
9	10	11	12	13	14	15	14	15	16	17	18	19	
16	17	18	19	20	21	22	21	22	23	24	25	26	
23	24	25	26	27	28	29	28	29	30	31			

About this space

- Private single-family home near Mohegan Sun (6 min), Foxwoods (12 min), Mystic (20 min), Wine Trails, the Naval base, and Beaches. 1 hour to Newport, RI
- 4 bedrooms and 3 bathrooms. En suite master bedroom w/ bathroom.
- Comfortably sleeps 8 adults!
- High-speed WiFi - work remotely without worry
- Linens and towels included
- Professional cleaning service with an attention to detail
- Parking available in the 2-car garage and driveway (no parking on the road)
- Easy keypad check in

The space

It's an open floor, contemporary ranch home with cathedral ceilings and skylights throughout.

It's a house in a private location that will offer you the calm and tranquility that you deserve!

Guest access

Easy, secure self-service keypad entry system.

Car recommended - 2 car garage and driveway for parking.

No parking on the street please!

Other things to note

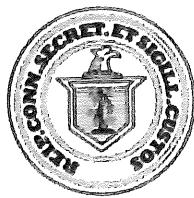
All the essentials are included:

- Wifi
- Fully stocked kitchen
- Towels, shampoo, soap
- Sheets

This is NOT A PARTY HOUSE. There is a 10pm city-wide noise ordinance. If you are looking to party, play loud music, get drunk and rowdy, or talk loudly outside after dark, this house is not for you. The neighbors are very sensitive to noise and will call in complaints and cops will show up.

This is my primary home and I hope you will enjoy it - happy to host you!

Printed from Ct Business Registry
8/2/22



Secretary of the State of Connecticut Annual Report

FILING DETAILS

Filing Number: 0010217790 Report Year: 03/31/2022
Filing Fee: \$80.00 Due Date:
Filed On: 2/15/2022 6:34:16 AM

PRIMARY DETAILS

Business Type: Domestic
Legal Structure: LLC
Business Name: NEW DIGS LLC
Business ALEI: US-CT.BER:1369694

	<i>Existing Information</i>	<i>Updated Information</i>
Business Email Address:	newdigsllc@gmail.com	No update
NAICS Information:	Lessors of Residential Buildings and Dwellings (531110)	No update

BUSINESS LOCATION

	<i>Existing Information</i>	<i>Updated Information</i>
Principal Office Address:	NEW DIGS W LLC #96535 5830 EAST 2ND ST. CASPER, WY 82609 United States	No update
Mailing Address:	NEW DIGS W LLC #96535 5830 EAST 2ND ST. CASPER, WY 82609 United States	No update

Received e-mail this morning stating application was ready save for driver's license. Stated he cannot get his Virginia license transferred to CT until next week (Aug 8). I responded, telling him to send in the application and follow up with both the updated license and documentation of his relationship with the LLC which formally owns the property.

I also reviewed the CT Business Registry for New Digs LLC. The most recent filing (February 15, 2022) shows a business address of Casper Wyoming. Mr. O'Loughlin is shown as the agent, with a residence address of 79 Fountain Street, Norwich (See attached).

TO: File

FROM: John Herring, Zoning Official

SUBJECT: STR Application, 10 Cardinal Lane

DATE: August 2, 2022

MEMORANDUM



Ledge Light Health District

App No. _____
Check No. _____
Receipt No. _____
REVIEW FEE: \$25.00
w/site visit or soil test: \$50.00
Make check to LLHD or pay online at www.LLHD.org rev 4/30/17

Paid 7/13/2022

Promoting
healthy
communities

B100a: Application for Building Addition, Change in Use, Accessory Structure, or Lot Line Change

Note: Please include the following with your application:

1. A scaled site plan of your property showing property lines, existing buildings, septic system (s), water line (s)/well (s), and proposed building addition or accessory structure.
2. For additions of living space: existing and proposed floor plans.
3. Soil testing information, if available.

Date: 7/13/22 Property Address: 10 Cardinal Lane Town: Gales Ferry

Applicant Name: Victor O'Laughlen Phone: 781-656-5553

Email: volaughlect@gmail.com

Applicant Address (if different from above): _____

Property Water Supply: Well (s) Public Water Both

Type of Application:

Building Addition (e.g., adding rooms or 2nd floor, finishing attic or basement); additional bedrooms 1

Building Change in Use or Conversion (e.g., office or retail to food service; home winterization)

Accessory Structure (Garage, Shed, Deck, Pool, etc.)

Lot Line Change

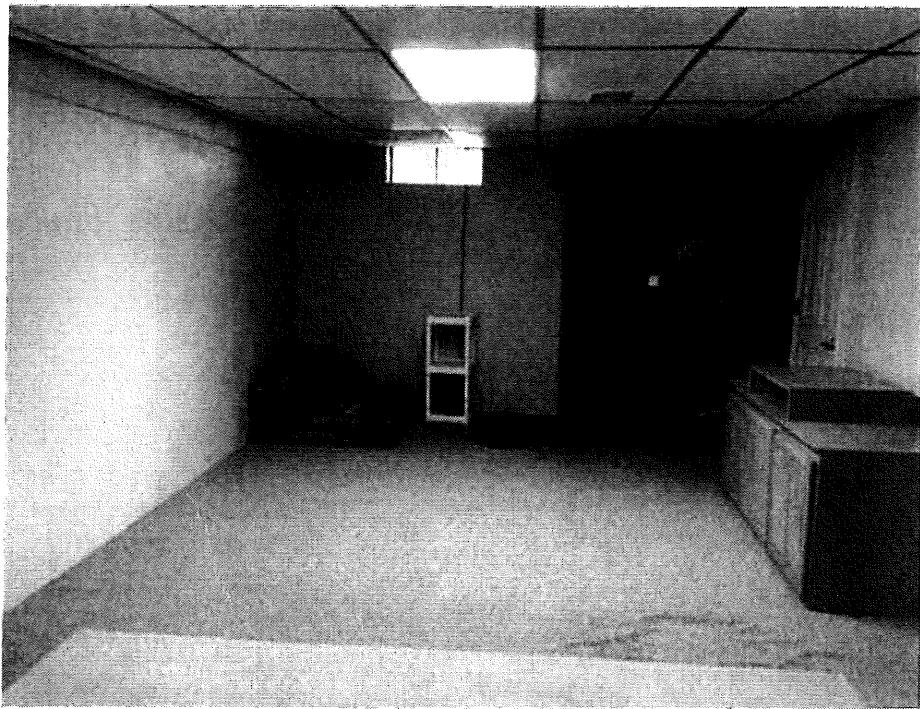
Please provide a brief description of the proposed project: _____
Converting common area in basement to
an additional bedroom. Finished basement
already includes an existing bedroom and bathroom

Signed: V. O'Laughlen * Applicant attests that project information is the same as that supplied to the Building Department (if applicable).

Reviewed by: Joseph Blanchard Title: REHS/RS Approved Denied

Signed: J. Blanchard Date: 7/19/2022

Comments: Soil testing on file, As built on file, Code complying system
on site (Repair in 2008 → 50LF stone trenches & 55LF mants 536-8 = 700ft²)
oversized for 5 bedroom house per current CT Technical Standards.



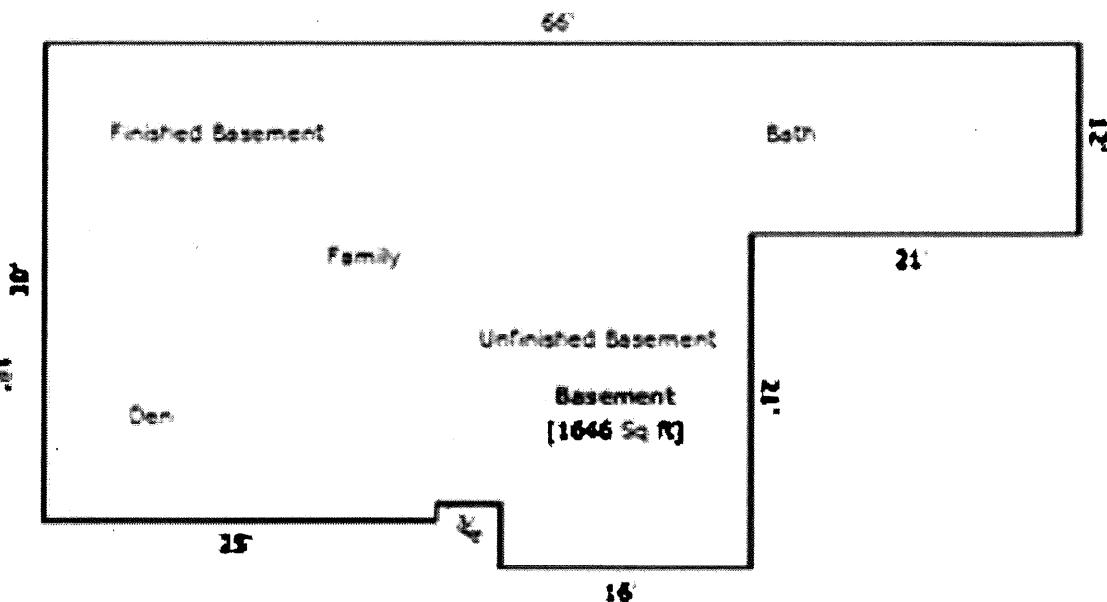
Finished basement room to convert to additional bedroom (photo above). This photo was listed by the listing agent when purchased by me last summer.



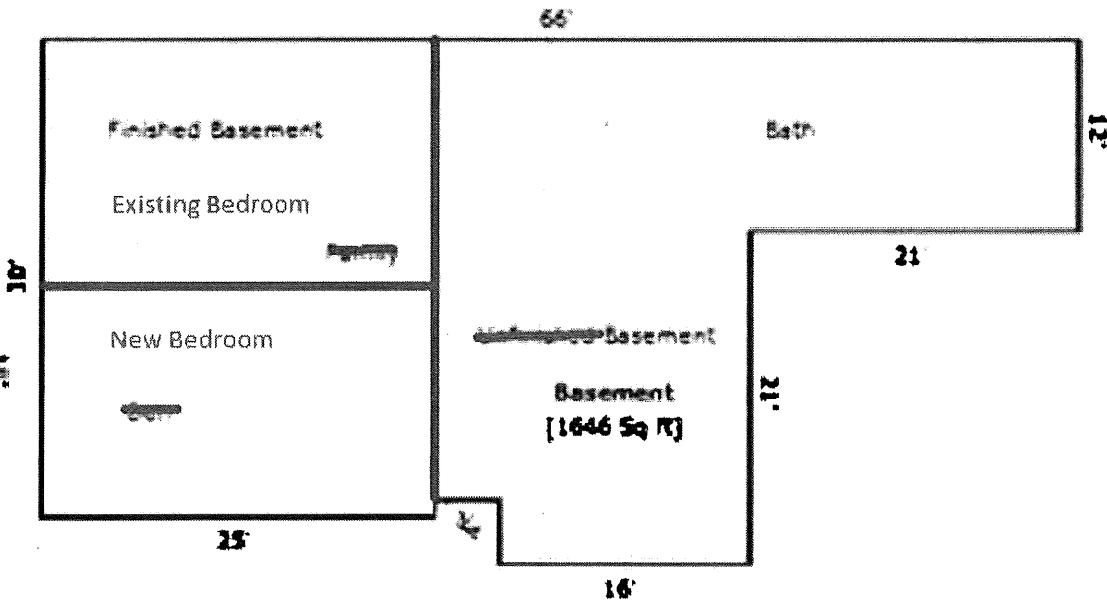
Existing basement bedroom (photo above). This photo was provided by listing agent when purchased by me last summer.



Existing basement bathroom (photo above). This photo was provided by the listing agent during the purchase last summer. I've made cosmetic updates since then.



Original layout per records though the drawing should highlight the existing bedroom. The finished basement already includes this bedroom plus a bathroom as purchased and as listed on the property card.

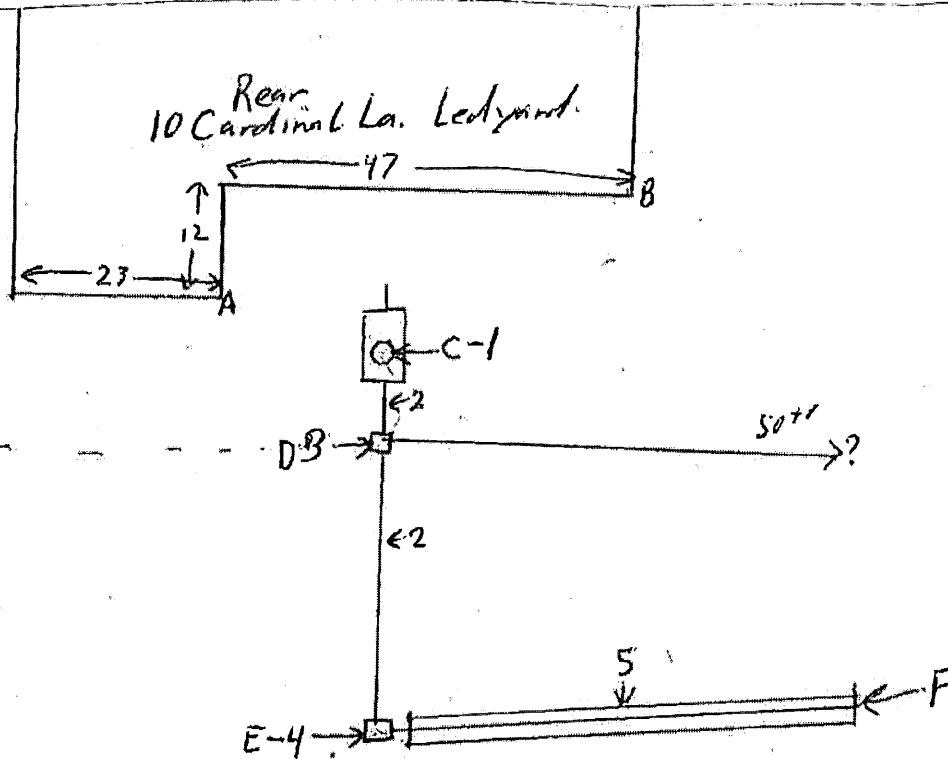


The revised plan as edited in red by me shows the existing bedroom plus the new bedroom. The basement is finished and also includes a small common area by the stairwell.

Septic "As Built" drawing for:

10 Cardinal La. Gales Ferry, Ct.

Repaired for owner Ron & Shalene Withrow by Buttermore's, Steven E. Buttermore Ct. License # 5875 on 08/14/08. System designed by Steven E. Buttermore & approved & inspected by Ledge Light Health Dist.



Cross measurements:

	A	B
C	20	34
D	25	40
E	54	68
F	87	65

All measurements in feet.

System notes:

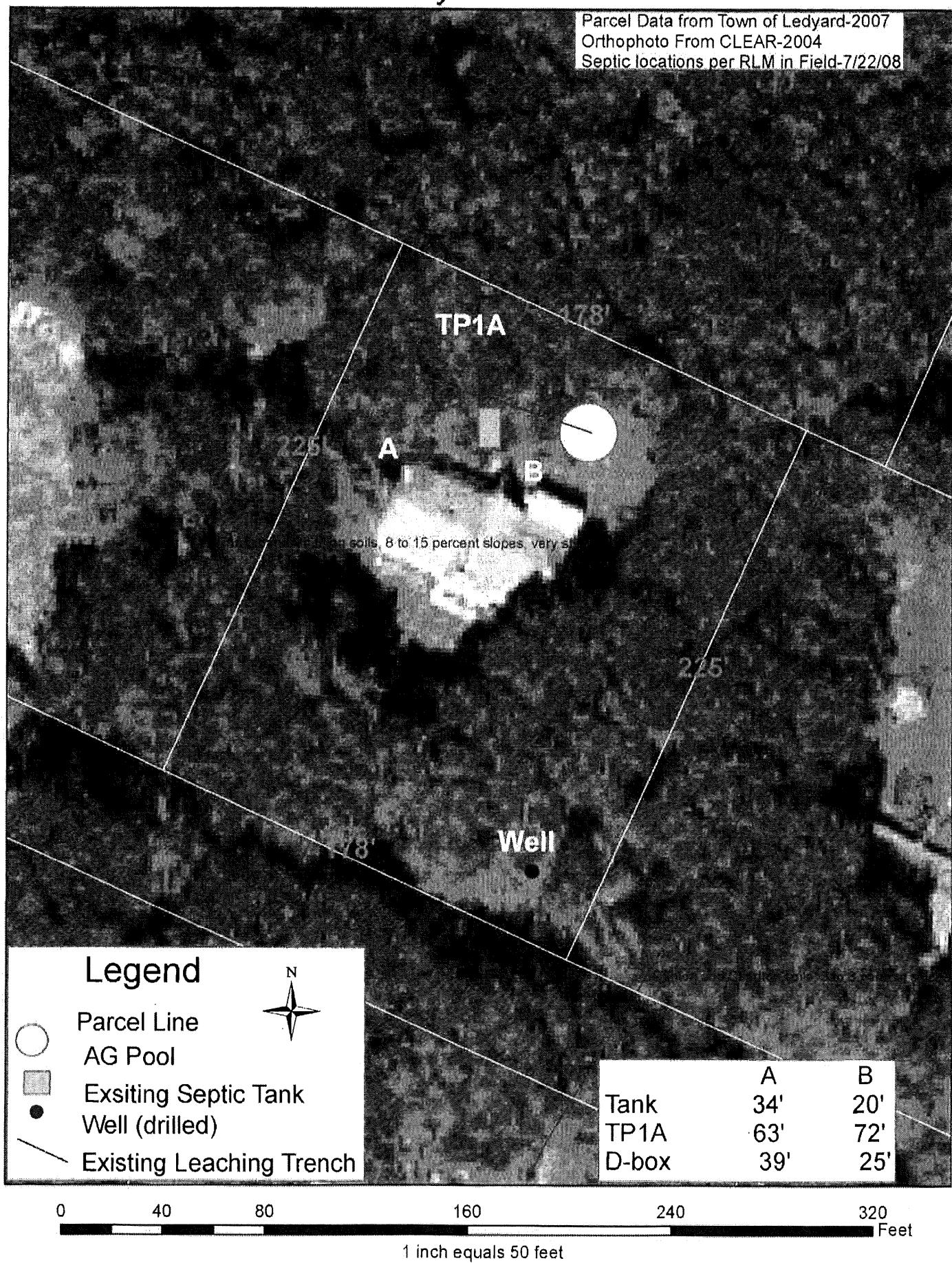
1. Existing 1000 gal concrete single compartment septic tank. PVC outlet baffle installed & riser & lid to grade.
2. 4" sdr 35 pipe to D boxes
3. "D" plastic D box with HLO installed. existing pipe & stone trench. Trench 50'+. Existing trench in opposite direction abandoned in place under above ground pool.
4. "E" plastic D-box end of trench 2
5. 50' Eljen Mantis units set on & in c-33 sand from Lombardi Gravel & Excavation (sieve on file). Mantis units fed from top & middle. Units covered w/fabric. Vent to grade end of trench.
6. Math . 4 bedroom home with 10 min/inch perc rate requires 660sf leaching. Existing pipe & stone trench 50' (min. probably 60-75') @ 3sf/lf = 150sf. New top fed 50' Mantis trench w/11sf/lf credit = 550sf. 700sf provided.
7. Notes: No Garbage disposal, No Large Tubs, No Grease in system, Do not drive over system area. Recommend septic tank to be pumped every 2-3 years .

LEDGE LIGHT HEALTH DISTRICT SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL					
Form #2 Alternate	Technical Standards for Subsurface Sewage Disposal Systems		11/12/2007		
Percolation Tests		From 12 Cardinal Lane 11/04		Special Conditions:	
PERC:	1A			Design Flow > 2000 GPD	No
DEPTH:	24"			Public Water Supply Watershed	No
PRESOAK:	10:30 AM			Probable High Ground Water	No
Time	Reading			Slope > 25 Percent	No
11:05am	17.5"			Perc Rate < 1 min/inch	No
		11:10 19"		Perc Rate > 30 min/inch	No
		11:15 20.5"		Ledge < 5 feet Below Grade	No
		11:20 22"		Limited Suitable Area	No
				Open Watercourse or Wetland	No
				Flood Plain/Seasonal Flooding	No
				G.W. < 36 inches Below Grade	No
				Conclusions:	
				Suitable for Sewage Disposal	Yes
				Unsuitable for Sewage Disposal	No
				Additional Investigation Required	No
				Wet Season Monitoring Required	No
				Retest During Wet Season	No
				Licensed Engineer Plan Required	No
				Other:	
				Location Drawing	
<p>Design Requirements</p> <p>The property owner installed an above ground pool on top of part of their existing leaching system and thus this section must be abandoned and replaced in a different location. The remaining septic system consists of a 1,000 gal single compartment tank and 50-60' of leaching trench (to the west of the tank) for 150-180' of leaching. A licensed septic installer is to submit a plan for a 4 bedroom house (660ft² of leaching) in the area of TP 1A and no deeper than 3' into grade. The installer can use the existing tank and trench if they are in good shape and functioning and replace the existing d-box to high level overflow to 480-510ft² of leaching in the area of TP1A. Perc was taken from neighboring lot due to similar soils and proximity. All parts of the septic system are to maintain 10' to the existing pool, 10' to property lines, 15' to house and 75' to wells (well is in front near road and house connected to municipal water).</p>					

10 Cardinal Lane Soils Testing, Ledyard

7/22/08 Ryan McCammon

Parcel Data from Town of Ledyard-2007
Orthophoto From CLEAR-2004
Septic locations per RLM in Field-7/22/08



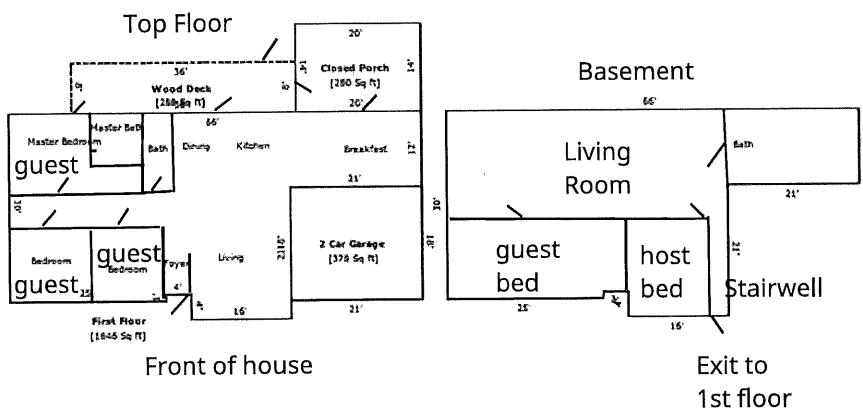
B1g	The boundaries of the property	complete
B1m	An approval block on the site plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for site plans requiring Commission approval, including site plans submitted as part of special permit applications.)	complete
B2b	Location and building footprint (including decks, overhangs, pools, etc.), design, size (to scale) and height of all existing and proposed buildings and structures, signs, fences, walls and any other structures as may be appropriate. (Reference the Design Guidelines if in a Design District.)	complete
B2g	Well location and/or public water connection	public water
B2h	Septic system	on site plan and details provided in LLHD for 5th bedroom approval
B2j	Location and height of retaining walls	complete
B3b	Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps	complete
B3e	Surface treatment of all parking and loading areas.	complete, asphalt

E	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	agreed, no change from previous owner
F	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	agreed & currently in use
G	In the event ownership of an STR is transferred, its new owner, if the intent is to continue the use, must update and resubmit 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.	agreed
H1	The Town Building and/or Zoning Officials may inspect an STR with 24-hour notice to determine compliance with these requirements	agreed / understood
H2	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).	understood
H3	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	understood
I	All STRs that are currently permitted under Ordinance #300-30 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.	not applicable
6.6	Site Plan	
A	A minimum of two (2) copies of site plans is required for any application. Applications that require Commission review require an additional eight (8) copies for Commission members.	10 copies to be provided
B1a	The site plan shall be drawn at a scale of one inch (1") equals forty feet (40'), or another scale as may be approved by the Zoning Official or Commission, as appropriate, and shall include the following information:	drawn to scale
B1b	The name and address of the applicant and owner of record as listed on the Town's tax rolls	complete
B1c	Date, north arrow, and a numerical and graphic scale on each map	complete
B1d	A brief written description of the proposed use or uses and the type of work proposed	complete, in package
B1e	The address of the property and/or parcel identification number	complete, in package
B1f	Signed permission authorizing Commission members, the Zoning Official, and Town staff to conduct a site walk of the property. (May contain reasonable dates and time limits)	complete, in package

		The host or designated representative must be reachable at all times by providing a card listing their name, address, phone number, and email address to their guests, adjacent neighbors, the Zoning Enforcement Official, Fire Department, and the Police Department	Agreed and will be provided upon request / approval
B13		A duplex dwelling, single-family dwelling or its accessory apartment, shall not be used as an STR if it is serviced by a shared driveway.	Agreed and will be provided upon request / approval
B14		A dwelling used as an STR without a special permit is prohibited	Agreed, permit in process
B15		A copy of the LLHD approval of the proposed STR. (An application for an STR constitutes a proposed Change of Use that requires LLHD approval.)	Completed and provided
C1		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	Temporary license provided. Permanent license to be provided when received in September
C2		A copy of the property card showing its ownership and address is the same as shown on the applicant's official Connecticut photo ID or Connecticut Driver's License	Provided
C3		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	Provided
C4		A site plan of the property. Pursuant to §6.2.H-(2), the site plan does not require a new signed and 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), -(i); and §6.6.B-(3)-(b) [location of parking spaces and driveway], and -(e) [surface treatment of parking areas].	Provided
C5		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 the proposed STR use	Provided
C6		Suitable off-street parking space(s) for the STR owner/host and his STR guests shall be provided	Provided, 5 spaces
D1		On-street parking, and parking on non-designated spaces, is prohibited.	Agreed, in house rules
D2		Covered parking (garages & carports) may be used for STR guest parking.	Agreed, garage available
D3		All parking spaces shall have an all-weather surface	Agreed, paved asphalt driveway

Section 8.28

		Comment
Reg	An STR must be (a) within a single-family or duplex dwelling used as its owner's primary residence (domicile), or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as the 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 single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs	10 Cardinal is a single-family primary residence with the owners bedroom in the basement as highlighted in the site plan
B1	Apartments and condominiums in multi-family dwellings, shall not be used as STRs.	
B2	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	single-family home confirmed up to date
B3	The proposed STR shall not have Zoning, Building, Fire, or Health Code violations, and shall not be blighted under the Town's Blight Ordinance	no known violations
B4	The STR shall not constitute or create a risk to public health, safety, convenience, and/or general welfare	agreed
B5	STR occupancy is limited to two adult guests per bedroom, where the number of bedrooms is the number shown on the STRs property card (in the tax assessor's office), less the number of bedrooms reserved for use by its host	Agreed, advertised as 4 bedroom home with 2 adults per room
B6	Unaccompanied minors are not permitted in an STR.	agreed, enforced via Airbnb and host
B7	Advertising for an STR shall include, but not be limited to, the number of permitted adult guests, number of bedrooms available for use by STR guests, a limit on guest vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, 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)	Agreed, in house rules
B8	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.	agreed, in house rules
B9	Non-lodging uses by STR guests, such as weddings, receptions, banquets, and corporate retreats, are prohibited	agreed, in house rules
B10	There shall be no signage, lighting, or other indication the dwelling is an STR	confirmed
B11	The Host is responsible for the conduct of his guests	agreed / confirmed
B12		



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

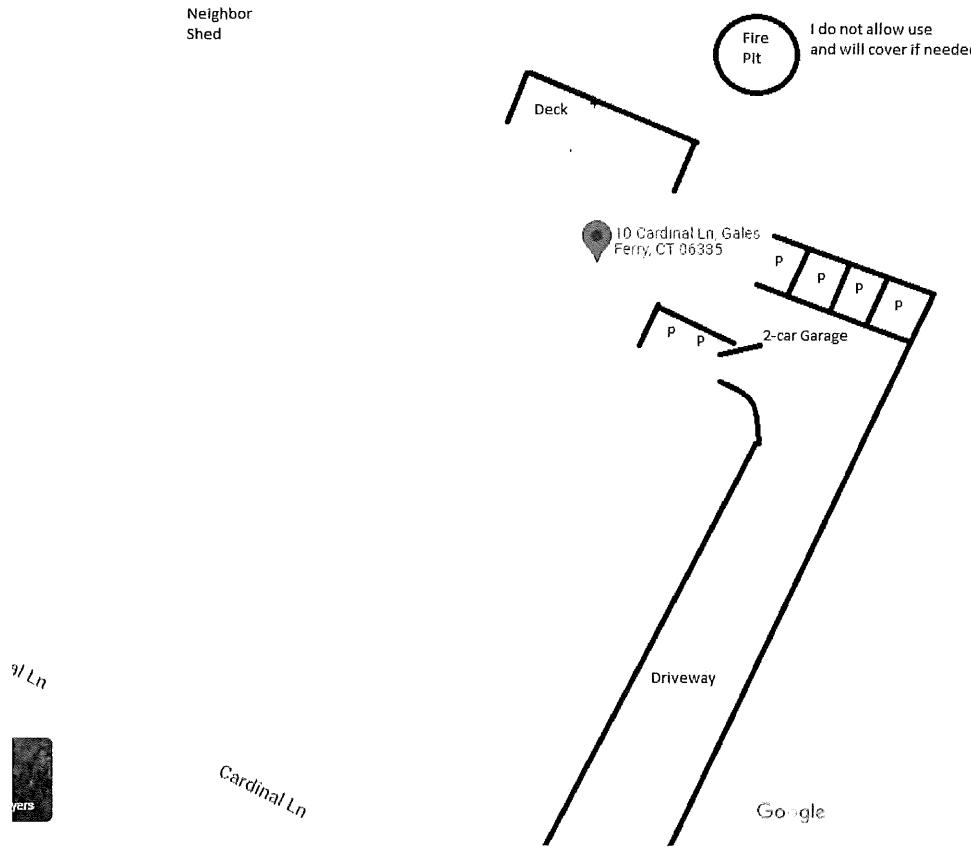
Living Area	Non-Living Area	Calculation Details
First Floor	1646 Sq ft	$30 \times 25 = 750$ $12 \times 21 = 252$ $20 \times 29 = 580$ $16 \times 4 = 64$
Total Living Area (Rounded):	1646 Sq ft	
Non-Living Area		$21 \times 18 = 378$
2 Car Garage	378 Sq ft	
Closed Porch	280 Sq ft	$20 \times 14 = 280$
Wood Deck	288 Sq ft	$36 \times 8 = 288$
Patio	201.06 Sq ft	$\text{Arc} = 100.53$ $\text{Arc} = 100.53$
Basement	1646 Sq ft	$30 \times 25 = 750$ $12 \times 21 = 252$ $20 \times 29 = 580$ $4 \times 16 = 64$

Site Plan - Short-term Rental Application

- I. Victor O'Laughlen, applicant and owner of property
- II. Proposal to use the single-family property as a hosted short-term rental as specified in section 8.28 of zoning regs
- III. Address: 10 Cardinal Lane, Gales Ferry, CT 06335
- IV. This document authorizes Commission members, the Zoning Official, and Town staff to conduct a site walk of the property assuming it is scheduled and coordinated between the owner / applicant and the group requesting the consolidated review.
- V. Boundaries of the property highlighted in the Ledyard land records map below
- VI. Approval block signature to be provided by commission
- VII. Location and building footprint added to the Ledyard land records map below
- VIII. Location, arrangement and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits and ramps added to the Ledyard land records map below
- IX. Surface treatment of the driveway and outdoor parking spaces is asphalt and concrete (indoor 2-car garage)



Victor O'Laughlen





©SmartMLS, Inc. 207



©SmartMLS, Inc. 207



Town of Ledyard Property Summary Report

10 CARDINAL LN

PARCEL ID:	24-370-10
LOCATION:	10 CARDINAL LN
OWNER NAME:	NEW DIGS LLC

ASSESSING HISTORY			
FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2018	\$187,670.00	\$123,060.00	\$64,610.00
2017	\$187,670.00	\$123,060.00	\$64,610.00

BUILDING # 1			
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YEAR BUILT	1976	ROOF STRUCTURE	Gable/Hip
STYLE	Ranch	ROOF COVER	Asphalt Shingl
MODEL	Residential	FLOOR COVER 1	Hardwood
GRADE	Average +	FLOOR COVER 2	Carpet
STORIES	1	HEAT FUEL	Oil
OCCUPANCY	Single Fam M01	HEAT TYPE	Forced Air-Duc
EXT WALL 1	Board & Batten	AC TYPE	Central
EXT WALL 2	Brick Veneer	BEDROOMS	4 Bedrooms
INT WALLS 1	Drywall/Sheet	FULL BATHS	3
INT WALLS 2	NULL	HALF BATHS	0
		TOT ROOMS	7



EXTRA FEATURES		
DESCRIPTION	CODE	UNITS
1ST Fireplace	FPL1	NULLxNULL (1.00 UNITS)
Brick Flue	FLU2	NULLxNULL (1.00 UNITS)

EXTRA FEATURES		
DESCRIPTION	CODE	UNITS
Pool- Round	SPL4	18xNULL (18.00 DIAMETER)

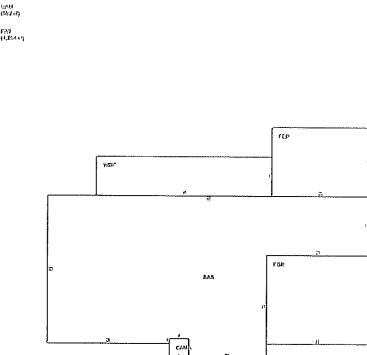
Town of Ledyard Property Summary Report

10 CARDINAL LN

PARCEL ID:	24-370-10
LOCATION:	10 CARDINAL LN
OWNER NAME:	NEW DIGS LLC



OWNER OF RECORD
NEW DIGS LLC
79 FOUNTAIN ST
NORWICH, CT 06360



LIVING AREA:	1646	ZONING:	R40	ACREAGE:	0.92
--------------	------	---------	-----	----------	------

SALES HISTORY				
OWNER	BOOK / PAGE	SALE DATE	SALE PRICE	
NYBERG MICHAEL J + JILL M	571/ 482	29-Nov-2018	\$285,000.00	
WITHROW RONALD LEE JR + SHALENE M	395/ 119	21-Dec-2004	\$319,000.00	
WATER STREET LLC	390/ 379	21-Sep-2004	\$255,000.00	
WALIGURSKI MILDRED A TRUSTEE	373/ 915	12-Jan-2004	\$0.00	
WALIGURSKI MILDRED A TRUSTEE	311/ 471	30-Apr-2001	\$0.00	
ANDERSON PETER A	301/ 906	14-Jun-2000	\$0.00	
WALIGURSKI WALTER J TRUSTEE OF WALTER J WALIGURSKI	301/ 908	14-Jun-2000	\$0.00	
WALIGURSKI WALTER J	286/ 923	15-Jan-1999	\$0.00	
WALIGURSKI WALTER J TRUSTEE	286/ 925	15-Jan-1999	\$0.00	
WALIGURSKI WALTER J + ANITA K	113/ 456	30-Mar-1979	\$0.00	

CURRENT ASSESSED VALUE					
TOTAL:	\$201,390.00	IMPROVEMENTS:	\$149,170.00	LAND:	\$52,220.00

ASSESSING HISTORY				
FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE	
2021	\$201,390.00	\$149,170.00	\$52,220.00	
2020	\$201,390.00	\$149,170.00	\$52,220.00	
2019	\$187,670.00	\$123,060.00	\$64,610.00	

This is what is provided in the house rules for each guest that they need to agree to before booking:

No events

No pets

No parking on the road and 5 car limit

Comfortably sleeps up to 8 adults

NO PARTIES AND NO SMOKING!!

- Unfortunately I am removing the fire pit so no fires in the backyard.

- Please respect my neighbors and be quiet going in and out - No shoes in the house please

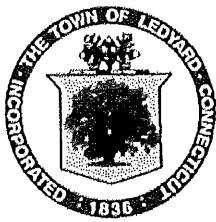
- Min age 21 to book, no parties

- No prom groups

- Quiet hours after 10pm

NO PARTIES in my house! - Photo ID may be required upon check-in. My family has been living in Connecticut for over a decade. We know our neighbors very well. We love hosting people who are courteous and respectful. Please respect the neighborhood and our neighbors by not being loud or littering outside the home. We value the relationships we have with our neighbors. No unregistered guests allowed.

**Note: All guests are required to follow Airbnb standard requirements, which includes confirmed phone number, email address, payment information, and agreement to your house rules



TOWN OF LEDYARD

Zoning Official's Office

John Herring, Zoning Official

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

July 6, 2022

10 Cardinal Lane
Ledyard, CT 06339

New Digs LLC
79 Fountain Street
Norwich, CT 06360

RE: NOTICE OF VIOLATION AND INTENT TO CITE

10 Cardinal Lane

**Zoning Regulation Violation: Sections 3.5 Uses by District
and 8.28 Short-Term Rentals**

Dear Sir or Madam:

You are hereby being issued a Notice of Violation and Intent to Cite for operating a short term rental without the required permit.

Town of Ledyard Zoning Regulations Section 3.5 requires that short term rentals obtain a special permit. Specifically, Section 3.5.A(2) states “[a]ny use marked “S” is a permitted use by special permit, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience, and property values. A public hearing, site plan review, and approval by the Commission are required for “S” applications.” The table “Schedule of Permitted Uses” in that section lists short term rentals as “S” activities. Thus, the operation of a short term rental requires a Special Permit.

The requirements for such a permit are enumerated in Section 8.28 of the Town of Ledyard Zoning regulations. A copy of Section 8.28 was enclosed in the letter sent to you on April 20. Should you wish to review the Zoning regulations further, they are also available online at <https://ledyardct.org/DocumentCenter/View/657941/Zoning-Regulations-Effective-2-28-2022>.

A letter dated April 20, 2022 was sent to you notifying you of this violation and providing time to initiate voluntary corrective action. To date the violation continues, as evidenced by the continued posting on Airbnb noted on May 24 and again on June 8. Further, complaints have been filed with this office noting operation on the weekend of June 3-5, 2022. That you are continuing to operate is evidenced by the fact that a review of the Airbnb listing for this

Office of the Mayor

File

CC:

Regards,

John Herzing
Zoning Official

Please contact me at the Zoning Office at (860) 464-3216 should you have any questions or would like to discuss this violation in further detail. Thank you for your participation in immediate attention to this matter to avoid the need for further enforcement action.

Establishing-Citations-for-Zoning-Violations.

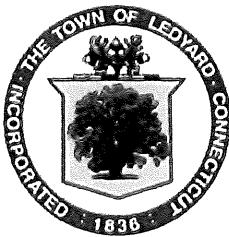
accessed at <https://ledyardct.org/DocumentCenter/View/214997/ORD-300-009>. Responsibility to remedy the violation. Should you wish to review the ordinance, it can be assessed that payment of any fines shall not relieve you of your \$150 per day. Be advised that such action may include assessment of a fine of up to enforcement action will be taken. Such action may include assessment of a fine of up to \$150 per day. Be advised that payment of any fines shall not relieve you of your enforcement action to address this violation is submitted within that time, further if no completed application to address this violation is submitted within that time, further

you should note that due to the requirement for a public hearing applicable to all special permits, it will be impossible to obtain a completed Special Permit within the 30-day period. However, the process of completing and submitting the application can and must be completed within the time frame in order for this office to consider you in compliance with this Notice of Violation and intent to cite.

In accordance with Connecticut General Statute Section 8-12a and Town of Ledyard Ordinance #300-009 (An Ordinance Establishing Citations for Zoning Violations), you have thirty (30) days from the date of this letter to satisfactorily complete an application for a special permit, providing all information required in Section 8-28 and meeting all requirements thereto.

An initial Notice of Intent and Intent to Cite was sent to the property owner's address of record on June 8, 2022. That letter, sent via certified mail, was returned as undeliverable. According to the records in the summer of 2023, this notice is being delivered to the property listed above.

Property on July 6, 2022, indicated that while many dates are still available, 8 days in July and 10 days in August, and 25 days in September were listed as unavailable. Further, the website indicates some ceased operations, no days would be listed as available. If you had periods in the summer of 2023 are already listed as unavailable.



TOWN OF LEDYARD

Zoning Official's Office

John Herring, Zoning Official

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

June 8, 2022

VIA REGULAR MAIL

New Digs LLC
79 Fountain St
Norwich, CT 06360

RE: 10 Cardinal Lane, Ledyard, CT

NOTICE OF VIOLATION

Request for Voluntary Compliance

Violation of Section 8.28 of the Ledyard Zoning Regulations

Operation of a Short Term Rental Without a Permit

Dear Sir or Madam:

It has come to our attention that a short term rental (STR) is being operated at the above referenced address. Please be advised of the current (as of February 28, 2022) Town of Ledyard zoning regulations regarding STRs.

1. Section 3.5 of the Town of Ledyard Zoning regulations requires that STR operators receive a special permit, a process which includes "...a [public hearing, site plan review, and approval by the Commission..."
2. Section 8.28 of the Town of Ledyard Zoning regulations (effective February 28, 2022) requires that STRs be hosted. That is, the host, typically the property owner, must occupy the STR as his primary residence. In cases with an accessory apartment, the host/owner must use either the primary house or the accessory apartment as his primary residence.

The Town of Ledyard Land Use Office has no record of an application for the permit needed to operate an STR at the above mentioned address. Please contact this office with an application within 2 weeks. The complete set of zoning regulations is available online at the Town's website, www.ledyardct.org. Attached for your convenience is a copy of the application form as well as a copy of the current regulations.

Thank you for your anticipated immediate attention to this matter.

Sincerely,



John Herring
Zoning Official
Town of Ledyard

Cc: Director of Land Use and Planning
File



TOWN OF LEDYARD
APPLICATION FOR
PLANNING & ZONING COMMISSION REVIEW

Application Number _____ Submission Date _____ Official Receipt Date _____

FEE: _____ DATE PAID _____ RECEIPT # _____

=====

Applicant/Agent _____
(Please Print Legibly)

Signature: _____

Address: _____ Telephone _____

E-Mail Address: _____

Owner Name (if different): _____

Address of Owner: _____ Telephone _____

Location of Work (Street Address) _____

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 Regulation Change Zone Map Change

CAM Review Other: _____

Details:

Approved by _____ Date _____

Denied by _____ Date _____

8.28 SHORT-TERM RENTALS:

A. PURPOSE: To permit the public use of a furnished single-family 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 short-term rental, in accordance with the requirements of this 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 must be (a) within a single-family or duplex dwelling used as its owner's primary residence (domicile), or (b) within a permitted accessory apartment located within the single-family dwelling or on the same parcel as the 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 single-family dwelling and its accessory apartment, if any, shall not be simultaneously used as STRs.

(2) Apartments and condominiums in multi-family 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 the Town's Blight Ordinance.

(5) The STR shall not constitute or create a risk to public health, safety, convenience, and/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 use 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 available for use by STR guests, a limit on guest vehicles, a statement that guest parking is off-street, a prohibition on creating a nuisance, 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, such as weddings, receptions, banquets, and corporate retreats, are prohibited.

(11) There shall be no signage, lighting, or other indication the dwelling is an STR.

(12) The Host is responsible for the conduct of his guests.

(13) The host or designated representative must be reachable at all times by providing a card listing their name, address, phone number, and email address to their guests, adjacent neighbors, the Zoning Enforcement Official, Fire Department, and the Police Department.

(14) A duplex dwelling, single-family dwelling or its accessory apartment, shall not be used as an

STR if it is serviced by a shared driveway.

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

SECTION 8.0: SUPPLEMENTAL REGULATIONS

02/22/2022 75.

C. APPLICATION SUBMITTAL REQUIREMENTS:

(1) A copy of the LLHD approval of the 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 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 and 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 the proposed STR use.

D. PARKING:

- (1) Suitable off-street parking space(s) for the STR owner/host and his STR guests 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 an STR is transferred, its new owner, if the intent is to continue the use, must update and resubmit 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.

SECTION 8.0: SUPPLEMENTAL REGULATIONS

02/22/2022 76.

H. ENFORCEMENT:

- (1) The Town Building and/or Zoning Officials may inspect an STR with 24-hour notice to determine compliance with these 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 #300-30 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



TOWN OF LEDYARD

Zoning Official's Office

John Herring, Zoning Official

741 Colonel Ledyard Highway, Ledyard, CT 06339

Phone: (860) 464-3216

zoning.official@ledyardct.org

VIA REGULAR MAIL

June 8, 2022

New Digs LLC
79 Fountain St
Norwich, CT 06360

RE: 10 Cardinal Lane, Ledyard, CT

NOTICE OF VIOLATION

Request for Voluntary Compliance

Violation of Section 8.28 of the Ledyard Zoning Regulations
Operation of a Short Term Rental Without a Permit

Dear Sir or Madam:

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Thank you for your anticipated immediate attention to this matter.

Sincerely,

John Herring
Zoning Official
Town of Ledyard

Cc: Director of Land Use and Planning
File



full copy

TOWN OF LEDYARD
Zoning Official's Office
John Herring, Zoning Official
741 Colonel Ledyard Highway, Ledyard, CT 06339
Phone: (860) 464-3216
zoning.official@ledyardct.org

June 8, 2022

VIA REGULAR MAIL

New Digs LLC
109 St Marks Place
Apt 20
New York, NY 10009

RE: 10 Cardinal Lane, Ledyard, CT

NOTICE OF VIOLATION
Request for Voluntary Compliance
Violation of Section 8.28 of the Ledyard Zoning Regulations
Operation of a Short Term Rental Without a Permit

Dear Sir or Madam:

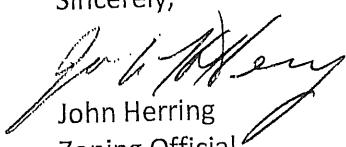
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Thank you for your anticipated immediate attention to this matter.

Sincerely,



John Herring
Zoning Official
Town of Ledyard

Cc: Director of Land Use and Planning
File

Juliet Hodge

From: Carol Miello <cscalice@gmail.com>
Sent: Saturday, May 21, 2022 9:34 PM
To: Juliet Hodge
Cc: Kevin J. Dombrowski
Subject: Re: Short Term Rentals

Hi Juliet,

Wondering if there has been any progress on this?

The house next door to us, 10 Cardinal Lane, continues to be rented out, with an ever increasing frequency with the summer quickly approaching. The below snip shows the LLC of 10 Cardinal Lane also owns another property in Ledyard.

Parcels

Parcel ID	Address	Owner
24-370-10	10 CARDINAL LN	NEW DIGS LLC
29-510-25	25 CO-CHMAN PK	NEW DIGS LLC

If the town has tried to reach the LLC via mail through the contact address associated with the property, 79 Fountain Street in Norwich, that is also a short term rental property owned by the same LLC. The contact address for that property can be found in the below snip, which I'm assuming is the owner of the LLCs actual address, located in NYC.

Location	79 FOUNTAIN ST	Mblu	93/1/35/1
Acct#	0000320001	Owner	NEW DIGS LLC
Assessment	\$113,500	Appraisal	\$162,200
PID	31	Building Count	1

Current Value

Valuation Year	Appraisal		
	Improvements	Land	Total
2021	\$122,100	\$40,100	\$162,200
Valuation Year	Assessment		
	Improvements	Land	Total
2021	\$85,400	\$28,100	\$113,500

Parcel Addresses

Additional Addresses

No Additional Addresses available for this parcel

Owner of Record

Owner	NEW DIGS LLC	Sale Price	\$3
Address	109 ST MARKS PL APT 20 NEW YORK, NY 10009	Certificate	
		Book & Page	3230/0196
		Sale Date	02/05/2021
		Instrument	25

If the town is having trouble reaching the owner, I do have their cell phone number, which I would be happy to provide, that I got last year by reaching out through the house cleaner.

Appreciate the effort the town is putting into this. I'm sure it is no easy task to police this.

Thank you,
Matt and Carol Miello
12 Cardinal Lane, Gales Ferry

On Tue, Feb 22, 2022 at 10:10 AM Juliet Hodge <planner@ledyardct.org> wrote:

It is a challenge for sure! We rely on folks letting us know as well as periodically looking at the Airbnb site and trying to determine where the properties are (as they don't provide addresses unless you book the property). I will have the ZEO add 10 Cardinal Ln to the list.

Thank you.

Juliet

From: Carol Miello <cscalice@gmail.com>
Sent: Thursday, February 17, 2022 7:47 PM
To: Juliet Hodge <planner@ledyardct.org>
Cc: Kevin J. Dombrowski <KJDom@ledyardct.org>
Subject: Re: Short Term Rentals

Hi Juliet,

Thank you for the thorough response.

How does the town ensure they have accounted for all the non-permitted homes? The house next door to us (10 Cardinal Lane) was not on the list for permitted or non-permitted homes that was in the meeting minutes from last year, but can be found on AirBnB.

Thank you,

Matt and Carol Miello

On Thu, Feb 17, 2022 at 4:23 PM Juliet Hodge <planner@ledyardct.org> wrote:

Hi Carol,

See my responses in red below.

If you have any further questions, please do not hesitate to call me. 860-464-3215 (Mon-Thurs)

Regards,

Juliet

Hi Kevin,

We weren't able to make it to the zoning meeting when the short term rental discussion was had and were hoping for some clarification.

I saw that, with the short term rental (STR) ordinance expiring, that a zoning law will be implemented, effective February 28th.

If I'm reading it correctly, the zoning law will require that the STR home be a primary residence. The owner doesn't necessarily need to be present while it is being rented, but either they or a representative need to be available 24/7.

There is no current zoning law allowing for a non-hosted STR (non-primary residence), but one could be submitted in the future.

Few questions I have are:

1) Is the above summary accurate? Yes

2) Does this mean that non-hosted STRs are not currently allowed? I did read that if you have a current permit, you would be able to continue until it expires. **Non-hosted STRs are currently allowed under the ordinance that is set to expire on the 27th. Current permits that are in place will be valid 1 year from the date they were issued. After that year is up, they will need to apply under the new regulation and be in conformance with that regulation – i.e. be hosted.**

3) What happens to current non-hosted STRs (either non-permitted or permitted when their current permit expires)? See above It sounds like they won't be allowed to operate until a non-hosted zoning law is enacted, if it ever does. **Correct.**

4) What is the enforcement mechanism for non-hosted short term rentals currently operating (either non-permitted or after their permit expires) when the zoning law is in effect? It seems those individuals will either have to change

the house to their primary residence and live there at least part time or sell the property. Yes, they would have to conform to the new regulation to continue the STR use. The STRs that are currently operating without a permit will be issued a notice informing them of the zoning regulation as soon as it comes into effect and requesting that they submit an application etc. If they do not reply or submit an application, they will be issued a Cease and Desist notice and then the typical enforcement process will follow with a letter from the attorney and/or an "intent to fine" letter, and if they still do not comply, we take them to court.

Thank you,

Matt and Carol Miello

On Tue, Jan 4, 2022 at 6:23 PM Kevin J. Dombrowski <KJDom@ledyardct.org> wrote:

Hello Carol,

In response to your questions, residents are always allowed to attend any Town meeting, unless the committee, board or council go into Executive Session in accordance with Freedom of Information requirements. And Residents are allowed to speak during Public Hearings or during Citizens Comments portion of the agenda.

In regards to the Planning & Zoning meeting on Thursday, I believe the Public Hearing is still open regarding the proposed Zoning Regulations for Short Term Rentals, although it looks like the meeting agenda is not yet posted as of this response, but should be posted on Wednesday.

With regard to the Short Term Rental Ordinance, that is still with the Town Council Administration committee, and their next meeting is Wednesday January 12th, and that agenda should be posted next week.

Both of those meetings will be remote and you can attend from your home using the Zoom link that will be on the agenda in the meeting portal on the Town website

Hope this answers your questions, please feel free to reach out if you have any additional questions.

Thanks

Kevin Dombrowski

Chair

Ledyard Town Council

From: Carol Miello <cscalice@gmail.com>
Sent: Tuesday, January 4, 2022 3:33 PM
To: Town Council Group <TownCouncil@ledyardct.org>
Subject: Short Term Rentals

Hi Ledyard Town Council.

My husband and I are residents in Gales Ferry. Earlier last year, the house next to us was sold to two gentlemen as a real estate investment for short-term rentals. After reading the ordinance, we tried contacting to Town Clerk to find an appropriate contact and never received a response. We just found the below article that mentions this being a topic at upcoming meetings. I was looking through the town website. I can't tell if the public is invited to next Thursday zoning meeting, nor do I see it on the posted agenda for the town council meeting. Will this be covered by the Town Council? If not, can you point me to whomever I can talk to or a meeting that I can attend?

https://ctexaminer.com/2022/01/03/after-two-year-trial-ledyard-debates-new-approach-to-short-term-rentals/?fbclid=IwAR3z-9Vlr5mzB4QN4HP9Vwsulnbd78hjS6HRiaaj4MZDeC3ymSLCTEkL0eQ_aem_AW5BX_bhYb7HKyR4uXez8FluKd2WaXrzL0YbtOVwgfbyXaTNIEIHQ8T42cZ4eqqxLVWhxZkY4C4kz6ZcmJFlqh7DcXbxlb1G9Ontl7wQ3VVNPDYilxlgwHv7QijzTfyrfHs

Best wishes and happy holidays.

Matt and Carol Miello

12 Cardinal Lane, Gales Ferry

Sent from my iPad

