

April 12, 2023

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To: Ms. Juliet Hodge, Ledyard Town Planner Members of Ledyard
Planning and Zoning Commission, Planning and Development
Department 741 Colonel Ledyard Hgwy Ledyard, CT 06339-1511
From: Bob and Betsy Graham
72A Long Pond Rd S
Ledyard, CT 06339
Re: Short-Term Rental Regulations

Dear Ms. Hodge, Ledyard Town Planner, and Members of the Ledyard
Planning and Zoning Commission,

A web search shows how overwhelming the Short-Term Rental (STR) issue is in communities all over the United States. This issue has consumed many human resources, both financially and in the time required to manage them. Ledyard should place a moratorium on STRs until we see their ongoing impact on our neighboring towns and throughout the United States.

There are multiple issues of concern to us.

- 1) If the town of Ledyard cannot stipulate that a Ledyard resident MUST own the property, there is no personal accountability to the neighbors and community.
- 2) If the town can't regulate the number of STR allowed within a specific area, then parts of Ledyard face an undue burden and lose their neighborhood environment.
- 3) If the town of Ledyard permits the commercial activity of an STR in a residential neighborhood, then it is no longer just residential use. Consider a bond, insurance, thorough health and safety inspections, and compliance to help offset the costs of overseeing this commercial activity.
- 4) Septic/ sewage concerns: Community areas within Ledyard and throughout Connecticut started many years ago as summer communities. One could view them as the ancestors of the Short Term Rental phenomena. Many other older homes throughout Ledyard are also candidates for use as short-term rentals. Without present-day

documentation of the septic system as a "current" system or a thorough onsite inspection (not just that sewage isn't backing up into the house or bubbling to the surface), we must anticipate the worst about the septic system's environmental impact with multiple guests amplifying the demands on the current septic arrangement.

As residents living on one of Ledyard's several waterbodies, we have our share of these older homes and are concerned about the environmental impact of "hotels" on our water resources. Many structures within our town predate zoning regulations, hence specific septic requirements, and continue to operate with old metal cesspools, possibly holding tanks, or simply a hole in the ground. None of these are viable means of managing our human waste when located in or near environmentally sensitive areas. The system may function "all right" with low impacts of steady ownership, but the rapid turnover of vacationers will increase the demands on these failing systems.

If Ledyard cannot/ or is not allowed by state laws to regulate septic and sewage concerns, then we unequivocally vote against any STR use in the town. Our proximity to Foxwood has made us a desirable landing place for visitors, and in the past years, we have had several STRs on our waterbody. The first set of regulations cut the number of STRs in half, benefiting our neighborhood and waterbodies. An increase in STRs would be a difficult situation for year-round residents as well the health of the lake.

If Ledyard cannot craft regulations that help protect all its communities and precious resources, then our vote is against permitting Short Term Rentals in Ledyard. Thank you for your time.

Respectfully submitted,

Bob Graham Betsy Graham

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