

**MINUTES
BOARD OF SELECTMEN REGULAR MEETING**

May 3, 2022

5:00 P.M.

Waterford Town Hall (Appleby Room)

(Procedural Action: Check register to be signed by Board of Selectmen in accordance with CGS 7-83)

Members Present: First Selectman Robert Brule, Selectwoman Jody Nazarchyk, Selectwoman Elizabeth Sabilia

1. Call to Order & Roll Call- First Selectman Brule called the meeting to order at 5:00pm

2. Pledge of Allegiance

Motion Made by Brule, and seconded by Nazarchyk to Move agenda item #14 (Correspondence) to Agenda item # 3.

3. Correspondence:

3a. Email from Arthur & Barbara Dean

3b. Email from Xia and Yutao

3c. Additional Correspondence added to back up (see attached)

3d. Petition: Town of Waterford Civic Triangle Upgrade-Remove Funding (see attached)

4. Public Comment: Barbara Dean & Ted Olynciw

5. Disposition of Town Property (Ordinance, Chapter 2.112.020):

4a. Disposition of Public Works Department: To consider an act on a recommendation from Rawle Dummett, Purchasing Agent, on behalf of the Public Works Department for the disposal of the items listed assets.

MOTION by Nazarchyk, and seconded by Sabilia, **VOTING IN FAVOR:**
unanimous **VOTE:3-0**

6. **Finance Department Bid AWARD- Consulting Firms #22-120:** To consider and act on a recommendation from Rawle Dummett, Purchasing Agent, on behalf of the Planning Department to approve a Bid Award to Brianna Regine Visionary Consulting in the amount of \$66,000. Funds would be available from line item #23507-58021 Waterford Small Business Grant. **(Additional back up, please see attached)**

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

7. **Finance Department Bid AWARD- Jordan Fire Services Electrical Upgrade #22-117:** To consider and act on a recommendation from Rawle Dummett, Purchasing Agent, on behalf of Fire Services to approve a Bid Award to Stula Enterprises LLC in the amount of \$11,487. Funds would be available from line item #20523-57751 Electrical Upgrade.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

8. **Building Department:** To consider and act on the following request for an additional appropriation request from the Planning Director, Abby Piersall, in the amount of \$78,235.51 and forward to the Board of Finance for consideration.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

9. **Public Works:** To consider and act on a request from the Director of Public Works, Gary Schneider, to approve and appropriate funds for a new project in the amount of \$155,000 from Capital and Non-recurring line # 205-31520 (Undesignated Fund balance) for the Southwest School Underground Tank Removal/Closure and forward to the Board of Finance for consideration.

10. **Assessor:** To consider and act on the following request for an In Series Transfer from the Finance Director, Kim Allen, in the amount of \$21,293.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

11. **Amended Motion-Retirement Commission:** Subject to final approval from the Retirement Commission at their next scheduled meeting, To consider and act on the following request for an In Series Transfer from the Finance Director, Kim Allen, in the amount of \$17,400.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

12. **Fire Services:** To consider and act on the following request for an In Series Transfer from the Fire Services Director, Michael Howley, in the amount of \$7,000.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

13. **Motion Amended- Board of Selectmen:** To consider and act on the reported 758 certified petition forwarded to the Board of Selectmen from David Campo, Town Clerk.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

13a. To consider and act on the following date and time recommendation from the Town Clerk and Registrar of Voters, May 31, 2022 from 12p-8p and at all regular polling stations.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

13b. Motion Amended- To consider and act upon approving the following language for the referendum question on May 31, 2022 as follows; Should the following action by a representative town meeting held on April 4, 2022 be approved? To approve a revised Eversource General Gas Service Agreement for the Public Safety and Police Station Buildings and authorize the First Selectman to sign on the Town of Waterford's behalf, pending the approval of the Town Attorney as to form.

Yes No

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

14. Appointments and Resignations: NONE

15. New Business:

Motion made by Brule to add item to the agenda and seconded by Sabilia. Item #16 added to the Board of Selectmen Agenda

16. Public Works: To consider and act on a request from the Director of Public Works, Gary Schneider, to approve and appropriate funds for a new emergency project in the amount of \$10,000 from Capital and Non-recurring line # 205-31520 (Undesignated Fund balance) for the Eugene O'Neill Underground Temporary Tank.

MOTION by Nazarchyk, and seconded by Sabilia, VOTING IN FAVOR:
unanimous **VOTE:3-0**

17. Consent Agenda

15a. Tax refund-None

15b. Minutes April 19, 2022-APPROVED

16. Adjournment- was made by Ms. Nazarchyk and seconded by Sabilia to adjourn at 6:43pm. VOTING IN FAVOR; unanimous, **VOTE:3-0**

Respectfully Submitted,



Cindy Dupointe
Recording Secretary



BRIANNA RÉGINE
Visionary Consulting

Brianna Régine Visionary Consulting
Primary Contact: Brianna Régine Walston
1000 Lafayette Blvd, Suite 1100 - #108
Bridgeport, CT 06604
Business #: 475-999-4371
Direct #: 203-526-2915
Email: brianna@brvisionaryconsulting.com

BRVC's approach and contractor roles

Below is an outline of BRVC's approach to the scope of work. Kindly note, this approach isn't exhaustive and can be modified after preliminary discussions.

- 1) Conduct preliminary discussion(s) to become familiar with current functionalities of program and desired outcomes for the upcoming facilitation of the program
- 2) Conduct an audit on current materials, promotional efforts and messaging to identify areas of improvement, that align with expressed desired outcomes
- 3) Draft official timeline for development and administering of program (especially the logistics of the application process)
- 4) Conduct implementation phase, as needed (which can include: creation of application – if applicable, disseminating application to applicants, addressing incoming questions about eligibility, reviewing applications, and selecting awardees)
- 5) Provide support and maintenance, as needed (which can include: follow-ups, tracking, check-ins, coaching/consulting)
- 6) Conduct tracking and reporting (which can include: quantitative data on applicants, budget monitoring, and qualitative data from selected awardees that can be used to illustrate grant's impact)

BRVC's operations management team has 7+ years of project management, administrative assistance and communications experience required for this project. The team members who will be available to execute the needs of this program are listed below:

- Brianna Régine Walston's Resume (Principal/Owner & CEO/Founder)
- Megan Fontaine's Resume (Project Management Coordinator - Subcontractor)
- Jyné Williams's Resume (Administrative Assistant – Subcontractor)

(Please see the next pages for resumes, which were printed for your convenience. Also, kindly note, Brianna will always remain the main point of contact. Any changes to subcontractors on this project will be immediately shared with, as well as discussed and approved by the Town of Waterford.)

ISSUE:

AirBNB
at

9 Waterview Drive

Packet Contents

- 1) Email sent to First Selectmen's Office by Barbara & Artie Dean
- 2) Petition Language
- 3) Petition Signatures
- 4) Declaration of Restrictions, Covenants, and Easements
- 5) Letter from Attorney William McCoy to owner, Shah Rahman
- 6) AirBNB advertisement for 9 Waterview Drive, Waterford Showing a picture of the house, number of beds and reviews
- 7) Picture of the driveway at 9 Waterview Dr. with 10-11 cars
- 8) email from Artie & Barbara Dean to Ted Olynciw, RTM Rep, 2nd District
- 9) email from Ted Olynciw to Artie Dean
- 10) email from Ted Olynciw to Abby Piersall, head of Zoning
- 11) email from Abby Piersall to Ted Olynciw
- 12) email from Ted Olynciw to Abby Piersall and return email
- 13) Request to be put into committee from Ted Olynciw
- 14) email from Ted Olynciw to members of the Public Works, Planning & Development Committee
- 15) email from Susan Driscoll, RTM member, to Ted Olynciw
- 16) email from Ted Olynciw to Mr. Gelinas, Chairman, Waterford Police Commission
- 17) email to Abby Piersall from Ted Olynciw

April 25, 2022

Dear Mr. Brule,

Please add this email to the next Board of Selectmen meeting's agenda.

SUMMARY OF MAIN POINTS OF OUR COMPLAINT

1) We have provided a petition to the town Government signed by

47 residents of the Twin Lakes

Neighborhood complaining of zoning violations at 9 Waterview Drive, a residential home which has been converted to an AirBnB commercial enterprise. It is being advertised as a party house and rented to very large groups as a short term rental.

2) Large groups that use the outdoor pool to "party" often drink alcohol openly, and swear, disrupting the neighborhood peace and is a significant nuisance. The noise carries throughout the community over the lake. Often 7-11 cars congregate at 9 Waterview, speed up and down the street and are a danger to the young children who live on the street. Covenants in our deed bar any noxious use of the property that disrupts the community.

3) Our Lawyer, William McCoy, has advised that the existing zoning laws of the Town of Waterford are sufficient to prevent large groups from short term rental at 9 Waterview, yet nothing has been done to respond to the community's complaints and petition.

DETAILS OF OUR COMPLAINT

This is not an ordinary AirBNB. It is enormous with 7 bedrooms and a gym, indoor and outdoor pools. When renters are outside or in the pool in warm weather, they play loud music, yell, swear, and drink alcohol-disrupting the quiet and peace of our neighborhood. It has prevented us from entertaining on our deck or backyard when they are outdoors using the grill, using the outdoor pool, or just congregating in the backyard. One neighbor told me that she had to bring her children inside because renters were swearing loudly. The sound travels on the water so all the neighbors around the lake hear it.

They charge \$2500.00 per night, and advertise it as a party house. Ten - twenty people stay there at a time. The reviews refer to a great party house that they used for many co-workers, clearly unrelated. We are all law abiding, tax paying citizens of Waterford who bought our homes imagining a peaceful life here. This is not only a weekend rental. We have noticed people staying during the week as well. This house has changed the character of the neighborhood from a quiet, peaceful neighborhood to a commercial enterprise that disrupts the nature of the neighborhood, with cars speeding up and down the street.

The owner, Shah Rahman lives in Queens, NY, and never lived here. He bought the house last spring and came for a couple weekends and then started renting it out on AirBNB. It has been used to film a Lifetime Movie with

over 40 cars parked on our road, blocking mailboxes and driveways. It was while asking one of the people from the movie to move their car from blocking my driveway, that I found out it was an AirBNB. One time a huge bus idled in the street for hours in front of the AirBNB, making noise and spewing gas fumes into our street.

We are aware that the zoning doesn't allow a hotel in our residential neighborhood. We also have a Declaration of Restrictions, Covenants, and Easements from 1986, when we moved into our house. It clearly states that:

"No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood."

This house at 9 Waterview Drive violates this covenant, as well as the zoning laws here in Waterford.

Forty-seven neighbors here in Twin Lakes signed a petition in November, 2021, and submitted it to Town Hall stating:

"The neighbors in the Twin Lakes subdivision express our concern that single family homes in our area are skirting the zoning laws by renting to large groups of unrelated people for short term rentals. As tax paying citizens of Waterford we feel our interests are being ignored. We implore town officials to enforce the zoning laws in our area so that 9 Waterview Drive, or any other homes are prevented from carrying on rentals which violate the zoning laws."

Our attorney, William McCoy, wrote a letter to the owner in November, 2021, which was ignored. The owner employs a property manager who takes care of the rentals and repairs.

We have also been informed that this will decrease our property values and make it harder to sell our homes.

In summary, the people in this neighborhood are very unhappy about this and implore you to enforce the law. It is being operated as a hotel for large groups in our quiet residential neighborhood, violating zoning regulations and our Covenant.

Respectfully submitted by,
Arthur & Barbara Dean
7 Waterview Drive
Waterford, CT 06385
860-984-7268

This petition, signed by 43 homeowners, from 29 households in the Twin Lakes subdivision, is to address the issue of zoning violations at 9 Waterview Drive, which has been marketed and rented as an airbnb to large unrelated groups, since being purchased by Shahriar Rahman of Queens, New York. in April of 2021.

Our Concerns:

The Twin Lakes subdivision of Waterford is a quiet residential community that was incorporated in 1976. The peace and quiet of this residential area has definitely been negatively impacted by this business activity advertised at \$2000/night, often catering to large, unrelated groups. This summer it was rented to a team making a movie with some 30 cars lining both sides of our street, blocking driveways and mailboxes. It was also rented several times to large groups who partied, used profanities, yelled and played loud music in their outdoor pool. Because of the unique arrangement of houses around two small lakes, the sound from their property emanates over the water and throughout the neighborhood. People driving cars recklessly to and from the property are also an issue as there are many small children who live and play on the street.

The Twin Lakes subdivision has language in their deeds which states, "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood."

As concerned neighbors we have met several times regarding our complaints. Our lawyer, William McCoy, tells us that rentals to large unrelated groups is a zoning violation under current Waterford zoning regulations. When attorney McCoy sent letters regarding this issue to Mr. Rahman, the owner of 9 Waterview, he did not reply.

We have met with Ted Olynciw, our town representative, and contacted Baird Welch-Collins to inform them of our concerns. We want the town to protect the peace and quiet of our neighborhood and enforce the zoning laws to prevent large unrelated groups from using 9 Waterview Drive for short term rentals. As tax paying citizens and voters we ask that town officials act quickly as this issue is particularly important to us. I am sure once the summer begins large groups will again gather at 9 Waterview Dr disturbing the residential nature and peace of our community.

Sincerely,

On behalf of the Twin Lakes Subdivision Neighborhood,

Arthur Dean
Eugene Chin

November 13, 2021

The neighbors in Twin Lakes subdivision express our concern that single family homes in our area are skirting the zoning laws by renting to large groups of unrelated people for short term rentals. As tax paying citizens of Waterford we feel our interests are being ignored. We implore town officials to enforce the zoning laws in our area so that 9 Waterview Drive, or any other homes are prevented from carrying on rentals which violate the zoning laws.

Name Printed

Address

Signature

HONG WANG 57 twin lakes

PATRICK SULLIVAN 55 Twin Lakes

Sally Ruggeri 53 Twin Lakes

Yu CHIN + HONG JIAN 3 Waterview Drive

Arthur Dean 7 Waterview Dr.

Luisa Ferreira 44 Twin Lake Dr.

ALDO AIEL 52 Twin Lakes

James Labrecque 54 Twin LKS.

Yunke Guo 61 Twin Lake

THEODORE OLYNCIU 62 TWIN LAKES DR.

Eileen Olynciu 62 Twin Lakes Dr.

SUSAN HENDRICKS 59 Twin Lakes Dr.

Leslie Orenstein 4 Waterview Dr.

Yutao ~~WANG~~ WANG 5 Waterview Dr.

~~Yuhpyng~~ Yuhpyng + Tienchang Chen 8 Waterview Drive

Carole Marcini 10 Waterview Dr. Waterford, CT 06385

Austin GEBURCH 10 waterview DR. Waterford, CT 06385

Corinna Fleischmann 51 Twin Lakes Dr. Waterford, CT 06385

Daniel Del Grosso 49 Twin Lake Dr. Waterford

Jo-Ann M. Del Grosso 49 Twin Lakes Dr. Wtd JoAnn M Del Grosso

Ben Peterson + Sheryl Peterson 30 Pond Edge Dr.

November 13, 2021

The neighbors in Twin Lakes subdivision express our concern that single family homes in our area are skirting the zoning laws by renting to large groups of unrelated people for short term rentals. As tax paying citizens of Waterford we feel our interests are being ignored. We implore town officials to enforce the zoning laws in our area so that 9 Waterview Drive, or any other homes are prevented from carrying on rentals which violate the zoning laws.

Name Printed

Address

Signature

Ben Peterson

30 Pond Edge Dr

Ben Peterson

BD Smith Salazar
Amr Elmeky

67 Twin Lakes Dr

BD Smith Salazar

JAVIER VALLEJOS

68 TWIN LAKES

Javier Vallejos

Charles Primus

58 Twin Lakes Dr

Charles Primus

Roman Primus

58 Twin Lakes Dr

Roman Primus

Barbara Dean

3 Waterview Dr

Barbara Dean

HONG TIANG

3 Waterview Tr.

Hong Tiang

Xia Wu

5 Waterview Dr

Xia Wu

Jing Yang

57 Twin Lakes Dr.

Jing Yang

Jeff + Laura Denison

54 Twin Lakes Dr

Laura Denison

Yoranda Velaz

46 Twin Lakes Dr

Yoranda Velaz

HOWARD EDWARDS

60 TWIN LAKES DR

Howard Edwards

Nendy Espinal

2 Waterview Dr.

Nendy Espinal

Chris Espinal

2 Waterview Dr

Chris Espinal

Andy Espinal

2 Waterview Dr

Andy Espinal

Jason Lovell

50 Twin Lakes Dr.

Jason Lovell

Patricia Molina

12 Waterview Dr

Patricia Molina

Sara Redlinski

48 Twin Lakes Dr

Sara Redlinski

OAKDALE, INC.

DECLARATION OF
RESTRICTIONS, COVENANTS AND EASEMENTS

Whereas, OAKDALE INC., a corporation organized under the laws of the State of Connecticut, with an office and principal place of business in the Town of West Hartford, County of Hartford and State of Connecticut, acting herein by Harold Grabow, its president, hereunto duly authorized, is the owner of land situated on the easterly side of Vauxhall Street Extension in the Town of Waterford, County of New London and State of Connecticut, which land is more particularly described in a deed from L and G Company to Oakdale, Inc., which deed is dated September 27, 1977, and is recorded in the Waterford land records, and which is shown on a set of plans entitled "Proposed Subdivision prepared for Harold Grabow, Waterford, Conn., by Megson & Hyypa, dated Dec. 5, 1972, revised 4-17-74 and 9-22-75", and "Property to be Conveyed to the Town of Waterford by Harold Grabow, Waterford, Conn. by Megson & Hyypa, dated December 13, 1972", and "Boundary Survey Property of John W. Stone, Vauxhall Street Extension, Waterford, Conn." to be conveyed to Harold Grabow by Frederick M. Hayes Associates, Marlborough, Conn., dated June 15, 1976, which land is to be subdivided into a development entitled "Waterford Village--Twin Lakes", which subdivision shall consist of approximately 80 lots.

Whereas, OAKDALE, INC. is about to sell lots therefrom and desires to subject said lots to certain restrictions and covenants between itself and the purchasers of said lots as hereinafter set forth.

Now therefore, said OAKDALE, INC. does declare that the lots referred to above and shown on said plan are held and shall be conveyed subject to the restrictions and covenants and easements set forth in the various paragraphs of this declaration, to wit:

1. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood, provided that the operation of air conditioners shall not be considered such noxious or offensive activity.
2. No trailer, tent, basement, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
3. No animals, livestock or poultry of any kind shall be raised, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

4. Easements for installation and maintenance of utilities and drainage facilities are reserved across the lots on said plan as follows:
 - 1) a five foot strip along all rear and side lines where they abut other lots on said plan, and
 - 2) a ten foot strip along all side and rear lot lines where the adjoining property is not a lot on said plan.
5. No metal or wire fencing shall be erected on any lot on said plan.
6. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.
7. There shall be designated on the final subdivision plan an open space area which shall consist of approximately 10.88 acres, and shall adjoin lots 18 through 29 and land now or formerly of John J. Krauth, and land now or formerly of Samuel Charney, Mina Dembroff, Mira Kill, and John Lombardi, Jr. The open space area, as described above, shall be reserved for the use of all property owners within the subdivision at their own risk. Provided, however, that should the grantor, before a vesting of title of this open space area in the landowners, acquire additional land adjacent to the within described subdivision, then in that event the grantor reserves the right to allow an additional subdivision to use that open space area if said area is increased proportionately to reflect the additional number of lot owners who shall have rights thereunder.
8. A lake shall be part of the above-referenced open space area, and the use of said lake is reserved to the lot owners and his guests. Said lake may be used for swimming, (subject to the requirements of the State Health Department) sailing, ice skating, fishing, and other similar activities. No motor boats, snow mobiles, or motorcycles or trailbikes shall be allowed within the open space area. These regulations and restrictions regarding the use of the open space area and the lake shall be binding for a period of four (4) years from date, or until the vesting of title in the landowners, whichever shall later occur. After the expiration, a majority of the property owners of record shall establish rules and regulations for the use of said lake and open space area. The expiration of the rules and regulations herein contained shall in no way affect the other covenants and restrictions herein contained.

9. Any reference to the permitted uses of said lake shall not be construed as a warranty that said lake shall be suitable for said use. The suitability of the lake for recreational uses shall be subject to the environmental conditions in the surrounding area.
10. Each lot owner in his deed shall receive a fractional interest in said open space area, which proportion shall be the ratio of his lot to the total number of lots ultimately included within the subdivision. Said interest shall become effective upon the conveyance by the developer of 50 per cent of the lots in the above-referenced subdivision. At the time of the vesting of said open space area, the developer shall file a notice thereof on the land records in the Town of Waterford.
11. If said subdivision contains additional open space areas over and above the one herein described, then the grantor reserves the right to limit the use of said open space area to less than all the landowners within this subdivision; and further, if any additional open space area shall contain a lake, the grantor reserves the right to restrict the use of said additional lake, as he deems appropriate.
12. The provisions contained in this Declaration of Restrictions and Covenants shall bind and inure to the benefit of and be enforceable by Oakdale, Inc. and by the owner or owners of any of said lots, their, and each of their, legal representatives, heirs, successors, lessees and assigns, and failure by any of them to enforce any of said covenants, conditions, reservations, restrictions and charges herein contained, shall in no event be deemed a waiver of the right to do so thereafter; and damages for any breach of the said covenants, conditions, reservations, restrictions and charges are hereby declared not to be adequate compensation, but such breach or the continuation thereof may be enjoined or abated by appropriate proceedings by Oakdale, Inc. and any owner or owners of said lots, their, and each of their, legal representatives, heirs, successors, lessees and assigns, and in any proceeding to enforce same either by law or in equity, and if recovery be had, the plaintiff shall be entitled to recover all costs and expenses incurred including reasonable attorneys' fees to be fixed by the court. The ability of Oakdale, Inc. to enforce said restrictions and covenants shall not be construed as an obligation to do so.

*This letter was
ignored by the owner.*

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)

Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

September 16, 2021

Shahriar Rahman
9 Waterview Drive
Waterford, CT 06385

Re: 9 Waterview Drive

Dear Mr. Rahman:

This office represents Arthur Dean, who is a co-owner of property at 9 Twin Lakes Drive, Waterford, Connecticut. The property that Mr. Dean owns is part of a subdivision in which your property is in.

I am writing to you because we have issues with your use of the property at 9 Waterview Drive, both in terms of zoning issues and the violation of restrictive covenants for the subdivision in which you reside. More specifically, it appears you are operating 9 Waterview Drive as a short-term rental to people who do not qualify as a single-family for purposes of zoning. In other words, your property is located in a single-family zone and as such, the use in the single-family zone has to be for residency of a single family.

There have been a number of events at your property involving large groups of people on short-term rental, which do not qualify as single-family uses. In addition to the zoning issues, the level of noise and obnoxious behavior which has been conducted at the property is in violation of the restrictive covenants for the subdivision of Oakdale, Inc.

The covenants I refer to can be found at Volume 244, Page 437 at the Waterford Land Records and specifically, within the first page of those covenants, there is a prohibition against noxious and offensive trade or activity which may become an annoyance or nuisance to the neighborhood.

If you are represented by counsel, I would appreciate it if you would refer this matter to counsel for response. If you are not represented by counsel, I would appreciate speaking with you at your earliest possible convenience.

Thank you for your anticipated cooperation.

Very truly yours,

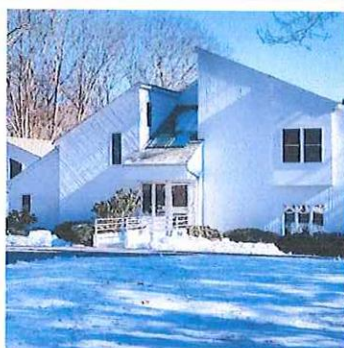
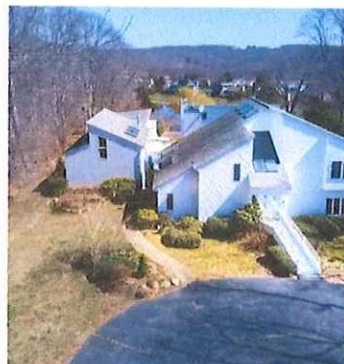
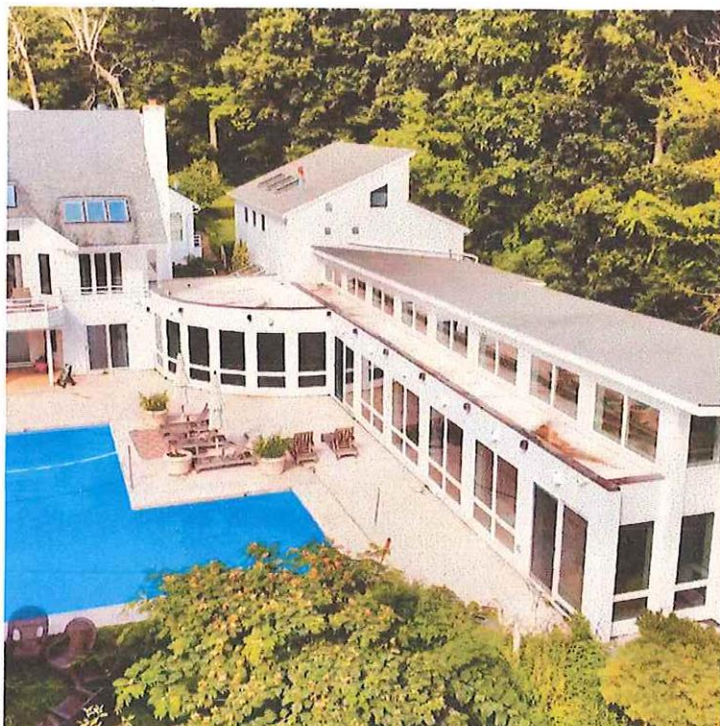
William E. McCoy

WEM/slw

Waterfront oasis with a pool and sauna near NYC!

★ 4.84 · [25 reviews](#) · 🏠 Superhost · [Waterford, Connecticut, United States](#)

📌 [Share](#) ❤️ [Save](#)



📷 [Show all photos](#)

Entire home hosted by Clairemont

16 guests · 5 bedrooms · 9 beds · 6.5 baths



Self check-in

Check yourself in with the smartlock.



Clairemont is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.



Great location

95% of recent guests gave the location a 5-star rating.

\$2,500 night

★ 4.84 · [25 reviews](#)

CHECK-IN

Add date

CHECKOUT

Add date

GUESTS

1 guest



[Check availability](#)



[Report this listing](#)

This modernized 80's built property is 7,400 sq/ft open-floor plan home with soaring ceilings, full glass doors, and gleaming hardwood floors that make the place feel bright and roomy. This home is ideal for entertaining guests. It

About this space

This modernized 80's built property is 7,400 sq/ft open-floor plan home with soaring ceilings, full glass doors, and gleaming hardwood floors that make the place feel bright and roomy. This home is ideal for entertaining guests. It has built-in entertainment systems, a 60- foot indoor lap pool, jacuzzi, and sauna. It also has it's very own half-court basketball gym! It is at a tremendous neighborhood location on a 1.79 pond front acre, which you could admire while grilling at the outdoor deck.

The space

This home has 5 bedrooms with 4 full baths and 3 half baths. Overall, this home could comfortably sleep up to 16 people.

Guest access

Free parking is available at the front driveway of the property. Cars are highly recommended to get around the area.

pool, jacuzzi, and sauna. It also has it's very own half-cou...

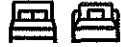
[Show more >](#)

Where you'll sleep



Bedroom 1

1 queen bed



Bedroom 2

1 king bed, 1 sofa bed



Bedroom 3
1 queen bed, 1 bunk bed

bedroom 4
1 king bed, 1 sofa bed

bedroom 5
1 queen bed

What this place offers



Garden view



Lake view



Waterfront



Kitchen



Wifi



Dedicated workspace



Free parking on premises



Private pool



Security cameras on property



Carbon monoxide alarm

Show all 72 amenities

Select check-in date

Add your travel dates for exact pricing

April 2022

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



★ 4.84 · 25 reviews

Cleanliness	4.9
Accuracy	5.0
Communication	5.0
Location	5.0
Check-in	5.0
Value	4.7



Lesly

April 2022

This is exactly as pictured or better. My family and I had a great time. Has lots of Amenities and everything is nicely labeled and organized. I recommend this stay 100%.

[Show more >](#)

**Abe**

April 2022

House is as described. Really bright and airy with lots of fun for the kids. Ping pong pool table indoor basketball and pool. All very well taken care of. Definitely recommended

**Amanda**

April 2022

All I can say is THANK YOU for a wonderful stay at your house. The place was everything we could hope for. Not only was it immaculate, there was so much for us to do.

...

[Show more >](#)**Brandyn**

March 2022

This place was AMAZING. My 2nd time staying here - the first was last summer - I had so much fun i decided to book it for my birthday weekend as well. The house is very spacious with its indoor basketball court and indoor pool! Our group really utilized the entire space. It's great for all ages as...

[Show more >](#)**Justin**

February 2022

Staying at the Waterfront Oasis was like having our own private spa/hotel for a few days. I've never seen such impressive amenities at a house (the basketball court was a hit!). I'll be recommending this AirBNB to anyone I know that has a trip planned to the casinos.

[Show more >](#)**Caitlyn**

February 2022

Amazing house - the photos don't even do it justice! Fantastic place for a family or group trip. House was extremely clean, with all the toiletries and amenities you will ever need.

[Show all 25 reviews](#)



5.0 · 12 reviews

cleanliness		5.0
accuracy		5.0
communication		5.0
location		4.9
check-in		5.0
value		4.9

Search reviews



NOVEMBER 2021

This house is beautiful, clean, has amazing amenities, a great place to get together with friends



Mike

October 2021

Great spot! Great value for a big gathering.



Lindsay

October 2021

Wow! This place exceeded my expectations. I've stayed at a lot of Airbnb's but this was by far my favorite. I'll definitely be returning!



Justin

October 2021

House is great for gathering large groups. We had a blast swimming in the pool and playing pool and ping pong



Teresa

September 2021



4.84 · 25 reviews

Q Search reviews

August 2021

Amazing house , amazing host

Sarah

August 2021

Asif (and Amanda!) were so helpful and communicative during our stay! The house was perfect for our group of 12. It was gorgeous and very clean. We were even left cute little s'mores kits! The indoor pool, hot tub and sauna were incredible-definitely our favorite part! There are multiple grocery stores very close by as well which made cooking in the beautiful kitchen easy. I highly recommend staying here!

Arif

June 2021

Asif was an outstanding host and his place was just amazing. Its like a resort except private. Clean and neat as you expect. We really enjoyed the salt water indoor swimming pool and basketball court. Can't wait to book it again.

Samara

August 2021

This place was absolutely fantastic. Came with a group of my coworkers/friends from Boston, only 2 hours away.

It was so clean when we first arrived. Lots of natural light and open space. And though it is a huge house, the setting felt very cozy. Favorite part is definitely the indoor heated pool, hottub and sauna. The boys loved the indoor basketball court. The property is situated in a private area that felt isolated from the other houses in the neighborhood. We enjoyed the sound of water and crickets at night by the campfire. And for louder activities, we shut all the doors and windows for little to no noise transference outside. The house is well stocked. Plenty of extra towels/linens in every room, bluetooth speaker systems, games, pool floaties, cooking supplies, spices, even Tylenol for the morning... And should you need something else, there is a plethora of retail stores less than 7 minutes from the house.

This is a perfect getaway for the jaded city dweller, whether you want to play video games downstairs or lie by the pool in the shade. this is where entertainment meets relaxation. 10/10.

Where you'll be

Waterford, Connecticut, United States

This waterfront property is settled in a quiet but picturesque neighborhood of Waterford, CT. But, don't let this description fool you as this neighborhood is also 20-minutes away from the bustling nightlife found at the Mohegan Sun. It is also 45-minutes away from New Haven, CT and Hartford,...

[Show more](#) >



Hosted by Clairemont

Joined in March 2014

★ 25 Reviews

✓ Identity verified

🏆 Superhost

Clairemont is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

Contact Host



Things to know

House rules

-  Check-in: After 4:00 PM
-  Checkout: 11:00 AM
-  Self check-in with smart lock
-  No smoking
-  No pets
-  No parties or events

Health & safety

-  Airbnb's social-distancing and other COVID-19-related guidelines apply
-  No carbon monoxide alarm
-  Security camera/recording device [Show more](#)
-  Nearby lake, river, other body of water
-  Smoke alarm

[Show more](#) >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

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Our COVID-19 Response

Supporting people with disabilities

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Fwd: Artie Dean/ air Bnb issue twin lakes Waterford

From: Arthur Dean [REDACTED]

To: tedolynciw [REDACTED]

Cc: [REDACTED]

Date: Wednesday, October 6, 2021, 03:44 PM EDT

Dear Ted,

Thank you for speaking with me today regarding the Zoning issues and disruption to the peace and quiet of the neighborhood. I am happy to know that you are our town representative here in Twin Lakes.

The owner of 9 Waterview Drive, Shahriar Rahman, is renting to large groups of unrelated individuals. It is being marketed and rented on Air BNB with the use of a pool where loud parties are being hosted often with music that echoes throughout the properties all along the lake. On one weekend a group of perhaps 30 cars descended and shot a movie there with cars blocking many driveways and causing a disruption to the normal residential character of the street. Neighbors with small children have put up signs warning cars from speeding and this has been witnessed by several people. On another occasion a luxury bus parked on the street, shuttling guests. I am sure this was not intended use when the subdivision was incorporated originally. (see the covenant below) I have also attached a file with the letter our Attorney William McCoy sent to the owner, Shahriar Rahman last month. He has not replied.

Although I am named as the complainant, I have the support of at least 9 of the 11 families around the lake, as on Sept 26th I personally (along with neighbors Eugene Chin and Hong Wang) spoke with these 9 neighbors and they are all very concerned and voiced interest in going forward. In a subsequent meeting at my home with 10 neighbors on October 3rd, we were in agreement that we should involve the Town Zoning Board to enforce the zoning restrictions and preserve the rights of the property owners here. Otherwise anyone can skirt the rules and operate what is really a hotel with use of an outdoor pool that disrupts the neighborhood's peace, quiet and safety.

Roger Ruggeiri, our neighbor, also spoke to Baird Welch-Collins, another representative, about this issue and he thought that a petition would be helpful. I am sure that many residents throughout Waterford Village and Twin Lakes would be concerned about this as well. After speaking with you today, I am encouraged that you will bring this matter to the town officials responsible for these matters. I will let the neighbors know that we will hold off on a petition pending your guidance.

Thanks again,
Artie and Barbara Dean

OCT 8, 2021

Hello Artie,

I met with Mark Wujtewicz, Planner, and Jill Pisechko , Zoning Compliance Officer today and this is what information I got from them.

There are no Town Regulations regarding AirBNB

They recognize that this is starting to be a problem within our Town as it is already in other Towns.

This matter is something they know they have to remedy with an ordinance or an addition to their Zoning Regulations. but as of now nothing is in the planning state.

Meanwhile several possible ideas were discussed:

1. Asking Public Works to install NO PARKING SIGNS on both sides of the street. OR
2. Asking Public Works to install RESIDENT PARKING ONLY SIGNS on both sides of the street.
3. Definitely report any problems to the POLICE DEPT. as often as they happen including noise, blocking driveways, blocking mail delivery, trespassing on property not theirs. This is very important since by doing this there will be a police log for every incident.

Meanwhile I will draft a letter to Abby Piersall, Planning Director and a copy to the First Selectman regarding this situation and copy will be sent to you.

That is all I can do for the time being.

Ted

Sat, Oct 9,
2021, 3:46
PM

Dear Abby,

We have a problem!

I had a meeting with Mark Wujtewicz and Jill Pisechko this week regarding AirBNBs at 11 Waterview Drive or anywhere in our Town.

The owner is not living there and is leasing out this property as an Air BNB. See attached flyer, which appears in the internet, which offers space for 16 overnight guests.

In past months this property has been rented out and has caused much disturbance within the neighborhood including cars blocking driveways, cars blocking mail service, guests walking onto other neighbor's properties and loud noises.

Also attached is a copy of a letter from Attorney McCoy to the owner dated 9/16/21, requesting a phone call to discuss this matter.

During the meeting with Mark & Jill several temporary options were discussed , but not decided, including:

1. Asking Public Works to put up NO PARKING SIGNS on both sides of the street, or
2. Asking Public Works to put up PARKING FOR RESIDENTS ONLY signs
3. Notify the Police Dept. when ever the level of noise or obnoxious behavior is observed.

Items 1 or 2 can only be ordered by the First Selectmen or some other authority but not the residents.

I realize that there are currently no ordinances or regulations or even any plans to control the activity at the AirBNBs.

This is a very serious situation and I hope your office will do something to protect the private enjoyment of our residents.

Thank you,
Ted Olynciw

October 13, 2021

Hello Abby,

Is this issue something that your office will be looking at with regards to adding a regulation or is this something that I need to bring before the RTM and have the moderator place it in a committee?

Thanks

Ted

October 13, 2021

Hi Ted,

I have it on my list of issues to research and then bring a status report and options to the Commission. Realistically that work will likely begin in late January /early February. I am not sure what direction the Commission may take on the matter. I'm truly not trying to sound noncommittal on an outcome- I think there may be a variety of opinions on the topic and I am truly not sure where the Commission will land on this. Happy to discuss in person or on the phone if you would like.

Thank you,

Abby Y. Piersall, AICP

Request to put into committee - regulation or ordinance regarding Air BNB

Ted Olynciw

Wed, Oct
20, 2021,
9:30 PM

to Tom, Abby, Susan, Danielle, Robert, Rob, me

Dear Mr. Moderator,

We have a very serious situation regarding an AirBNB located at 9 Waterview Drive.

There are many ads on the internet that are listed as AirBNBs in Waterford. In itself it does not seem to be a problem as far I know.

However, this property at 9 Waterview is advertised as having 9 bedrooms for 16 guests at a rate of \$2,000 per day. It is a very large complex with an indoor swimming pool and gym.

I have attached several email between the Director of Planning and myself including a email from the next door neighbor Arthur Dean dated 10/6/21.

According to the last email I received from Abby dated 10/14/21 it looks like this matter may not go before the P & Z Commission until Jan./Feb. of next year and is not sure what direction the Commission will take.

I as that you place this in the appropriate committee for action. Meanwhile, if you any other thoughts on how I can help these neighbors directly affected in this messy situation I would greatly appreciate your advice.

Thanks

Ted Olynciw
RTM Rep. 2nd District

To the members of the Public Works, Planning & Development Committee.

At the Dec. 6th meeting of the RTM my request for creating regulations or ordinances regarding AirBnB's (short term rentals) was placed in your committee.

AirBnBs (short term rentals) seem to be everywhere these days. Some near bye shoreline Towns are experiencing problems with noise, parking, traffic, trespassing on neighbor's property and overcrowding. I do not know if other Waterford homeowners have experiences any of these issues but we have on Waterview Drive which has affected the peaceful enjoyment of my property along with others that have signed the attached petition. Included in this email is a list of documents which will help you to understand the issue better. These documents include:

1. My original letter to the RTM Moderator dated 10/20
2. Email dated 10/14 from Abby Piersall
3. Email dated 10/13 from me to Abby Piersall
4. Email dated 10/9 from me to Abby Piersall
5. Email from Artie & Barbara Dean dated 10/6 (direct neighbors to the AirBnB)
6. Email from Artie Dean to Attorney McCoy dated 11/21 with attached petition
7. The Ad for this AirBnB which says it has accommodation for 16 guests
8. Letter from Attorney McCoy to the owner of the AirBnB dated 9/16/21
- The owner of the AirBnB never responded.
- 9 My email to Artie Dean dated 10/8

I am not aware if there are any existing zoning regulations or ordinances that could be enforced or if a new regulation or ordinance is needed. I am sure that Abby Piersall can be very helpful resource in this matter.

Thank you,

Ted Olynciw, RTM REP. 2nd District

From: susan driscoll

Sent: Wednesday, February 23, 2022, 08:48:21 AM EST

Subject: Police Commission addresses for Wayfair folks

Hi Ted...It occurred to me late last night that the email addresses for the Police Commission are not easily accessible on the town website. (it's being updated and is in a state of flux, meaning that what looks like links to email information--or to a fill-in form to send an email that doesn't allow for attachments or give you the actual address. sigh)

but, it just so happens that I have all of the PC's direct email addresses. So, please share with the Wayfair neighbors:

Mark Gelinas (Chair) markrgelinas@yahoo.com
James Dimmock jamesdimmock@ymail.com [yes, it is definitely Ymail, not Gmail]
Christopher Gamble gamblec@mac.net
Tony Sheridan tsheridan@chambererect.com
Robert Brule rbrule@waterfordct.org
Marc Balestracci (Interim Chief of Police) mbalestracci@waterfordct.org

Having watched this group in action, would suggest this is the most effective way to get the message across and get discussion on a meeting agenda:

Send the email TO the Police Commission Chair
CC the other members and the Chief

It goes without saying, but I'll say it anyway, because, well, can't help myself....

the greeting in the email body should be Dear Chairman Gelinas
there should be as many specific examples as possible (Greyhound tour bus on narrow cul de sac where school buses dare not go, loud music/party noises that go from X hour to X hour, and definitely that horrific story about party-goers traipsing through yards and standing on that poor woman's deck to take pictures)

Include a line asking for followup....e.g., My neighbors and I would like the opportunity to discuss these public safety issues with the Commission at your next meeting. (it's the "ask" that forces a response better than "thank you for bringing this to our attention")
sign with full name, street address, and phone number (you'd be surprised how many people don't even bother with full name)

Police Commission's next regular meeting is March 14 at 5pm.....which means emails should be sent by March 7. Gives you and the neighbors time to compose/coordinate, but gets there in time to be officially added to agenda.

Let me know if you need anything else.

Mr. Mark Gelinas, Chairman
Waterford Police Commission
41 Avery Lane
Waterford, CT 06385

Feb. 24, 2022

Dear Mr. Gelinas,

At 9 Waterview Drive there is an "airbnb" or "short term rental" (see attached), which stated operating in August 2021, which is causing havoc in the entire neighborhood including those on Twin Lakes Drive. Unlike other smaller airbnbs his property is advertised at \$2000 per day and has accommodations for 16 guests. These are some of the problems we are experiencing:

Grayhound tour buses dropping off guests on this narrow cul-de-sac street
Camera crews with trucks of equipment clogging the street
Cars fill up both sides of the street not allowing mail delivery or garbage pick-up.
Guests walking freely on neighbors property
A guest walking on the back deck of a neighbor's home and taking photos.
Loud music well after midnight
Speeding on the cul-de sac

This is what we have done so far.

1. Brought to the attention of the Director of Planning, Abby Piersall, back in September and she will be putting this on the P & Z agenda this Feb. or March.
2. Met with the Town Planner, Mark Wujtewicz and Zoning Compliance Officer, Jill Pisechko and was told that there are presently no regulations concerning short term rentals.
Their temporary recommendations until a new zoning regulation is adopted are:
A. Ask Public Works to put up PARKING FOR RESIDENTS ONLY signs on both sides of the street. This requires a recommendation by the Police Dept.
B. Notify the police whenever there are disruptive instances.
3. The Moderator of the RTM has placed this item into the Public Works, Planning & Development Standing Committee which met on 2/22/22.

We realize that it will take many months before a resolution and possible new zoning regulation is in place.

We are looking to your Commission to assist us in this matter which would greatly help us in the short term:

1. To place this on your agenda at the earliest possible meeting date.
2. That you bring this matter to the attention to the Police Department with your recommendations.

3. Request that the Police Dept. ask the Public Works Dept. to install PARKING FOR RESIDENTS ONLY signs on Waterview Drive as recommended by the Town Planner and Zoning Compliance Officer.
4. Kindly notify me of your meeting time and date when this item will be on your agenda so that my neighbors and I can be there to answer any questions.

Thanks

Ted Olynciw, RTM Rep. 2nd District

Short Term Rental

Hi Abby,

I have been looking at the existing Zoning Regulations.

I do not believe we need to update our regulations for this specific property located at 9 Waterview Drive.

Clearly this air BnB is not a permitted use in the R-20 District.

I am not sure what we call it, a motel, hotel, bed & breakfast Inn?

I noticed that we do not have a definition of a "bed & breakfast Inn" in our regulations and I am not asking that we create one.

The owner has never used this home as a residence and simply listed it as "something else" at a cost of \$2000 per night and could accommodate 16 guests.

This is clearly a commercial use of this property and is not a permitted use in the R-20 District.

Isn't this enough to issue him a cease and desist notice?

Ted

R-20 Medium Density Residential District

Allows for One-Family Dwellings (see attached)

Unfortunately there is no definition of a “one-family dwelling “ in the glossary of terms at the beginning of the Zoning Regulations.

Elsewhere in the regulations it states that no more than “5 unrelated people can live in a dwelling”

So what are we dealing with?

Is it one of the following?

LODGING (YES)

A facility, indoors or out of doors, offering temporary overnight accommodation of guests.

HOTEL (YES)

A building providing lodging for persons with or without meals, and intended for public accommodation and designed that normal access and egress are controlled from a central point.

MOTEL (NO because the dwelling only has one main entrance)

A building or group of building providing lodging for persons, with or without meals, and/or kitchen facilities, intended primarily for the

accommodation of transients, having outside entrance for each room or suite of rooms, and for each of which rooms or suits of rooms, automobile parking is provided on the premises. This definition does not include apartments.

Why do we need another Zoning Regulation for an “AirBnB” or “short term rental” since this establishment is clearly a Lodging or a Hotel. The Town determines what this facility should be called and not the owner.

This facility is clearly in violation of the existing R-20 regulations and legal action is necessary to stop the further use of this property as a Lodging Place or Hotel. There is no need to create another zoning regulation for this immediate issue.

SECTION 4 - MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20)

- 4.1 GENERAL** The minimum lot size in this district shall be 20,000 square feet subject to conformance with the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

4.1.1 One-family dwellings.

- 4.1.2 Farming, except piggeries and the raising of animals for the production of pelts, provided that no farming shall be permitted on any lot which is less than 120,000 square feet in size.

Roadside stands not over 200 square feet in size, only when used for the sale of farm products, shall be permitted only if such stand is accessory to a farm use existing on the lot on which said stand is located. All such stands shall be set back 15 feet from the front property line and shall be provided with at least three off-street parking spaces in addition to those parking spaces required to serve the other uses of the property. All of the products offered for sale at any stand established under this provision shall have been grown or produced on said property.

- 4.1.3 Public libraries, public schools, and places of worship, subject to the approval of a site plan under the provisions of Section 22 of these regulations.

- 4.1.4 Public or private parks and playgrounds, subject to the approval of a site plan under the provisions of Section 22 of these regulations.

- 4.1.5 **CUSTOMARY HOME OCCUPATIONS**, as defined in Section 1 herein and subject to the provisions of Section 3.11 of these regulations.

- 4.1.6 **ACCESSORY USES** as defined in Section 1 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.

- 4.1.7 Accessory apartments in accordance with Section 3.36 of these Regulations.

4.2 USES PERMITTED IN THE R-20 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the R-20 District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 4.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.

4.2.2 Cemeteries.

- 4.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.

4.2.4 Municipal facilities including firehouses and parking lots serving firehouses.

- 4.2.5 Convalescent nursing home, places for assisted living, hospitals, medical clinics, or medical service laboratories. (Amended 8/19/08)

4.2.6 Private educational institutions (Amended 8/19/08)

- 4.2.7 Age Restricted Housing, subject to the provisions of Section 3.17 of these Regulations. (Adopted 10/01/2000)

4.2.8 Accessory dwelling units in accordance with Section 3.39 of these Regulations.(Effective 6/30/13)

4.2.9 Adaptive Reuse Development subject to the provisions of Section 18a of these Regulations.
(Effective 9/1/14)

4.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 85 feet frontage on a public street, and each lot shall be at least 100 feet in width at the building line

4.4 MINIMUM SETBACKS

4.4.1 Front Yard - 50 feet, except when lots front a State Highway, the minimum setback shall be 75 feet.

4.4.2 Side Yard - 20 feet.

4.4.3 Rear Yard - 50 feet.

4.5 BUILDING COVERAGE (amended 6/15/03)

The aggregate building coverage on any lot in this district shall not exceed 25% of the total area of said lot, except that the Commission may, by special permit, allow an increase in coverage for existing Nursing Homes up to 35% where such expansion is for the purpose of creating private rooms, there is no increase in beds, and all patient beds are accessible at ground level. Section 23.9.1 shall not apply in the case of an application for a building coverage exception.

4.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

4.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

4.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

4.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

Cindy Dupointe

From: Sheryl Peterson <sherylpeterson44@aol.com>
Sent: Monday, May 2, 2022 10:36 AM
To: First Selectman
Cc: artiedean1974@gmail.com
Subject: Party House at 9 Waterview Drive

Categories: First Selectman

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Dear First Selectman Brule,

My husband and I will be out of town and not at Tuesday's meeting. We are very concerned about the use of 9 Waterview Drive in Waterford as a party venue. This residential neighborhood is clearly not zoned for this type of misuse. We feel the town of Waterford should take action to solve this problem.

Thank you.
Ben and Sheryl Peterson
30 Pond Edge Drive

Sent from my iPad

Cindy Dupointe

From: Chuck Primus <cprimus@alumni.nd.edu>
Sent: Sunday, May 1, 2022 3:57 PM
To: First Selectman
Subject: Problem with Party House at 9 Waterview Drive

Categories: First Selectman

**CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.**

Dear First Selectman Brule --

My wife and I cannot attend your meeting on Tuesday afternoon, because we are immuno-compromised.

However, if we could attend your meeting, we would tell you about our very serious concerns about the misuse of the house at 9 Waterview Drive in Waterford.

We live a block away at 58 Twin Lakes Drive. Our neighborhood is quiet and residential.

It is my understanding that our neighborhood is not zoned for commercial uses.

The absentee owner of the house at 9 Waterview Drive rents out his very large house for weekend parties. Large numbers of unrelated people show up and use the house as a party destination, essentially, a commercial use.

Noise is a significant problem.

This is no simple Airbnb rental. It is my understanding that the house is advertised as a party house.

We ask that the rules for our residential neighborhood be clarified and enforced.

Thank you for your consideration.

Chuck Primus

*Charles Primus
58 Twin Lakes Drive
Waterford, CT 06385
Mobile 860-235-7836*

Memo to: Board of Selectman

From: Ted Olynciw

Date: 4/30/2022

Re: AirBnB at 9 Waterview Drive

Dear Board of Selectman,

I am an affected property owner as well as the RTM Member Representative for the 2nd District. We have what I believe to be highly unusual AirBnB operating at 9 Waterview Drive. It is unlike any other smaller AirbnB's where the owners live in their home and rent out portions of their home for a period of time.

This property has never been lived in by the present owner and is advertised to accommodate 16 guests at a rate of \$2000 per night.

Correspondence to the Town's Planning Director dates back to last September. Since that time the RTM has placed this in its subcommittee which met only once in February and has not yet scheduled another meeting.

We met with the Police Commission and requested "NO PARKING" signs on at least one side of the street but no action is being taken on the advice of the Safety Officer.

We have signed a petition by the neighbors affected and have distributed this petition to the RTM's subcommittee, Police Commission, and the Director of Planning.

The Director of Planning stated that she will bring this matter to her Commission and will also work with the RTM subcommittee under the heading "short term rental".

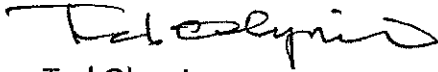
Presently there are no existing zoning regulations regarding "Summer Rentals", "Bed & Breakfast Inns", or "AirBnB".

What we have at 9 Waterview Drive is clearly a commercial use of this property and clearly cannot exist in a residential neighborhood according to our Zoning regulations. Clearly this facility is either a MOTEL, LODGING or HOTEL as defined by the Zoning Regulations.

There is no reason why LEGAL ACTION has not been taken by the Town since this activity is not permitted in a R-20 Zone.

We request that you take whatever legal action is necessary to end the use of this property as a commercial enterprise and allow the neighborhood to return to its normal quiet environment.

Thank you,

A handwritten signature in black ink, appearing to read "Ted Olynciw".

Ted Olynciw

62 Twin Lakes Drive

Waterford, CT 06385

RTM Representative 2nd District

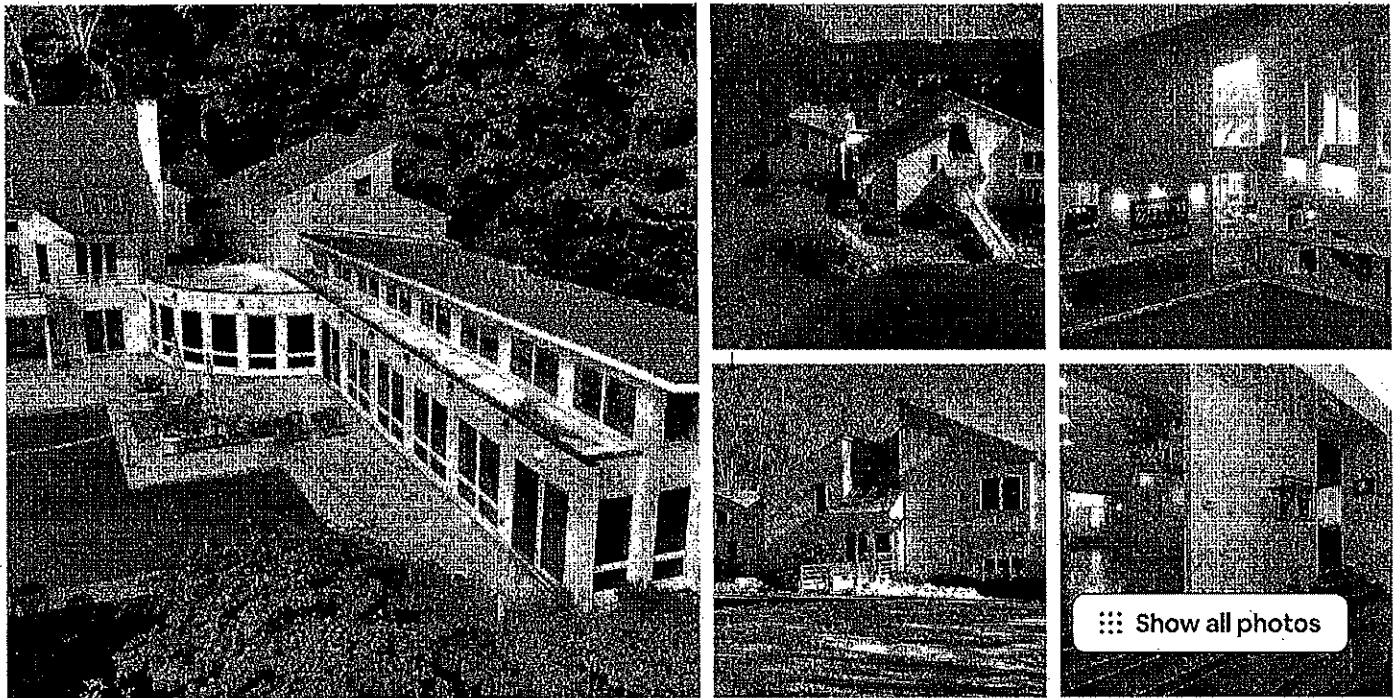
Encl: Petition

AirBnB listing

Waterfront oasis with a pool and sauna near NYC!

★ 5.0 (13 reviews) · Superhost · [Waterford, Connecticut, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

Entire residential home hosted by Rush Hour

16 guests · 5 bedrooms · 9 beds · 6.5 baths



\$2,000 / night

★ 5.0 (13 reviews)

CHECK-IN	CHECKOUT
Add date	Add date

GUESTS
1 guest



[Check availability](#)

[Report this listing](#)

Entire home

You'll have the house to yourself.

Enhanced Clean

This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

Self check-in

Check yourself in with the smartlock.

Great location

92% of recent guests gave the location a 5-star rating.

Artie Dean/ Petition of Twin Lakes Subdivision neighbors re: 9 Waterview Drive airbnb

From: Arthur Dean (artiedean1974@gmail.com)
 To: bmccoy@hellerMcCoy.com
 Cc: tedolynciw@yahoo.com; hj27546@yahoo.com; artiedean1974@gmail.com; cprimus@yahoo.com
 Date: Sunday, November 21, 2021, 07:29 PM EST

Dear Attorney McCoy,

Bellow is a copy of our signed Petition and a printed list of names. We ask that you continue your efforts with the town regarding concerns that threaten the Twin Lakes Subdivision of Waterford CT. The original is in my possession and it is likely that other interested parties will want to sign.

This petition, signed by 43 homeowners, from 29 households in the Twin Lakes Subdivision, is to address the issue of zoning violations at 9 Waterview Dr marketed and rented as an airbnb to large unrelated groups, since being purchased by Shahriar Rahman of Queens, New York, in April of 2021.

Our Concerns:

The Twin Lakes subdivision of Waterford is a quiet residential community that was incorporated in 1976. The peace and quiet of this residential area negatively impacted by this business activity advertised at \$2000/night, often catering to large, unrelated groups. This summer it was rented to a team of cars lining both sides of our street, blocking driveways and mailboxes. It was also rented several times to large groups who partied, used profanities, yelled their outdoor pool. Because of the unique arrangement of houses around two small lakes, the sound from their property emanates over the water and through people driving cars recklessly to and from the property are also an issue as there are many small children who live and play on the street.

The Twin Lakes subdivision has language in their deeds which states, "No noxious or offensive trade or activity shall be carried on upon any lot nor thereon which may be or become an annoyance or a nuisance to the neighborhood."

As concerned neighbors we have met several times regarding our complaints. Our lawyer, William McCoy, tells us that rentals to large unrelated groups under current Waterford zoning regulations. When attorney McCoy sent letters regarding this issue to Mr. Rahman, the owner of 9 Waterview, he did not respond.

We have met with Ted Olynciw, our town representative, and contacted Baird Welch-Collins to inform them of our concerns. We want the town to protect our neighborhood and enforce the zoning laws to prevent large unrelated groups from using

9 Waterview Drive for short term rentals. As tax paying citizens and voters we ask that town officials act quickly as this issue is particularly important to us. Summer begins large groups will again gather at 9 Waterview Dr disturbing the residential nature and peace of our community.

Sincerely,

On behalf of the Twin Lakes Subdivision Neighborhood,

Arthur Dean
 Eugene Chin

Twin Lakes Subdivision Neighborhood Petition Signatory List

(as of November 20, 2021)

Arthur & Barbara Dean	7 Waterview Drive, Waterford, CT 06385
Yu Chin & Hong Jiang	3 Waterview Drive, Waterford, CT 06385
Yutao Wang & Xia Wu	5 Waterview Drive, Waterford, CT 06385
Tien-Chay & Yuhpyng Chen	8 Waterview Drive, Waterford, CT 06385
Leslie Orenstein	4 Waterview Drive, Waterford, CT 06385
Austin Grgurich	6 Waterview Drive, Waterford, CT 06385
Wendy, Andy & Chris Espinal	2 Waterview Drive, Waterford, CT 06385
Carol Mariani	10 Waterview Drive, Waterford, CT 06385

11/22/21, 9:15 AM

Yahoo Mail - Artie Dean/ Petition of Twin Lakes Subdivision neighbors re: 9 Waterview Drive airbnb

Patricio Molina	12 Waterview Drive, Waterford, CT 06385
Hong Wang & Jing Yang	57 Twin Lakes Drive, Waterford, CT 06385
Patrick Sullivan	55 Twin Lakes Drive, Waterford, CT 06385
Roger & Sally Ruggeri	53 Twin Lakes Drive, Waterford, CT 06385
Luisa Ferreira	44 Twin Lakes Drive, Waterford, CT 06385
Alan Angel	52 Twin Lakes Drive, Waterford, CT 06385
James Labrecque	56 Twin Lakes Drive, Waterford, CT 06385
Susan Hendricks	59 Twin Lakes Drive, Waterford, CT 06385
Yunke Guo	61 Twin Lakes Drive, Waterford, CT 06385
Theodore & Eileen Olynciw	62 Twin Lakes Drive, Waterford, CT 06385
Daniel & Jo-Ann Del Grosso	49 Twin Lakes Drive, Waterford, CT 06385
Corinna Fleischmann	51 Twin Lakes Drive, Waterford, CT 06385
Javier Vallejos & Amr Elmekl	68 Twin Lakes Drive, Waterford, CT 06385
Charles & Romana Primus	58 Twin Lakes Drive, Waterford, CT 06385
Basma Sallam	67 Twin Lakes Drive, Waterford, CT 06385
Jeff & Laura Denison	54 Twin Lakes Drive, Waterford, CT 06385
Yolanda Velez	46 Twin Lakes Drive, Waterford, CT 06385
Howard Eswards	60 Twin lakes Drive, Waterford, CT 06385
Jason Lovell	50 Twin Lakes Drive, Waterford, CT 06385
Sara Redlinski	48 Twin Lakes Drive, Waterford, CT 06385
Ben & Sheryl Peterson	30 Pond Edge Drive, Waterford, CT 06385

[illegible]

Petition:

Town of Waterford Civic Triangle Upgrade – Removal of Funding

April 10, 2022

Dear members of the RTM, First Selectmen, and the Board of Finance,

This petition is to request the Town of Waterford RTM, Board of Selectman, and the Board of Finance remove funding for the Town of Waterford Civic Triangle Upgrade in its entirety.

With the cost of living, taxes, insurance and inflation skyrocketing, it is imperative that any and all funding for this Capital improvement be removed from this year's and any or all future budget proposal(s) and or allocations(s).

Removing this funding from the Town of Waterford budget will help reduce and or stabilize property taxes, which in turn benefits all Waterford residents and businesses.

Sincerely,

Concerned residents

RECEIVED
TOWN OF WATERFORD
2022 MAY -2 AM 11:34
TOWN CLERK

Petition: Town of Waterford Civic Triangle Upgrade – Removal of Funding

April 10, 2022

Petition:

Town of Waterford Civic Triangle Upgrade - Removal of Funding

April 10, 2022

Name

Address

Alexis Clark	9 Quaker Lane Quaker Hill CT 06375
Megan Clemen	9 Quaker Lane Quaker Hill, CT 06375
Christine Carson	83 Old Colchester Rd Quaker Hill, CT 06375
Joshua Carson	83 Old Colchester Rd Quaker Hill, CT 06375
Wendy Carson	5 Laurel Glen Rd Quaker Hill CT 06375
Gaye Britt	10 Laurel Glen Rd Quaker Hill CT 06375
Matthew Carver	5 Laurel Glen Rd Quaker Hill CT 06375
Kathy Byrne	4 Laurel Glen Rd Quaker Hill, CT 06375
Ian Byrne	4 Laurel Glen Rd Quaker Hill, CT 06375
Gina Steiner	3 Laurel Glen rd Quaker Hill, CT 06375
Michael Steiner	3 Laurel Glen rd Quaker Hill CT 06375
Debra Lawrence	72 Great Neck Rd Waterford CT 06375
David Lawrence	72 Great Neck Rd Waterford CT 06375

RECEIVED TOWN RECORDS
MAY 11 2022
2022 MAY -2 AM 11:34
TOWN CLERK

Petition: Town of Waterford Civic Triangle Upgrade - Removal of Funding

April 10, 2022

Petition:

Town of Waterford Civic Triangle Upgrade - Removal of Funding
April 10, 2022

Name

Address

Deborah Wiseman 29 High Ridge Drive

Paula M Peltier 39 Hickory Lane

Jean Browne 121 STONEHEIGHTS DRIVE

Jayce Goddard 33 Oswegatchie Rd

Ry J. Dodd 33 Oswegatchie Rd

Cathy Newlin-Hays 35 Pepperbox Rd, Waterford

Elizabeth Beals 33 Dimmock Rd, Waterford

Kim Rogers 31 High Ridge Dr. - Wtf.

Donna Alf 51 High Ridge Dr. - Wtf.

SUSAN BEAUCHESE 18 4th AVE WATERFORD

Sal Attenevillo 18 4th Ave.

2022 MAY -2 AM 11:34

RECEIVED FOR REQUEST
DATE AND TIME

Petition: Town of Waterford Civic Triangle Upgrade - Removal of Funding
April 10, 2022

Petition:

Town of Waterford Civic Triangle Upgrade - Removal of Funding

April 10, 2022

Name

Address

Deborah Wiseman	29 High Ridge Drive
Paula M Petter	39 Hickory Lane
Jean Browne	121 STONEHIGHTS DRIVE
Jayce Goddard	33 Oswegatchie Rd
Ly J. Dodo	37 Oswegatchie RD
Cathy Newlin Hays	35 Pepperbox Rd, Waterford
Elizabeth Beals	33 Dimmock Rd, Waterford
Kim Rogers	31 High Ridge Dr. - Wtfd.
Ann Alf	51 High Ridge Dr. Wtfd.
SUSAN BEAUCHESE	18 4th AVE WATERFORD
Sal Attavello	18 4th Ave.

RECEIVED
TOWN OF WATERFORD
2022 MAY -2 AM 11:34

Petition: Town of Waterford Civic Triangle Upgrade - Removal of Funding

April 10, 2022

Petition:

Town of Waterford Civic Triangle Upgrade – Removal of Funding

April 10, 2022

Name

Address

Paul Klee

21 4th Avenue, Waterford, CT 06385

RECEIVED - CIVIL RIGHTS
MAY 2 2022
2022 MAY -2 AM 11:34
TOWN CLERK

Petition: Town of Waterford Civic Triangle Upgrade – Removal of Funding
April 10, 2022

Petition:

Town of Waterford Civic Triangle Upgrade – Removal of Funding

April 10, 2022

Name

Address

R. E. K. Jr.
RICHARD E. KUEHLEWIND JR.

8 SEA VIEW TER.

RECEIVED FOR RECORD
TOWN OF WATERFORD
2022 MAY -2 AM 11:34
TOWN CLERK

Petition: Town of Waterford Civic Triangle Upgrade – Removal of Funding
April 10, 2022