

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA
PUBLIC WORKS, PLANNING & DEVELOPMENT STANDING COMMITTEE OF
THE RTM
Special Meeting
Wednesday, March 27, 2024
5:30 P.M. - Waterford Town Hall
BOE Conference Room

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment
5. To consider and act upon the minutes of the August 23, 2023 meeting.
6. Consideration and possible action on items referred to committee:
A. Short Term Rentals, RTC 12/06/21
7. Adjournment

RECEIVED FOR RECORD
WATERFORD, CT
2024 MAR 26 A 9:36
ATTEST: *Doreen A. Langston*
TOWN CLERK

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**PUBLIC WORKS PLANNING & DEVELOPMENT STANDING COMMITTEE OF THE
RTM
SPECIAL MEETING MINUTES
Wednesday, August 23, 2023
7:00 P.M. Waterford Town Hall**

Meeting Called to order at 7:00 PM by Chairperson Mike Rocchetti.

Roll Call

Present: Michael Bono, Ryan Healy, Ted Olynciw, Mike Rocchetti, Kyrah Augmon-Bossa

Absent: None

Others Present: Planning Director Jonathan Mullen, AICP; Chief of Police Marc Balestracci,
Planning and Zoning Chair Greg Massad, RTM Member Susan Driscoll

Public Comment

None

Agenda Item 5 - To Consider and act upon the minutes of the July 13, 2022 meeting.

MOTION made by Bono, Second by Healy to accept the minutes.

Motion passed: 4-0-1(Augmon-Bossa Abstained).

Agenda Item 5- Consideration of and possible action on items referred to committee.

A. Short Term Rentals, RTC 12/06/21

Discussion ensued. Director of Planning Jonathan Mullen, AICP spoke in regard to the results of the survey the town conducted on short term rental (attached) and gave examples of what other towns are doing who are dealing with the same issue. Waterford Police Chief Marc Balestracci reported on the Police Departments perspective on short term rentals in regard to noise, speeding, parking, and disturbances. Planning & Zoning Chair Greg Massad provided legal background and P&Zs perspective. He shared his concerns about legal costs over challenges to any restriction on STRs (Short Term Rentals) and wanting to wait and let other towns and cities go through the legal process first. Also that we just approved ADUs (Accessory Dwelling Units) in the past couple of months and this could possibly restrict the right just approved. Talked about working with the property owners of any problem properties as a way of correcting issues - it has been successful to a degree so far.

Also talked about other solutions to any issues which are to call police or take private legal action.

No motions made

The group agreed to schedule an informational forum and community discussion.

Motion to adjourn by Bono, seconded by Healy at 8:10 PM

Motion passed: Unanimous

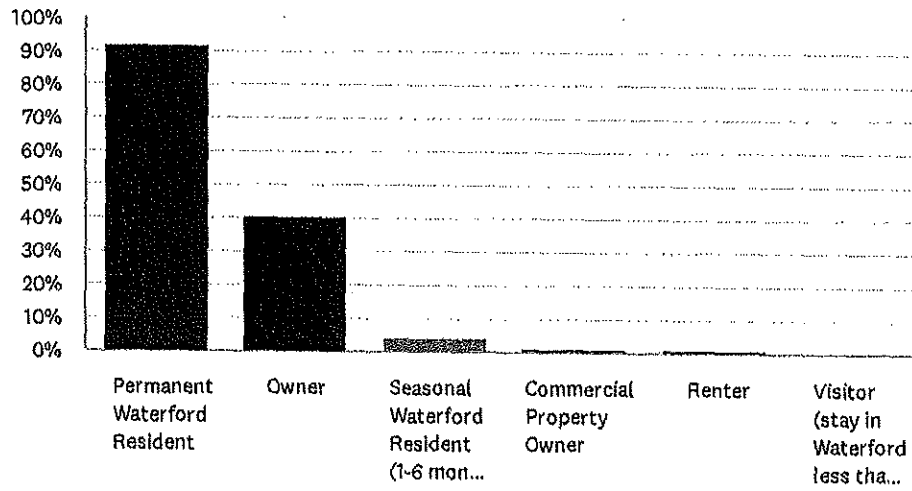
Respectfully submitted

Mike Rocchetti Chair

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2023 SEP 21 P 3:02
TESTED
TOWN CLERK

Q1 Which of the following best describes you? (Choose all that apply)

Answered: 457 Skipped: 0



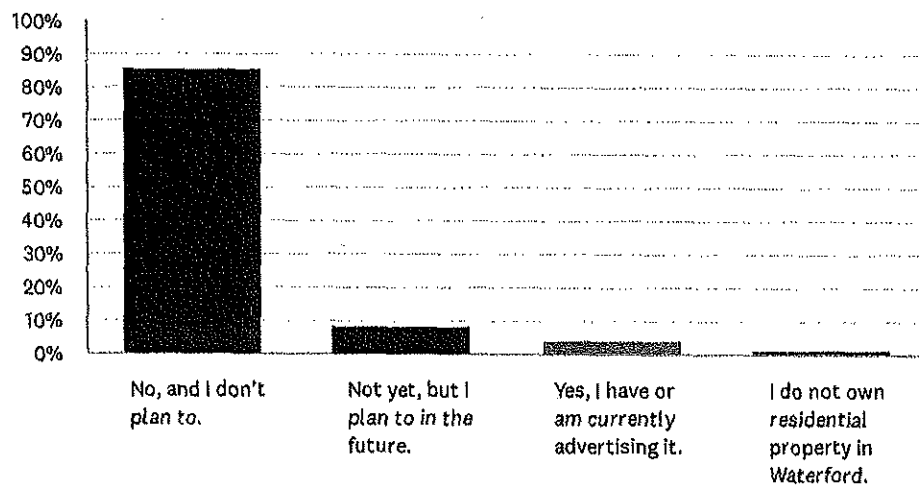
ANSWER CHOICES	RESPONSES	
Permanent Waterford Resident	92%	421
Owner	41%	186
Seasonal Waterford Resident (1-6 months of the year)	4%	19
Commercial Property Owner	1%	5
Renter	1%	4
Visitor (stay in Waterford less than 30 days in a year)	0%	1
Total Respondents: 457		

Waterford Short Term Rental Community Survey

414	Shawandassee Road	6/11/2023 8:07 AM
415	Wood street	6/11/2023 7:49 AM
416	n/a	6/11/2023 7:31 AM
417	Jonathan Law Ct	6/11/2023 6:24 AM
418	Gun shot rd	6/11/2023 5:40 AM
419	Oswegatchie	6/11/2023 5:00 AM
420	Norman Street	6/11/2023 1:24 AM
421	Not Germain to this questionnaire	6/10/2023 11:33 PM
422	Roxwood Road	6/10/2023 9:58 PM
423	Highland drive	6/10/2023 9:38 PM
424	Indian Valley Dr	6/10/2023 9:24 PM
425	Seymour Ln	6/10/2023 9:07 PM
426	Twin Lakes Drive	6/10/2023 7:29 PM
427	Fog plain road	6/9/2023 2:06 PM
428	Yorkshire Dr	6/9/2023 4:26 AM
429	Kathryn Court	6/5/2023 8:40 PM
430	268 Niantic River Road	5/26/2023 4:51 PM
431	65 Scotch Cap Road	5/26/2023 11:42 AM

Q3 Do you advertise your home for short-term rentals?

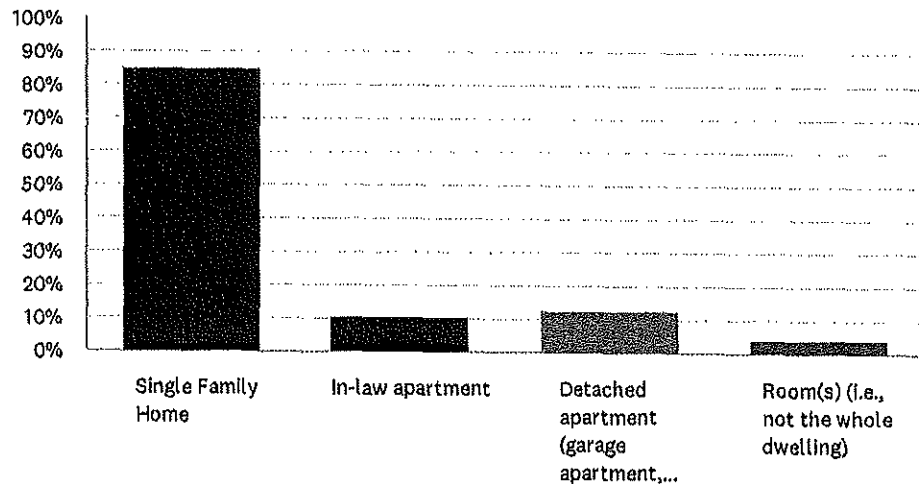
Answered: 454 Skipped: 3



ANSWER CHOICES	RESPONSES	
No, and I don't plan to.	86%	390
Not yet, but I plan to in the future.	8%	38
Yes, I have or am currently advertising it.	4%	19
I do not own residential property in Waterford.	2%	7
TOTAL		454

Q4 If you operate a short term rental, what type of property have you advertised in Waterford?

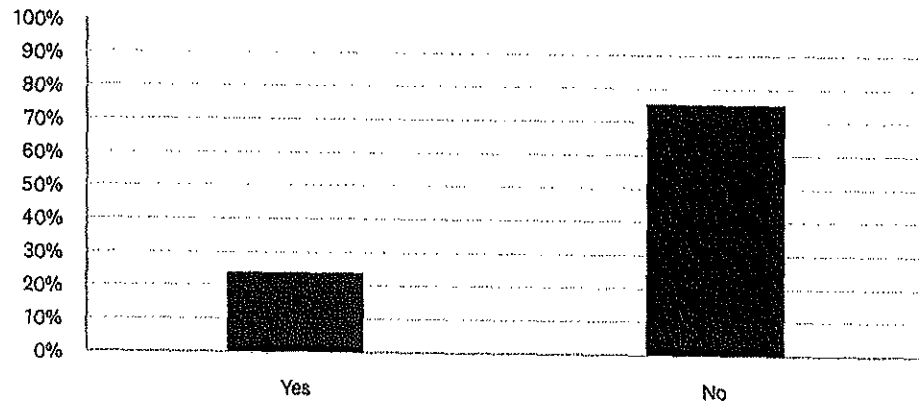
Answered: 48 Skipped: 409



ANSWER CHOICES	RESPONSES	
Single Family Home	85%	41
In-law apartment	10%	5
Detached apartment (garage apartment, carriage house, etc.)	13%	6
Room(s) (i.e., not the whole dwelling)	4%	2
Total Respondents: 48		

Q5 If you operate a short-term rental, do you live at the property while it is being rented?

Answered: 50 Skipped: 407



ANSWER CHOICES	RESPONSES	
Yes	24.00%	12
No	76.00%	38
TOTAL		50

Q6 If you operate a short-term rental, please describe why you chose to rent your property on a short-term basis.

Answered: 43 Skipped: 414

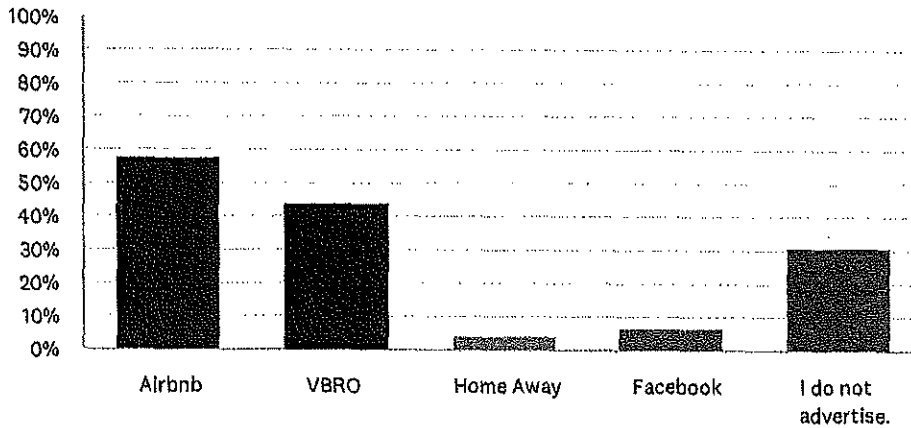
#	RESPONSES	DATE
1	Money	8/19/2023 8:18 PM
2	Offset living expenses	8/19/2023 10:59 AM
3	I travel for work and allows me to create income to supplement my income with the rising cost of living.	8/16/2023 2:55 PM
4	Summer weekly rentals - Competitive with Niantic market	7/28/2023 8:06 AM
5	Pleasure Beach. Events at Harkness. Etc.	7/26/2023 2:26 PM
6	Many people I know that do rent their home (or a portion of their home) do so in order to be able to afford living there.	7/26/2023 8:57 AM
7	Rental Income	7/9/2023 4:58 PM
8	occasional 1-2 week rentals to known Pleasure Beach acquaintances or friends-of-friends through word of mouth from family members and street neighbors to help defray taxes and renovation costs.	7/4/2023 8:37 AM
9	so that it is available to family members when needed	6/30/2023 1:59 PM
10	Income	6/30/2023 10:08 AM
11	I grew up in old Lyme. My parents are aging and I live out of state. I bought this property to be closer to help them out. While I am not here, I Airbnb it to help with costs.	6/27/2023 6:42 PM
12	I choose to rent my property when I am not occupying it. I have been visiting Pleasure Beach my whole life, as many of the renters in the area have. I rent to the same families every year, and have no concern about the responsibility of those families staying in my house.	6/24/2023 6:21 PM
13	Cover taxes and upgrades	6/23/2023 8:19 PM
14	This our summer/weekend home and renting it out periodically covers taxes, utilities and upkeep/upgrades.	6/23/2023 7:53 PM
15	Income; Use by family and friends.	6/23/2023 4:34 PM
16	It is a seasonal cottage and has been a rental for 100 years	6/23/2023 4:23 PM
17	Regular access to the property, cleaning in between tenants, better return on investment	6/23/2023 2:49 PM
18	Investing and bettering the neighboring area by renovating old homes and renting them out. Great source of income, great for the town's tax roll (higher values= higher property taxes= more money for the town), provides more nice, maintained homes in the area to be sold in the future, is one of the oldest forms of business in America and has been a right of property owners long before America was a country. The values of the whole neighborhood goes up when the homes in the area are updated and maintained. The area only commands tourism 3/4 months out of the year and majority of renters are people who have an association to the area, aka grew up here, family lives here and they are visiting them, or have friends who live here and grew up here.	6/23/2023 10:30 AM
19	It's my full time job. It allows me to provide for my family.	6/23/2023 10:27 AM
20	We rent a campsite as side money to help pay for property improvements	6/23/2023 9:47 AM
21	Long term renters abuse the property, don't pay on time and squat. Short term is easy and reliable. Companies like Airbnb hold stock in their guests to do the right thing and ensure proper use of the property and backed by extra insurance!!	6/23/2023 9:27 AM

Waterford Short Term Rental Community Survey

22	Work takes me to other location	6/23/2023 8:40 AM
23	Summer shoreline properties gain more rent short term rather than long twrm	6/23/2023 5:51 AM
24	I have been visiting the beach since I was a child. It is a small Beach community that consisted of many cottages that were rented weekly during the summer. My children have been coming to the beach their whole lives. I had the opportunity to purchase a cottage in the neighborhood. Families, like mine, have been vacationing at Pleasure Beach for decades, as a result, there are families that return yearly, renting weekly, every year. It is a quiet, non-commercial community, that has always consisted of seasonal vacationers and seasonal residents.	6/23/2023 1:10 AM
25	I want to.	6/22/2023 11:27 PM
26	I do it while travelling	6/22/2023 10:11 PM
27	I don't currently but I would because I can, because why can't a little guy responsibly make a little money?	6/22/2023 9:59 PM
28	Extra Income	6/22/2023 7:07 PM
29	Additional income. Retirement plan.	6/22/2023 5:38 PM
30	I live out of state, but return several times a year to see family and friends. I also have business in town that I need to be present for several times per year. Renting it out allows me to cover taxes and insurance while having a place to call home while I'm there.	6/22/2023 4:37 PM
31	I need the income to pay for my home	6/22/2023 1:41 PM
32	supplemental income	6/22/2023 1:06 PM
33	I have the capacity of the unused space and it helps to make financial ends meet	6/22/2023 1:04 PM
34	The location is prime- with vacationers coming to our town will only boost local businesses.	6/22/2023 12:26 PM
35	Financial opportunity	6/22/2023 12:20 PM
36	The short term rental is on 2 Race Rock Rd. in Waterford. Millstone point beach area is it incredible and beautiful place. It is a wonderful experience for those who don't have access to the water. It is also close to Niantic NewLondon and the casinos. The most important reason I want to rent my house out here so I can keep my childhood home. The rental income helps me keep the home so on the offer months I can still utilize it. Without noting it, it would be tough to keep the property and once a property like this is lost, it is not easily gotten again.	6/22/2023 10:03 AM
37	Flexibility!!!	6/22/2023 8:20 AM
38	More profitable	6/22/2023 8:10 AM
39	Because the neighbor (9) is doing airbnb making \$\$\$, so loud, while our town, 911 or community does not have any regulations and laws to limit those issues. I might have to relocate and put his house into business as well!!!	6/20/2023 4:07 PM
40	Make a living and offset the insane cost of owning a home.	6/13/2023 9:42 AM
41	To cover expenses such as property taxes	6/11/2023 8:19 PM
42	I live out of State, use income to afford to have this home that I will retire in	6/11/2023 7:49 AM
43	This question is irrelevant.	6/10/2023 11:33 PM

Q7 If you operate a short-term rental, what platforms do you use to advertise?

Answered: 45 Skipped: 412

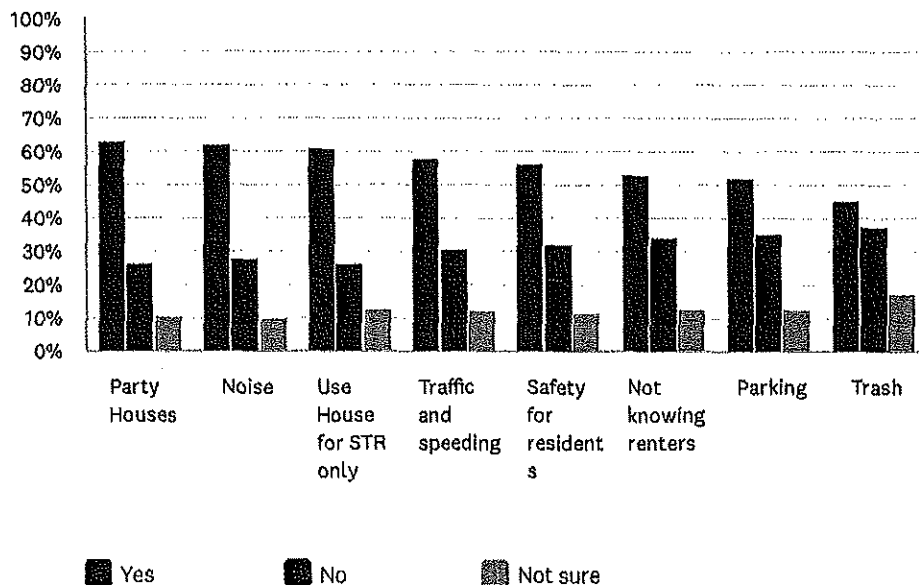


ANSWER CHOICES	RESPONSES	
Airbnb	58%	26
VBRO	44%	20
Home Away	4%	2
Facebook	7%	3
I do not advertise.	31%	14
Total Respondents: 45		

#	OTHER (PLEASE SPECIFY)	DATE
1	Where was this type of survey from the RTM for data center?	8/21/2023 4:50 AM
2	Word of mouth	6/27/2023 9:43 AM
3	And by word of mouth	6/23/2023 4:23 PM
4	Tentrr	6/23/2023 9:47 AM
5	Evolve	6/23/2023 9:27 AM
6	or word of mouth	6/23/2023 8:40 AM
7	Evolve	6/23/2023 5:51 AM
8	Realtor	6/22/2023 7:07 PM
9	FurnishedFinder	6/22/2023 1:41 PM
10	Word of mouth	6/22/2023 12:20 PM
11	Word if mouth/ referrals	6/22/2023 8:20 AM
12	The standing committee has no right to ask for any information.	6/10/2023 11:33 PM

Q8 Are any of the following an issue as they relate to short term rentals?

Answered: 413 Skipped: 44



	YES	NO	NOT SURE	TOTAL
Party Houses	63.21% 256	26.42% 107	10.37% 42	405
Noise	62.22% 252	27.65% 112	10.12% 41	405
Use House for STR only	61.07% 251	26.28% 108	12.65% 52	411
Traffic and speeding	57.71% 232	30.35% 122	11.94% 48	402
Safety for residents	56.44% 228	31.93% 129	11.63% 47	404
Not knowing renters	53.12% 213	34.41% 138	12.47% 50	401
Parking	51.89% 206	35.26% 140	12.85% 51	397
Trash	45.34% 180	37.53% 149	17.13% 68	397

#	OTHER (PLEASE SPECIFY)	DATE
1	More noise, car thefts, and speeding through MPA... sounds wonderful	8/21/2023 4:50 AM
2	Safety of area children	8/19/2023 12:55 PM
3	I think all of these thing can be problems. There is one home currently being rented on my street, Ava there have both been any problems that I am aware of. It is a home that the owner grew up in, parents passed away, adult child lives elsewhere in New England and intends to eventually retire in the home. Making money on short term rentals now.	8/19/2023 10:30 AM
4	Disruption of sense of community with neighbors you know; dinlinishment of property values for permanent honeowners, diminishment. reduction of qyality of kifecand right to peaceful	7/12/2023 11:00 PM

Waterford Short Term Rental Community Survey

enjoyment one's home of quality of life / safety concerns for children with constant strangers in neighborhood

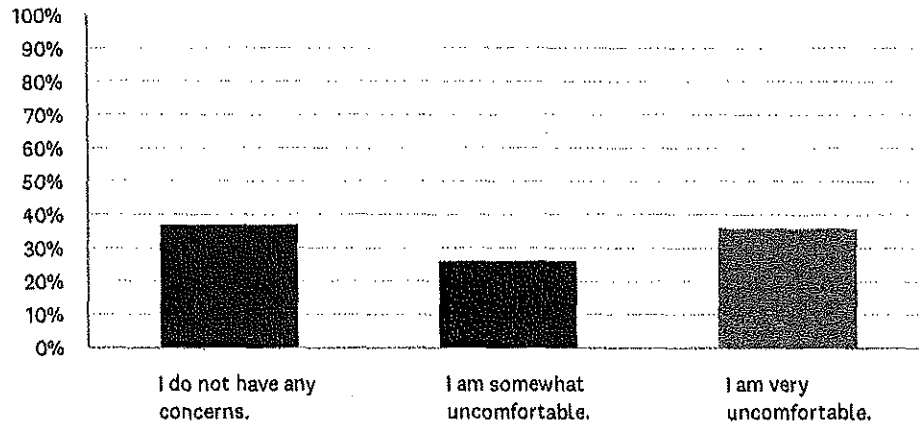
5	Noisey motorcycle's	7/1/2023 12:22 PM
6	Not respecting property boundaries	6/30/2023 3:10 PM
7	Answered as a resident. Not as owner	6/27/2023 5:38 PM
8	Disregard for our community as a whole	6/26/2023 1:25 PM
9	Homeowners renting out their pools and home for giant pool parties with non-compliant guests.	6/26/2023 9:03 AM
10	creates lack of community	6/24/2023 8:57 PM
11	Drug Trafficking	6/23/2023 7:29 PM
12	Loss of Neighborhood	6/23/2023 7:24 PM
13	Driving around like an ass home in an unfamiliar neighborhood full of small children who actually play outside.	6/23/2023 6:05 PM
14	These are bias questions to skew peoples perceptions. Homeowners who rent do so in a responsible manner because its their home they are renting out and they care what happens on their property.	6/23/2023 10:30 AM
15	Perhaps a rule you have to live in a property for a certain amount of time first	6/22/2023 10:11 PM
16	High # of children in the area, speeding cars on roads with obstructed views. Uncomfortable not knowing renters and have young children, with constant strangers from out of town.	6/22/2023 9:07 PM
17	Recent renters in years past have returned to commit crime in the area	6/22/2023 7:07 PM
18	Many of these can also be issues for long-term rentals	6/22/2023 12:09 PM
19	Bring down the value of the houses near the short term rentals.	6/22/2023 11:10 AM
20	Different people coming and going every day. These are not usually vacationing but staying a night or two and turning our neighborhood into motels. Buyers place extraordinary high bids on small homes outbidding potential families to turn a profit. Very high profits! The dynamic of our neighborhood has changed from caring friends to strangers surrounding us. Children used to play together and grow up together. If there is a problem we don't know the owners and are told we should call police. So we are called upon to handle problems for the owners when they occur.	6/22/2023 11:06 AM
21	Short term rentals push housing prices out of the range of working families. We already have a shortage of housing (EB new hires). These rentals do not add to our community and can impact not only quality of life for permanent residents but also impact attendance and funding of our schools. Additionally the town should be aware of the purchase of homes by corporations. We should want families/people owning in our town, NOT corporate entities.	6/22/2023 10:37 AM
22	Speeding cars when children riding bikes or walking animals on street	6/22/2023 10:18 AM
23	Short term rentals prevent possible full time residents from obtaining housing in Waterford.	6/22/2023 7:22 AM
24	Liability exposure for neighborhood associations	6/21/2023 9:49 AM
25	Noise is the big issues. I don't want to infringe on people rights and what they do with their property but there should be harsh fines if there are any noise/ party complaints.	6/21/2023 8:54 AM
26	DJs have been brought into the Airbnb next to my home with ridiculous levels of loud music at night and up to 60 people at the house dancing outside . Many neighbors called police on at least 3 summer nights in 2022	6/20/2023 7:58 PM
27	Short term renters seem to need to make lots of noise and play loud music.	6/20/2023 6:58 PM
28	Changes the whole feeling of family friendly in the community	6/13/2023 9:17 PM
29	No longer residential neighborhood	6/11/2023 7:02 PM
30	House being rented does not have sprinklers/fire doors	6/11/2023 3:10 PM
31	Based on other towns that have allowed or not restricted rental properties	6/11/2023 11:15 AM

Waterford Short Term Rental Community Survey

32	Not following beach rules or association rules	6/11/2023 8:18 AM
33	These are non issues .	6/10/2023 11:33 PM
34	There must be regulations to ensure the safety and well-being of the permanent residents. Short term or vacation renters don't have to think about the consequences of their mis-use. Make strict regulations and charge the renters a hefty fee (on top of the taxes).	5/26/2023 11:42 AM

Q9 How would (or do) you feel about having a short term rental property or properties in your neighborhood?

Answered: 450 Skipped: 7



ANSWER CHOICES	RESPONSES	
I do not have any concerns.	37%	167
I am somewhat uncomfortable.	26%	119
I am very uncomfortable.	36%	164
TOTAL		450

#	COMMENTS:	DATE
1	It depends on what they are being used for.	8/20/2023 9:20 AM
2	There has been 1 minor incident in a short term rental property in my neighborhood.	8/19/2023 7:18 PM
3	Depends on the house, and how many people would be there.	8/19/2023 6:40 PM
4	I have sent multiple people away from the short term rental in my neighborhood because scammers posted it as a long term rental using the photos, reviews and comments from the short term rental site. People have knocked on my door inquiring about the rental and if I know the owners because they are about to pay a security deposit or application fee. Others I have seen waiting for the "owners" to show up and hanging out in the driveway. I was able to save the last man that showed up a 90 dollar application fee by assuring him the place was not a long term rental.	8/19/2023 6:17 PM
5	Unknown people in and out of a residence poses a risk to neighboring children.	8/19/2023 12:55 PM
6	Removes neighbors from a neighborhood.	8/19/2023 11:03 AM
7	See comment above	8/19/2023 10:30 AM
8	Waterford is a great place to raise a family! What ordinances are enforceable that will help to curtail noise, traffic, trash etc... that will allow a neighborhood to maintain its quality and character! Since, these short term rentals are businesses are they licensed, insured, and are following the state and federal tax code! Is Ledge Light Health District Licensing them as they do with restaurants & other businesses???	8/19/2023 6:43 AM
9	Waterford is a great place to raise a family! What ordinances are enforceable that will help to curtail noise, traffic, trash etc... that will allow a neighborhood to maintain its quality and	8/19/2023 6:42 AM

Waterford Short Term Rental Community Survey

character! Since, these short term rentals are businesses are they licensed, insured, and are following the state and federal tax code! Is Ledge Light Health District Licensing them as they do with restaurants & other businesses???

10	Assuming that I am understanding the intent of this question correctly, and it is asking about safety and noise/party concerns, then no. I have no concerns.	8/2/2023 6:36 PM
11	Already have seasonal rentals in the area	7/29/2023 10:53 PM
12	Other than a loud party house, I have no problem with a nearby ABB	7/27/2023 5:12 PM
13	There isn't enough affordable housing in Waterford as it is. If houses are sold to people who's intent is short term rentals that only makes the problem worse. There should be a certain % dedicated for short term. They can be good for local businesses but like anything to much can also be bad.	7/27/2023 3:57 PM
14	I don't mind STRs since they are part of the culture of a coastal New England town. I am more concerned about corporate STRs taking residential real estate out of the inventory of homes for residents.	7/27/2023 8:12 AM
15	There is actually one right next door to me and I e had to call police for fighting /noise	7/26/2023 9:39 PM
16	<i>The issue of noise after 10 pm would be of concern</i>	7/26/2023 8:57 PM
17	There are 3 of them in the neighborhood and no problems from any of them. They are better than some of the neighbors.	7/26/2023 4:33 PM
18	It's necessary income for some people	7/26/2023 3:51 PM
19	Waterford Woods has short term rentals	7/26/2023 3:26 PM
20	I have a short term rental directly across the street.	7/26/2023 10:06 AM
21	I don't mind short term rentals as long as they respect the neighbors and use it for quiet enjoyment	7/26/2023 10:06 AM
22	<i>I think the ones that are run well (usually a local owner, live-in owner) are not a huge issue. Occasional noise/traffic/parking/trash issues to be expected and dealt with. Ones that are run poorly persistently have these problems. I also feel people should be able to do what they want with their homes and money so long as it does not detract from the lives of others. There is no reason for an outright ban on these, but some sort of system where a homeowner can be fined or otherwise incentivized to "do the right thing" is important. Persistent violation shouldn't be tolerated. Consider altering the noise ordinance accordingly.</i>	7/26/2023 7:51 AM
23	Short term rental has the strong potential to de-value nearby properties.	7/21/2023 6:41 AM
24	Short term rentals can decrease property values and create noise and garbage issues. Most concerning: strangers in your neighborhood while you and your kids are enjoying your property.	7/13/2023 3:12 PM
25	<i>Noank decided none allowed, Waterford can do the same</i>	7/12/2023 11:00 PM
26	Shorter term rental are more of concern	7/2/2023 10:26 AM
27	The town should stay out of it- homeowners have a right to do what they want with their home	7/1/2023 6:53 PM
28	I want to know my neighbors, I don't want to live next to a hotel.	7/1/2023 4:48 PM
29	I don't have any short term rentals in my neighborhood that I am aware of.	6/30/2023 11:19 PM
30	Short term rentals are lodging facilities, like hotels and motels, which typically rent to transients for a short period of time.	6/30/2023 4:41 PM
31	short term renters are looking to have a vacation/good time, and treat the rental and its neighborhood as a party house, there solely for their pleasure this is in conflict with permanent residents who have to get up for work in the morning, and have to deal with picking up the empties in the morning from their lawn, the noise at night, and the speeding/engines zooming/cars parked blocking your driveway	6/30/2023 3:10 PM
32	reasonable guidelines are needed	6/30/2023 1:59 PM
33	If they do the correct background checks.	6/27/2023 9:43 AM

Waterford Short Term Rental Community Survey

34	Nothing good comes from short term rentals beyond the cash to the owners	6/26/2023 1:25 PM
35	We have a STR that can sleep 16 people in beds with room for many more. There are often 12 or more cars at this place. It feels unsafe. We have a hotel in a residential neighborhood that our city government is ignoring.	6/26/2023 1:08 PM
36	We have narrow streets and if there are too many cars parked in front of a house it's very awkward to get past these cars. There are already some houses that seem to be short term rentals in our neighborhood.	6/26/2023 10:51 AM
37	Giant pool parties with drinking and other non-family activities.	6/26/2023 9:03 AM
38	At the moment, I do not feel like short term rentals are a problem. However, I am concerned about what could potentially happen in the future. I would be in favor of some types of limitations/restrictions.	6/26/2023 8:55 AM
39	<i>Assumes the Town does a correct job in policing and regulating STRs.</i>	6/26/2023 8:37 AM
40	Already have 3 of them with no problems.	6/26/2023 6:24 AM
41	It's impossible to keep kids safe if unknown people can come in and out and have a place to stay.	6/25/2023 4:43 PM
42	I am uncomfortable with residential housing being used primarily as a short term rental. Rental for minimum of one year is fine. Occasionally renting for short terms is okay too. But do not want a "hotel" in a residential neighborhood.	6/25/2023 7:36 AM
43	For me it's about the speed of drivers on our road, which isn't limited to renters but certainly is a concern given the number of children in this neighborhood.	6/24/2023 7:32 PM
44	<i>Our beach community is small, quiet, and all of the residents and seasonal renters are very responsible, and respectful. Although the previous questions may be a concern in some areas of Waterford, I, and most, if not all of the owners rent to families that are respectful of the homes, and the neighborhood. These are not transient renters, but families that return year to year. It is not a 'tourist' destination with crowds of rowdy vacationers. It is a small beach community with returning renters that does not warrant regulation.</i>	6/24/2023 6:21 PM
45	Unless the house is owner occupied and are just renting a room to a business person.	6/23/2023 11:33 PM
46	<i>I feel short term rentals ruin neighborhoods and the quality of life for the residents.</i>	6/23/2023 9:24 PM
47	It would also decrease property values, which I doubt the town would take into consideration for tax purposes.	6/23/2023 7:29 PM
48	Neighborhoods are the fabric of a community. So called Hotels should be in commercial zones.	6/23/2023 7:24 PM
49	If I wanted to live next to a hotel, I would have moved next to one. The one on Park Drive can accommodate more than 18 people-strangers to us. The residents next to the house pay nearly \$32K in taxes. The adjacent homes pay an average of \$18K or more a year to the town. This is a small beach community where people pay some of the highest taxes in town enjoy privacy and have a sense of security.	6/23/2023 6:05 PM
50	Worried about parties.	6/23/2023 5:42 PM
51	Pleasure Beach area has been a long-standing area for summer rentals. It has always worked fine for this area.	6/23/2023 4:23 PM
52	I don't even like the people in the one long term rental on our street. Lots of noise, loud parties, lots of cars parked in the street every weekend. Landlord doesn't care.	6/23/2023 10:33 AM
53	This survey is clearly skewed to show the bias against renting, not the positive aspects. There are very few people who rent in the area. Our town has a short rental season and generally people do not rent here unless they have a personal connection to the area. This isn't a tourism town like that of Old Saybrook or even Old Lyme. Not saying that it couldn't be, we have a lot of great potential, but trying to make it out that homeowners shouldn't be renting out their homes that they have responsibility for is overreaching of government and unnecessary. People who rent their homes retain any and all of the risk. Any person who rents the property are subject to the same rule of law that any other person living in town has. If they act irresponsibly ie being loud or having a party, the cops would be called just the same as any other resident.	6/23/2023 10:30 AM

Waterford Short Term Rental Community Survey

54	It's great for our local community!!!	6/23/2023 9:27 AM
55	Pleasure Beach has always had short term rentals because of the beach and many of the houses were not suitable for winter living.	6/23/2023 8:40 AM
56	Why no positive answer? There is one in our neighborhood and it is positive. It has allowed the house to be restored.	6/23/2023 1:18 AM
57	Short term beach rentals have been a norm for decades. Families rent yearly.	6/23/2023 1:10 AM
58	We have an short term rental across the street and a six month off season rental next door. <i>Zero concerns.</i>	6/22/2023 10:42 PM
59	But I have had no issues with the short term rentals in my neighborhood.	6/22/2023 10:40 PM
60	Unsure. I think there might a be at least one str on our street.	6/22/2023 10:39 PM
61	For all the reasons above and that residential communities should not be subject to constant transient commercial business.	6/22/2023 10:14 PM
62	I live in a beach community many people rent their property it's very selective and family friendly	6/22/2023 10:11 PM
63	Unknown cars coming and going at all hours. Renters not knowing the actual rental address and mistaking my house for the rental at 2-3AM (has happened multiple times)	6/22/2023 9:25 PM
64	Rental property owners within our neighborhood attempted to change Waterford zoning regulations years back but faced significant push back from neighbors. They withdrew their request, but continued to operate as planned without town enforcements. The large residence / property has active advertisements and constant renters year round.	6/22/2023 9:07 PM
65	We have seen crime rise on Shore Road and the Jordan Cove out to the point pasted Grainier Woods Road in recent years since short term rentals have been increasing. Car break ins', vandalism, brazen car theft. People tent out these short term rentals and the renters return after casing out the neighborhoods and return to do crime at their convenience. Out of towners returning to do crime.	6/22/2023 7:07 PM
66	Not knowing the history of a renter. Especially if it's done in an unsecure platform, other than air B & B.	6/22/2023 4:34 PM
67	Assuming the the owner does their due diligence in screening who will be renting their property.	6/22/2023 4:17 PM
68	With no guardrails currently in place very uncomfortable	6/22/2023 2:37 PM
69	There is one in our neighborhood and at times occupied by a large group. Sometimes louder than average music and noise from the pool area.	6/22/2023 2:20 PM
70	I think homeowners should be allowed to rent their home short term BUT there needs to be guidelines/rules...especially if owner not on premises. Our neighborhood is predominantly elderly and/or single women. We have 3 families with small children. Mix of dogs and cats.	6/22/2023 2:05 PM
71	We plan to rent our home of 20 years only during the summer	6/22/2023 1:41 PM
72	I wouldn't want random people constantly in and out of a home next to the place where my family is. I have young children.	6/22/2023 1:19 PM
73	Already enough noise in the area.	6/22/2023 12:54 PM
74	I rent properties in Florida and I take very good care of the property I rent.	6/22/2023 12:45 PM
75	I have one nearby and it's never been a problem	6/22/2023 12:18 PM
76	How does the town regulate "party" houses when the participants are related parties?	6/22/2023 12:09 PM
77	It's a family oriented neighborhood. Lots of kids and family walk and ride along the street. We are not close the casino or beach so it does not make sense to have short term rental in This neighborhood	6/22/2023 11:57 AM
78	I'm already uncomfortable with residents parking on the street. Some never move their cars for months.	6/22/2023 11:48 AM
79	We have them already	6/22/2023 11:48 AM

Waterford Short Term Rental Community Survey

80	As long as the house is maintained, externally, and there are no late parties, I have no issue with it. I would love to see Waterford adopt a light law to ensure that properties are maintained no matter what they are used for.	6/22/2023 11:21 AM
81	Our home has several short term rentals surrounding it. We feel like its turned into motels instead of family owned homes. They pay no taxes for their businesses. Many surrounding towns have eliminated Short term rentals. Area motels are losing business. The dynamic of our once friendly neighborhood has changed. Homeowners are not responsible for attracting visitors to our town.	6/22/2023 11:06 AM
82	I don't think the town should try to control what people do with their properties. If tenants are respectful and abiding by the laws the fact that the rental duration is short term is not problematic.	6/22/2023 10:56 AM
83	It wouldn't be allowed because there's an HOA rule against it	6/22/2023 10:31 AM
84	My street is already dealing with speed issues and thru way traffic.	6/22/2023 10:26 AM
85	I like the owner must occupy the same residence and think that would solve a lot of the issues. Although I am not sure how that would be enforced.	6/22/2023 10:08 AM
86	One bad apple. There's always one bad apple, 99% of the people doing a short terms are respectful, and care, but it only takes one. And there's next to no way to stop them, fine them, or remove them. Set all the rules you like, they just don't care. So the added burden falls on everyone. The neighbors, the police, even the homeowner, everyone but the one's causing the trouble, and for the most part the laws are on their side, and when they're not are you going to arrest them? We don't arrest or prosecute real crooks now.	6/22/2023 10:06 AM
87	I have small children and our street is already used as a cut through with extremely high speeds witnessed. I would be concerned about additional traffic and type/background of renters.	6/22/2023 10:06 AM
88	The house that I am currently renting are used to live in next to short term rentals. They were all wonderful.	6/22/2023 10:03 AM
89	Totally against short terms, cause too many problems	6/22/2023 10:00 AM
90	Owners should be responsible for their property. We already have laws in place for noise, trash, parking, etc.	6/22/2023 8:32 AM
91	The high turn over and not knowing who is next to me and my kids is concerning. It also takes away the community feel when properties are being used for short term rentals.	6/22/2023 8:27 AM
92	Need to have firm house rules	6/22/2023 8:20 AM
93	As long as it's neighborly, I use rentals when I travel and it's a good alternative to hotels.	6/22/2023 7:50 AM
94	Short term housing takes away from future Waterford residents. Waterford lacks affordable housing, rentals, etc. Residents in the town of Waterford complain about traffic, allowing short term rentals would only worsen the situation.	6/22/2023 7:22 AM
95	There is one right next door to me and there has only been one incident of late night noise	6/22/2023 6:58 AM
96	Some neighborhoods are organized as neighborhood associations with the properties possessing deeded water rights. Liability exposure for these associations increases when you have short term tenants. Liability insurance is very expensive and expanding the exposure puts the association at risk of losing that liability insurance coverage and/or increased rates.	6/21/2023 9:49 AM
97	We have one currently in the colony and there have been parties thrown at it. I know I wouldn't want one next door to me.	6/21/2023 8:54 AM
98	The home next to mine was converted to an Airbnb with 7 beds . Advertises for large groups . Owner never there . Lives in NYC and has a property manager manage . It is no more than a hotel operated with impunity in a residential neighborhood that would not allow a hotel .	6/20/2023 7:58 PM
99	The zoning regulations are not being enforced by town officials!!!	6/20/2023 6:58 PM
100	I don't mind if the guests are quiet. That's the bottom line to be a human being - respect.	6/20/2023 4:07 PM
101	Short term rental (especially those solely used for short term rental purpose) in a residential neighborhood changes the character of the neighborhood (peace, safety, cordiality). make a	6/20/2023 2:06 PM

Waterford Short Term Rental Community Survey

neighborhood less desirable for residents, and reduces property value in the long term.

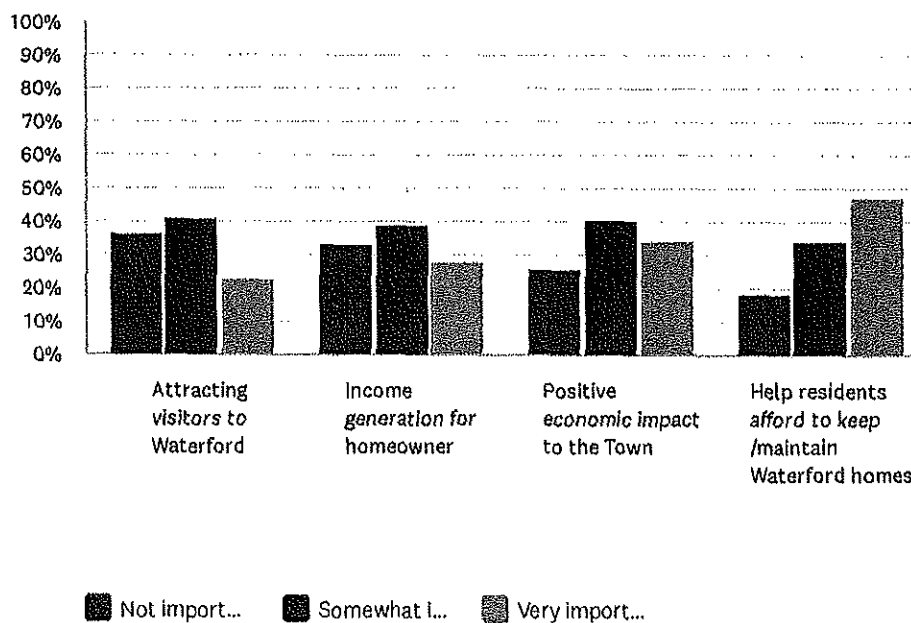
102	I'm not 100% against it, but there should be a limit to the number of rentals allowed and the number of people the rental can host. Having a few visitors in a neighborhood is fine but having large groups of people is disruptive to residents who chose to buy in a residential area.	6/19/2023 12:40 PM
103	The noise, traffic, concern for safety, changes the whole neighborhood with strangers partying, loud music, yelling, cheering. This should not be allowed in a neighborhood where people strive to enjoy peace and quiet, and the beauty of nature every day.	6/13/2023 9:17 PM
104	If the owner is not local, then how do we make them responsible. Renters may not respect amenities of the neighborhood or follow the rules of the HOA.	6/13/2023 7:49 PM
105	The house at 9 Waterview Drive is listed on airbnb as a large party house. It has 6-7 bedrooms and an indoor and outdoor pool and gym. They charge \$2000-\$2500 per night so large groups come at a time. No one lives there during the week and the owner lives in New York. It's usually rented on the weekends but occasionally mid week as well. The police have been called several times for loud music and loud people yelling around the pool that disrupts the entire neighborhood. They have no consideration for the neighbors. Sometimes they bring 8 foot speakers that booms the music all over the neighborhood and you can feel it booming in your chest. They also hired DJs. The owner was contacted by the town, and nothing changed. Sometimes at the parties they invite local people and it swells from 20 people to like 50 or more. The neighbors in this area of Twin Lakes signed a petition saying that this house is a nuisance. 49 people signed the petition. It was presented at a town meeting to the previous town planner and the first selectman. They should have a copy of the booklet I presented at a town meeting with pictures of garbage and many cars as well as emails from the town to Ted Olynciw who is our RTM rep. Some neighbors attended the Town meeting and presented this information to them. We feel that the airbnb at 9 Waterview Drive is operating as a hotel due to the number of guests they have at one time in violation of zoning laws in the town. Clearly, these people are not related to each other. This hotel does not belong at the end of a quiet residential street, with children playing in the street, or on their driveways. we feel there's a danger to these children from cars speeding up and down the street going to the Airbnb. It's being used strictly as an Airbnb business and not as a home in violation of zoning. We also included in the packet a restrictive covenant, stating that no kind of nuisance or noise would be allowed around the lake. They are in violation of that as well. They also have garbage spilling out of the garbage bins onto the lawn, creating a unhealthy situation if animals are attracted to the garbage to eat it. They leave their garbage bins at the end of the rue driveway which is unsightly. I have grandchildren who play on my lawn and I wouldn't want them to get bitten by one of the animals that could be attracted to the garbage. In every way, it's a nuisance, and we would like it shut down. Please look at the detailed information in the packet that was submitted last year at a town meeting. This is not like someone renting out a bedroom in their home. It is hotel operating in a quiet, residential neighborhood where it doesn't belong. The people who come have no consideration for the neighbors. Airbnb states on their website that no large party should be allowed. So they're in violation of that as well. Please do something!	6/13/2023 6:57 PM
106	This has caused use to seriously consider moving.	6/12/2023 6:32 PM
107	Last year we had a very nice single family home that had many many viewers and multiple offers from families. It was sold to two young men professionals from fairfield county who are using it as a rental.	6/12/2023 10:36 AM
108	There is a lack of control and oversight for the larger homes that rent to large groups of people. It places the burden on the full time resident and our local police to take care of the problems that result from the larger groups. I am not too sure that Waterford sees any economic benefit from these rentals.	6/12/2023 9:37 AM
109	There is one down the street from us. The only problem we have seen is speeding down neighborhood streets by out of state plated cars. Lots of blind corners in our neighborhood. Lots of walkers and kids biking.	6/12/2023 9:18 AM
110	I may get to meet neighbors	6/11/2023 8:19 PM
111	Several parties last year negatively impacted my neighbors next door to the property as far as several blocks away.	6/11/2023 3:10 PM
112	We live here because we know, like and trust our neighbors.	6/11/2023 11:15 AM

Waterford Short Term Rental Community Survey

113	We are losing our neighbors and neighborhoods which is why Waterford is such a great place to live.	6/11/2023 9:03 AM
114	<i>This brings many people into our neighborhood that are unknown, posing a risk to my young children.</i>	6/11/2023 8:52 AM
115	There have been huge groups that trash the beach. Behavior, dress, language not family appropriate.	6/11/2023 8:18 AM
116	Residential zoned areas should remain strictly residential. If folks want to open and operate a hotel establishment then they should do so in proper commercially zoned areas. Short-term rentals should not be allowed allowed to operate in our town.	6/11/2023 1:24 AM
117	I own and am proficient with firearms	6/10/2023 11:33 PM
118	I have no concerns about a family of 5 or 6 renting a short term rental but with larger groups it destroys the quiet environment of the neighborhood which consists of single family homes.	6/10/2023 7:29 PM
119	Also check out other towns who are having problems with short terms.	5/26/2023 11:42 AM

Q10 How important are the following to consider?

Answered: 446 Skipped: 11



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	TOTAL
Attracting visitors to Waterford	36.28% 160	41.04% 181	22.68% 100	441
Income generation for homeowner	33.11% 147	39.19% 174	27.70% 123	444
Positive economic impact to the Town	25.68% 114	40.32% 179	34.01% 151	444
Help residents afford to keep /maintain Waterford homes	18.22% 80	34.17% 150	47.61% 209	439

#	OTHER (PLEASE SPECIFY)	DATE
1	Wouldn't the data center help with economic impact? Won't the new park attract people? Can't the new apartments being built everywhere have an allocated number of units to "rent out"?	8/21/2023 4:50 AM
2	That renting short term does not have a positive economic value to the town, it does the owner, but not the town.	8/20/2023 8:58 PM
3	There is a difference between a person/family renting a property to help raise their family for a better life than vacationers who are renting in order to have fun at the expense of others! Waterford must find a balanced approach to this challenging issue!	8/19/2023 6:43 AM
4	There is a difference between a person/family renting a property to help raise their family for a better life than vacationers who are renting in order to have fun at the expense of others! Waterford must find a balanced approach to this challenging issue!	8/19/2023 6:42 AM
5	This issue, for me, is solely about the impact on housing availability/affordability. STRs make it harder for people to buy and continue to afford homes in this community. All of the other issues, I do not see as important or even as being exclusive to STRs (noise, speeding cars, trash, etc). I beg this committee to recommend harsh restrictions on such properties in Waterford.	8/2/2023 6:36 PM

Waterford Short Term Rental Community Survey

6	They should have a long term rental to help with expenses.	7/27/2023 6:57 AM
7	Important for residents to maintain and keep homes but most of these short term rentals are not the owners primary residence, they are income generating properties.	7/26/2023 10:06 AM
8	It is important for Waterford residents to maintain their homes, however, to use residence as a business need some very strict guidelines and ordinances in place to protect the neighborhood	7/26/2023 10:06 AM
9	I wonder what fraction of STR's are run by people "struggling" to keep their homes (affordably). My guess is not many and that this is a side hustle/business for many. So not sure some of the questions here are relevant. But it is important that people are free to do as they wish if it does not impact others adversely.	7/26/2023 7:51 AM
10	Waterford is a residential community, and as such, has no need to promote tourism. We have Harkness Park as a state park that brings people to the shore...we do NOT need added traffic, noise, and increased calls to our police dept. about unruly short-term leasers. Businesses bring positive impact to the Town, not short-term rentals.	7/21/2023 6:41 AM
11	I believe Waterford should not allow term rentals- money isn't everything and to be duped into that line of thinking on the part of the town is dangerous and degrading to our neighborhoods	7/12/2023 11:00 PM
12	Zero regulation should be considered- we need less government not more	7/1/2023 6:53 PM
13	Short term rentals provide short-duration lodging to non-permanent people and function as a commercial BUSINESS which has no place in a RESIDENTIAL/NON-BUSINESS zone.	6/30/2023 4:41 PM
14	existing homeowners have rights, too not just the ones making money from air b&b and multiple properties, not just the partiers	6/30/2023 3:10 PM
15	Military Families on deployment, who wish to return to the community, this is a valuable tool for preparing for speration from service.	6/28/2023 2:14 PM
16	If people can't keep up their homes they should sell to someone who can	6/26/2023 1:25 PM
17	These questions are misleading. Answering with the focus on STRs is different than answering them with a desire to help our community and its residents. Certainly skewing the questions to favor STRs so one does not look in favor of helping Waterford residents if they answer in the negative is not providing an accurate assessment!!!!!! We are not stupid	6/26/2023 1:08 PM
18	I would prefer that people know who they are renting to, like friends and/or family. That way they can hold their renters accountable.	6/26/2023 10:51 AM
19	I don't believe that the homeowners rent solely for income. I rent when I am not occupying the house to keep it occupied by responsible families and couples. I rent to relatives, and families that enjoy the quiet beach community. I do receive some income, but it is not necessary for me to have that income to continue ownership of the house.	6/24/2023 6:21 PM
20	Seniors on fixed income may have to consider the extra income with all prices and taxes going up.	6/23/2023 11:33 PM
21	Short term rentals are not appropriate ways for people to afford to keep their homes.	6/23/2023 8:42 PM
22	People renting Air B&Bs are here on vacation. However, other than the town beach (not exactly a huge money maker), there are no "attractions" IN Waterford that would draw tourists. Therefore, the renter will NOT be here to spend money in town, which eliminates any positive economic impact. Other than to party, or as a launch pad to visit other local towns (Niantic) or attractions (casinos) there is no reason to stay here. There will be NO positive impact to our town. Ask Montville and Ledyard residents about the "positive impact" the casinos had on their towns. Lots of extra visitors!	6/23/2023 7:29 PM
23	Many permanent residents of waterford started as renters, fell in love with the town and decided to buy homes here. As a owner of a rental home, I feel it's the best way to advertise the area.	6/23/2023 4:23 PM
24	There are quite a few homeowners that prefer to rent their homes in order to keep the home in their family. They are subject to the same laws and taxes as any other resident. The town should not be focusing on taking away property owners rights and the rights of individuals.	6/23/2023 10:30 AM
25	Uncontrolled short term rental properties will be detrimental to non rental homeowners to maintain home values.	6/23/2023 9:30 AM

Waterford Short Term Rental Community Survey

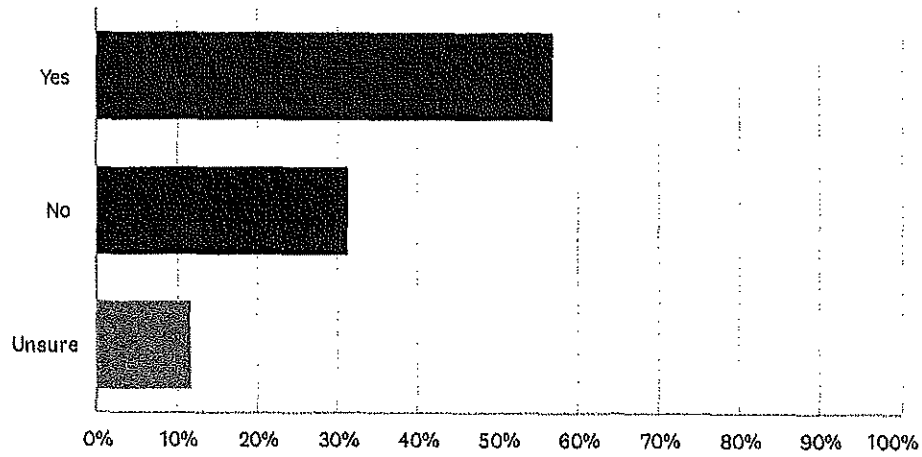
26	I want to know the updates but do not want to give out my email. Please post on facebook or the Waterford beach FB page. I believe a great many of the people who do short term rentals live in the PB area. could not enter this below	6/23/2023 8:40 AM
27	Supplement social security	6/23/2023 5:51 AM
28	Our community is stable	6/23/2023 1:10 AM
29	Our neighbors who rent their properties short term own them and are always checking in to make sure there are no issues. One of them lives next door to his rentals. The other gave us their number so we can call at any time if there are issues.	6/22/2023 10:40 PM
30	These questions are not important in regards to short term renting your house	6/22/2023 9:27 PM
31	My neighborhood is not zoned as a commercial motel or hotel area. As such my neighbor should not be allowed to rent short term or air BnB her property to 3 families at one time and not even be at the property herself to deal with any issues that arise.	6/22/2023 9:25 PM
32	Maintaining historically significant areas, maintaining safe neighborhoods	6/22/2023 9:07 PM
33	This is non-taxable income going directly into the home owners pockets, not helping the town or its permanent residents. It also takes business away from local motels / hotels, restaurants and bars. These short term renters rent and party, using our water and sewer, beaches and are generating trash, and then they leave. Who benefits from it? The home owner(s). Traffic on our roads and streets and our first responders all have to attend to these folks needs too. Who pays for it? We do, the permanent residents.	6/22/2023 7:07 PM
34	Helping residents afford and stay in their homes is crucial. I do not know if short term rentals is the way to go.	6/22/2023 4:30 PM
35	Owner occupied rental is less of a concern than a home strictly being used for short term rental.	6/22/2023 3:04 PM
36	I'm inclined to believe the owner interest is profit and greed, not neighborhoods or the town	6/22/2023 1:37 PM
37	I'm inclined to believe the owner interest is profit and greed, not neighborhoods or the town	6/22/2023 1:37 PM
38	What is important to my family is to maintain a safe and friendly environment for our children to grow up in with full time residents.	6/22/2023 11:06 AM
39	This isn't a low rent town. Those are not problems indicative of Waterford. Buy a house to live in, you want property as an investment say NO WATERFORD. I'd rather have a family in a property, working and schooling in town, rather than some rich smuck bringing in transients who don't care. It's not like there's a lot of vacant houses in town, say no. Live not landlord.	6/22/2023 10:06 AM
40	They should go to cities to do this, not in rural communities in Waterford.	6/13/2023 9:17 PM
41	Obviously, the town has to weigh the positives against the negatives.	6/12/2023 9:37 AM
42	The waterfront properties have had their taxes increased 67% in some cases. There are many older residents who live on the water. They may lose their homes because they can't afford the taxes.	6/12/2023 9:18 AM
43	This can be very helpful for young adults, elderly, and disabled individuals as they can afford a home and also have companionship- neighbors	6/11/2023 8:19 PM
44	Because they are not residing in this dwelling. It is no longer a residence, it is a hotel. The rules and regulations for a hotel need to apply. Also a commercial permit needs to be applied for.	6/11/2023 3:10 PM
45	Waterford should remain a residential town. There is enough housing currently being built already that will forever change the town. We do not need to "attract visitors" unless they are going to Harkness. Let the short term rentals go to NL	6/11/2023 11:15 AM
46	These rental owners are off sight just concerned with making money. Not concerned with the home or community.	6/11/2023 8:18 AM
47	Short term rentals lower property values and negatively impact life long tax paying residents. All summer we have non residents driving like maniacs through our neighborhood posing a risk to the adults and children that walk and play here. All rentals should have to be 1 year or longer.	6/11/2023 8:07 AM

Waterford Short Term Rental Community Survey

48	Seeing as none of the tax revenue generated from short-term rentals come to the town, I don't see much of a positive economic impact. Furthermore, many of the homes being rented out as short-term rentals on vacation websites are not being rented in order to help residents remain in Waterford. Many of the homes being rented are either purchased and owned by outside corporate entities with the explicit intent to rent them out or are owned by those who do not live there as their primary residence. And it is oxymoronic to say that these short-term vacation rentals help residents remain and live in their Waterford homes because in order to rent out one's home in this capacity means, by definition, that for much of the time the owner is not living in the home as their primary residence.	6/11/2023 1:24 AM
49	I do not believe that the town has a right to control an individual's property. This is not China..yet	6/10/2023 11:33 PM
50	Sell or do not buy beyond your means of yearly income. Maybe get a second job?	6/10/2023 9:58 PM
51	I think Waterford is attractive enough without relying on absentee homeowners to generate more income for the town by causing hardship on permanent residents.	5/26/2023 11:42 AM

Q11 Do you believe that Waterford should consider regulating short term rentals?

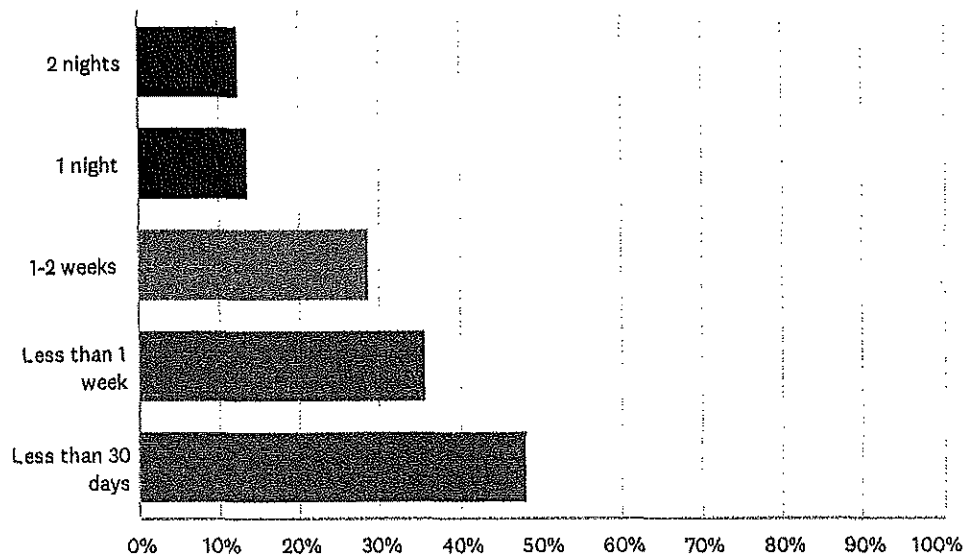
Answered: 453 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	56.95%	258
No	31.35%	142
Unsure	11.70%	53
TOTAL		453

Q12 What timeframe do you consider to be "short-term?"

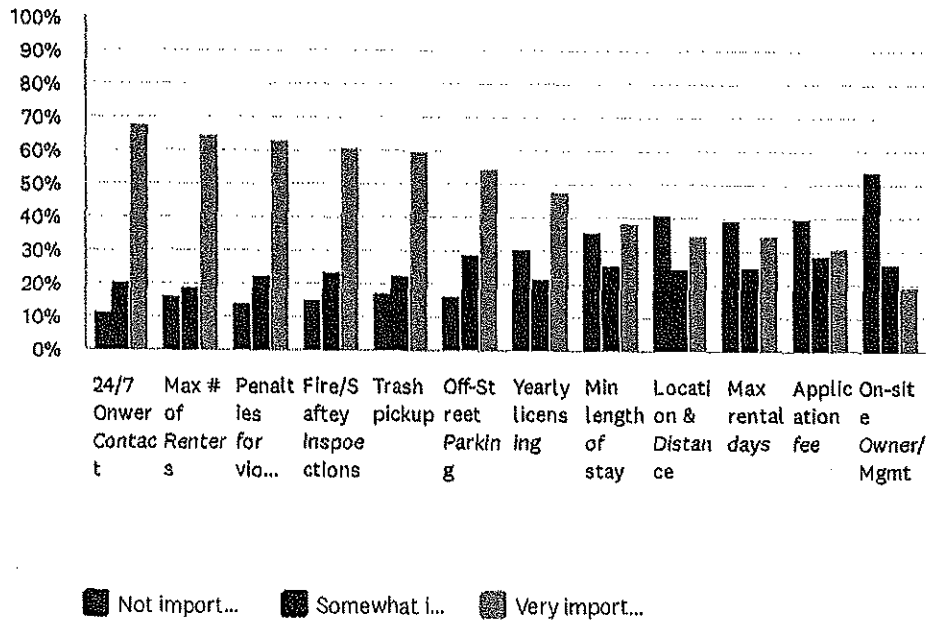
Answered: 448 Skipped: 9



ANSWER CHOICES	RESPONSES	
2 nights	12.50%	56
1 night	13.62%	61
1-2 weeks	28.79%	129
Less than 1 week	35.71%	160
Less than 30 days	48.21%	216
Total Respondents: 448		

Q13 If Waterford were to consider regulating short-term rentals, which requirements are the most important?

Answered: 450 Skipped: 7



Waterford Short Term Rental Community Survey

	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	TOTAL
24/7 Owner Contact	11.58% 52	20.49% 92	67.93% 305	449
Max # of Renters	16.07% 72	19.20% 86	64.73% 290	448
Penalties for violations	14.09% 63	22.82% 102	63.09% 282	447
Fire/Safety Inspections	15.19% 67	23.81% 105	61.00% 269	441
Trash pickup	17.34% 77	22.52% 100	60.14% 267	444
Off-Street Parking	16.14% 72	28.92% 129	54.93% 245	446
Yearly licensing	30.77% 136	21.49% 95	47.74% 211	442
Min length of stay	35.68% 157	25.68% 113	38.64% 170	440
Location & Distance	40.86% 181	24.60% 109	34.54% 153	443
Max rental days	39.68% 173	25.46% 111	34.86% 152	436
Application fee	39.91% 178	29.15% 130	30.94% 138	446
On-site Owner/Mgmt	54.24% 243	26.34% 118	19.42% 87	448

Q14 Is there anything more you would like to share with us about this topic?

Answered: 169 Skipped: 288

#	RESPONSES	DATE
1	Owners have the right to use their property as they please. They are paying/have paid for it. You have not. The town is not an HOA nor should it be despite what any Karen's are crying about.	8/21/2023 6:34 AM
2	I'm only unsure about Waterford regulating short term rentals because you're falling permanent residents (ie RTM making unanimous decisions on behalf of voters without this type of questioning). Keep it away from MPA - you're doing enough damage to that neighborhood... spread some noise joy elsewhere.	8/21/2023 4:50 AM
3	There should be NO short term rentals unless the owner lives in the home. There should not be property managers, should be home owners living in the home or covering anything.	8/20/2023 8:58 PM
4	For me, I think it's all in the purpose of why they are being used. I don't want to impose too many restrictions on a woman who is looking for short term housing with her children in order to escape an abusive relationship. Or high school and college students coming into the area over the summer to work or complete internships. So those kind of reasons for short term housing don't have any concerns for me. But more so the "party houses" I suppose.	8/20/2023 9:20 AM
5	The town should not regulate. The town should address problem properties only. Should not make across the board regulations because of a few problems.	8/19/2023 8:48 PM
6	Keep the government out of our business.	8/19/2023 8:18 PM
7	Beach access for guests? Is the property owner a resident of waterford? Is this their voting address? Not owned/ managed by a company? Owner directly managed. How many STRs can one owner have?	8/19/2023 7:34 PM
8	A few weeks ago, the home on my street was rented by vacationers and there were 6 vehicles there during this time. I found this to be excessive for such a small place.	8/19/2023 6:17 PM
9	Noise is the most important factor to me	8/19/2023 1:28 PM
10	Neighbors on Kingfisher Way are renting out individual rooms of a single family home. At least 4-5 unrelated individuals in the home. Owner does not live there. There should be regulations for this also. It has turned into a rooming house in a single family neighborhood.	8/19/2023 12:50 PM
11	We're putting up all of these apartments to meet the needs of full time residents; we need to make sure our existing housing stock goes to locals versus people exploiting the community without any positive contributions.	8/19/2023 11:40 AM
12	Important to balance needs of homeowners, open up community to visitors, but also save housing stock for local residents to rent or own. Short term rental properties bought and owned by investors for profit adds to a local housing crisis. Yet, my neighbor who rents his deceased parent's home allowed me to house extra family very conveniently last Thanksgiving. Their renters have yet to pose any problems on our street. Every situation is different.	8/19/2023 10:30 AM
13	? can't think of anything right now	8/18/2023 7:38 PM
14	I feel like owner occupied and/or run short term rentals work well. As an AirBnB user, the only time I've had difficulties with a property has been when it has been run by a property manager. My family frequently looks for whole house rentals when we go on vacation since we like to have the option for cooking and hanging out together which isn't usually available in hotels. My brother has rented out his lower apartment (he lives in the one above it in a 2 family house in Middletown) through AirBnB for 8 years. It has been a great situation for him and for the renters who come through.	8/18/2023 9:17 AM
15	This would not impact the majority of the town. And if it happens along the shore, o feel they	8/17/2023 2:46 PM

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belong to associations that control that.

16	Why does the community care what I do with my property? Trying to make a buck off me hard earned income while I'm trying to stay afloat? Ridiculous!	8/16/2023 2:55 PM
17	Home owners already have to adhere to safety regulations, trash management, noise ordinances. Short term rentals through air bnb or vrbo require hosts to maintain properties and be respectful of communities. Short term rentals provide an economic boost to the town and surrounding area.	8/6/2023 8:29 PM
18	STR are happening all along the SECT coastline - please be mindful of other local areas and how they are handling STRs to stay competitive. Responsible owners have been doing this for years, it's important to our community - bringing in visitors (not just to Mystic), showcasing Waterford locations & businesses	7/28/2023 8:06 AM
19	Short term rentals are a decent way to attract visitors and/or host families of current residents. Asides from ensuring that the rental meets fire safety regulations & trash is placed in bins - the owner should be able to take on the risks they are comfortable with (ex number of renters dependent on the size of home etc.) It is the owners job to inform renters of town ordinances for noise and properly instruct about rules and regulations for street parking. Additional regulations for renters - outside those that exist for current residents is overkill.	7/27/2023 7:53 AM
20	We don't want an investor to buy a property and rent it out all the time with no oversight. This is a huge problem in other beach communities.	7/27/2023 6:57 AM
21	The town should not have a day over what individuals do with their personal property.	7/27/2023 6:54 AM
22	If someone is renting out their property for short term rentals, there should be a local tax rate that the renter pays. Say 1% of the total rental price which goes towards offsetting property taxes for full time residents.	7/27/2023 6:17 AM
23	If the owner doesn't live in Waterford or close to the property then it shouldn't be allowed.	7/26/2023 9:39 PM
24	Homes being purchased by an LLC are red flags that a STR is being planned for the property. Such a purchase in a residential neighborhood that has never had these types of rentals can totally change the neighborhood.	7/26/2023 8:57 PM
25	How about regulating the snowbirds and the cars that never leave the state but are registered somewhere else so they don't have to pay taxes here.	7/26/2023 4:33 PM
26	You need to get this out to older aged people. Not all are on Facebook or even have a computer.	7/26/2023 4:21 PM
27	It is very uncomfortable having different strangers occupying a house across the street each week. There have typically been fairly large groups, ranges from 3 to 6 cars, most parked in front on the street.	7/26/2023 10:06 AM
28	Put into place an ordinance to protect surrounding neighbors and their property with substantial fines, when they are not followed	7/26/2023 10:06 AM
29	Anyone wanting to do short term rental should pay an exorbitant fee per year.	7/26/2023 9:41 AM
30	People should be allowed to do what they want with their own property.	7/26/2023 9:10 AM
31	I am all for live and let live and want the tourism and benefits short term rentals can have for the area. When this is done poorly problems you mention arise. I think the solutions you have will have a positive impact (licensing, creating some requirements, zoning regs, etc)	7/26/2023 7:51 AM
32	We are opposed to short-term rentals, however, if any are allowed, we feel the restrictions imposed should be such that the Waterford residents who live nearby these rentals are not subjected to hardship from them.	7/21/2023 6:41 AM
33	A business should not operate in a residential neighborhood. That's why we have zoning regulations	7/15/2023 5:04 PM
34	I have seen the effects of short term rentals in my family's waterfront neighborhood in Groton. It has changed the community dramatically. This week there was a coach bus that dumped 50 people at a house for a party and sat there idling for hours.	7/13/2023 3:12 PM
35	This will be a big mistake when instead one could more active actions in town to protect & improve quality of what we have in our investment of our homes here- what will happen	7/12/2023 11:00 PM

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regarding additional crowding at Waterford Beach there are ways to grow as a town without losing quality of our neighborhoods and at our expenses in many ways as property owners- why is this survey so poorly advertised? Most people are not aware of this survey at all which will result in minimal feedback/ I will be interested to know how many of our citizens had opportunity to respond- otherwise it is not a true public survey

36	The town should stay out of it!!!	7/1/2023 6:53 PM
37	No motorcycles	7/1/2023 12:22 PM
38	In general I believe people should be able to rent their property out if they'd like to, as long as it isn't a nuisance to neighbors. I believe licensing fees should be small and licenses easily renewable. Property owners should be available to solve problems and accountable for violations.	6/30/2023 11:19 PM
39	A short term rental functions like a lodging facility and should be treated as such. Laws already exist regulating lodging facilities, e.g. public health code.	6/30/2023 4:41 PM
40	sadly, the town is getting more and more undesirable to live in for established residents - crowding, noise, development, litter, traffic it's turning into New London	6/30/2023 3:10 PM
41	I believe that short-term rentals have a positive impact on the overall economy of our area	6/30/2023 7:17 AM
42	Short term rentals have been a thing for decades and it is not something that should be regulated. At that point it's considered overreach.	6/29/2023 9:05 PM
43	This has been occurring for years without issue. I learned recently a Police Commissioner learned a home near his property was used for short term rental...and suddenly they want a law. Funny how that's works....	6/28/2023 2:14 PM
44	I do not want ST rentals at all in town. If they are allowed then I want heavy regulation. Neighbors should not have to suffer because property owner can't afford their home & needs rental income.	6/27/2023 12:00 PM
45	They are having a negative impact in residential areas. Traffic, noise, parking, and speeding in 25 mph zones especially.	6/26/2023 5:37 PM
46	Historically, the beach neighborhoods within Waterford have been rented seasonally since at least the early part of the 20th century as vacation rentals. However, the digital landscape has changed the nature of the Short-term rental industry and it is appropriate to begin regulating. It is most important to me to preserve the sense of community and respect for the land/sea that is traditionally honored by residents, and was historically honored by vacation rental families, who returned annually. Regulations should be in place for safety and peace, not for economic profit by the town.	6/26/2023 1:26 PM
47	Don't sell our nice family oriented town out to the air bnb grifters	6/26/2023 1:25 PM
48	There are so many more issues to consider than noise. It can be hoped the our town government does a thorough investigation and presents it without a slant in favor of STRs which is how it feels now. I heard the town attorney say at a meeting STRs are good for communities. That's certainly an unbiased opinion - NOT.	6/26/2023 1:08 PM
49	We don't want to live in a commercial district. That said I understand why folks with a 2nd home might want to rent it out or when they are away to let someone else stay in their home..	6/26/2023 10:51 AM
50	We should not be turning our family neighborhoods into hotel zones. We had a home here on Doyle Road that was being rented for a period of time. The property owner lived out of town and was not available to be found and spoken to. The renter had parties what seem to be daily with no regard to the permanent residence of our neighborhood. Cars racing up and down our road and animals running loose in the road. This is not what Waterford is all about. If you want rental income buy a timeshare in a correctly zoned area not in a residential zoned area. Waterford needs to get ahead of this before it becomes a major problem as in Noank Mystic. It should not a neighbors problem if you want to make extra income by renting your home or pool.	6/26/2023 9:03 AM
51	Properties rented cause concern for devaluing other properties and experience shows the properties are not kept up and only cash from renters causes loss of revenue to the town, etc.	6/26/2023 8:25 AM
52	I do not think these types of rentals should be available in town. There are plenty of hotels.	6/25/2023 4:43 PM

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53	Short-term rentals are a blight on neighborhoods. They should not be allowed in residential zones. They are hotels and they should be subject to the same regulations as hotels for zoning, fire safety, etc.	6/25/2023 3:21 PM
54	Waterford has had short term rentals in places like Pleasure Beach for over 100 years. Allowing people to vacation here and enjoy our beaches. There is no issue in town accept for a few people that now want to complain. No change is needed.	6/24/2023 9:54 PM
55	Although short term rentals should be regulated in some areas, I don't believe that it applies to our neighborhood because of our unique situation. Our renters are families that visit every year, and have been for decades. My parents are residents, and I plan on spending the entire summer at my home when I retire in two years. I have been going to Pleasure Beach my whole life, and have never seen, or heard of a situation that would require regulation. I'm sure that anyone familiar with our community will understand.	6/24/2023 6:21 PM
56	Owner occupied rentals with more than 1 day minimum stays. inspections to assure rentals are legal with proper egress and follow safety standards.	6/24/2023 3:57 PM
57	I understand people find this an attractive way to have extra income. But too many investors buying up the houses for the sole purpose of renting. I firmly believe the house must have an owner on premises at all times.	6/23/2023 11:33 PM
58	Short term rentals should not be regulated in our town. Homeowners should be able to decide what to do with their property. We don't need the town government stepping in for this situation.	6/23/2023 11:04 PM
59	When people buy a home in a neighborhood that's what they want, a neighborhood. Short term rentals do not belong in neighborhoods. They should only be in areas zoned for hotels, commercial use.	6/23/2023 9:24 PM
60	I don't see a need to create a regulation for the sole purpose of a regulation. Additionally, fees or licensing is unnecessary.	6/23/2023 8:34 PM
61	We have a beautiful town which I grew up in I am proud of and others can enjoy it easily this way. I also made a purchase in the town to use and share my property with whomever I see fit just like anyone else. We have never had an issue and often rent to neighbors for weddings or family parties who would prefer to be in the same neighborhood instead of having to stay at a hotel in New London or Mystic. We always have Coast Guard families during May for graduation and offer a military discount for them. My father even paints a picture of the Eagle as a keepsake and a thank you for their service. Everyone who stays frequently asks for local restaurant and activity recommendations and spends a huge percentage of money on these things that would not be spent by locals at the same rate. If there is a real issue out there I have not heard of regarding a large percentage of these types of rentals going poorly, I am all for regulation. If not, I would prefer the government stay out of my personal business and how I choose to use my property. We are a town, not a condo association.	6/23/2023 8:19 PM
62	The owner should be required to be an individual, NOT a business, and a resident of Waterford OR a local community. This would limit corporate ownership of rentals and help prevent corporate buyout of all affordable homes in our town.	6/23/2023 7:29 PM
63	We should not even consider short term rentals! More importantly we should try to maintain Waterford as a small quiet town, we don't want a city atmosphere.	6/23/2023 7:24 PM
64	Will be very difficult to enforce. There are very few problems so why is the town concerning itself when there are more issues with blighted properties and hoarding which are not enforced.	6/23/2023 7:02 PM
65	Are town is getting too busy and over taken. Not the same Waterford I grew up in unfortunately	6/23/2023 6:08 PM
66	If short term rentals are allowed, it should only be a certain amount of days a month during peak seasons-and a total number of days a year.	6/23/2023 6:05 PM
67	Hopefully this is not an attempt to keep certain people out of our town. As an owner I vet all of my renters. I also believe noise issues should be handled by a phone call to the police. No need to overregulate. Many folks rely on some extra income from their summer rentals. Perhaps there could be a grandfather clause for people that have been renting for 10 or more years?	6/23/2023 4:23 PM
68	It's not a concern for me. We have several Airbnb rentals in our neighborhood and with the exception of a very few noisy nights, it's NEVER been an issue. The owner lives across the street and she went over and asked them to quiet down and it was never an issue again. A lot	6/23/2023 4:12 PM

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of the older residents complain because they don't want transient people coming and going, but as an owner in my late 40's and someone who uses Airbnb a lot, I think it's a sign of the times. We want to make sure we're bringing positive awareness to our community and as long as the renters and owners are maintaining the properties, I'm good. It is also a beneficial way for people to make extra money and let's be honest, a lot of people are suffering in our economy.

69	People have the right to rent their homes as they like. Stop trying to regulate everything!	6/23/2023 3:08 PM
70	A property owner should have the ability to use the property they own as they choose. Real estate is an asset, owners should be able to use their assets to generate income.	6/23/2023 2:49 PM
71	Home owner needs to have proper level of insurance for this type of business. (Similar to a daycare) I think the insurance company would then handle safety and inspection issues. Town of Waterford doesn't need to duplicate these efforts in my option.	6/23/2023 2:39 PM
72	During this time when there are so few homes on the market and a shortage of available affordable housing, adding additional short term rentals may further exacerbate the shortage and force residents to move to other areas. There is already an issue with investors buying and reselling properties and pricing the average family out of home ownership.	6/23/2023 2:06 PM
73	Many issues being addressed can be caused from permanent residents. Most renters that I have met are responsible and respectful. We are a beach community and residents have been renting their properties here for generations. That right belongs to the homeowner/taxpayers. Many short term renters come back to enjoy our beautiful community year after year. Many of these renters are family members visiting their family who live here.	6/23/2023 12:55 PM
74	It's not the towns place to say what can be done with our own property as long as there are no safety issues.	6/23/2023 11:09 AM
75	These questions are clearly skewed in favor of controlling what property owners do with their homes. All homes in Waterford are subject to the same laws. Requirements for trash, fire and safety inspections, maximum number of renters, penalties and violations are all things that already exist for property owners, regardless if they rent them or not. This questionnaire is using logical fallacies to make non-renting homeowners believe there is some sort of problem going on in town; that they should be concerned with renting homeowners causing problems. The same laws that are applies to homeowners are applied to renters. As an aside, telling people they cant rent their homes is a form of discrimination. Those who wish to own a home in the area, but cannot afford to own it may rent their homes during the summer to help pay for it. To suggest that they do not have the right to rent is suggesting that person should own nothing and be happy about it. Many renters choose to rent homes because they have disabilities or disabled children and it is easier for them to rent and have all the amenities of a home. A kitchen to cook meals if they have severe allergies/special diets, a washer/dryer, multiple bedrooms, etc etc. I know very many people who have many different chronic illnesses and disabilities who prefer to rent homes for that very reason.	6/23/2023 10:30 AM
76	Noise and large parties are the main concern when it comes to short term rentals (Airbnb). If that is the case, the town already has noise ordinances in place. The town needs to adopted noise meters and put them to work to fully and correctly enforce these noise ordinances when it pertains to Airbnb. The renter should also be available 24/7. The Airbnb on waterview rd (off of twin lakes) is going to ruin my way of providing for my family because the renter is a millionaire who lives in New York and isn't apart of this close knit waterford community. I, for one, take pride in my Airbnb and ensure my guests are respectful to my neighbors and all of Waterford during their stay. There are ways to properly manage these short term rentals without shutting them down completely and/or costing the renter an arm and a leg. That should not happen.	6/23/2023 10:27 AM
77	When I travel I look for short term rentals, allowing easy access to the rental market will make Waterford a more desirable area based on easy access to mystic and new London	6/23/2023 9:47 AM
78	The town should mind their business. Property owners are already paying taxes on their property! Why more hands in the pot???	6/23/2023 9:27 AM
79	I am against the town telling me what I can do with my property and cannot answer the above questions without knowing more of what the town is trying to accomplish, I would vote 'no' to anything that means I need to get town permission.	6/23/2023 8:40 AM
80	While I doubt this may be an issue in my immediate neighborhood, I could see it being a huge	6/23/2023 6:12 AM

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issue in the areas closer to the shore.

81	Pleasure Beach has many short term rentals and none are a problem	6/23/2023 5:51 AM
82	The government should not be regulating what people are doing on their own property (within reason). If noise from large parties is an issue then provide a specific department with noise meters, as there is already noise ordinances in place, the noise could then be stopped. (Problem solved).	6/23/2023 5:01 AM
83	Approach this as an economic opportunity. Ensure regulations in place and owner is responsive. Felt the introduction to this survey was biased towards receiving negative responses.	6/23/2023 1:18 AM
84	Don't think 'short term' restrictions apply to my weekly rental	6/23/2023 1:10 AM
85	If you are planning on limiting. Ensure that you enforce the same guidelines on all properties	6/22/2023 11:27 PM
86	I think this concept is growing in popularity so I think that it's important to allow this for the sake of tourism, but some structure/rules may be beneficial to protect neighbors and property	6/22/2023 11:12 PM
87	We have a rental property in New Jersey in a Shore town. We have an annual fire inspection and must register with the town and get a rental permit. Both are reasonable requests. Our condo association has its own rental bylaws which are set by the owners and NOT the town. Rentals generate incredible revenue for the town and local businesses. I have no issue with the town requiring safety inspections and registration with the town but beyond that is an overreach of power.	6/22/2023 10:42 PM
88	Aside from anything nefarious, stay out of it. Leave your constituents alone.	6/22/2023 10:39 PM
89	We have been renting our home for 7 years (wish we could buy in this area!). Our neighborhood definitely has short term rentals and seasonal residents. Besides noticing more people out we haven't had a problem with any of the above concerns, (except for maybe fireworks throughout the summer at inappropriate times) - not sure if this is from the short term or seasonal residents.	6/22/2023 10:37 PM
90	short term rental should be regulated for safety and nuisance. The number of complaints received about a property should also be considered	6/22/2023 10:14 PM
91	Too much policing by government about what to do with private property is scary; safety is good but not telling people what they can and can't do if someone is an actual resident vs an investor just buying for rentals	6/22/2023 10:11 PM
92	Don't get involved. Let the police handle an issue if there is one where police involvement is necessary.	6/22/2023 9:59 PM
93	I have many short term rentals in various states and with my house rules have respectful guests.	6/22/2023 9:56 PM
94	Traffic issues are huge. Shore Road is already like a race track. These rentals negatively impact the neighborhood feel and safety.	6/22/2023 9:54 PM
95	Short term renters do not care for homes or neighborhoods in the same way as long term renters or home owners	6/22/2023 9:27 PM
96	Ensuring active communications from town to the community regarding this topic on social media and local news vehicles.	6/22/2023 9:07 PM
97	Currently the short term rentals / renters some allow pets. We just assisted a few weeks ago with a loose dog, no tags, no licenses, running down shore road. A local resident found the dog, went door to door, took the dog to the waterford PD. Later we posted on Facebook and got the dog reunited with its New York owners who were renting a weekend rental over by Pleasure Beach area. That's just one example of many. Buying a home for the purpose of short term rentals in Waterford should be regulated, vetted, permit required, and definitely inspected. Nothing stops me currently from renting out my home. Have I thought about it? Absolutely but the quick cash doesn't compare to the risks involved and the liabilities. I also think of my neighbors and their safety. If we want to turn waterford into new london, so be it. The ocean beach area is quite lack luster since the last decade of short term rentals in that area. I want to lure permanent residents to Waterford, not riff raff and the "tourists" who are not really tourists but the criminal element on vacation scoping out my cars, my house, my toys, and most importantly my family and kids.. As permanent residents, we vote, short term renters do not...	6/22/2023 7:07 PM

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If I had a choice yay or nay to short term rentals, it's nay. If my fellow permanent residents say yay, then tax it, vet it, regulate it, inspect it, and ensure it won't lower our property value, increase our taxes, and most and foremost, ensure our safety is priority number one. I don't want to see grow houses, drug houses, and or the non-sense that comes with "rental property" as a whole.

98	It's a concern for people to buy up homes with the intention of renting them out short term but on a regular basis, which takes inventory away from those that want to buy, own and raise families in the town.	6/22/2023 6:05 PM
99	Owning a short term rental property in Waterford has benefitted my family, the families that are visiting on an annual basis and the local economy. We have received so many compliments from renters describing their wonderful experience in our community. We have recurring families that return. The price point and maximum guest requirement that we have keep raucous parties away.	6/22/2023 4:37 PM
100	I use Airbnb as a renter quite often. I love the way they verify each person's info. I wouldn't be opposed to making short term rentals only available via airbnb or turnkey. Would not be happy if rentals were listed via Facebook, Twitter, or Craigslist. No verification process.	6/22/2023 4:34 PM
101	I love the idea of short term rentals. How to monitor outsiders is crucial. Suggest letting your neighbors know you are doing this. Calling police if large loud parties are held.	6/22/2023 4:30 PM
102	If we pay for our property we should be able to utilize it as we see fit as long as it's not causing a disturbance.	6/22/2023 4:17 PM
103	This is potentially governmental overreach. If renters are breaking the law they are subject to the same laws everyone else is.	6/22/2023 2:54 PM
104	lets not have the wild Wild West. Owners should not be absentee landlords and cannot contract out to third party property managers to care for the property. Owners must have a vested interest (i.e live in Waterford > 6 months a year)	6/22/2023 2:37 PM
105	I think regulations/rules need to be in place. Any short term rental should be "registered" with the town. We have beautiful beaches and quieter side streets that would make rentals attractive. I rent up in Maine and every rental has a book with instructions for things in the home, rules as to noise, putting garbage out on specific day, Usually entails basic common sense but not everyone possesses that. If Town has record of rentals, police can do random neighborhood checks or will know if complaint filed that it's short term rental property. I wouldn't want it over regulated that it becomes a pain in the arse but enough that home owners have a guide of what can or can't be done. Research what other communities have done, research VRBO, AIRBNB and other rental sites. Compile a collection of ideas and put it back out for survey. In my opinion, Most people don't attend "community discussions" so this type of format is better.	6/22/2023 2:05 PM
106	Without the ability to rent my property short term I would not be able to afford it. My taxes went up 25% this year. That's \$3000. People on a fixed income will be forced out	6/22/2023 1:41 PM
107	I think all rentals should have the number of people living in them no more than 4 adults and they should be required to use their off street parking not use the street as a parking lot.	6/22/2023 1:37 PM
108	I think all rentals should have the number of people living in them no more than 4 adults and they should be required to use their off street parking not use the street as a parking lot.	6/22/2023 1:37 PM
109	I appreciate the town raising the question. I think having certain properties or areas zones for this purpose should be a requirement. Don't restrict one's freedom to do this, but put the proper checks and balances in place so that not everyone can put will want to. Perhaps require the rental property owner to build fences or pay their neighbors a % of the profit? Better yet, require a % of profits go in to open space funds for the town. We need to preserve our small town heritage and stop selling out to Biden money low income apartment complexes.	6/22/2023 1:19 PM
110	My short term rental is a very small property I think that the size of the short term rental should be considered when and if regulating terms of rentals	6/22/2023 1:06 PM
111	As long as property is up to code and all safety regulations are met then property owners should be allowed to rent their property via short term rentals or long term rentals.	6/22/2023 12:45 PM
112	I believe short-term rental are a valuable part if our economy as a shoreline community.	6/22/2023 12:26 PM

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113	If the rental is not causing issue, then the owners should be allowed to monitor and maintain the property as they see fit.	6/22/2023 12:26 PM
114	I think it's helpful to have the owners close by	6/22/2023 12:18 PM
115	You need taking consideration for your neighbors who've been lived there their whole life and now they're going to have strangers every other week come into their neighborhood with no background checks my personal opinion is that's unacceptable	6/22/2023 12:15 PM
116	The new regulations that encourage accessory dwellings may have created an incentive for homeowners to support property taxes with rent support. Would ST rentals have higher assessments?	6/22/2023 12:09 PM
117	Asking what regulations is too open-ended. Need more specifics on what you are proposing before we could answer definitively one way or another.	6/22/2023 11:43 AM
118	Please do not get involved with what citizens and homeowners decide to do with their property. Waterford is not a vacation destination and I doubt it is in any danger of turning into one. There is no reason for the local municipality on overreach in this.	6/22/2023 11:39 AM
119	Leave them alone. They are not a problem in our community and only a few complainers are making this an issue. I bet some of them have used short term rentals in other communities and it wasn't a problem for them.	6/22/2023 11:35 AM
120	I don't believe the town should regulate private property	6/22/2023 11:26 AM
121	I would rather see short term rentals, then low income housing. Most important for me is keeping the town and properties maintained well and up to the standard it's always had. I would love to see blight laws requiring homeowners and property owners to keep their property maintained.	6/22/2023 11:21 AM
122	We have 3 short term rentals within a hundred yards. Several people in the home for a night or two with frequent turnover. Increases the traffic with food deliveries to rentals in addition. There are narrow streets and limited parking for full time home owners and their guests.	6/22/2023 11:06 AM
123	There must be a way to support economic growth of the town while also causing minimal disruption to the community.	6/22/2023 10:26 AM
124	What residents do with private property is their business and not the business of local government.	6/22/2023 10:22 AM
125	What about short term rentals at apartment complexes	6/22/2023 10:21 AM
126	Regarding owner or property manager on site... I don't think a property manager should be allowed. Owner occupied only. Otherwise people will be saying they are occupying it by zoom, or they left their dog as a manager there, or some other "loophole" around that item. I don't want commercial activities in residential areas.	6/22/2023 10:08 AM
127	As to ability to contact owner manager.... what would you expect them to do about a party going on? They're powerless. Don't open the Genie bottle! Put the stopper in immediately.	6/22/2023 10:06 AM
128	The area that we live in does not appear to have many short term rentals. I imagine this is more relevant in areas like Pleasure Beach; however, it is important to have some minimum regulations in place that provide guidelines for those renting to minimize the impact to full-time residents.	6/22/2023 10:06 AM
129	Of course the government wants to make money on people trying to maintain or get ahead. It's their property and if they want to rent rooms or the house short term is their business.	6/22/2023 10:04 AM
130	How about we let homeowner's do as they choose without interference from the town. That would be a novel idea!!!	6/22/2023 10:01 AM
131	Is anyone required to tell neighbors if they are going to have short term rentals?	6/22/2023 9:55 AM
132	While we do not do this sort of rental I think the town should handle issues on a case by case basis as they would if a homeowner issue arose. Otherwise people should be allowed to do what they like with the property they own and pay taxes on.	6/22/2023 9:41 AM
133	Our rental "short term" rental became something of interest during Covid, folks outside this area (Pleasure Beach) lived our shoreline and wanted to be able to partake in this coastal area. Not having any hotels, this was a great way to get some extra funds.	6/22/2023 8:20 AM

Waterford Short Term Rental Community Survey

134	I think the biggest consideration should be STR allow some people to afford to stay in their home. That's much different than entities buying residential homes to turn them into STR investment property.	6/22/2023 8:12 AM
135	If we ask residents to register their pets then we can certainly ask residents to register and pay fees for short term rentals.	6/22/2023 7:22 AM
136	Why are you doing this now?? Copying East Lyme? If someone owns their property they should be able to do what they want with it, within reason. If a homeowner wants to generate income to help pay for their mortgage or taxes then let them. Why does the town have to make \$1 off of them? They are already paying taxes!!!!	6/22/2023 6:58 AM
137	We have too much over regulation already.	6/21/2023 11:58 AM
138	Survey is well done	6/21/2023 10:47 AM
139	I think the issue can be fixed if the property owner is held liable for the actions of their renters. I use VRBO a lot when we vacation and respect the owner as well as the neighbors when we use the property. I think that is important. I think if you rent a property and there are real issues with noise or larger gathering you as the owner should face large fines.	6/21/2023 8:54 AM
140	Personal property is the responsibility of the home owner. Let them do what they want with their property. If issues come up the home owner must comply with all town ordinances. The town should not regulate this.	6/21/2023 8:47 AM
141	The government should not be in a position to tell anyone what they can or cannot do with the property that they own.	6/21/2023 8:41 AM
142	Last year the Twin Lakes community got together and attended town meetings and met with the planner. We presented a petition with about 90 signees concerned with regulating Airbnb . I would hope you have this material. It is the large Airbnb with parties that we are concerned about .	6/20/2023 7:58 PM
143	There should be NO short term rentals since what I have seen by the renters is a party mentality that is dangerous and disturbing to neighbors!	6/20/2023 6:58 PM
144	If the town wants to allow short-term rentals, it should be in designated areas, such near the beach or commercial spaces. Having a 'party house' in the middle of an area of otherwise full-time residents is irritating and poses hazards. Residents should not have to rely on the police to enjoy their neighborhood.	6/16/2023 12:55 PM
145	Homeowners should absolutely be able to rent their properties to individuals for use as a residence (where they have a mailing address, register to vote, have on their driver's license, etc.). Certain homes could be allowed to be registered as short-term rentals in areas that are designated for short term rentals, such as summer home areas or commercial zones where it has been agreed to be appropriate. We should not allow short-term venues to pop up indiscriminately in year-round residential neighborhoods, especially with children or schools nearby.	6/16/2023 12:42 PM
146	Waterford communities where families live are not appropriate for these short term rental party houses. It cheapens the community, and degrades the reputation of Waterford as a great place to live in peace.	6/13/2023 9:17 PM
147	Short term rentals are a great way to travel. As a young person, I really appreciate home-rental options as they allow renters to communicate with the owners and learn more about the community. This form of rental can be more affordable short-term, and can directly benefit community members.	6/13/2023 9:46 AM
148	I feel as though we live on the busiest cul de sac in the us. When the house our street is rented there are usually 10+ car flying up and down our road. We have to put up slow signs and constantly watch them so our kids can enjoy their bikes. Thats not right.	6/12/2023 6:32 PM
149	Short term rentals are significantly more prevalent than people realize and this needs to move forward efficiently and with relative swiftness.	6/12/2023 10:36 AM
150	No	6/12/2023 9:59 AM
151	In Communities that have short term rental regs, the minimum one week rental rule has helped deter the weekend party renters from coming in. This should be a consideration	6/12/2023 6:36 AM

Waterford Short Term Rental Community Survey

152	These regulations will put more hardships on residents!	6/11/2023 8:19 PM
153	We live in a beach community where there are people that do short term rentals. Weekly	6/11/2023 8:02 PM
154	Don't allow short term rentals	6/11/2023 7:28 PM
155	There is a rampant strain of NIMBYism in this town. Property ownership should allow you to do what you want with your own property - short term rentals should not be prohibited, as it just leads neighbors to be nosier and more obnoxious than is reasonable.	6/11/2023 7:16 PM
156	Takes away from a residential community when a home in a residential area for the purpose of short term rental.	6/11/2023 7:02 PM
157	Endangering our residents, and neighbors is not a cost we can afford due to short term rentals. The boost in economy is not evident and is a myth. Stop sacrificing the many for the sake of a homeowner who wants to be in the hotel business and needs to be accountable for all of the regulations involved in running a hotel.	6/11/2023 3:10 PM
158	Short term rentals are a business and should be regulated as such if they will be permitted in Watetford. I would like them to be banned to maintain the integrity of our neighborhoods.	6/11/2023 9:03 AM
159	This survey covers a lot of the issues we are having on our street. The parties every weekend with strangers in our neighborhood, with loud noise, speeding, trash overflowing are the biggest issues we face.	6/11/2023 8:52 AM
160	There have been problems in other communities that allow short term rentals that should be looked at. It ruins family neighborhoods and the beaches.	6/11/2023 8:18 AM
161	Because of one bad problem you should not let this ruin it for all. You do no know how many properties are rented in thi Town.	6/11/2023 7:49 AM
162	Waterford don't need this, look what happen at Twin Lakes with all the problems it cause with the neighbors. Please for once do not let this happen in our beautiful town.	6/11/2023 7:31 AM
163	Singling out short term renter while not regulating other renters is discriminatory	6/11/2023 5:00 AM
164	Seeing as none of the tax revenue generated from short-term rentals come to the town, I don't see much of a positive economic impact. Furthermore, many of the homes being rented out as short-term rentals on vacation websites are not being rented in order to help residents remain in Waterford. Many of the homes being rented are either purchased and owned by outside corporate entities with the explicit intent to rent them out or are owned by those who do not live there as their primary residence. And it is oxymoronic to say that these short-term vacation rentals help residents remain and live in their Waterford homes because in order to rent out one's home in this capacity means, by definition, that for much of the time the owner is not living in the home as their primary residence.	6/11/2023 1:24 AM
165	Doesn't the Public Works Planning & Development Standing Committee have better things to do than to insinuate themselves into other people's business? Maybe the traffic congestion on Cross Road? There are already ordinances for noise, traffic, public disturbance/drunkenness. The questionnaire appears to be slanted towards restricting an individuals rights. This control tendency is typical of far left ideologies not typical for America.	6/10/2023 11:33 PM
166	I feel it's very important for homeowners to have control over how their property is utilized, whether it be owner-occupied or rented, regardless of the term of the rental. The main negative I see short-term rentals having is with the current state of the housing market, owner-occupants not having a fair chance at obtaining a home for their families if competing with a cash investor who intends to rent the property out short-term. I also think it could have a negative effect on a neighborhood if the majority of homes in that neighborhood became short term rentals, so there could be a case made for regulating the number of short term rentals allowed in a specific area at a time.	6/10/2023 9:24 PM
167	Personally I do not want the government to interfere with any citizen's use of their own property. Licensing fees and regulations would disproportionately affect the less wealthy in their ability to utilize their property to generate income.	6/9/2023 2:06 PM
168	Are there any existing zoning issues to be considered when homeowners begins to offer what appears to be an "inn" or a "B and B", rather than a room in a home they themselves occupy most of the time, in what seems the original "air B and B" idea.	5/26/2023 4:51 PM

Short Term Rental Regulation in Connecticut

Prepared by Justin LaFountain, AICP, CZEO, Planner II

September, 2019 (Updated December, 2021)

Short term rentals (STRs), known colloquially by their brand names such as 'Airbnbs' and 'VRBOs,' are currently a growing segment of the travel market. Locally, Connecticut has seen a significant increase in the number of hosts of STRs in recent years. According to the Hartford Business Journal, Airbnb alone had nearly 6,000 hosts in Connecticut between Memorial Day and Labor Day of 2019, hosting approximately 93,300 guest stays in that period, 20,400 of which were in New London County.¹

Nationwide, the STR market experienced a major decline during the COVID-19 pandemic. While the number of active listings on Airbnb increased in 2020 by 2.6% from 2019 to 2020, the number of bookings severely dropped, from 425.5 million nights and experiences booked in 2019 to 242.7 million nights and experiences booked in 2020.² Bookings have since rebounded somewhat, with 13% more nights booked in the first quarter of 2021 than the same period in 2020.³

While people of all ages utilize STRs, the accelerating popularity of such rentals is fueled by younger travelers. According to *Conde Naste Traveler*, seven in ten millennial business travelers express interest in staying in short term, locally hosted rentals.⁴ The continuing growth of the Short Term Rental market segment presents distinct challenges and opportunities for municipalities, especially in the tourism-rich southeastern Connecticut region.

Short Term Rental Challenges

Common concerns about the operation of Short Term Rentals include disruptions to residential neighborhoods, safety issues, and the loss of available housing. Some residents and local governments are concerned that the character of residential neighborhoods will change dramatically with the spread of STRs, due to an increase in traffic and parking issues. Noise concerns are also common, and neighbors worry that STRs will be used as party houses that require frequent police intervention. There are also wider concerns that STRs may not be safe for visitors if renters are housed in areas that would not otherwise be suitable for short-term overnight habitation, especially since STRs are not built or inspected in the same way as officially designated motels and hotels. Particularly in areas with housing shortages, there are worries that STRs will further decrease the number of housing units available for permanent residents.

¹ Hartford Business Journal. "Airbnb: CT Hosts Earn Record \$27M in Summer Rentals." September 2019.
<https://www.hartfordbusiness.com/article/airbnb-ct-hosts-earn-record-27m-in-summer-rentals>

² All The Rooms Analytics. "Airbnb & Vacation Rental Statistics [2021]." April 2021.
<https://www.alltherooms.com/analytics/airbnb-statistics/>

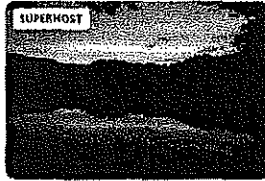
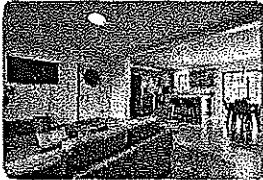
³ Yahoo! Finance. "Airbnb revenue climbed 5% to \$887M, beating expectations." May 13, 2021.
<https://www.yahoo.com/now/airbnb-q-1-2021-travel-recovery-201644244.html>

⁴ Conde Naste Traveler. "What Millennials Can Teach Us About Business Travel." March 2017.
<https://www.cntraveler.com/story/what-millennials-can-teach-us-about-business-travel>

Benefits of Short Term Rentals for Municipalities

Short Term Rentals can provide economic benefits to communities that successfully regulate them. By permitting STRs, communities that have little traditional lodging can open themselves up to tourism dollars that would not otherwise be available. Municipalities that do have traditional lodging stand to gain from visitors who are looking for more personalized travel experiences. Permanent residents who host short term renters can supplement their income and consequently be in a better financial position to maintain and improve their home. Between Memorial Day and Labor Day in 2019, Airbnb hosts in Connecticut earned a collective \$27 million, a 30.4% increase from the same timeframe in 2018.⁵ Ordinances or regulations can be used to minimize negative impacts of STRs, which could make the benefits outweigh the risks. The Wharton School of the University of Pennsylvania notes that "governments that look ahead and adapt to these developments [short term rentals] will derive substantial benefits for their economies and their communities."⁶

Other great vacation rentals in Lebanon

 ★ 4.96 (103) Private room · Columbia Waterfront B&B for Nature Lovers Guest... \$151 / night	 ★ 5.0 (3) Private room · Windham Conveniently located 1 bedroom \$36 / night	 ★ 4.82 (28) Entire cabin · Windham Secluded Cabin on Golden Pond \$147 / night	 ★ 4.65 (50) Entire cottage · Lebanon Go Jump in the Lake! \$107 / night
 ★ 4.88 (16) Private room · Colchester The Johnson Room at The O'Connell Ho... \$126 / night	 ★ 4.69 (0) Entire residential home · Lebanon NEW! Pet-Friendly Lebanon House w/ La... \$150 / night	 ★ 4.93 (28) Farm stay · Bozrah Six Paca Farm \$280 / night	 ★ 4.67 (3) Entire rental unit · Windham Apartment on small farm \$60 / night

A search for short term rentals in Lebanon, CT reveals numerous houses, apartments, and other accommodations in and around the town, shown in this screenshot from <https://www.airbnb.com/lebanon-ct/stays>. Screenshot taken on December 9, 2021.

Current Short Term Rental Regulations and Laws

In the past, short term rentals were largely unregulated by their parent companies, relying on hosts to self-certify that they comply with local regulations. However, in response to the pandemic, Airbnb created rules in 2020 which banned 'party houses,' defined as homes being rented to more than 16 people. In 2021, Airbnb partnered with VRBO to create the "Community

⁵ Hartford Business Journal. "Airbnb: CT Hosts Earn Record \$27M in Summer Rentals." September 2019. <https://www.hartfordbusiness.com/article/airbnb-ct-hosts-earn-record-27m-in-summer-rentals>

⁶ The Wharton School of the University of Pennsylvania. "How the Sharing Economy Is Transforming the Short-term Rental Industry." February 2019. <https://knowledge.wharton.upenn.edu/article/short-term-rentals-the-transformation-in-real-estate-and-travel-set-to-check-in/>

Integrity Program,” with the further intent of eliminating party houses by sharing information regarding problem rentals with competing rental sites.

The State of Connecticut currently has no legislation in place regulating short term rentals statewide, other than charging a room occupancy tax rate of 15%.⁷ The State Legislature may introduce relevant bills in future sessions, but it is currently left to individual municipalities to decide how best to regulate (or not regulate) these types of rentals. Local governments therefore have the opportunity to tailor STR laws to their unique community concerns and goals. There are generally three options municipalities utilize to address STRs: **regulation through zoning**, **regulation through municipal ordinances**, or by **maintaining the status quo** without establishing any new STR-specific regulations. Each of these options presents distinct benefits and challenges, which are outlined briefly below.

Short Term Rental Regulation via Zoning Regulations

Several municipalities in Connecticut have chosen to regulate short term rentals through their local zoning codes (e.g. Section 3.0 of the Hartford Zoning Regulations). Zoning regulations can allow STRs in certain zones only, and can also enable the Planning and/or Zoning Commission to review site plans for the proposed use to ensure adequate parking and other site improvements are in place. Approvals through zoning run with the land, and are valid unless and until the permitted use is expressly discontinued/abandoned by the property owner (which rarely occurs). Other characteristics of zoning also limit zoning’s ability to effectively manage STRs:

- Zoning regulations are enforced by local zoning enforcement officers, who routinely work at most a Monday-Friday schedule, and are rarely available at night, when most noise and parking complaints occur.
- In some cases, properties have been rented out as STRs by owners for decades. Any STRs lawfully established prior to the adoption of restrictive zoning regulations would be considered legal non-conforming uses, and therefore would not be required to comply with the new regulations.

Short Term Rental Regulation via Municipal Ordinance

The legislative body of a municipality can choose to adopt an ordinance pertaining to STRs, which could require an owner/operator to obtain a license and abide by certain rules. Locally, Ledyard and Bozrah have adopted ordinances to regulate STRs. This process has several distinct advantages over zoning. Complaints can be addressed by local law enforcement, able to respond on nights and weekends. Additionally, ordinances can require periodic license renewals, and a new license would be required for subsequent property owners. This would eliminate any ‘grandfathering’ issues that may arise through zoning. However, local Planning and/or Zoning Commissions would not be involved in approving site plans.

⁷ CT Dept. of Revenue Services. Policy Statement: Room Occupancy Tax on Short-Term Rentals. 2017. <https://portal.ct.gov/-/media/DRS/Publications/pubsp/2017/PS20173pdf.pdf?la=en>

Maintaining Status Quo

Some municipalities have chosen, at least temporarily, not to update regulations or ordinances and instead to regulate STRs as traditional bed and breakfasts or boarding houses. In some cases, this requires special permit or site plan approval from the Planning and/or Zoning Commission. Other municipalities have chosen not to regulate STRs, continuing a tradition of allowing unregulated short term rentals. Still others have taken the position that STRs are prohibited, as they are not expressly permitted in their zoning regulations. These solutions all come with challenges and benefits. While it is easier not to create any new standards for STRs, current regulations and standards rarely address potential land use conflicts unique to short term rentals. STRs do not neatly fit into definitions of bed and breakfasts or boarding houses, so new regulation is likely warranted. Additionally, if the growth in the STR market continues, municipalities would most likely want to have some safeguards in place to ensure smooth operation.

Regulation and Enforcement Options

If a municipality chooses to move forward with zoning regulations or an ordinance for Short Term Rentals, it is important to consider what the ultimate goal of STR regulation is in the municipality. Regulations attempting to prohibit (or nearly prohibit) STRs would likely be very different from those that seek to establish rules for safe and inoffensive operation.

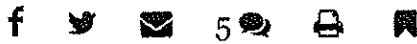
If the goal of a municipality is not to prohibit, but rather control STRs, a few strategies are available. Several examples of ways to regulate STRs are listed below:

- Only allow STRs in certain areas of town;
- Require a minimum separation distance between STRs;
- Limit the number of STRs town-wide;
- Allow STRs only in an owner's primary residence (proof of residence could be obtained via vehicle or voter registration, or by another suitable method);
- Place limitations on the number of nights that can be rented;
- Limit the number of guests that can stay at any given time;
- Require adequate off-street parking.

If using an ordinance approach, municipalities should ensure that each STR is registered with the town. The registration should designate a 24/7 point of contact who can address any issues quickly. If STRs are regulated by zoning, hosts should be required to file an application for a zoning permit or special permit with the municipality, as well as provide point-of-contact information. Ordinances should provide for adequate and efficient means of enforcement, and should include means to revoke a STR permit if its owner does not comply with municipal requirements.

Municipalities may also consider contracting out registration and enforcement responsibilities to a third-party vendor. Several of these companies currently exist to relieve the burden of town staff monitoring STRs. These companies search online databases for advertised STRs, and maintain online portals for registration. The third-party companies can also accept complaints and correspond with hosts to address issues. Use of a third-party vendor is likely best suited for larger towns and cities where a significant number of STRs exist.

East Lyme selectmen tap beach residents to explore short-term rental regulation



August 03, 2023 8:08 pm • Last Updated: August 03, 2023 9:11 pm

By **Elizabeth Regan**
Day Staff Writer

✉ e.regan@theday.com

East Lyme — A committee of eight residents, mostly from the town's beach areas, has been tasked with deciding whether complaints of noise, garbage and parking problems related to overnight and weekend renters is something that requires local government intervention.

Among the newly appointed members is Paul Formica, a former state senator and East Lyme first selectman who operates a short-term rental in Giant's Neck.

The Board of Selectmen on Wednesday unanimously approved a resolution directing the committee to investigate whether there's a need to regulate short-term rentals in town and, if so, how to do it. Members have been given 90 days to make their recommendations to the selectmen.

The issue spawned by an international trend that's not going away pits neighbors who object to a revolving door of inconsiderate guests against those renting out properties online either as a full-fledged business or to supplement their income.

Short-term rentals popularized by websites like Airbnb and VRBO are not currently regulated by the state or at the town level, where zoning official Bill Mulholland has taken the position that anything not explicitly allowed in zoning regulations is prohibited. But some beach associations, including those in Attawan, Black Point and Giants Neck, are empowered in varying degrees by the state to make their own zoning regulations.

The issue of potential conflicts of interest was broached by selectmen at their meeting Wednesday when Selectwoman Rose Ann Hardy said she had concerns about putting anyone on the commission who stands to financially gain from whatever recommendations the committee makes.

"I don't think it's appropriate for them to be on this committee," she said, not naming any names. "I think this committee should be neutral."

Formica on Thursday told *The Day* he has one short-term rental and a few other long-term rentals in the beach community.

He said he volunteered for the committee in his capacity as the Giant's Neck Board of Governors president to have "ears on the ground" regarding an issue that has been circling the state.

"My understanding is there are people that are for, and there are people that are against, and there are people that are neutral" on the committee, he said. "How do you find the middle ground unless you have two sides?"

It was a viewpoint similar to the one voiced by Selectman Bill Weber at the Wednesday meeting when he said "it's a form of diversity, and diversity's a good thing."

Selectwoman Anne Santoro was the one who suggested adding a requirement to the committee's charge specifying anyone with a financial interest in a short-term rental property must disclose that information.

"If there are any issues, disclose that right up front so we know where you're

Santoro will represent the selectmen as a member of the short-term rental

MENU ≡



felt nobody on the committee should have "any kind of conflict of interest."

"We can hope that whoever's on the committee is going to do what's best for the town and everybody in it, and our quality of life," she said.

John Schweizer, a member of the Oak Grove Beach Association with a seat on the newly appointed committee, said Thursday that short-term rentals "are absolutely destroying the neighborhood."

He described residents being awakened long into the night by parties and recalled one short-term guest driving on portions of the beach where cars aren't allowed.

Schweizer, who said he's been bringing his concerns to Seery for a couple years, said there are five short-term rental properties on his street.

"Today, as I'm looking out my window, there is a two-bedroom house with 25 people in it and they're partying like crazy," he said.

Schweizer emphasized he was speaking for himself and not the beach association when he said he's in favor of requiring all short-term rental properties to be registered with the town so they can be inspected for compliance with codes governing health and safety. *It's a move he said protects renters, the beach community and the town.*

"These are run like hotels with no regulation, no registration," he said.

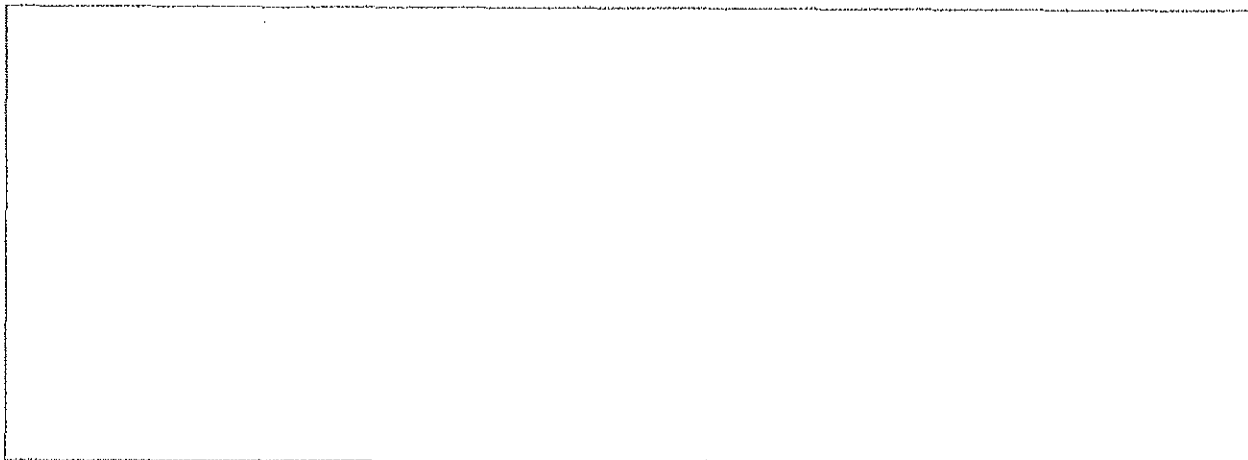
Gary Farrugia, a former publisher at The Day and a member of the short-term rental committee, said his Saunders Point neighborhood has a long tradition of rental properties. He said a few of those are currently rented out on a short-term basis.

"But there is concern here, like everywhere else up and down the shore, regarding the expansion of short term rentals because of Airbnb and VRBO," he said.

He said he was not in favor of abolishing short-term stays but thinks there is need "for some municipal regulation."

Regulating short-term rentals in East Lyme could mean creating an ordinance that would supersede beach association regulations, or it could mean updating the town's zoning regulations to include new guidelines that wouldn't touch beach associations with their own regulatory powers.

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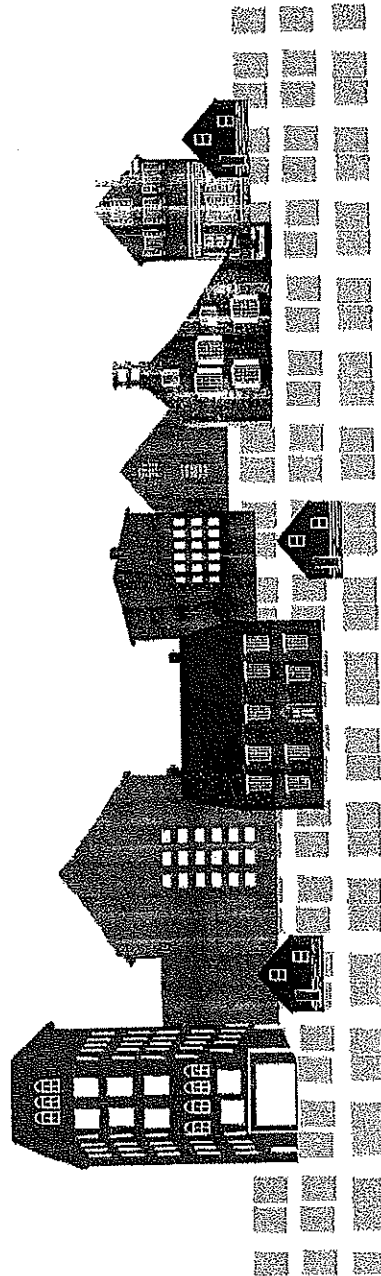
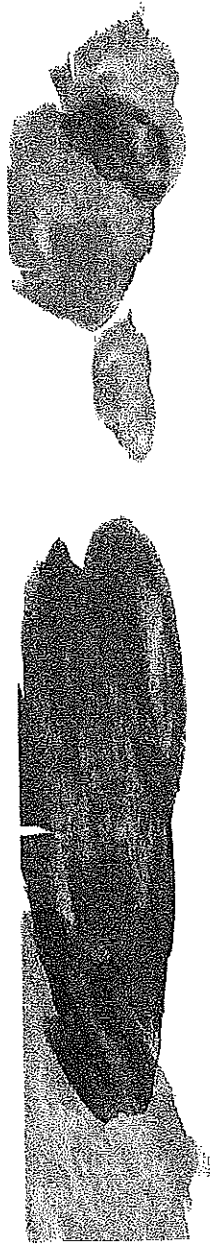
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Ledyard Opts for Hosted Short Term Rentals with Stronger Regulations

TOP

LEDYARD — After extensive discussion at a public hearing, the Zoning Commission unanimously approved a zoning regulation for short term rentals that will require the owner of the building to live on the premises, a practice known as hosting.

“We didn’t think the ordinance was terrible, it just didn’t have the teeth necessary in zoning,” said Juliet Hodge, town planner at the commission’s Jan. 13 meeting.

She said the new zoning regulation is more specific than the ordinance and will give the town opportunities to stop nuisance short term rentals using faster methods than taking legal action.

“You can always bring somebody in for a hearing and you can threaten to take away their permit. You can work with the staff and work with them to bring them into compliance. But, that ability to issue a cease and desist and then the ability to cite then fine them and then to accumulate fines, is powerful,” she said.

The town’s two-year ordinance is set to expire at the end of February. The ordinance required the property owner to apply for a permit for a short term rental, but not all property owners did and there was no penalty for not doing so. According to CT Examiner reporting, the town had three properties with a permit and eight that were advertising on AirBNB without a permit.

Those who obtained a permit to run a short term rental under the current ordinance will be regulated under the ordinance until the permit expires, Hodge said. After that, the owner will need to apply for a special permit to operate.

Jim Harwood, who lives next to one of the houses where the owner never applied for a permit, said he supported the zoning regulation because the way the ordinance was structured, the only penalty was to revoke the permit.

He said beginning in April last year, 30 to 40 people at a time had rented the three-bedroom house next door as an AirBNB even though the ordinance limited the number of renters to six people at a time. He said the owner was absent and had not applied for a permit.

"It was probably three times a week, a party house till four in the morning till five in the morning and then they get up again at eight o'clock and start drinking and continuing on," he said. "They make noise all night. They make noise early in the morning. And there are about six different houses in the neighborhood that have submitted complaints over the last six and eight months."

But Molly Barnett, who owns two rentals in Ledyard with her father Rob Barnett, said the biggest issue was enforcement rather than whether owners apply for a permit or not. She asked the commission to take more time to consider a solution.

"I'd like to point out that it sounds like this is not really a two sided issue. It's more of an agreement that we do need enforcement [for] those houses that are not bothering to follow any of the rules. There should be something done about that and I'm not sure what that is. But this proposal does not address that. All this current proposal does is add more rules that the rule breakers are not going to follow. So I just would also say that maybe we should reconsider a different direction here."

Nate Weiss, a resident, said that while enforcement is the biggest issue to solve, he wasn't convinced that the concept of the hosted rental was a workable solution.

5/23/22, 1:49 PM

Ledyard Opts for Hosted Short Term Rentals with Stronger Regulations

The initiator of the ordinance, Eric Treaster, said the hosted short term rental regulation will help when neighbors experience issues because breaking the rules will have consequences.

"It also makes it much much easier to enforce because zoning issues cease and desist orders and a violation of a cease and desist order is a criminal matter. It's a felony. And I have never seen someone ignore a cease and desist order. It's far more powerful than an ordinance," he said.

A separate regulation will be needed for non-hosted short term rentals, said Katie Scanlon, vice chair of the commission.

The regulation also does not address the issue of companies buying properties to use for short term rentals, taking away available housing, concerns that the commission and town staff wanted to solve, said Hodge.

"That is a huge issue and we were struggling with, well, what if somebody lives in Groton but owns a house in Ledyard? They probably would be responsible and nearby, should they need to be called," she said. "We just couldn't get to a point that we weren't going to run into some legal issues, so that's something we could certainly explore but not tonight. It would represent too big of a change."

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Noank prepares to enforce prohibition on short-term rentals

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Groton — After more than two years of deliberations on two proposed ordinances to regulate short-term rentals, the Noank Zoning Commission has decided to instead direct the zoning enforcement officer to enforce the current prohibition on rentals such as those through Airbnb and Vbo.

Chairman Rick Smith has noted that any use not explicitly allowed in the zoning regulations is prohibited, but the prohibition hasn't been enforced.

"We exhaustively turned over every rock and explored every possible way of doing this for over two years, and we've come to the conclusion that it's not in the best interest of Noank to change our rules to let short-term renting occur," Smith said.

At a meeting on Aug. 26, the commission voted 5-0 to leave the Noank Zoning Ordinance as is, meaning short-term rentals remain a non-authorized use, and then 5-0 to end the deferral of enforcement.

"The way we've been working at this for two and a half years is to craft something out for this group, but that's not really how we're supposed to regulate," member Beth Steele said. "We're not supposed to regulate for a target audience, we're supposed to regulate for the village as a whole."

Smith first pushed for allowing hosted renting, meaning the owner is living at the property during rentals. He called this "functionally a residential use of a residential property," whereas non-hosted renting is "running a hotel with no supervision on your private, residential property."

Steele said both hosted and non-hosted rentals are a commercial use, and commission member Nip Tanner said going down the path Smith suggested "would turn into a can of worms."

Smith ultimately ended up voting with the group, "partly because I've been persuaded and partly because I like unanimous votes on very contentious subjects."

How will this be enforced?

The day after the meeting, Smith notified the commission's email list of the two votes and said, "It is expected that this enforcement effort will be progressively applied, using the methods available by statute for Zoning Enforcement Officers to enforce a municipality's ordinances."

Some residents were confused by what "progressively applied" meant.

Smith told The Day on Friday that it will be up to the ZEO and attorney, respectively Bill Mulholland and John Casey, to determine the process for enforcement. Asked about his advice for short-term rental operators in the meantime, he said if it were him, he wouldn't take any more bookings.

But he said "enforcement will not be instantaneous. It will be a process that gives people their right to have it communicated to them." He didn't have a timeline to begin enforcement.

Mulholland, who also serves as zoning official in East Lyme, said a list of STR operators will be developed, and they will be notified to cease operations. He said there will be notice of what the penalties are for failure to comply.

"It's sort of a work in progress right now," Mulholland said, adding that he needs to sit down with Casey and Smith.

While the commission has now scrapped a 2019 draft (<https://www.theday.com/local-news/20190807/with-airbnb-talks-noank-back-to-drawing-board>) and a 2021 draft (<https://www.theday.com/local-news/20210501/noank-zoning-commission-proposes-regulations-for-airbnb-vrbo-rentals>) ordinance regulating short-term rentals, Smith doesn't think the past two years were a waste of time, or that the commission could've come to its conclusion in six months or a year.

"We'll get criticized from people who are unhappy with the decision," Smith said, "but we can't be criticized for lack of effort and a lack of being conscientious about trying to find a pathway forward that could satisfy all sides. In fact, we couldn't find that, and that's unfortunate."

Noankers react

Wayne Burdick said he was disappointed by the decision but has modified his VRBO listing to be a 30-night minimum.

"Whether it is somebody for a week or four weeks, it is still going to be the same sort of families showing up, but we will comply with the law," Burdick said.

The proposed regulations had defined a short-term rental as less than 30 days. Asked Friday if Noank residents could rent their property for 30 days or more to the same party, Mulholland said this is "under discussion with legal."

Burdick, who lives in South Carolina and said he spends about half the summer in Noank, said short-term rentals help defray the more than \$40,000 a year in taxes, insurance and maintenance on the home, which has been in the family for five generations.

Fellow short-term rental operator Amy Kirschner feels the commission threw out the work it had done for two years to try to compromise and instead said, "You can't do this, in a way that leaves complete ambiguity."

Kirschner called the commission's action a "come-sue-me way of dealing with this process" but declined to say whether she would pursue legal action.

The commission is "picking one thing that's not regulated and saying it's illegal. What else that's not listed in the regulations is illegal?" Kirschner questioned. She asked whether it would be illegal to put up a reindeer at Christmastime, or a Hannukah menorah, or a religious totem pole. In response, Smith said he would let the commission's vote speak for itself, and that trying to parse hypotheticals is "just running down a rabbit hole."

Ben Greenfield, who stressed that he wants to be a good neighbor, said he now will be marketing the unit he had on Airbnb as a long-term rental, as he used to do. He said doing short-term rentals helped him a lot during the pandemic, and he called the new approach draconian.

Greenfield is holding out hope that the commission will come up with something "a little bit more fair for everybody" in the future.

Noank residents and property owners were divided in a public comment meeting in July (<https://www.theday.com/local-news/20210709/noank-residents-divided-on-proposed-short-term-rental-regulations>), and so some are happy with the commission's decision. Smith was up for re-election to the Zoning Commission in May (<https://www.theday.com/local-news/20210520/with-large-turnout-noankers-pass-budget-and-hear-updates-in-annual-meeting>) and won 108-89 against Gabi Smillie, a short-term rental operator who decided to throw her name in a few weeks prior (<https://www.theday.com/local-news/20210517/noank-to-vote-wednesday-on-increased-fire-district-budget-and-tax-rate>).

Short-term renting is "corrosive to communities, and it should not exist, and God bless our zoning commission," Elisabeth Pendery said. "They are so courageous and they made the right decision, not flippantly, but after two and a half years, with due diligence and careful consideration."

She said the commission decided to do the greatest amount of good for the greatest number of people, noting there might be around 30 STR operators out of hundreds of homes in Noank. She said "communities need neighbors," and that she could've easily put her second unit on Airbnb and made four times as much money but instead has someone there long-term.

Both Pendery and Mary Cuthbert voiced concern about short-term rentals depleting the availability of long-term rentals and about kids not having other children to play with.

Cuthbert said Friday, "I don't believe that short-term rentals belong in a residential community," saying people need to be in hotels when they're visiting communities.

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