

From: webadmin@newfairfield.org

Date: September 20, 2023 at 11:11:51 AM EDT

To: ewhite@newfairfield.org

Subject: Website form message

Timestamp :: 9/20/2023 11:11:44

Name: :: Steve Males

Email Address: :: stevendmales@gmail.com

Telephone Number: :: 646-207-1794

Dear Members of the New Fairfield Zoning Commission,

I wish to express my deep concerns regarding the proposed expansion of Rob White's house at 30 Windmill Rd. The property in question has been operating as an illegal Airbnb/VRBO property for years, and it should not be permitted to expand. Furthermore, I strongly believe that it should cease its operation entirely due to a blatant disregard for the town's rules and regulations.

As you are aware, town regulations governing short-term rentals were enacted on January 8th, 2020. These regulations stipulate that homeowners renting their properties for six or fewer days must obtain zoning permits, pay a \$500 fee for these permits every 24 months, and possess certificates of insurance for the intended use. Whether these requirements have been met in Mr. White's case is uncertain. Most importantly, the regulations mandate that the property owner must reside on either the same property as the rental or an abutting one. It is evident that Mr. White does not meet this residency requirement, as he only stays here for a few weeks throughout the year.

While I understand Mr. White's desire to capitalize on his investment, it is essential to recognize that this comes at the expense of our neighborhood's peace and tranquility. While the majority of Mr. White's guests are respectful, there have been instances of disruptive behavior. Cigarette butts and empty soda cans have been found on our property near our mailbox. Some of his guests arrive with oversized trailers that obstruct the street, while others play loud music into the late hours. On occasion, they trespass onto our property while chasing their pets.

Furthermore, the proposed expansion of Mr. White's property raises additional concerns. Because he often has a packed house, he cannot accommodate all the vehicles. His guests sometimes park in front of our property due to inadequate parking space. Expanding the property will likely exacerbate these issues by increasing the number of vehicles in the vicinity.

In addition to these concerns, it is crucial to note that many of Mr. White's guests bring boats to our lakefront neighborhood. Unfortunately, there appears to be no oversight to ensure that these boats do not introduce invasive species such as zebra mussels to our lake. This oversight is critical for the protection of our local ecosystem.

In conclusion, I implore the Town Zoning Commission to carefully evaluate the proposed expansion of Mr. White's property and to enforce the existing regulations governing short-term rentals. It is essential to safeguard our neighborhood's harmony, property values, and our right to enjoy some breathing

space. These issues must be addressed promptly and rigorously. What good are the regulations if they are not enforced!!! Your actions in this matter will play a pivotal role in determining the quality of life for all residents in our community.

Here are his AirBnb and VRBO listings:

https://www.airbnb.com/rooms/8304026?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&check_in=2023-09-25&check_out=2023-09-30&source_impression_id=p3_1695218788_bxyJII%2FhsPbfffJII&previous_page_section_name=1000&federated_search_id=54c8d9e8-87fb-441b-a63b-77bca0194d15

https://www.vrbo.com/2559428?dateless=true&x_pwa=1&rfr=HSR&pwa_ts=1695218974904&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=true&adults=1&children=®ionId=3000430314&destination=New+Fairfield%2C+Connecticut%2C+United+States+of+America&destType=MARKET&latLong=41.466099%2C-73.485649&privacyTrackingState=CAN_NOT_TRACK&searchId=1d6eeac7-7d58-423b-bbd1-586d695d7887&sort=RECOMMENDED&userIntent=&expediaPropertyId=73212076

Thank you for your attention to these pressing concerns.

Sincerely,

Steve Males