



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Work Group Reviewing an Ordinance Regarding Short-Term Rentals

March 9, 2020

8:00AM

Main Meeting Room, Town Hall, 933 Hopmeadow Street

SPECIAL MEETING AGENDA

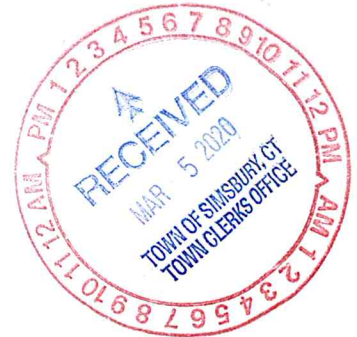
Call to Order

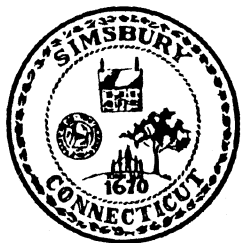
- 1) Review and Discussion of Draft Ordinance
- 2) Next Steps and Meeting Dates
- 3) Approval of Minutes

a. February 21, 2020

- 4) Communication Item: Email from J. DeVivo dated March 4, 2020
- 5) Communication Item: 45 Old Farms Road Log

Adjournment





Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

TOWN OF SIMSBURY Short-Term Rental Ordinance

Adopted by the Board of Selectmen on [month] [day], [year]

I. Purpose

The purpose of this ordinance is to establish regulations on short term rentals in the Town of Simsbury. By establishing these regulations the Town will be able to monitor short term rental listings in Simsbury while also maintaining the characteristics that define Simsbury.

II. Definitions

- A. **Occupant:** Any person(s), and their guests, who have entered into an agreement with a property owner for the use of the short term rental.
- B. **Owner:** Any person(s) who holds the legal right to the property or beneficiary of like estate and uses the property as their legal residence.
- C. **Owner Occupied:** During the course of the rental period, the owner (as defined above) is present inside the dwelling.
- D. **Primary Residence:** An owner who spends at least 183 days at their property is defined as a primary resident.
- E. **Short Term Rental:** Any property rented by a person(s), of 18 years or older, for a period of one (1) to twenty-nine (29) consecutive days. A short term rental must have separate sleeping areas established for guests and guests must have at least shared access to one (1) full bathroom and cooking area.
- F. **Sleeping Area:** A sleeping area is defined as a separate space, with a bed provided that the guest(s) of a short term rental have access to. This area must be inside the dwelling and cannot include: tents, outdoor areas, and/or recreational vehicles. A minimum of 75 square feet of sleeping area per guest shall be provided.
- G. **Authorized Enforcement Agency:** Employees or designees of the town as designated by the Town Manager to enforce this ordinance.

III. Permit Required

- A. No one shall be allowed to operate a short term rental in the Town of Simsbury without a valid short term rental permit authorized by the Planning

and Land Use Department. Failure to secure a permit is considered a violation of this ordinance and subject to fines and enforcement stated in below sections.

- B. Only the legal property owner(s) may apply for and obtain a short term rental permit.

IV. Application Process for a Short Term Rental Permit

A. How to Apply

- i. An application form from the Planning and Land Use Department must be completed.
 - 1. All information entered on the form must be as current and accurate as possible.
 - 2. To be included in the application is:
 - a. A list of all owner(s) and permanent residents of the property, and their contact information.
 - b. The number of separate sleeping spaces made available to guest(s) of the short term rental.
 - ii. A new application fee of **seventy five dollars (\$75)** will be charged if your application for a short term rental permit is approved.
 - iii. The Director of Planning and Community Development, or his/her designee, has the authority to approve or deny any application for a short term rental in the Town of Simsbury.
 - iv. An initial safety inspection must be completed by a staff member of the Planning or Building Department before a permit may be issued.
- B. An application must be fully complete when being submitted to the Planning and Land Use Department. The Town will not accept incomplete applications.

C. Limit to Amount of Rentals

- i. No owner may rent their property as a short term rental for more than one hundred (100) days during any one year period of their short term rental permit. Upon renewal of their permit, an owner will be able to rent their property for another one hundred (100) days.

D. Parking Requirements

- i. At least one (1) off street parking¹ space must be made available to the person(s) renting the dwelling.
 - 1. If more than 5 guests are renting the property then an additional off street parking space must be made available.
 - 2. If more than 3 guests are renting the property then an additional off street parking space must be made available

¹ Make mention of parking ordinance i.e. during winter storms?

- ii. At least two (2) off street parking space must be made available to the person(s) renting the dwelling.
- iii. The provided parking space(s) may not be on the yard of the property.

E. Neighbor Notification

F. Owner Occupancy Requirement

- i. If the property is located in a ___ zone according to the Town of Simsbury Zoning Regulations, the Owner, as defined above, of the property must be present during the rental period of the property. Any owner who is not present during the rental will be violating this ordinance and subject to the enforcement and penalties stated in subsequent sections below, including revocation of their short term rental permit.

G. Place of Permanent Residence

- i. If the property is located in a ___ zone according the to the Town of Simsbury Zoning Regulations, the Owner, as defined above, may rent the property, while not present during the rental, as long as it is their place of permanent residence for the majority of the year.

H. Accessory Dwellings

- i. Accessory dwellings, either attached or unattached, are permitted to be used as short-term rentals provided that:
 - 1. They meet the same standards set forth in this ordinance as a traditional single family house
 - 2. They are at least XX feet from the property line
 - 3. They have at least 1 full bathroom
 - 4. They have proper, functioning heating and cooling

I. Single Family and Multifamily Neighborhoods

i. _____

V. Expiration and Renewal Process of Permit

A. Expiration

- i. All short term rental permits are valid for one year from date issued.
- ii. Permits become invalid at 11:59 PM on the listed expiration date of the short term rental permit.

B. Renewal Process

- i. An application for renewal of a short term rental permit must be submitted to the Planning and Land Use Department at least one (1) month but no more than three (3) months before the expiration date of the current permit.
- ii. Applicants must bring in the following forms when applying for a renewal:
 1. The previous year's approved permit.
 2. An updated application, if any requested information has changed in the past year.
 3. A renewal fee of fifty dollars (\$50).
 4. Copies of sales tax receipts from the previous calendar year.
- iii. If the Director of Planning and Community Development, or his/her designee, sees fit he/she may authorize a renewal inspection of the property before granting a renewed permit. The Director of Planning and Community Development, or his/her designee, has the authority to reject an application for renewal.
- iv. A renewal is when an owner had a valid short term rental permit in the previous year that was not revoked by staff. A gap of eight (8) or more months between an expired permit and an application for a renew permit will be treated as a new application for a short term rental permit and should follow the steps in Section IV, A.

VI. Non-transferability

- A. A short term rental permit is not transferable to another owner, operator or property.

VII. General Standards

A. Maximum Occupancy

- i. The maximum occupancy for a dwelling is 6 unrelated adults.

B. Safety

- i. A short term rental property must have:
 1. Working smoke and Carbon Monoxide detectors with placement following town/State building codes.
 2. A working fire extinguisher shall be located in the dwelling at all times when the property is being used a short term rental.
 3. A clear path of egress is always visible while the property is available for rent.
 4. Properly functioning windows and doors in all livable spaces of the dwelling.
 5. Sleeping accommodations are to the state building code.

C. Conduct

- i. Short term rental guests are subject to all relevant town codes and ordinances. It is up to short term rental owners to notify their guests of any applicable codes and ordinances and to ensure that they are followed.
- ii. Excessive noise or other disturbances are prohibited
- iii. No activities in excess of 75 decibels at the property line are allowed.
- iv. No outdoor events are allowed.
- v. No indoor or outdoor events are allowed
- vi. No guest may spend the night sleeping outdoors.
- vii. No signage advertising the property as a short term rental is allowed.

VIII. Inspections

- A. When violations are suspected, Town officials have the right to perform inspections, both externally and internally, of a short term rental property.

IX. Enforcement

- A. The authorized enforcement agency, as defined in section II.G, has the right to determine if a violation has occurred and then take action to correct said violation.
- B. A violation consists of but not limited to operating a short term rental without a valid short term rental permit, as well as using a property as a short term rental for anything other than the allowed uses stated earlier in this document.
- C. The authorized enforcement agency has the authority to suspend a short term rental permit until the owner comes into compliance.
 - i. The Director of Planning and Community Development, or his/her designee, shall give the owner thirty (30) days to correct the violations.
 - ii. This suspension will not delay the expiration of an owner's short term rental permit.
- D. Violations of this ordinance can lead to daily fines of up to \$250
- E. [Insert CT General Statute about fines?]

X. Revocation Procedure

- A. If any violations determined by the authorized enforcement agency, do not get corrected in the given timeframe, the Director of Planning and Community Development has the authority to revoke an owner's short term rental permit.
- B. If an owner has their short term rental permit revoked a new permit may not be granted to that property for 12 months.

XI. Appeals

- A. Permit Appeals.** An appeal must be received in writing and filed with the Town Clerk's Office within ten (10) business days from receipt of the notice of the written decision. For this purpose, notice shall be deemed received three (3) calendar days from the date of the written decision. Hearing on the appeal before the Hearing Officer shall take place at its next meeting, but not to exceed fifteen (15) business days from the date of receipt of the notice of appeal. The decision of the Hearing Officer shall be final.
- B. Citation Appeals.** Any person receiving a fine may appeal the determination of the authorized enforcement agency. The notice of appeal must be received in writing and filed with the Town Clerk's Office within ten (10) business days from receipt of the notice of the fine. For this purpose, notice shall be deemed received three (3) calendar days from the date of the notice. Hearing on the appeal before the Hearing Officer shall take place within thirty (30) business days from the date of receipt of the notice of appeal. The decision of the Hearing Officer shall be final.



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Work Group Reviewing an Ordinance Regarding Short-Term Rentals

Friday, February 21, 2020
Main Meeting Room, Town Hall, 933 Hopmeadow Street

SPECIAL MEETING MINUTES – DRAFT

Members Present: Chris Peterson, Jackie Battos, Bruce Elliot, Ron Jodice, Liz Peterson

Staff Present: Henry Miga, Thomas Fitzgerald, Mike Glidden

The meeting was called to order at 8:03am

1) Review and Discussion of Draft Ordinance Created by Staff

Mr. Peterson gave a short recap on the background of the group and why they are meeting. The Workgroup asked to see any complaints staff have on Short-Term Rentals for the next meeting.

Staff gave background information on where the draft ordinance originated and how it is up to the workgroup to make decisions on items presented in the ordinance, staff is there as a resource to help clarify questions. Discussion ensued on the first 3 sections. It was suggested to have some definitions changed so they are more consistent with other regulations the Town has.

2) Next Steps and Meeting Date

Another meeting will be needed to discuss the rest of the document. March 9th at 8:00 AM in the Main Meeting Room was identified as the next meeting date of the Workgroup.

3) Approval of Minutes

Ms. Battos motioned to approve the minutes of the January 24, 2020 meeting, seconded by Mr. Jodice. All were in favor; the minutes were approved as presented.

The meeting adjourned at 9:00am.

Respectfully Submitted,
Thomas Fitzgerald
Management Specialist

Hi Mike,

Below is some feedback on the draft STR ordinance from our group. Can you please forward this to all members of the working group in advance of Monday's meeting?

Thanks,

Jay

Members of the Working Group:

We appreciate the work this group is doing to address the issues that have arisen over short-term rentals. We have had an opportunity to review the draft ordinance, and there is one section in particular where we feel it important to raise our concerns.

Section C of the draft ordinance deals with Conduct. In that section, there appear to be some mutually exclusive options that are up for discussion, including iv. "no outdoor events allowed" and v. "no indoor or outdoor are events allowed." We believe that it is imperative that this ordinance expressly prohibit all indoor and outdoor parties or events.

Failing to explicitly prohibit indoor and outdoor parties and events may be interpreted as implicitly permitting them. This will no doubt lead to more of the kinds events that we have suffered through and which have threatened the safety and tranquillity of our neighborhood. The explicit prohibition of parties and events in this ordinance would not break new ground with respect to permissible uses of residential property. Simsbury's zoning regulations already prohibit this activity. Expressly Including the prohibition in the ordinance would ensure that there is no ambiguity and that the ordinance is in harmony with our Zoning Regulations.

The other specific comment we have on this section would be to keep item ii. "excessive noise or other disturbances are prohibited" and remove item iii. "no activities in excess of 75 decibels at the property line are allowed." Requiring the police to measure noise with decibel meter at multiple points around a property would be cumbersome. Depending on topography, environmental conditions, proximity to the property line, and time of day, noise levels below 75 decibels, which is about the level of a vacuum cleaner or car going 65 mph, could certainly be disruptive to neighbors.

We understand and indeed share your desire to propose an ordinance to the BOS as quickly as is reasonable. However, we also want to be sure the proposed ordinance is as complete as possible. To that end, we would be grateful if, as you are deciding on what language you include in the ordinance, you review the recommendations we submitted prior to the Feb 21st meeting. We ask that you give particular consideration our recommendations in Section II. "Short-Term Rental License Provisions". A copy is attached for your convenience.

Regards,
Five Gaits Families

| | Date | Time | Sender | Recipient | Medium | Memo |
|----|------------|----------|--|---|-------------------------------------|---|
| 1 | 4/28/2016 | N/A | Michael Glidden | Margaret & Steven Glick (Copy: Town Clerk) | Certified Letter, Return Receipt | Approval of Special Exception application to legalize accessory dwelling unit |
| 2 | 4/19/2018 | 4:21 PM | Jay DeVivo | Robin Newton | Email | Complaint about Airbnb |
| 3 | 5/13/2018 | 8:27 PM | Officer Trevor Brittell | | Police report | Noise complaint- loud music all day |
| 4 | 5/13/2018 | 9:01 PM | Jay DeVivo | Robin Newton (CC: Maria Capriola, Eric Wellman) | Email | Follow-up re: enforcement action (letter) |
| 5 | 5/14/2018 | 8:36 AM | Robin Newton | Jay DeVivo | Email | Will discuss at upcoming legal meeting |
| 6 | 5/14/2018 | 8:57 AM | Jay DeVivo | Robin Newton (CC: Maria Capriola, Eric Wellman) | Email | Question about letter and date/time/location of legal meeting |
| 7 | 5/16/2018 | 11:49 AM | Robin Newton | Jay DeVivo | Email | No letter, legal meeting Thursday (5/17/18) not open to public |
| 8 | 5/16/2018 | 2:15 PM | Jay DeVivo | Robin Newton (CC: Maria Capriola, Eric Wellman) | Email | Reiteration of concerns, offer to meet with Town Attorney et al |
| 9 | 5/16/2018 | 2:37 PM | Robin Newton | Jay DeVivo | Email | Confirmation to discuss concerns at legal meeting |
| 10 | 5/29/2018 | 9:50 AM | Jay DeVivo | Robin Newton (CC: Maria Capriola, Eric Wellman) | Email | Follow-up re: legal meeting on 5/17/18 |
| 11 | 5/31/2018 | 11:48 AM | Robin Newton | Jay DeVivo | Email | Update that Town Attorney is reviewing it & will keep posted |
| 12 | 5/31/2018 | 12:26 PM | Jay DeVivo | Robin Newton (CC: Maria Capriola, Eric Wellman) | Email | Thank you, look forward to hearing more |
| 13 | 6/4/2018 | 11:53 PM | Jay DeVivo | Robin Newton (CC: Maria Capriola, Eric Wellman) | Email | Complaint of event/party, request for prompt update |
| 14 | 6/5/2018 | N/A | N/A | N/A | Online Advertisement | AirBnB posting for barn at Old Farms Road |
| 15 | 6/5/2018 | 9:30 AM | Robin Newton | Jay DeVivo | Email | Staff will look into it, but Banquet Facility violation is N/A, will keep posted |
| 16 | 6/5/2018 | 1:03 PM | Jay DeVivo | Robin Newton (CC: Michael Glidden, Maria Capriola, Eric Wellman) | Email | Disagrees about Banquet Facility, looks forward to hearing more |
| 17 | 6/21/2018 | 11:12 AM | Jay DeVivo | Michael Glidden, Maria Capriola (CC: Robin Newton, Eric Wellman) | Email | Request for explanation of interpretation of zoning regs, reiteration of disagreement |
| 18 | 6/25/2018 | 11:02 AM | Michael Glidden | Jay DeVivo (CC: Robin Newton, Maria Capriola, Melissa Appleby) | Email | Update that Robin is looking into it, defers to her interpretation, will be drafting an ordinance moving forward |
| 19 | 6/25/2018 | 12:23 PM | Jay DeVivo | Michael Glidden, Robin Newton (CC: Maria Capriola, Melissa Appleby) | Email | In support of ordinance, request for explanation from Robin |
| 20 | 6/25/2018 | N/A | Robin Newton | Michael & Jaclyn Robberds | Letter | Request for letter of intent re: accessory dwelling unit, affidavit required for land |
| 21 | 6/26/2018 | 10:55 AM | Robin Newton | Jay DeVivo | Email | Refer back to 6/5/18 email, open case still being investigated |
| 22 | 6/26/2018 | 1:54 PM | Jay DeVivo | Robin Newton (CC: Michael Glidden, Maria Capriola, Melissa Appleby, Eric Wellman) | Email | Reiteration of frustration/confusion re: interpretation of regs, request for update re: enforcement action |
| 23 | 7/13/2018 | N/A | Robin Newton | "Property Owners" | Letter | Short-Term rentals are a prohibited use, cease & desist |
| 24 | 8/21/2018 | 10:31 AM | Tara Finn | Robin Newton (CC: Michael Glidden, Eric Wellman, Maria Capriola, nkruse@courant.com, jfitts@turleyct.com) | Email | Request for copy of letter sent to property owners to cease & desist, explanation for why this is continuing |
| 25 | 8/21/2018 | 1:07 PM | Robin Newton | Tara Finn (CC: Michael Glidden, Eric Wellman, Maria Capriola, nkruse@courant.com, jfitts@turleyct.com) | Email | Attached letter requesting voluntary compliance, not a Notice of Violation, Zoning Commission is deliberating so no enforcement action |
| 26 | 8/21/2018 | 10:19 PM | Tara Finn | Robin Newton (CC: Michael Glidden, Eric Wellman, Maria Capriola, nkruse@courant.com, jfitts@turleyct.com) | Email | Concerns re: Robin's response |
| 27 | 8/24/2018 | 1:07 PM | Robin Newton | Jay DeVivo | Email | Follow-up requested by Eric Wellman, update that Zoning Commission is drafting regs to allow Short-Term Rentals, will not be moving forward on enforcements |
| 28 | 8/28/2018 | 11:03 AM | Tara Finn | Robin Newton (CC: Michael Glidden, Eric Wellman, Maria Capriola, nkruse@courant.com, jfitts@turleyct.com) | Email | Request for response to email dated 8/21/2018 |
| 29 | 8/28/2018 | 4:15 PM | Jay DeVivo | Robin Newton (CC: Eric Wellman, Melissa Appleby, Maria Capriola, Michael Glidden) | Email | Frustration/confusion, request for explanation and names of those involved in decision |
| 30 | 9/5/2018 | 10:53 PM | Tara Finn | Maria Capriola (CC: Eric Wellman, Michael Glidden, nkruse@courant.com, jfitts@turleyct.com) | Email | Request for response to email dated 8/21/2018 |
| 31 | 9/6/2018 | 11:41 AM | Maria Capriola | Tara Finn (CC: Eric Wellman, Michael Glidden, Robin Newton) | Email | Written correspondence is attached, original going out in today's mail |
| 32 | 9/6/2018 | N/A | Maria Capriola, Michael Glidden | Tara Flynn (Copy: Bob DeCrescenzo, Dave Ryan, Robin Newton) | Letter | Response to complaints |
| 33 | 9/10/2018 | 11:50 AM | Tara Finn | Maria Capriola (CC: Eric Wellman, Michael Glidden, Robin Newton, nkruse@courant.com, jfitts@turleyct.com) | Email | Frustration/confusion, request for enforcement |
| 34 | 9/13/2018 | 9:51 AM | Tara Finn | Michael Glidden (CC: Eric Wellman) | Email | Request to forward email to Zoning Commission, confirmation of receipt |
| 35 | 9/13/2018 | 10:26 AM | Michael Glidden | Tara Finn (CC: Eric Wellman) | Email | Confirmation of receipt, added to next meeting packet for Zoning Commission |
| 36 | 9/13/2018 | 11:08 AM | Tara Finn | Michael Glidden (CC: Eric Wellman) | Email | Thank you |
| 37 | 10/13/2018 | 12:25 AM | Officer Anthony Capezali | | Police report | Noise complaint- "no noise outside" |
| 38 | 10/13/2018 | 11:49 PM | Officer Michael Lantiere | | Police report | Noise complaint- loud party with drugs and alcohol |
| 39 | 10/14/2018 | N/A | N/A | N/A | Instagram posts | Photos of party involving drugs and alcohol |
| 40 | 10/15/2018 | 12:39 PM | Finns, DeVivos, Herrons, Yableckis, Zeilmans | Mick Robberds | Email | Thanks for cooperation, acceptance of apology |
| 41 | 10/15/2018 | 11:56 PM | Mick Robberds | Finns, DeVivos, Herrons, Yableckis, Zeilmans | Email | Apology, thanks for understanding, notice of wedding ceremony on 10/19/18 |
| 42 | 10/19/2018 | 11:52 AM | Tara and Tom Finn | Maria Capriola (CC: Eric Wellman) | Email | Party/event was held again, request for update re: enforcement |
| 43 | 10/19/2018 | 1:14 PM | Maria Capriola | Tara & Tom Finn (CC: Eric Wellman, Robin Newton, Michael Glidden) | Email | Notice of Violation will be issued, Zoning Commission will discuss 11/19/18 |
| 44 | 10/19/2018 | 1:33 PM | Tara and Tom Finn | Maria Capriola (CC: Eric Wellman, Robin Newton, Michael Glidden) | Email | Request for copy of Notice of Violation |
| 45 | 10/22/2018 | N/A | Robin Newton | Michael & Jaclyn Robberds | Certified Letter, Return Receipt | Cease & Desist Order |
| 46 | 10/22/2018 | N/A | Town of Simsbury | Michael & Jaclyn Robberds | Certified Letter, Return Receipt | |
| 47 | 10/23/2018 | 2:12 PM | Robin Newton | Tara and Tom Finn (CC: Maria Capriola, Michael Glidden) | Email | Attachment of Notice of Violation that was sent |
| 48 | 10/24/2018 | 9:30 AM | Tara and Tom Finn | Robin Newton | Email | Thank you |
| 49 | 10/24/2018 | 12:07 PM | Mick Robberds | Kelly DeVivo | Email | "I just found out you called the police Friday night..." "It's clear you're not willing to work with us as neighbors" |
| 50 | 10/24/2018 | 12:50 PM | Kelly DeVivo | Mick Robberds | Email | "...we did not call the police Friday" |
| 51 | 10/24/2018 | 12:56 PM | Mick Robberds | Kelly DeVivo | Email | "The Town let me know when I was in there for a meeting today" |
| 52 | 10/24/2018 | 1:21 PM | Jay DeVivo | Michael Glidden, Robin Newton, Nicholas Boulter, Kelly DeVivo, Tara Finn) | Email | Request for Town to confirm they did not call the police, demand for Mick to not communicate with wife or family |
| 53 | 10/24/2018 | 1:27 PM | Mick Robberds | Glidden, Robin Newton, Nicholas Boulter, Kelly DeVivo, Tara Finn) | Email | "Good with me Jay" |
| 54 | 10/24/2018 | 1:53 PM | Mick Robberds | Mick Robberds (CC: Maria Capriola, Michael Glidden, Robin Newton, Nicholas Boulter) | Email | Frustration that neighbors are "embellishing" the truth, will send letter with his side of the story, eager to work with Town |
| 55 | 10/24/2018 | 4:09 PM | Nicholas Boulter | Mick Robberds (CC: Maria Capriola) | Email | No calls to the police department re: 45 Old Farms Road or immediate area (10/19-10/22/2018) |
| 56 | 11/13/2018 | N/A | Michael and Jaclyn Robberds | Town of Simsbury | Return Receipt | |
| 57 | 11/13/2018 | N/A | | Town of Simsbury | Return to Sender | |
| 58 | 11/15/2018 | N/A | Mick and Jaclyn Robberds | Robin Newton | Letter | Explanation of events, request to work with everyone concerned, request to use as B&B to monitor activity |
| 59 | 11/15/2018 | N/A | Finns, DeVivos, Herrons, Yableckis, Zeilmans | Mick and Jaclyn Robberds | Copy of Email | Thanks for cooperation, acceptance of apology |
| 60 | 11/15/2018 | N/A | Mick Robberds | Finns, DeVivos, Herrons, Yableckis, Zeilmans | Copy of Email | Apology, thanks for understanding, notice of wedding ceremony on 10/19/18 |
| 61 | 1/8/2019 | 11:10 AM | Tara Finn | Maria Capriola (CC: Robin Newton, Michael Glidden, Eric Wellman) | Email | Attachment of current listing on Airbnb, request for Town to issue \$150/day fine for not cooperating with Cease & Desist order |

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|-----|------------|----------|--------------------------------------|---|----------------------------------|---|
| 62 | 1/8/2019 | 11:34 AM | Maria Capriola | Tara Finn | Email | Consulting legal counsel, will keep posted |
| 63 | 1/8/2019 | 11:55 AM | Tara Finn | Maria Capriola | Email | Thank you, look forward to hearing more |
| 64 | 4/23/2019 | N/A | Charles D. Houlihan, Jr. | Michael Glidden (Copy: Michael Robberds, WPCA, Kevin Kowalski, FVHD) | Letter | Application for Special Exception- proposal to use home as Short-Term Bed & Breakfast rental |
| 65 | 4/29/2019 | 1:16 PM | Christine Campasano | Charles D. Houlihan, Jr. (CC: Carrie Vibert) | Email | Attached affidavit |
| 66 | 5/2/2019 | 9:54 AM | Carrie Vibert | Charles D. Houlihan, Jr. (CC: Michael Glidden, Christine Campasano) | Email | Change in public hearing date from 6/3/2019 to 5/20/2019, sign must be posted by 5/3/2019 |
| 67 | 5/3/2019 | 1:35 PM | Tara Finn | Maria Capriola (CC: Robin Newton, Michael Glidden, Eric Wellman) | Email | Request for info re: Land Use app, update re: legal counsel, never heard back |
| 68 | 5/4/2019 | 11:25 AM | Charles D. Houlihan, Jr. | Carrie Vibert (CC: Michael Glidden, Christine Campasano, Mick Robberds) | Email | "The sign was posted on 5/2" |
| 69 | 5/6/2019 | 10:11 AM | Michael Glidden | Tara Finn, Maria Capriola (CC: Robin Newton, Eric Wellman) | Email | Application is for a Special Exception, public hearing scheduled for 5/20/2019, written comments welcome |
| 70 | 5/6/2019 | 2:29 PM | Tara Finn | Michael Glidden | Email | See attached letter, please confirm receipt |
| 71 | 5/6/2019 | N/A | Finns, Zeilmans, Carboneaus, Taylors | Michael Glidden, Zoning Commission | Letter | The neighbors are against a Special Exception for the Short-Term Bed & Breakfast rental |
| 72 | 5/14/2019 | 1:35 PM | Whitney Shea | Eric Wellman, Maria Capriola, Robin Newton, Michael Glidden (CC: Kelly DeVivo) | Email | Against a Bed & Breakfast operation disrupting their quiet residential neighborhood |
| 73 | 5/14/2019 | 7:39 PM | Kimberly Quinn | Michael Glidden | Email | Objection to Special Exception |
| 74 | 5/15/2019 | 1:45 PM | Andrea & William Cumiskey | Michael Glidden | Email | Concerns re: Special Exception, feels it would have a negative effect |
| 75 | 5/15/2019 | 3:15 PM | Darlene Case Hopkins & Jerry Hopkins | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman (CC: Zeilmans) | Email | Objection to Special Exception, traffic concerns |
| 76 | 5/16/2019 | 10:28 AM | Heather & Bill Kaliden | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception, noise disturbance |
| 77 | 5/16/2019 | 12:15 PM | Matt & Whitney Taylor | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman (CC: Kelly DeVivo) | Email | Objection to Special Exception |
| 78 | 5/16/2019 | 12:51 PM | Tiffany Dacey | Michael Glidden | Email | Objection to Special Exception |
| 79 | 5/16/2019 | 12:51 PM | Christina Granger | Michael Glidden | Email | Sympathize with neighbors on Five Gaits Road, against a special exception |
| 80 | 5/17/2019 | 11:54 AM | Dawn Cohen | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 81 | 5/17/2019 | 2:01 PM | David & Karen Emott | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception, echo the Kalidens' sentiments |
| 82 | 5/19/2019 | 10:42 AM | Kristin Potter | Michael Glidden (CC: Kelly DeVivo) | Email | Objection to Special Exception, concern re: property values |
| 83 | 5/19/2019 | 10:43 AM | Kristin Potter | Robin Newton (CC: Kelly DeVivo) | Email | Objection to Special Exception, concern re: property values |
| 84 | 5/19/2019 | 11:27 AM | Robin Newton | Michael Glidden (CC: Carrie Vibert) | Email | "Please forward to Attorney Houlihan" |
| 85 | 5/19/2019 | 4:13 PM | Suzanne Croke | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 86 | 5/19/2019 | 9:12 PM | Jen & Anthony Matteo | Eric Wellman, Michael Glidden, Robin Newton, Maria Capriola (CC: Kelly DeVivo) | Email | Objection to Special Exception |
| 87 | 5/19/2019 | 9:59 PM | Tara & Tom Finn | Michael Glidden (CC: Maria Capriola, Eric Wellman, Robin Newton, Bsmith@rc.com) | Email | Objection to Special Exception |
| 88 | 5/20/2019 | 7:05 AM | Carrie Kramer & Chuck Minor | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman (CC: Kelly DeVivo, Charles Minor) | Email | Attached letter in opposition to Special Exception |
| 89 | 5/20/2019 | N/A | Carrie Kramer & Chuck Minor | Simsbury Zoning Commission | Letter | Objection to Special Exception |
| 90 | 5/20/2019 | 9:26 AM | Beth & Robert Finnance | Michael Glidden (CC: Robin Newton, Maria Capriola, Eric Wellman) | Email | Objection to Special Exception |
| 91 | 5/20/2019 | 9:28 AM | Kerry & David McElroy | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman (CC: Tara Finn) | Email | Objection to Special Exception |
| 92 | 5/20/2019 | 11:08 AM | Barbara Kaylor | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 93 | 5/20/2019 | N/A | Brian R. Smith | David Ryan (Copy: Michael Glidden, Charles D. Houlihan, Jr., Members of Ad Hoc Committee) | Letter | Objection to Special Exception, reasons for opposition |
| 94 | 5/20/2019 | N/A | Charles D. Houlihan, Jr. | Robin Newton | Letter | "We ask that the prohibition of events for third parties be included among the proposed conditions" |
| 95 | 5/28/2019 | 9:13 PM | Stephanie Sheehan | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 96 | 5/28/2019 | 9:18 PM | Sabrina Ochs | Michael Glidden | Email | Objection to Special Exception |
| 97 | 5/28/2019 | 11:08 PM | Kathleen Schuster | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 98 | 5/29/2019 | 7:42 AM | Karen DeVita | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 99 | 5/29/2019 | 12:06 PM | Suzanne Gordon | Michael Glidden, Robin Newton, Maria Capriola, Eric Wellman | Email | Objection to Special Exception |
| 100 | 5/30/2019 | N/A | Mark Edwards | Nicholas Boulter (CC: Frederick Sifodaskalakis) | Memo | Motor Vehicle Accidents, intersection of Old Farms Road & Five Gaits Farm |
| 101 | 5/31/2019 | N/A | Charles D. Houlihan, Jr. | Robin Newton | Letter | Supplemental info re: application for Special Exception |
| 102 | 6/3/2019 | 10:22 AM | Michael Glidden | Kristin Kula | Email | Follow-up, seeking confirmation that FVHD does not object to Bed & Breakfast use, no issues re: CT Public Health Code |
| 103 | 6/3/2019 | 11:40 AM | Kristin Kula | Michael Glidden | Email | FVHD does not regulate Bed & Breakfasts, does not get involved unless increasing number of bedrooms |
| 104 | 6/3/2019 | N/A | Brian R. Smith | David Ryan (Copy: Michael Glidden, Charles D. Houlihan, Jr., Members of Ad Hoc Committee) | Letter | Amplification of reasons for opposition |
| 105 | 6/26/2019 | N/A | Michael Glidden | Michael & Jaclyn Robberds (Copy: Charles D. Houlihan, Jr., Janell Mullen, Town Clerk, Assessor) | Certified Letter, Return Receipt | Application for Special Exception was denied 6/17/2019 |
| 106 | 10/20/2019 | 11:42 AM | Jay DeVivo | Finns, Herrons, Zeilmans, Nicholas Boulter, Maria Capriola, (CC: Bsmith@rc.com) | Email | Frustration at illegal operation of business out of home, photos attached |
| 107 | 10/20/2019 | 10:31 PM | Tara Finn | Maria Capriola, Robin Newton (CC: Eric Wellman, Jason Knight, Michael Glidden, Rep. John Hampton) | Email | Request to issue another Cease & Desist order, attached photos, will consider legal action |
| 108 | 10/21/2019 | 5:36 AM | Nicholas Boulter | Thomas Sheehan, Frederick Sifodaskalakis | Email | FYI |
| 109 | 10/21/2019 | 7:22 AM | Thomas Sheehan | Nicholas Boulter | Email | Status re: Zoning's position? |
| 110 | 10/21/2019 | 10:56 AM | Robin Newton | Tara Finn, Maria Capriola (CC: Eric Wellman, Jason Knight, Michael Glidden, Rep. John Hampton) | Email | Please forward photos and dates, Planning Department will assess the situation and act accordingly |
| 111 | 10/21/2019 | 11:00 AM | Nicholas Boulter | Michael Glidden | Email | Thoughts? |
| 112 | 10/21/2019 | 10:24 PM | Tara Finn | Robin Newton, Maria Capriola (CC: Eric Wellman, Jason Knight, Michael Glidden, Rep. John Hampton) | Email | Additional photos attached |
| 113 | 10/26/2019 | 3:03 PM | Maria Capriola | Tara Finn, Robin Newton (CC: Eric Wellman, Jason Knight, Michael Glidden, Rep. John Hampton) | Email | Zoning Commission has suggested a licensing process via ordinance to Board of Selectmen, meeting at 6 PM 10/28/2019 |
| 114 | 10/27/2019 | 7:55 PM | Tara Finn | Maria Capriola, Robin Newton, Eric Wellman (CC: Jason Knight, Michael Glidden, Rep. John Hampton) | Email | Interest in joining working group, cannot attend 10/28/2019 meeting, request for status update on violations |
| 115 | 11/18/2019 | 10:19 AM | Tara Finn | Robin Newton | Email | Request for follow-up |
| 116 | 11/20/2019 | 6:54 AM | Maria Capriola | Tara Finn (CC: Michael Glidden, Eric Wellman) | Email | Robin no longer with Town, forwarding to Mike Glidden |
| 117 | 11/20/2019 | 8:08 AM | Tara Finn | Knight, Rep. John Hampton, Thomas Finn, DeVivos, Zeilmans, Herrons) | Email | Request for follow-up before meeting with Eric 11/22/2019 |