

Sheena Duncan

From: Chuck Daly <cmdaly1@verizon.net>
Sent: Friday, February 17, 2023 4:16 PM
To: Sheena Duncan
Subject: Feb 21st Zoning Board Meeting Gatehouse unit #20 letter

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

Good Evening City Board Members. Thank you for hearing the Neighbors at Gatehouse Colony and our opposition to Airbnb short term rentals.

My name is Chuck Daly.

My Wife Denise and I are Owners of unit #20.

We have been Owners at Gatehouse Colony for 36 Years. We appreciate our close knit Community of Neighbors that we have at Gatehouse. We can not allow a few recent Owners to turn our Private Community into a Rent for Profit Commercialized Buisiness.

There is absolutely no benefit to our Association in granting these Short term rental permits. Only Financial benefit for the Rental Owner, Overpopulating of Common Areas and Security concerns from bringing new unknown people into our Association ever week.

In the past, Overpopulating and Noise has created Hostility and Tension between Rental Houses and Owners.

We are not Police Officers, We are Tax paying Owners that are fed up with the Airbnb scam, it's dishonesty and Negativity it brings to Communities like ours in Laconia.

If you want to listen to the Sales pitch of all the benefits these Rentals will provide for our Association and the City, I've got a Mountain Range in Florida I'd like to sell you.

At Gatehouse we currently have a rental policy for a minimum 7 days.

Unit #12 has stated She rented 27 days to 7 separate People last year. That's not even close to a 7 day minimum. That rule was never abused until the emergence of Airbnb. A Buisness that has changed the Landscape of the Lakes Region. No longer are there to be Motels and Hotels for Short term rentals. Airbnb wants to be imbedded in every Neighborhood and every Community with the thoughts of huge profits and little consideration for Neighbors and Property value.

This Application for a special permit is for a Rent for Profit Buisness that we the Owners do not Welcome.

Unit #20 opposes any special permit for unit #12 or any other unit for Short Term Rentals because of the negative impact on our Neighbors and Private Property.

Thank you

Chuck and Denise Daly

Sent from my iPhone

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Chuck and Denise Daly

Sent from my iPhone

Sheena Duncan

From: Robert Russo <rrelect@verizon.net>
Sent: Friday, February 17, 2023 10:21 AM
To: Sheena Duncan
Subject: Fwd: February 21st meeting re: Nancy Sousa, unit 12 Gate House Colony

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Robert Russo
485 Endicott Street, East
Gatehouse Colony, Unit 10
Laconia, NH

February 15, 2023

My name is Robert Russo and my family and I have resided at Gatehouse Colony, during the summers, for the past 25 years.

To begin with, I'd like to point out that Exhibit C of the condominium residency regulations states as follows:

1. The units shall be used for private, recreational use, by the owner, their families and guests but not for business or professional use whatsoever.
2. Owners shall neither make nor permit their guests or invitees to make any improper, offensive or unlawful use of any property compromising the condominium. In particular, no use shall be made of any unit which would become an annoyance or nuisance to the other unit owners.

This being the case, how could it be possible to ensure these rules are being abided by if the owner is not in the house or even on the property? It is no secret that renters, as a whole, do not take care of property as a homeowner would.

Current problems that have been experienced at Gatehouse with short-term renters are as follows:

Excessive noise, disorderly conduct, abuse of other owner's property, misuse of the common space, occupants exceeding legal limits, and general lack of compliance to association rules and regulations.

As a community, we have worked hard over the years, many spending countless hours, to make this a desirable and safe place for our families. But how can this community remain safe for our children and grandchildren if new groups of strangers are permitted to come and go on a daily basis? We have no idea who these people are nor their intentions.

Don't be fooled, short-term rentals in a residential association is a business. This is clearly stated and defined in the Municipal regulations of short term rentals. (Refer to NH law RSA 21:6-a) Short-term rentals come with all the problems that go along with having a business. Only in this case, there is no one to oversee the business allowing for problems and safety concerns to go unnoticed by the owner and therefore unresolved.

Thank you for your attention regarding these concerns.

Sincerely,

Robert Russo

-----Original Message-----

From: Robert Russo <rrelect@verizon.net>

To: sduncan@laconianh.gov <sduncan@laconianh.gov>; lauralee20@verizon.net <lauralee20@verizon.net>

Sent: Thu, Feb 16, 2023 7:14 pm

Subject: February 21st meeting re: Nancy Sousa, unit 12 Gate House Colony

Attached is a letter for the meeting on February 21st. Please let me know you received this letter

Thank you

Bob Russo
Gatehouse colony unit 10
485 Endicott str E
Laconia,Nh 03246

Sheena Duncan

From: qtrmil@gmail.com
Sent: Sunday, February 19, 2023 8:48 PM
To: Sheena Duncan
Subject: Objection for Variance of Short Term Rentals at Gatehouse Colony Association

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Sent from my iPhone

From: qtrmil@gmail.com
Date: December 19, 2022 at 6:17:48 AM EST
To: planning@laconianh.gov
Subject: **Objection for Variance of Short Term Rental at Gatehouse Colony Association**

To whom it may concern,

My name is Costa Georgoulis and I am the owner of Unit #1 at Gatehouse Colony Condominium Association in Laconia. I am writing this email to object to the application by Nancy Sousa for a variance for short term rentals of Unit 12 at Gatehouse Colony that is on the agenda for February 21st meeting. I have attended a meeting in November to voice my objection of the variance application for another unit in the condominium association but due to family obligation I am unable to attend the upcoming meeting. So this email is to serve as my objection to the granting of the variance for short term rentals for Unit #12 at Gatehouse Colony.

If you have any questions please feel free to contact me.

Sincerely,
Costa Georgoulis
Unit #1 Gatehouse
617-230-8597

Sent from my iPhone

February 20, 2023

Ms. Sheena Duncan
Planning Board
City of Laconia

Dear Ms. Duncan and Members of the Planning Board:

We are writing in response to the Special Exception Application for Short-Term Lodging at Unit #12 located at Gatehouse Colony 485 Endicott St. E Laconia, NH.

Once again, we are raising our concerns about short-term rentals at Gatehouse Colony Association.

On page 1 of her application, the owner states that she is seeking approval based upon the City's requirements outlined in Section 235-41:M Residential Accessory Uses. She states that Seasonal Dwellings are permitted for short-term lodging subject to limitations of annual rental activity provided the dwelling meets 3 criteria:

1. A dwelling unit that is occupied only between May 1st and October 31st.
2. The dwelling unit has less than 1,400 sq. feet of living space.
3. There is only one dwelling unit on the associated lot.

Then on page 3 of her application, she states, "I consider this my home, not a rental, property, and the community my neighbors." I occupy it the majority of the time along with my family and friends not just in summer but year-round. Therefore, criteria #1 is not met.

The dwelling unit has less than 1,400 sq. feet of living space, which meets criteria #2, but Unit #12 is not the only dwelling unit on the associated lot, which means that criteria #3 is not met.

The property is one parcel of land under Gatehouse Colony Condominium Association, a non-profit organization of unit owners with an address of Gatehouse Colony at Lauranne Village 485 Endicott St. E on Route 11B, Laconia, County of Belknap, State of New Hampshire. There are no separate property deeds.

As we stated in our previous letter, being an owner of a unit in an Association entails requesting approval from the Board of Directors to do certain things, make certain changes, etc. and adhering to certain Association rules and regulations. Our understanding is that plans must be submitted to the Association Board as well as the City of Laconia prior to building onto any unit so we disagree with her statement that she is entitled to build 10 feet out in any one direction WITHOUT APPROVAL BY GATEHOUSE COLONY ASSOCIATION.

Regarding the Granting of Special Exception for Unit #12, we don't believe that short-term rentals were a common practice at this specific property.

Also, the general community in this case, should be the community of unit owners in the association vs. the community at-large.

In her application, the owner seems more concerned about the loss of opportunity for the city to collect lodging taxes and the loss of patronage to the local businesses than she is about her own “neighbors” at Gatehouse community. Therefore, we believe that the community benefit of the association does not rise above the financial gains of the applicant.

To speak to the loss of transparency and knowledge of potential “renters” at her dwelling, she states that by not granting the Special Exception request, “emergency personnel will have no knowledge of who could be potentially occupying the house and if they could be met by **hostile occupants.**” What is she saying here? Is she saying that she will rent to anyone without vetting them and that she will continue to rent whether or not she is granted the Special Exception for STL? If this is the case, we have serious concerns regarding who will be renting her unit. Gatehouse Association does not need other hostile occupants renting a unit especially since there are many young children in our community. No one can foresee the future so no one knows if a situation would arise that would require Emergency personnel (fire/police) to respond and encounter hostile occupants.

According to Exhibit B: State of New Hampshire Record of Organization Gatehouse Colony Condominium Association Articles of Agreement, the Board has certain powers.

Article 3-102(j) Insofar as permitted by law and in accordance with the general powers and privileges granted to corporations generally by New Hampshire RSA Ch. 292, and other laws and statues of said State relating thereto and prescribing the powers of corporations under the corporate name **to do any other things that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the members of the Association.**

In conclusion, we have owned our unit for almost 14 years and like many of our neighbors, we try to use our place as much as possible to relax and enjoy the area and the many activities throughout the year. We are at retirement age and look forward to when we can spend more time at our “happy place”. We, along with the majority of owners (our neighbors) at Gatehouse do not support the Special Exception for Short-Term Lodging at Unit #12 after the unpleasant experiences that occurred last year at the Association.

The responsibility of the Board of Directors is **to promote the common benefit and enjoyment of all the owners, not just one or two.**

Respectfully submitted,

Linda Fera and Michael Wood
Gatehouse Unit #7

Sheena Duncan

From: Mark Yeaton <myeaton66@gmail.com>
Sent: Monday, February 20, 2023 6:04 PM
To: Sheena Duncan
Subject: 485 Endicott St E Short Term Rental application

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

Dear Laconia Zoning Board,

I'm Mark Yeaton from Unit #4 writing today to oppose the application for short term rentals at Unit #12. I purchased my unit in 2002 and I wish to maintain the same community atmosphere as I've enjoyed all of these years.

Thank you,
Mark Yeaton
Unit #4

Sheena Duncan

From: Cassie Breault <clbreault@comcast.net>
Sent: Tuesday, February 21, 2023 3:22 PM
To: Sheena Duncan
Subject: Gate house colony RE: Nancy Sousa

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

Good afternoon Sheena,

I apologize for the late email, I have a medical issue that is preventing me from Attending tonight meeting, unexpectedly. I have been present for both past meetings to address this same issue.

My husband and I own number 21 and are opposed to any special amendments. In my limited opinion there is no difference between unit 12 and unit 17's requests and we do not see how the "general community" receives any benefit. The sole purpose of this request is for the owners financial gain.

The owner makes statements that do not represent the reality, for example, she states has a designated parking area so as not to disturb the community parking. Last summer she rented to some young adults that parked in our overflow space in order to set up a beer pong table in her driveway, then left the debris from the table next to the dumpster where the waste company will not pick it up. We the "community" had to break it down and get into the dumpster. We are sorry for those who want to profit from their investments, but our small community is not set up for these conditions.

Thankyou for hearing our concerns,

Don & Cassandra Breault

Sheena Duncan

From: Kevin Murphy <kmurphy75@me.com>
Sent: Monday, February 20, 2023 6:22 PM
To: Sheena Duncan
Subject: Gatehouse Colony Unit 12

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

To whom it may concern,

I am the owner of unit 18 at Gatehouse Colony. I have been made aware that unit 12 is looking to get a license for short term renting. I am against allowing unit 12 from being given a variance for short term rentals. We are a small family oriented condo community with no want for Airbnb to take over what so many have worked hard for to enjoy with their families. My vote is NO to allowing the variance to short term rent for unit 12.

Kevin and Kristen Murphy
Unit 18 Gatehouse Colony

Scott Pelchat

From: ssprague119@gmail.com
Sent: Tuesday, February 14, 2023 4:49 PM
To: Sheena Duncan
Subject: Approval for 485 Endicott st E short term rental application

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

Dear Laconia Planning Board,

We are writing to express our full support and approval for the proposal to allow short-term rentals in the Gatehouse Colony community. As a member and homeowner in this community, we believe that this will bring many benefits to both residents and visitors.

Firstly, this will provide a significant economic boost to the community, as short-term rentals have been proven to bring in substantial revenue for local businesses. This can help support local jobs and stimulate economic growth in the area.

Additionally, allowing short-term rentals in Gatehouse Colony will allow residents to generate income by renting out their homes, which can be a much-needed financial boost for many families in the community. This will also provide an opportunity for visitors to experience the beauty and charm of our community and create a positive impact on the local economy.

Moreover, short-term rentals will help to create a sense of community by bringing in new faces and perspectives. Visitors will have the opportunity to experience the welcoming and hospitable nature of the Gatehouse Colony community and hopefully, leave with a newfound appreciation for the area.

In conclusion, we strongly support the proposal to allow short-term rentals in Gatehouse Colony community. This has been a common practice for 40 years utilized by many residents, without a variance in the past. There are defined 'renters rules' furnished by the board members to manage renters, as this is such a common practice rooted in the community's history. We believe that this will continue to bring many benefits to the community and help to further enhance the economic and cultural vibrancy of the area. Thank you for your time and consideration.

Sincerely,

Shawn and Rachael Sprague

Owners, Unit #17

Sent from my iPhone