

From: [Comcast](#)
To: [Alvina Snegach](#)
Subject: Re: 10/20 zoning ordinance zoom for 64 Bow Center Road
Date: Tuesday, October 20, 2020 12:45:28 PM

To Whom It May Concern,

My name is Annette D. Johnson, and I own the property at 75 Bow Center Rd. (55 acres), which is directly across the road from 64 Bow Center Rd. We have lived on this property for 25 years. My husband, Dr. Robert M. Johnson, will be attending the zoom meeting and has full authority to speak on my behalf.

1) There is no need in the Town of Bow for an Airbnb/hotel/rooming house that necessitates a special exception to zoning of this rural property. There are plenty of rooms available in the immediate area.

2) Creating this type of business produces a number of problems for the immediate areas abutting this property.

This is an unsupervised rental which allows individuals to break any rules that have been posted in the listing. Many of us know people with lake properties that are abused by renters in spite of "strict rules". In spite of individuals in the town who have agreed to "keep an eye on things", no one is living on the site to monitor the daily usage of the property. This would leave a potential for alcohol excess, and parties of renters larger than what was agreed to in the rental. All of this has the potential of spilling over into the surrounding area.

3) The snowmobile trail that runs through this property at 64 Bow Center Rd. crosses Bow Center Rd. and then enters our property. In the past, we have had people with ATVs abuse these trails in spite of clear posting against this. Running a business with a rapid turnover only increases the likelihood of this type of abuse. Additionally, hunters have ignored the postings against hunting on our property, and we are concerned that this will only serve to increase these incidents. These renters would not be from Bow and would have no inclination to be accountable.

4) Having local residents volunteer to "keep an eye on things" is not equivalent to an owner being on site. No one has a number to call 24/7 for problems that occur, other than the police department, which I believe has already been involved with this property. If we did have a number to call, that means that we would be the ones responsible for watching the area because we would be the ones immediately affected.

5) In the present use of this property, there has already been an outdoor wedding. Going forward as a business, what is to prevent this from being used as a venue for future weddings? We have no objection to a family having an outdoor wedding for members of their family, but this would be limited usage, as opposed to frequent bookings that would be noise pollution for the area.

Because of all of the aforementioned issues, we are opposed to granting a special exception to the zoning of this property.

Thank you for your attention to this matter,

Annette D. Johnson
Dr. Robert M. Johnson

Sent from my iPad