

June 28, 2017 Final draft

Long Bay Hills members' responses to NEW downsized LB Ventures project on the beach. The new proposal forwarded by Mr. Ayer is for a maximum of 25 bedrooms in 14 units. Three buildings, ALL at two storey max.

Excerpt from Sam Gilleppe's letter to Rob Ayer in mid June 2017:

As to your question of whether I would be satisfied with 12 beds per acre and 40' in height. That is a more difficult question to answer. I feel strongly that the Long Bay subdivision was originally conceived as a residential suburb, as clearly set forth in the Grant of Trust in numerous places.

I feel this was done intentionally as a counter balance to the hotel and commercial development evolving on Grace Bay and other parts of the island at the time. I believe that since that time the vast majority of people who have bought land and built houses in the subdivision, particularly on Long Bay Beach, have done so believing it was and would continue to be a residential community.

Unlike others, I do not see a residential community as being defined solely by the density (number of bedrooms) or the height of the structures in the community. They are important indicators of the purpose of a development but not the sole indicators. Not to be too pedantic, by definition, a resident is defined as someone who is committed to living in a place for a permanent or extended time.

This is distinctly different from a hotel or structure designed to rent rooms on a short term basis for profit. Where a resident has a vested interest in his home and the community he lives in, the primary goal of a rental development is profit and those that stay there are transient, with no vested interest in the health and well being of the community the rental unit is located in.

To me the distinction is critical, in terms of developing the character of a community. The situation where someone buys a lot and builds a single family home for his or her use, but then chooses to periodically rent it out when he or she is not in residence, is very

different from the situation where a structure or structures are built for the sole purpose of providing short term rental units – a boutique hotel.

By and large, the Long Bay subdivision has evolved as a true residential community, particularly on Long Bay Beach itself. This is in spite of the Planning Board designating the area as commercial, in order to generate more investment and greater development in the area. Now that there actually seems to be significantly increased residential building going on along the beach, I would hate to see it become a mini-Grace Bay, (a truly commercial area.) When “for sale” signs begin to appear on Long Bay Beach Drive expressly stating: “ 1 ACRE LOT ZONED FOR RENTAL DEVELOPMENT”, I become very worried that we’re headed down a path that’s taking the area away from the residential character that was originally intended, and that the vast majority of current homeowners want to maintain. I am not espousing a legal argument here, rather an argument for what I believe is the best development approach for the community as a whole.

I recognize that there are already several developments that have been allowed along Long Bay Beach Drive that are not entirely consistent with the residential community concept I describe above, but these are in the minority and tend to be single family residences in most cases. They also have less density than what you are proposing, even with your current proposal.

Given that the area is currently zoned commercial and the existing rental developments I’ve referenced above, I understand why you believe you should be able to move forward with your development as currently proposed. I also believe you’ve made sincere efforts to respond to the community’s concerns and that your latest proposal is a very positive step in doing so.

However, if the community drops its opposition to your current proposal, what will the next proposed commercial development look like? Will they point to LB Ventures and say, “it’s only a little larger, with slightly more density?”

I ask myself whether we can establish more concrete guidelines

to retain the residential nature of the subdivision, that will be accepted by Planning and honored in future development proposals. If that can be done, I'd support "grandfathering" in the current projects including yours.

I'm sorry for such a long-winded answer, but I wanted you to understand that I am struggling with this issue as you are, but obviously from a somewhat different perspective.

Sam Gillespie

Against

1. Although I appreciate what Mr. Ayer has done to try to alleviate our concerns, I cannot accept this proposition. It is still far too many people on one property in our residential neighbourhood. 25 bedrooms translates to 50 people minimum. When you add in the usual fold out, queen size sofa bed which will no doubt be in each unit, that is easily another 12+ people. They will have cars, and the traffic is already taking its toll on our peace of mind and the condition of our roads.

But the biggest problem is that it will lead to similar sized developments and if we allow this one, we will have no control over the next one, and the next and the next. I did not buy property 'in the middle of nowhere' in the hope that it would turn into another Grace Bay. I bought it because the large lots allowed for privacy and peace. Please say No to this project.

2. My feelings about this development remain the same. It will change our neighborhood to a resort area. I am sure this will lead to more of the same types of development in our neighborhood and beach area. The maximum bedrooms per acre now are 8.5 and my feeling is this should be the maximum allowed. The traffic is already becoming too dense. The roads are starting to show damage that we can't keep up with. It will change the face of our neighborhood. Once one is allowed we all know how it has happened here in the past, many will follow suit.

I assume the two adjacent properties will apply for higher density once this plan has passed. If I am not mistaken no one has offered to fix the damage to Lignum Vitae and Long Bay Beach road, made by all of the current development and now he wants us to start fund raising for a high

density development that no one will benefit from but his company?

It breaks my heart to think this might happen.

3. I do not want this. Thin edge of the wedge. (If he is allowed to go ahead he should be made to pay for the road and its upkeep).

4. Dear Kathi, Upon further review of this, we feel that it is not in the best interests of the community to support this high density (hotel) development on a residential lot in the middle of private homes. If this goes through, we are going to continue to have to oppose all future developments like this one. It is one thing to have a hotel and hotel-like structures on one end of the beach. It is quite another to have a property being built specifically for full-time hotel rental right in the middle of private residences. This proposed structure is not consistent with the setting in which it is proposed. One need only look to what is happening by the Shore Club with the apartment complexes and high density housing for hotel use to see that the Ayers project and any like it would be a disaster to the residential parts of the beach and the residential community at large.

We also note that Mr. Ayer has made no mention of the security concerns, traffic and environmental impact concerns, which are material. Nor do we deem it appropriate to offer up a proportionate contribution to road repair. Proportionate to what? This seems very subjective and hard to enforce.

5. I believe that's an absurd amount of bedrooms for 2 acres and I think it is ridiculous.

6. I am totally against this development. I am curious, what would his "pro-rata" share be for 2 acres? Who are the 2 adjacent properties, Wind Chaser (TDMG and didn't they just buy the other adjacent property, Jean Jacques old house? Which means their next building can be larger. I am also curious as to what others think about this happening to Long Bay Hills.

7. We believe that even the 25 bedrooms are still far too many especially taking into consideration that the beach frontage of this parcel is particularly narrow. Until today Long Bay Beach is still a quiet residential area with low density buildings, which would change if worst case 50 guests occupy this new property and possibly enjoy the beach all at the same time. The adjacent greenspace should not be an argument to allow this high density project.

8. This is -----from -----Villa. I am not happy with the building of any

hotel or condo structure on that part of the beach. I like the idea of having only homes on our part of the beach.

In Favour, with Caveats

1. Thank you for keeping me updated.

I feel the changes made to the master plan; max 2 story height with a max density of 25 units total is an acceptable proposal.

In regard to Rob's proposal to start the funding of a campaign to pave the remaining portion of Lignum and the property access portion of Long Bay Beach Road, I have reservations.

Initially his proposal was to fund the entire proposed paving project, which I still feel should be required.

It is not just the construction traffic, wear and tear that is the issue, it will be the increased long term traffic and wear...

As a property owner on the subject portion of LBB Rd., I would like to see the paving funded and completed by LB Ventures LTD after they have substantially completed construction of their project. I would also suggest two speed control bumps installed along LLB Rd.

I believe this is a fair request for those of us who will bear the brunt of this development...

Please feel free to forward my comments and contact info as needed.

2. Kathi, I'm good with the plan as long they are prepared to pave the road down to the beach and keep to the standards.

In Favour

1. We have discussed this issue and believe that Mr. Ayer is honestly trying to work fairly with the LBHPOA. We can't stop development forever.
2. We are ok with this
3. Approve
4. Kathy: I OK the project in its new form. I'd rather see 2 stories than 12.
5. I would go for that.

6. We're okay with this
7. Thanks Kathy. I support this new plan.
8. Supportive
9. Hi. To be honest Mr. Ayer is really a good man and a person you can talk to. We are all for it. Can't really say no to him when you allow Windchaser to build... That's our opinion.
10. We are ok with the new plan as shown below
11. OK with new plan.
12. I am fine with the new proposition.
13. Well OK then
14. Seems reasonable to me.
15. Agree as per the changes suggested.
16. The plan as set out in this letter seems OK and I would be happy to support it as it stands.
17. I am Ok with this. Am very glad Rob reduced ALL buildings to 2 storeys! At least Rob, as a Developer, seemed to listen to our concerns and was willing to make changes.
18. I feel that these people have done their best to accommodate the need to develop Long Bay in a careful and considerate manner. They have addressed most of our concerns...so YES .

June 27/17 Total of 29 responses