



**FAIR RENT COMMISSION
Meeting Minutes**

Wednesday, September 27, 2023, at 6:00 pm
In-Person Only
Bristol Public Library, Meeting Room 2

Attendees:

Jon P. FitzGerald – Chair, Timothy J. Gamache – Vice Chair, Bryan Brown – Secretary, Adam Brothwell, Cristina Costa, David J. Haberfeld, Susan Pyzynski, Alternates Ryan Carrier, and Mary Alford. Also present, Erick Rosengren - City Counsel Liaison, and Scott Matney - Corporation Counsel Liaison.

Absent:

Alternate Brian Brady.

1. Call to order

Chair FitzGerald called the meeting to order at 6:00 p.m.

2. Introduction of members

In order of introduction: Mary Alford (T), Adam Brothwell (H), Cristina Costa (T), Timothy J. Gamache (T), Susan Pyzynski (H), Bryan Brown (L), David J. Haberfeld (L), Ryan Carrier (L) and Jon P. FitzGerald (H),

Recording Secretary's note: Commissioner's representation is noted next to their name: T = Tenant, H = Homeowner, and L = Landlord.

Liaisons Erick Rosengren and Attorney Scott Matney were introduced.

3. Seating of alternates

No alternates were seated.

4. Discussion and approval of the August 27, 2023 Meeting Minutes

On motion by Commissioner Gamache, and seconded by Commissioner Costa, the Commission moved to accept and approve the August 27, 2023 Meeting Minutes, as presented. The motion passed via unanimous voice vote.

5. Hearing on the fair rent complaint in the matter of Hope Palmieri (Tenant) and Lazim Elecovsky and Cetka Dilapovski (Landlords)

City of Bristol

111 North Main Street
Bristol, CT 06010
www.bristolct.gov



Chair FitzGerald re-opened the fair rent hearing on the matter of Hope Palmieri (Tenant), and Lazim Eleckvosky/Cetka Dalipovski (Landlords), related to the tenant's complaints, continued from August 27, 2023.

The Complainee, Ms. Palmieri, was sworn in and addressed the Commission:

Hope Palmieri, 101 Sixth St., Bristol, reported she had dialogues with Attorney Matney, Corporate Counsel Liaison, and Rick Brown, the City's Building inspector. Her understanding of the discourse with Mr. Brown was that his investigation of the property would not be considered complete until mold remediation was done in the bathroom of her unit.

Attorney Matney addressed the Commission to summarize his communications with the Building Department, stating, "Things could be done. Nothing remaining is imminent."

Chairman FitzGerald affirmed the communication from the Building Department to the Commission was that the mold issue was found in the basement, and had been rectified and that the Building Department had deemed the remaining repairs to not impede occupancy.

The Complainant, Mr. Elecovsky, was sworn in and addressed the Commission:

Lazim Elecovsky, 120 Norwood Road, Bristol, reported he had complied with a request from the Building Department for mold remediation in the basement and that repairs to the bathroom could not be carried out while the unit was occupied, to not impede the Tenant's access to the unit's only bathroom.

Chair FitzGerald asked both the Complainee and the Complainant if they had testimony not yet heard by the Commission which they wished to provide. Both parties stated they did not. The hearing was considered closed.

The Commission evaluated the complaint of excessive rent brought by Hope Palmier, Lessee of 101 Sixth St., First Floor, utilizing the determination criteria dictated by City Ordinance §12-183. Their findings were:

- 1.) The monthly rental fee requested was commensurate with other housing of equal size in Bristol, as it is below the monthly fee set by Section 8 Guidelines.
- 2.) Neither the Bristol Burlington Health Department nor the Building Department reported the conditions of the accommodations to be such that the unit should be considered unfit for habitation.

- 3.) The unit contains an operational full bath and a kitchen sink, as is allowable for the number of occupants reported.
- 4.) Both Parties aver that the services, furnishings, and equipment available to the Tenant have not changed.
- 5.) Per the Building Code, the unit's bedrooms are adequately sized.
- 6.) Mold remediation of the building's basement as required by the Building Department was completed.
- 7.) The requested increase is to an amount lower than the current Section 8 Guidelines and equal to other similar properties.
- 8.) Neither the Bristol Burlington Health District nor the Building Department deemed the accommodations to be non-compliant with ordinances of the City of Bristol and the General Statutes of the State of Connecticut as relating to health and safety.
- 9.) Neither the income of the Petitioner nor evidence of insufficient housing alternatives was presented for consideration in relation to the complaint.
- 10.) Utilities were in place.
- 11.) Testimony was not supplied for consideration as to whether the rent increase was related to damage to the premises by the Tenant.
- 12.) Both parties testified rent increases have been once annually, totaling \$200 since 2021.
- 13.) No testimony was provided about whether the rental fee increase was to be allocated for reinvestment into the property.

Discussion followed.

On motion by Commissioner Brothwell, and seconded by Commissioner Costa, the Commission moved to accept and approve, in accordance with State and Local requirements, the rental fee increase to \$1,200.00 monthly, effective October 1, 2023. The motion passed unanimously.

6. Hearing on the fair rent complaint in the matter of Moralys Delarosa (Tenant) and Uprealty LLC/CrestRealty LLC (Landlord).

Chair FitzGerald relayed in the matter of Moralys Delarosa (Tenant) and Uprealty LLC/CrestRealty (Landlord) relating to the Tenant's complaint of an unfair rent increase due to the condition of the premises; and a reduction in services for the property known as 76 Bingham Street, Apt. 6, Bristol, CT, were withdrawn following successful mediation facilitated by the City's Corporation Counsel.

7. Public Participation.



There was no public participation.

8. Old Business

Commission protocol and procedure were reviewed. It is the pleasure of the Commission to postpone the hearing of complaints when both parties are agreeable to doing so and participating in mediation. It is the pleasure of the Commission to cancel regularly scheduled Fair Rent Commission meetings in the event there are no complaints correct to come before the Commission and/or all complaints to be heard by the Commission are thusly postponed due to mediation. There were no actionable items.

9. New Business

There was no new business.

10. Meeting Date and Agendas

There were no action items.

11. Adjournment

On motion by Commissioner Gamache, and seconded by Commissioner Costa, the Commission moved to adjourn at 6:38 p.m. The motion passed via unanimous voice vote.

Respectfully submitted,

Robin L. Klug
Recording Secretary