

Town of Clinton
Fair Rent Commission Hearing/Meeting Minutes
Town Hall Rose Room
March 11, 2019 at 3:00 pm

Present: Omar Francis, Phillip Sengle and Bethany Knight

Absent: Jane Vece and Peter Mezzetti

Also present: Barbara Perkins & Albert Perkins
Margaret Carpenter & Attorney Jane Marsh

Francis called the meeting to order at 3:00 PM.

Continuing Case #2018-02 Colleen Clark/Barbara Perkins vs Margaret Carpenter

Francis reviewed a report from Sound Petroleum dated March 11, 2019. A copy of the report will be attached to the minutes. The following items were noticed in the report.

- Access to the furnace is very limited. A complete inspection was not possible
- The Manufacturer of the furnace is no longer in business therefore an owner's manual cannot be reviewed.
- There is a violation of the National Fuel Code for confined space.
- As a result, Sound Petroleum will not service the furnace.

Knight made a motion, seconded by Sengle to continue to suspend Barbara Perkins rent and the apartment cannot be rented to anyone else until the furnace is brought up to code or replaced. There was a discussion on the condition of the electrical service. Knight amended her motion to include an inspection of the electrical system. The motion was unanimously approved.

The commission requested that Barbara Perkin's security deposit be fully refunded. Perkins said she will be out of the apartment by May 1, 2019. Margaret Carpenter said she will refund her security deposit in full.

Attorney Jane Marsh said the furnace will be serviced after Perkins is moved out. Attorney Marsh said she will provide the commission with all of the documentation once the system is brought back up to code. The case will remain open until then.

Knight made a motion, seconded by Sengle and unanimously adjourned the meeting at 3:20 pm.

Mary Schettino

Recording Secretary



Sound Petroleum II Inc.

359 East Main Street, Clinton, CT. 06413

Phone 860-669-8697

Fax 860-669-0270

CT.Lic # S1-0402104

March 11, 2019

To Whom It May Concern,

Sound Petroleum went out to 78A Killingworth Turnpike in Clinton on Monday March 4, 2019 to evaluate the oil fired heating system.

Federal Heating, 105,000 BTU's
Model OFB-100L
Serial 2809

Upon inspection several items were noted:

1. Access to the furnace is very limited as the furnace is installed in a dirt crawl space with a 12" x 24" opening. A complete inspection of the entire furnace was not possible including the secondary unused flu cap.
2. The 26 gauge exhaust pipe is approximately 12 feet long and is about 75% of the chimney height.
3. The heat exchanger inspection door is in disrepair and should be replaced. This could lead to carbon monoxide entering the home.
4. The manufacturer of the furnace is no longer in business therefore an owner's manual cannot be reviewed to confirm proper installation of the furnace.
5. There is a violation of the National Fuel Code for confined space. This code requires 50 cubic feet per 1000 BTU's of combustion air. The space required to safely operate this furnace would be 21000 cubic feet. Because the furnace is in a tapered dirt crawl space the exact available cubic feet cannot be calculated however it is estimated at 1800 cubic feet or less.

As a result, Sound Petroleum will not service this furnace. Should you have any questions please contact me at 860-669-8697.

Sincerely,



Jonathan Malazzi