

Town of Clinton
Fair Rent Commission Hearing/Hybrid Meeting Minutes
Town Hall Rose Room
September 19, 2023

Present: Melanie Yanus, Peter Mezzetti, Phil Sengle, Tom Schultz and Eric Bergman

Respondent: Jack Evans, Regional Manager of RHP Properties
Attorney Michael Iacurci
Joseph Carbone, Regional Vice President of RHP Properties

Defendant: Robert Bailey

M. Yanus called the meeting to order at 4:30 pm.

Approval of Minutes from June 22, 2023

P. Sengle made a motion, seconded by P. Mezzetti to approve the minutes from June 22, 2023. The motion was unanimously approved with one abstention from E. Bergman.

Case #2022-01, Robert Bailey vs RHP Properties

M. Yanus reviewed the duties and obligations of the commission. Robert Bailey, Jack Evans, Joseph Carbone and Attorney Michael Iacurci took the oath of office.

The commission received the following exhibits.

1. Tenant's complaint
2. Procedures for the Fair Rent Commission
3. Map of the park with area of concerns for trees highlighted
4. Map of the park with areas of concern for roads highlighted
5. Department of Consumer Protection Regulations
6. Fair Rent Commission Act

All parties received a list of items that were in R. Bailey's complaint. The commission heard each complaint individually. All of R. Bailey's complaints were verbal to the park and no complaints were submitted in writing.

1. Roads – R. Bailey review the map with his areas of concerns. The park claims that this is the first time this was brought to their attention and that J. Evans will look at it tomorrow with R. Bailey.
2. Trees – R. Bailey reviewed the map with his area of concerns. J. Evans agreed to meet with R. Bailey tomorrow.
3. Wiring in Trees – There was a discussion on who is responsible. The park stated that it's Eversource's responsibility and urged residents to call Eversource themselves to file a complaint.
4. Flooding – There was a discussion on run off water problems.
5. Drains – R. Bailey said that there's a catch basin drain in front of lot #89 that needs to be cleaned out. J. Evans agreed to meet with R. Bailey tomorrow and look at the drain.
6. Standing water – R. Bailey discussed area of concerns in regards to standing water in several areas.

7. Common areas not maintained – R. Bailey discussed some concerns he has about certain areas of the park that are that are not being maintained.
8. Septic System – no current issues
9. Vacant Homes – homes have been taken down and removed.
10. Snow – no current issues. The park is in the process of establishing a system that will notify residents by text message in the event of an emergency.
11. Corporate to invest more money into the park – the park reviewed money that was spent the last couple of years on trees, removal of homes and roads.
12. Maintenance staff was discussed.
13. Rent Reduction – R. Bailey did not provide any written documentation regarding comparable rents, rent increases or copies of lease agreements. R. Bailey verbally spoke of comparisons to YD Trailer Park, Killingworth and Westbrook.

J. Evans and R. Bailey agreed to meet tomorrow and discuss items #1-11. The commission agreed to continue the case to allow R. Bailey to submit any more supporting documentation and follow up with both parties to see if they were able to resolve any of the issues. The next meeting has been scheduled for October 5th at 4:30 pm. All supporting documents must be submitted to the Town Manager's office no later than Monday, October 2nd. P. Sengle made a motion, seconded by E. Bergman to continue case #2022-01 and schedule a meeting for October 5, 2023 at 4:30 pm in the Rose Room of the Town Hall.

P. Sengle made a motion, seconded by P. Mezzetti and unanimously adjourned the meeting at 6:40 PM.

Respectfully submitted,

Mary Schettino