

Town of Clinton
Fair Rent Commission Hearing/Hybrid Meeting Minutes
Town Hall Rose Room
October 05, 2023

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

Absent: Peter Mezzetti

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. Everyone in the room identified themselves. M. Yanus reminded everyone that they are still under oath.

Approval of Minutes from September 19, 2023

P. Sengle made a motion, seconded by E. Bergman to approve the minutes from September 19, 2023. The motion was unanimously approved.

Continuing Case #2022-01, Robert Bailey vs RHP Properties

The following exhibits were submitted by R. Bailey on Monday, October 2nd and emailed to all parties.

1. Tenant's current lease agreement
2. Assessor's information on Evergreen Park
3. List of comparable units

R. Bailey and J. Evans met on some of the complaints brought forth by R. Bailey. J. Evans stated that the following items were discussed.

1. The park has received an estimate for paving. The work might not be completed until next year.
2. An arborist was on site today to look at the trees in question.
3. Drain is functioning properly
4. Both parties discussed any standing water issues.
5. Trees in relationship to electrical wires were discussed. R. Bailey put a call in with Eversource.

R. Bailey discussed the following maintenance issues.

1. R. Bailey would like the park to contact the town about wetland issues
2. R. Bailey would like the drain to be cleaned out.

The commission reviewed Sec 7-148c. The commission received no evidence to show the rent was harsh and unconscionable or any other documents to support R. Bailey's complaints. R. Bailey stated this year the rent was increased 4.5%. R. Bailey agreed that the rent increase was fair if the park would keep up with the maintenance of the park. J. Evans stated that the park will keep looking at the issues and take action where they can.

P. Sengle made a motion, seconded by E. Bergman that they move case #2022-01, Robert Bailey vs RHP Properties be closed without prejudice. The motion was unanimously approved.

M. Yanus stated that any persons aggrieved by the commission's decision has 30 days to appeal to superior court.

P. Sengle made a motion, seconded by T. Schultz and unanimously adjourned the meeting at 5:40 PM.

Respectfully submitted,

Mary Schettino