



City of Bristol
Bristol, Connecticut
FAIR RENT COMMISSION

Wednesday, February 25, 2026 at 6:00 PM
Bristol City Hall
111 N. Main Street
Room 1-2
Bristol, Connecticut

MINUTES

1. Call to order

The meeting was called to order at 6:00 p.m.

2. Introduction of commissioners.

The commissioners introduced themselves. The following were present: Tim Gamache, Sue Pyzynski, Cristina Costa, Adam Brothwell, Bryan Brown, Jonathan Donovan (Asst. Corporation Counsel), Chairman Jon FitzGerald. City Council Liaison Erick Rosengren participated via zoom.

3. Seating of alternates.

No alternates were seated during this meeting.

4. Discussion and approval of the minutes of January 28, 2026 and take any action as necessary.

Motion to Approve the Minutes by Tim Gamache and Seconded by Sue Pyzynski. All in favor, none opposed. Motion carries and minutes are approved.

5. Discussion by commissioners of old business and take any action as necessary.

- a. **Criteria for reconsideration – see Middletown, APA, and Bristol FRC Ordinance Sec. 12-189.** The commissioners discussed their thoughts on the materials distributed in the packet provided by Chairman FitzGerald. There was ultimately a Motion to Adopt the last Paragraph on Page 1 as their new standard by Commissioner Gamache, and seconded by Commissioner Pyzynski. All in favor, none opposed. Motion carries.

- b. **Statewide Fair Rent Commission network meeting February 3, 2026.** Chairman FitzGerald and Attorney Jonathan Donovan discussed their thoughts on the meeting and both shared points of importance from same.
 - c. **Old business raised by commissioners.** None.
6. **Discussion by commissioners of new business and take any action as necessary.**
 - a. **Attendance policy.** Chairman Fitzgerald went over and clarified the attendance policy.
 - b. **2024 Housing Data Profile for Bristol.** The commissioners engaged in discussion regarding the 2024 housing data profile for Bristol.
 - c. **DOH and HUD fair market rents for Bristol.** The commissioners engaged in discussion regarding the DOH and HUD fair market rents for Bristol.
 - d. **Notice of hearing and attachments (anti-retaliation notice, hearing procedure guidelines, criteria for determining excessive rent) sent to landlord and tenant.** The commissioners engaged in discussion regarding the procedural notifications and ways in which they can make them better.
 - e. **Bristol fair rent commission ordinance §§ 12-180 to 12-189.** The commissioners engaged in discussion the Bristol fair rent commission ordinance.
 - f. **Criteria assessment worksheet.** The commissioners engaged in discussion regarding criteria assessment worksheet.
 - g. **New business raised by commissioners.** None.
7. **Discussion by commissioners of meeting dates and agendas and take any action as necessary.**
 - a. March 25, 2026 at 6:00 PM, City Hall.
8. **Public participation**
None.
9. **Adjournment.**