

FAIR RENT COMMISSION
Meeting Minutes
111 NORTH MAIN STREET
FEBRUARY 28, 2024 @ 6:00 p.m.
In Person Only

ATTENDEES:

Adam Brothwell, Brian Brown, Cristina Costa, Jon Fitzgerald, Timothy Gamache, Susan Pyzynski, Mary Alford, Brian Brady, Ryan Carrier, Erick Rosengren, David Haberfeld, Scott Matney, Michelle Barnes (Tenant), Ryan Mallett (Landlord), Maria Theam- Recording Secretary

1. CALL TO ORDER

Jon Fitzgerald called the meeting to order at 6:00 p.m.

2. INTRODUCTION OF COMMISSIONERS

The Commissioners were introduced as follows: Erick Rosengren, David Haberfeld(L), Ryan Carrier(L), Adam Brothwell(H), Brian Brady(H), Cristina Costa(T), Susan Pzysnki(H), Timothy Gamache(T), Jon Fitzgerald(H), Mary Alford(T), and Bryan Brown(L).

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

3. SEATING OF ALTERNATES

No alternates seated.

**4. DISCUSSION AND APPROVAL OF THE MINUTES OF DECEMBER 27, 2023
AND TAKE ANY ACTION AS NECESSARY.**

Motion to Amend December's Minutes to reflect the change of the notation next to Susan Pyzynski from "L" to "H" to denote homeowner rather than landlord. All in favor.

5. HEARING ON THE FAIR RENT COMPLAINT IN THE MATTER OF MICHELLE BARNES (TENANT) AND BRISTOL PORTFOLIO LLC (LANDLORD) AND TO TAKE ANY ACTION AS NECESSARY.

Chair Fitzgerald opened the fair rent hearing in the matter of Michelle Barnes(Tenant) and Ryan Mallett (Landlord) related to the tenant's complaints. The Complainant, Michelle Barnes was sworn in by Jon Fitzgerald addressed the Commission. The complainant stated that she felt due to the rent increase, there should have been numerous repairs done to her apartment including painting, cabinet doors, plumbing relating to the tub not filling up for a bath, and possible mold.

The Complainee, Ryan Mallett, was sworn in by Jon Fitzgerald and addressed the Commission: Ryan states he works for GW Management which is the landlord's property management company. He stated the property was recently acquired in August of 2023, and he did perform a visual inspection the day after Michelle Barnes made her complaint and repaired a few of the items including a flood light and handrails. He stated he did not notice any mold growth and stated that no one could confirm mold unless it was tested by a professional.

Discussion followed with questions by the Commission to both Tenant and Landlord.

On motion by David Haberfeld, the complaint was denied because it was found that the proposed rent increase is not found to be so excessive as to be harsh and unconscionable. The motion passed unanimously.

6. PUBLIC PARTICIPATION

None.

7. DISCUSSION BY COMMISSIONS OF OLD BUSINESS AND TAKE ANY ACTION AS NECESSARY

None.

8. DISCUSSION BY COMMISSIONERS OF NEW BUSINESS AND TAKE ANY ACTION AS NECESSARY.

None.

9. DISCUSSION BY COMMISSIONERS OF MEETING DATES AND AGENDAS AND TAKE ANY ACTION AS NECESSARY.

The Commission discussed the calendar indicating that the next Fair Rent Commission meeting will take place on March 27, 2024 at 6:00 p.m.

10. ADJOURNMENT.

On motion by Commissioner Gamache, the Commission moved to adjourn the meeting at 6:24 p.m. The motion passed via unanimous vote.

Respectfully Submitted,

Maria Theam
Recording Secretary