

Fair Rent Commission Meeting

October 16, 2008

*Present: B. Chianese, L. Yaglenski, S. Mazzucco, P. Kallinkos, R. Jannelli,
M. Williams, K. Placella*

Absent: A. Parisi, L. Jansons

Staff: S. Zaborowski

The meeting for the City of Danbury Fair Rent Commission was called to order at 7:42pm by Chairperson S. Mazzucco, 2nd floor conference room, City Hall, 155 Deer Hill Avenue, Danbury, Connecticut.

A fair rent hearing is scheduled for this evening; case #492: Pierce vs. Wright. Chairperson S. Mazzucco requested introduction of all present Commissioners.

Chairperson Mazzucco read the Formal Hearing Guidelines to all participants regarding this filed formal complaint. Staff presented the Fair Rent Commission Investigative Report and the Danbury Health, Housing and Welfare Department report.

Chairperson Mazzucco noted the time of 8:00pm and the tenants, Mr. and Mrs. Lee Pierce, have not appeared before the Commission. Chairperson Mazzucco made a motion that due to the tenants not responding to a certified notice to appear before the Commission and staff reporting that she instructed the tenants to appear to tonight's formal hearing this morning, the Commission should rule in fair of the landlord and grant his request for a rent increase. The rent for the apartment located on 9A Reynolds Road, Danbury should be increased to a monthly rental cost of one thousand one hundred dollars(\$1100.00). The motion was seconded by Commissioner Placella. Discussion followed.

The landlord had requested retroactive rent increase since he had given the tenant more than a 90 day notice of the proposed rent increase, that the tenants requested a continuance of the hearing in September, and now have not appeared before the Commission. Mr. Wright would like the Fair Rent Commission to consider the rent increase of \$100.00 be retroactive since September 20, 2008, to a total of \$1100.00. Chairperson Mazzucco withdrew her motion. Discussion followed.

Commissioner Koschel made a motion that the rent for 9A Reynolds Road, be set at \$1100.00 per month with an additional \$50.00 owed for October and an additional \$50.00 owed for November for the retroactive \$100.00. The motion was seconded by Commissioner Jannelli, discussion followed, passed unanimously. Staff will notify all parties of the Fair Rent Commission's decision and place it in writing sent by certified mail.

The Fair Rent Commission minutes for June 12, 2008 were read by all present Commissioners. A motion to accept the minutes was made by Commissioner Jannelli, seconded by Commissioner Koschel, passed unanimously and placed on file.

Staff indicated to the Commission that the revised by-laws will need to be posted and accepted before election of officers and voting is placed on the agenda. Chairperson Mazzucco suggested that the by-laws be placed as a small notation in the Danbury News-Time to review all paperwork located at the Danbury Health, Housing and Welfare Department office, located in City Hall. Contacts should also be made to the minority newspapers in Danbury, on the City's website, Bargain News, Comcast Cable community newscast, etc.

Chairperson Mazzucco indicated to the Commission that she was contacting the Tribunal editor to do a story on the Commission, or actually sit in on our meetings so that an article could be written and focus on the community service that the Commission provides.

Staff requested that a short meeting be held on November 20, 2008 to place nominations on the agenda for this meeting and to also request from the Mayor's office all members of the Commission, their designated status and length of term of Commissioner. Staff also indicated that due to the holidays in December, if the Commission would agree to hold the monthly meeting early, December 11, 2008 for election of officers. The Town Clerk office will be notified of the rescheduling of the monthly meeting as soon as possible.

The Commission requested staff to check with the Mayor's Office regarding a Volunteer Party usually held in December. Staff will also check with Corporation Counsel Les Pinter on the final draft of the Fair Rent Commission by-laws.

Commissioner Jannelli and Chairperson Mazzucco introduced two Danbury residents who had requested to sit and observe the Fair Rent Commission in session. Staff advised any person(s) interested in becoming a member of any City Commission should place their resume and request to the Honorable Mark Boughton for possible consideration and appointment.

There was no old or new business to report. A motion to adjourn was made at 9:45pm by Commissioner Mazzucco, seconded by Commissioner Kallinkos, passed unanimously. The next monthly scheduled meeting of the Fair Rent Commission is November 20, 2008.