

**Town of Clinton**  
**Fair Rent Commission Hearing/Meeting Minutes**  
**Town Hall Conference Room**  
**January 21, 2015**

Present: Omar Francis, Peter Mezzetti, Phillip Sengle and Jane Vece

Absent: John Olsen

Complainant: Deborah Gifford, Sandy Rios and Tania Abbatello

Respondent: Kimberly Lombard, Newbury Management Company  
Joseph Carbone, Newbury Management Company

Also present: Susan Shatney, Interpreter from the CT Department of Rehabilitation Services

Francis called the meeting to order at 6:30PM, Conference Room, Clinton Town Hall, 54 East Main Street, Clinton, Connecticut.

Approval of Minutes

Mezzetti made a motion, seconded by Vece to approve the minutes from December 17, 2014. Sengle amended the minutes on page 2, first paragraph. The sentence should say "She also said there is a pothole in her driveway and it needs to be filled". Mezzetti made a motion to approve the minutes as amended. Vece seconded the motion. The motion was unanimously approved.

Continuance of Case #2014-04 Sandy Rios vs Newbury Management

Sandy Rios, Joseph Carbone, K Lombard and Art Mazeau are still under oath. The only remaining issue for Rios was the removal of a dangerous tree. Gary Bousquet, Tree Warden, came out to inspect the tree with Lombard and Rios present. Bousquet recommended the tree be removed because it is a significant hazard to the structure below. Newbury had the tree removed. Rios asked if the tree stump would be removed and Newbury said they would not be removing it. Rios was satisfied with the results from her case so it was closed. Sengle made a motion, seconded by Mezzetti to close case #2014-04 Sandy Rios vs Newbury Management. The motion was unanimously approved.

Continuance of Case #2014-02 – Deborah Gifford vs. Newbury Management Company and Case #2014-03 Tania Abbatello vs Newbury Management

The only remaining issue for both cases is the lack of water pressure. Lombard submitted an updated engineered plan from Fedus Engineering into evidence. Lombard said they have started replacing valves and slowing increasing pressure. Some of the homes near the beginning of the line are starting to notice an increase in pressure. Newbury did some testing and reported an increase in water pressure during peak times but would also like to retest Gifford and Abbatello. Newbury has not released the full pressure from the main line. They will release the pressure a little at a time. If this doesn't increase the water pressure up to code then the next step is to connect the two water lines to make one continuous loop. Newbury and Gifford requested to have the Building Inspector come out again and retest the lines

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with both parties present. The commission agreed to keep both rent reductions in place until this is resolved.

Gifford asked for a copy of the invoice from the oil tank insurance company showing what each home owner is required to pay. Newbury said they pay one price for the insurance and then divide it amongst the home owners. Newbury said the insurance has decreased from \$10 per month to \$7.50 per month. Newbury agreed to bring in Evergreen's Insurance renewal policy to next month's meeting. If homeowners are not satisfied then they are more than welcome to get their own insurance policy.

The next Fair Rent Commission meeting has been scheduled for February 18, 2015 at 6:30 PM in the Conference Room of the Town Hall.

Vece made a motion, seconded by Mezzetti and unanimously adjourned the meeting at 7:00 PM.

Mary Schettino  
Recording Secretary