

Town of Clinton
Fair Rent Commission Hearing/Meeting Minutes
Town Hall Conference Room
April 15, 2015

Present: Omar Francis, Peter Mezzetti and Phillip Sengle

Absent: John Olsen and Jane Vece

Complainant: Deborah Gifford and Tania Abbatello

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

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

Approval of Minutes

Sengle made a motion, seconded by Mezzetti to approve the minutes from January 21, 2015. 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. The commission received an emailed report from Justin Rossetti, Clinton Building Official, on 04/13/2015. Sengle read Rossetti's emailed report into the record.

I met with Kimberly Lombard today (4/13/15) to witness a "flow test" for Debbie Gifford and the other complainant. Three additional units were turned on to simulate a "peak condition", Both residences did not meet the minimum requirement of 5 gal/minute from a spigot. It should be noted that the increased static pressure of 75 psi from the previous 50 psi static pressure is an improvement. Debbie Gifford went from 2.5 gal/minute to 4.5 gal/minute. Please forward this to the Fair Rent Commission. Justin Rossetti / Clinton Building Official

In a follow-up email Rossetti was asked based on his report what are his recommendations are going forward. The commission received an email dated 04/14/2015 with his recommendation of "Increase static pressure or install larger water lines." Lombard submitted a letter from Fedus Engineering explaining how the pressure/flow test should be performed. Lombard also submitted a water pressure/flow spreadsheet with test results that were taken over the last 10 days during peak hours. A copy of the letter from Fedus Engineering was sent to Rossetti for review. The commission received an email from Rossetti dated 04/15/2015 with his response. Francis read Rossetti's email into the record.

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The Building Code (2009 IRC) references "peak conditions", not "peak hours". Opening three other house spigots would equal at best 15 gallons divided among the 53 units to be app. 1 quart per household/minute, which hardly seems excessive.

The Building Code(2009 IRC) also references minimum flow, not pressure as described by the engineer. Pressure, without pipe size and length is an incomplete equation. 20 psi from a ½" pipe is very different from 20 psi from a 2" pipe. The Engineer should be aware of this. The Engineer should also be able to provide a designed water distribution system, detailing fixture units served ,pipe sizes and lengths per prescribed tables, in order to prove the functionality of the domestic water supply system presently in place. Please forward this stamped drawing to the Building Dept. for review. Justin Rossetti / Clinton building Official

The commission scheduled a special meeting for May 14, 2015 at 6:30 PM and invited Fedus Engineering, Maintenance staff who conducted the testing and Justin Rossetti. Lombard said she will continue to test Gifford and Abbatello for the next 30 days. The commission instructed Gifford that the testing can be done without the presence of J. Rossetti.

Mezzetti made a motion, seconded by Sengle and unanimously adjourned the meeting at 7:09 PM.

Mary Schettino

Recording Secretary