



FAIR RENT COMMISSION

September 23, 2026 at 6:00 PM

Bristol City Hall

111 N. Main Street, Bristol, CT

MINUTES

	NAME	PRESENT	ABSENT
COMMISSIONERS	Anthony Lozier (T) – Chairman	X	
	Brian Brady (H)	X	
	Cristina Costa (T)	X	
	Susan Pyzynski (H)		X
	Debra Schur (L)	X	
	Nick Palmer (L)	X	
	Kimberly Gendron (T) Alternate	X	
	Kimberly Ploszaj (H) Alternate	X	
COUNCIL LIASION	Erick Rosengren	X	
MAYOR	Mayor Ellen Zoppo-Sassu	X	
STAFF	Attorney Jonathan Donovan, Asst. Corp. Counsel	X	
	Maria Theam, Corporation Counsel's Office	X	

Note: H (Homeowner Representative) L (Landlord Representative) T (Tenant Representative)

1. Call To Order

The meeting was called to order at 6:07 p.m.

2. Introduction of Commissioners

The commissioners introduced themselves.

3. Seating of Alternates

The alternates Kimberly Gendron and Kimberly Ploszaj were seated in place of two commissioners who recently resigned.

4. Discussion and Approval of minutes of August 26, 2026 and take any action as necessary.

MOTION TO APPROVE the amended minutes of the August 26, 2026 meeting by Anthony Lozier, Seconded by Cristina Costa. All in favor, none opposed. Motion carries.

5. **Hearings in the matters of:**

MOTION to Consolidate the first two hearings of Pauline Cabrila and Robert C. Hardy and Bristol Meadows LLC by Anthony Lozier and seconded by Cristina Costa. All in favor, none opposed. Motion carries.

a. **Pauline Cabrila (Tenant) and Bristol Meadows LLC (Landlord) 536 Emmett Street, Apt A-6, Bristol, Connecticut.**

Pauline began her five-minute testimony and expressed concerns regarding the condition of her apartment, as well as her desire to retain her storage area. She stated that she did not believe a rent increase was warranted due to the issues she identified and the lack of improvements to the unit.

Dawn S., representing the landlord, spoke on the landlord's behalf. She stated that representatives visited Pauline's unit in August and reviewed each of the concerns Pauline had raised. According to Dawn, the landlord offered to address the identified issues and also offered Pauline the option of relocating to another unit. Dawn stated that Pauline indicated she would be willing to remain in her current unit in its existing condition if there were no rent increase. It was noted that Pauline has resided in the unit for approximately 30 years and had declined the offer of a new vanity and stove. Dawn also stated that Pauline is grandfathered in with respect to her storage area.

Following the initial testimony, both the tenant and landlord were provided two minutes for rebuttal and participated in the two-minute questioning period of one another. The Commissioners then asked additional questions of both the tenant and landlord.

Nick Palmer made a motion that, effective July 1, 2026, the current rent remain unchanged until the issues identified in the report are remedied. The motion was seconded by Brian Brady.

The motion was amended to provide that, once the identified issues are remedied, the rent shall increase by \$10.00. All in favor, none opposed, Motion Carries.

b. **Robert C. Hardy (Tenant) and Bristol Meadows LLC (Landlord) 536 Emmett Street, Apt A-2, Bristol, Connecticut.**

Robert C. Hardy provided testimony regarding concerns with his apartment and storage area. He stated that he has resided in the building for approximately four and a half years and that his rent has increased annually. He raised concerns regarding the condition of his bathroom ceiling, which he stated is peeling. He also discussed the lack of designated handicapped parking and noted that he has a handicap following a hip

replacement. Mr. Hardy expressed concern regarding an additional \$25.00 rent increase this year.

Dawn provided testimony on behalf of the landlord and discussed the landlord's perspective. She stated that Mr. Hardy's rent has increased by a total of \$225 since the beginning of his tenancy and that the parties were able to reach a resolution through mediation following a previous complaint. She noted that Mr. Hardy's current rent remains lower than the rents being charged to new tenants entering the building. Dawn also stated that Mr. Hardy's unit is considered a "renovated unit," having been renovated within approximately the last five to six years. In response to the issue of a veteran's discount, Dawn stated that she did not believe the company currently offers one. She also addressed the storage area and stated that the storage room is kept locked due to previous safety concerns.

Anthony Lozier made a motion that the rent remain at \$1,300 per month until the repairs identified in the Building Official's report are remedied. Once the identified repairs have been completed, the landlord may implement the proposed rent increase. Nick Palmer proposed that the motion also include a provision requiring the tenant to be provided with 24/7 access to the storage unit. The motion, including the additional provision regarding storage access, was seconded by Nick Palmer. All were in favor, none opposed, and the motion carried.

c. Joseph and Eric Testman (Tenants) and Marieanne St. Germain (Landlord) 90 Gridley Street, Bristol, Connecticut.

This hearing was moved to next month by agreement of both parties prior to tonight's meeting.

d. Jamie Nadeau, Scott Nadeau and Nicole Miller (Tenants) and Chelsea Ho Thuan (Landlord) 103 Caesar Drive, Bristol, Connecticut

This hearing is continued to next month as notice to landlord has not been confirmed.

e. Gerard Gaudreau and Nicole Gaudreau (Tenants) and Kevin Dumont / Jacob Properties LLC (Landlord) 519 Emmett Street, Bristol, Connecticut.

Motion to Continue this case to October meeting or under the agreement from this evening is approved by Anthony Lozier and Seconded by Cristina Costa. All in favor, none opposed. Motion carries.

f. Alison Gonzalez (Landeen) (Tenant) and Kevin Dumont / Jacob Properties LLC (Landlord) 523 Emmett Street, Bristol, Connecticut.

Motion to Continue this case to October meeting or under the agreement from this evening is approved by Anthony Lozier and Seconded by Cristina Costa. All in favor, none opposed. Motion carries.

Anthony Lozier made a motion to consolidate the two Atkins hearings. The motion was seconded by Cristina. All were in favor, and the motion carried.

A motion was made to allow both complainants to testify, with one respondent providing testimony on behalf of the landlord. The motion was seconded by Nick Palmer. All were in favor, none opposed, and the motion carried.

g. Marc Blaskow (Tenant) and Jerry Gonsalves (Landlord) 83-85 Atkins Avenue, Bristol, Connecticut

Ida Opacity, Power of Attorney for Marc Blaskow, appeared on his behalf regarding the proposed rent increase. She stated that Marc was upset upon receiving notice of the increase and discussed concerns regarding how the increase may affect him. She noted that Marc is currently under the care of a psychologist and receives Section 8 housing assistance.

Ms. Opacity also raised questions and concerns regarding the ownership of the property and indicated that she believed there may be issues surrounding the identity of the property owner. She stated that her primary concern is protecting the interests and well-being of her nephew, Marc.

h. Michelle Kaminski Cruz (Tenant) and Jerry Gonsalves (Landlord) 83-85 Atkins Avenue, Bristol, Connecticut

Michelle Cruz appeared and was sworn in. She provided testimony regarding her concerns with the proposed rent increase and stated that she has resided at the property for approximately 30 years. Ms. Cruz also raised questions regarding the ownership of the property and requested legal documentation confirming that Jerry is an owner, noting that she had previously always dealt with Jim.

Ms. Cruz also discussed concerns regarding the condition and safety of the property. She referenced prior issues with the stairs and stated that she was unsure whether those issues had been corrected. She also expressed concerns regarding the safety and condition of the decks.

James Gonsalves appeared and was sworn in. He provided testimony regarding the rent increases and stated that Michelle Cruz's rent has increased by a total of approximately \$125 over the past 28 years. He stated that his brother would like to sell the properties and increase the rents and confirmed that Jerry is a co-owner of the property.

Mr. Gonsalves discussed rental rates at other properties they own, including two additional three-bedroom properties. He stated that the lowest rent currently charged for those units is approximately \$1,600 per month, with rents for other units reaching approximately \$2,000 per month.

Regarding Marc Blaskow, Mr. Gonsalves stated that he had not previously been informed that correspondence or documentation concerning Marc should be directed to Ida Opacity rather than Marc. He further stated that he had not seen the Power of Attorney documentation prior to the hearing. Mr. Gonsalves also addressed Marc's Section 8 housing assistance and stated that the proposed rent increase should be directed to the tenant rather than Section 8.

Michelle Cruz provided rebuttal testimony and reiterated her concerns regarding the ownership of the property, stating that she remained unclear as to who the landlord or property owner is. She also stated that Section 8 has been dealing with her for years and that Mr. Gonsalves was aware of this. Ms. Cruz stated that she had provided the relevant documentation to Jerry.

Mr. Gonsalves also expressed concerns regarding the expenses associated with the properties and stated that he is currently losing money.

Marc Blaskow – Anthony Lozier made a motion to find that the proposed rent increase is not harsh and unconscionable and that the rent increase shall stand. The motion was seconded by Cristina Costa. All were in favor, none opposed, and the motion carried.

Michelle Cruz – Anthony Lozier made a motion to find that the proposed rent increase is not harsh and unconscionable and that the rent increase shall stand. The motion was seconded by Cristina Costa. All were in favor, none opposed, and the motion carried.

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

a. proposal to allow the commissioner to grant a continuance

Motion to discuss the new rules and procedures by Anthony Lozier and seconded by Nick Palmer. All in favor, none opposed. Motion carries. Anthony passed out information that was prepared by Attorney Donovan for all commissioners to review and discuss at the next meeting.

7. Discussion by commissioners of new business and take any action as necessary.

There was some discussion of the alternates and two commissioners who resigned and who will take their place.

8. Discussion by commissioners of meeting dates and agendas and take any action as necessary.

a. Next Meeting: October 28, 2026 at 6:00 PM, City Hall.

Motion to Adopt October 28, 2026 as their next meeting date by Anthony Lozier and seconded by Cristina Costa. All in favor, none opposed. Motion carries.

9. Public participation

There was no public participation.

10. Adjournment.

Motion to Adjourn at 8:05 p.m. by Anthony Lozier and seconded by Cristina Costa. All in favor, none opposed and the meeting was adjourned.