

February 4, 2025
EAST LYME FAIR RENT COMMISSION
Special Meeting to Continue the
Public Hearing of January 29, 2025
MINUTES

IN ATTENDANCE: Seated Fair Rent Commission Members Chairman Steve Carpenteri, Deputy Chairman Dan Horgan, John Vilcheck, Nancy Johnson and Mike Bekech (alt member to replace recused member Alicia Chandler). Gwen Dowd (alt member) was also in attendance in the audience.

ALSO IN ATTENDANCE: Fair Rent Commission (FRC) Town Staff Member Stacey Konakowitz, Board of Selectmen Ex-Officio Jason Deeble, Town Attorney Tracy Collins, Tenant Representative Attorney Chelsea Connery of the Connecticut Fair Housing Center, and Alpha Capital representatives Attorney Richard Pascal.

Mr. Carpenteri called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance.

Attorney Collins explained the evidentiary portion of the public hearing is closed, so the commission cannot ask any questions. They may, however, ask her for clarification, but they cannot ask for facts. She reviewed the thirteen points with them, noting that their job is to determine if the proposed rent increase is harsh and unconscionable; and if so, the commission needs to determine what a fair increase will be.

MOTION (1)

Dan Horgan MOVED a motion asking if all commission members agreed that the existing 38%-55% proposed increases are excessive.

Seconded by Nancy Johnson

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

John Vasko vs. Alpha Capital LLC

MOTION (2)

Mike Bekech MOVED to increase Mr. Vasko's rent by \$200 per month, adjusted rent is \$1,200 per month, through December 31, 2025; this is retroactive back to January 1, 2025.

Seconded by Dan Horgan

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Tonya Harris vs. Alpha Capital LLC

MOTION (3)

Dan Horgan MOVED to increase Ms. Harris' rent by \$100 per month, adjusted rent is \$1,550 per month, through December 31, 2025; this is retroactive back to September 1, 2024.

Seconded by Nancy Johnson

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Peter Roberts vs. Alpha Capital LLC

MOTION (4)

Mike Bekech MOVED to increase Mr. Roberts' rent by \$210 per month, adjusted rent is \$1,260 per month, through December 31, 2025; this is retroactive back to January 1, 2025.

Seconded by Dan Horgan

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

RECEIVED FOR RECORD
EAST LYME, CT
2025 FEB 4 A 11:39
Carpenteri
Horgan
Vilcheck
Johnson
Bekech

Cheryl Cantillon vs. Alpha Capital LLC

Motion made by Dan Horgan to increase Ms. Cantillon's rent by \$150 per month, adjusted rent is \$1,300 per month. MOTION WITHDRAWN

MOTION (5)

John Vilcheck MOVED to increase Ms. Cantillon's rent by \$100 per month, adjusted rent is \$1,250 per month, through December 31, 2025; this is retroactive back to August 1, 2024.

Seconded by Nancy Johnson

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Louis Peloubet vs. Alpha Capital LLC

MOTION (6)

John Vilcheck MOVED to increase Mr. Peloubet's rent by \$100 per month, adjusted rent is \$1,550 per month, through January 31, 2026.

Seconded by Mike Bekech

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Sandra Brennan vs. Alpha Capital LLC

MOTION (7)

Dan Horgan MOVED to increase Ms. Brennan's rent by \$100 per month, adjusted rent is \$1,150 per month, through December 31, 2025.

Seconded by Mike Bekech

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Caroline Perrotta vs. Alpha Capital LLC

Motion made by Dan Horgan to increase Ms. Perrotta's rent by \$150 per month, adjusted rent is \$1,200 per month. MOTION WITHDRAWN

MOTION (8)

Mike Bekech MOVED to increase Ms. Perrotta's rent by \$210 per month, adjusted rent is \$1,260 per month, through March 31, 2026.

Seconded by John Vilcheck

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Margaret Pasteryak vs. Alpha Capital LLC

MOTION (9)

John Vilcheck MOVED to increase Ms. Pasteryak's rent by \$200 per month, adjusted rent is \$1,650 per month, through March 31, 2026.

Seconded by Dan Horgan

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Maura Benoit vs. Alpha Capital LLC

MOTION (10)

John Vilcheck MOVED to increase Ms. Benoit's rent by \$100 per month, adjusted rent is \$1,250 per month, through December 31, 2025.

Seconded by Dan Horgan

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Judy Plouffe vs. Alpha Capital LLC

MOTION (11)

Dan Horgan MOVED to increase Ms. Plouffe's rent by \$150 per month, adjusted rent is \$1,300 per month, through January 1, 2026.

Seconded by Mike Bekech

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

3. Adjournment

MOTION (12)

John Vilcheck MOVED to close the Public Hearing regarding Various Tenants vs. Alpha Capital LLC, and adjourn at 5:55 p.m.

Seconded by Nancy Johnson

IN FAVOR; Carpenteri, Horgan, Vilcheck, Johnson and Bekech

Motion Passed 5-0

Respectfully Submitted,



Sandra Anderson
Recording Secretary