

Norwich Fair Rent Commission (NFRC)

Thursday, March 19, 4:30 PM Meeting

City Hall, Room 319, Norwich, CT

1. **Call to Order:** Acting Chairman Ed Belli called the meeting to order at 4:33 PM.

Present: Ed Belli, Acting Chairman; Rebecca Melucci; LaurieAnn Messore, Attorney
Michael Driscoll

2. **Approval of Minutes:** Ms. Melucci, seconded by Ms. Messore, motioned to approve the Minutes of the Regular February Meeting, held on February 19, 2026. The Motion was unanimously approved.

3. **Case reviews:** 35 Chestnut Street

Present for the case review:

The Complainant, Jennifer Bartlett Tyler was present virtually via Zoom.

Representing the Property Owner, ThirtyFive Chestnut Street, LLC: Attorney Breonna Duggin, Barbara Cuadrado, Property Manager, and Fransisco Santiago, Maintenance Manager

Representing City of Norwich Human Services Department: Santana Harrison

Attorney Driscoll swore in all the participants listed above prior to providing any testimony to the Commission.

Mr. Belli informed the Commission that Ms. Tyler had provided paperwork just prior to the meeting in support of her claim (see Complainant Exhibit A, attached). In response to Mr. Belli's request that she inform the Commission of the contents of Complainant Exhibit A due to the lateness of her submittal, Ms. Tyler discussed the three main reasons that support her Fair Housing complaint.

Attorney Duggan, speaking on behalf of the property owner, ThirtyFive Chestnut Street LLC, presented Landlord Exhibit A and Landlord Exhibit B (see attached), and examined the property manager, Barbara Cuadrado on the history of rent charged to Ms. Tyler and other facts presented in Exhibits A and B: leases dated 7/1/21, 7/1/22, and 7/1/23; lease renewal communication dated 9/1/25; and rent comparables prepared by CoStar Group, dated 2/18/26.

The Complainant, Ms. Tyler, then cross-examined the representatives for the property owner.

Attorney Duggan examined Mr. Santiago regarding maintenance repairs conducted in Ms. Tyler's apartment within the last year. Ms. Tyler then cross-examined Mr. Santiago.

In response to Attorney Driscoll's request, Mr. Belli called for a motion to recess the hearing for ten minutes to allow the representatives for the landlord time to review Complainant Exhibit A, which had been emailed from jenniferbartletttyler@ctstate.edu to Norwich Human Resources just prior to the meeting.

Ms. Melucci made a motion, seconded by Ms. Messoro, to recess the hearing at 5:05 PM. The Motion passed unanimously.

The Hearing resumed at 5:15 PM.

Attorney Duggan recalled Ms. Cuadrado for additional questions regarding the change in categorization of Ms. Tyler's apartment from the affordable program to a market unit.

Ms. Tyler then cross-examined Ms. Cuadrado.

After a discussion between Ms. Tyler and Ms. Cuadrado, Mr. Belli reminded Ms. Tyler of the role of the Fair Rent Commission, which was to determine if a rent increase is egregious or not.

Attorney Duggan presented Landlord Exhibit C, communications between the tenant and landlord regarding maintenance. Discussion between Ms. Tyler and Ms. Cuadrado followed.

Mr. Belli informed both parties that the Commission was ready to discuss the case and no further questions or discussions would be allowed by either party.

After a brief discussion, Mr. Belli called for a motion. Ms. Melucci made a motion that the rent increase from \$819 to \$1,025 per month is fair and not egregious. Ms. Messoro seconded the motion. Voted in favor: Mr. Belli, Ms. Melucci, Ms. Messoro.

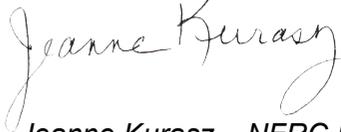
Ms. Tyler asked if receiving a transcript of this meeting was possible and questioned the appeal process.

4. **Other Business:**

No other business was discussed.

5. **Adjournment:** Ms. Messoro seconded by Ms. Melucci, made a motion to adjourn the meeting at 5:50 PM. The motion passed unanimously. The next meeting will be held on Thursday, April 16, 2026 at 4:30 P.M. at City Hall in Room 319.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jeanne Kurasz". The signature is written in black ink and is positioned above the typed name.

Jeanne Kurasz – NFRC Recording Secretary