



Beacon Falls Board of Selectmen  
Public Hearing  
November 29, 2022  
C/O Town Clerk  
10 Maple Avenue Beacon Falls, CT 06403  
(Subject to revision)

**Members Present:** Gerard Smith (GS), Peter Betkoski (PB)

**Members Absent:** Mike Krenesky (MK)

**Others Present:** About 117 members of the public and 2 members of the media

1. **Call to Order / Pledge of Allegiance:**

GS called the meeting to order at 6:36 P.M.

2. **LF read the call as presented.**

*Please be advised that the Beacon Falls Board of Selectmen will hold a Public Hearing on Tuesday, November 29, 2022, beginning at 6:30 P.M. at the Beacon Falls Beacon Hose Co. 1, 35 North Main St. Beacon Falls CT, 06403 to consider the following:*

*“Shall the ordinance establishing a Fair Rent Commission for the Town of Beacon Falls be adopted?”*

3. **Comments From the Public:**

- a. Richard Gard – Rice Ln. - Spoke against this commission. There will be a large expense incurred to the town. The landlord association will sue, and it may go on to be a multi-million-dollar project. The town is too small to take this on.
- b. Kathy Johnson, Dorman Rd. Oxford – Spoke on about the reasoning behind the need for the commission. It will protect renters against the companies that will raise prices higher than they can afford.
- c. Fred Simpson – Beacon Mill Village – Senior citizens on a fixed income have incurred a large increase. It is something that has left them with the inability to be able to pay for their utilities. He is in favor of the commission.
- d. Debra Bostrom – River’s edge Mobile Home Park. – The current residents are going to be forced to leave should this commission not be adopted.
- e. Colleen Dana – River’s edge Mobile Home Park – Spoke on how much the rent has gone up and there has been no documentation on why the amount has gone up. Would like to see things be equal.
- f. Robert Johnson – River’s edge Mobile Home Park – Spoke on the need for the commission due to how unfairly the tenants are being treated, with terrible conditions, to a rise in rent.
- g. Kurk Hannifen – River’s Edge Mobile home Park – Spoke on how highly the rent went up without improving the conditions of the park. With the water pressure being low. The residents are wondering where they will go. He feels that there is the money in the budget for this expense.
- h. Shannon Spense – Pinesbridge Rd. –  
Q: Should the commission be approved; will it apply to housing rentals or land rentals?  
A: It will include all rentals.  
Q: If not passed what are the alternatives. How do they go forward?  
A: Reach out to state legislators and try to take advantage of the programs, the town and state offer.
- i. Jill Witt – Laurel Ridge – Is not in favor of the commission. Questions the liability this will bring on the town and how will this affect the homeowners in town? Feels that this needs to be handled on a statewide basis.
- j. Bill Gilglio – Bethany Rd.  
Q: Has the town checked in on the exact expense it will cost the town?  
A. Each case will be individual and there is no way to exactly calculate the expense. It would be quite vast due to the nature of the dealings. Funds would be needed to run the commission and the expense of the legal fees would be incurred by the town.



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k. Joshua Nandell -N. Main st.

Q: Is this something that the town could regionalize?

A. This is something that would be very difficult to regionalize. It would take a lot of planning and funds spent for all parties involved.

4. **Adjournment:**

Motion to adjourn at 7:03 P.M, **Joe Rodorgio/Ben smith**. All ayes

Respectfully submitted,

**Lauren A. Fennell**  
*Clerk, BOS*