

## Minutes Ad Hoc Committee on Rental Regulations

April 13, 2016

1. **Members Present:** Chairperson Moran called the meeting to order at 5:40 pm, B. Ryan, M. Sargent, V. Ward.
2. **Other Council Members Present:** P. Shapiro, V. Raymond, B. Shaiken
3. **Staff Present:** M. Hart, M. Ninteau, J. Mullen, Atty. Deneen
4. **Approval of Minutes:** Moved by Ryan, Second Sargent to approve March minutes approved unanimous.
5. **Public Comment:** D. Freudmann 22 Eastwood Road stated it was his belief that UConn administration should address the occupancy issue by housing more students on campus. He also stated he believes the decay of property rights leads to a decay of civil rights. R. Schaffer 45 Echo Road introduced her attorney Keith Ainsworth they commented on activity of the Neighborhood Preservation Group and distributed draft examples of regulations they had written. J. Silander Silver Falls Road distributed a map showing the location of rental dwelling units in Town and explained the key indicating which were owned by Mansfield residents and which were not. B. Rowe 45 Echo Road thanked the Town for providing many forums for discussion and that he was not opposed to students but that UConn was not building enough housing.
6. **Staff Reports:** M. Hart stated that he and Mayor Shapiro met with UConn to discuss neighborhood preservation near UConn. He also stated he met with the preservation group and local realtors to discuss workforce issues and that the seasonal litter cleaning patrols had started. M. Ninteau and J. Mullen spoke briefly regarding their code enforcement activity.
7. **Presentation of Current Regulations:** Attorney Deneen spoke at great length regarding the list of possible actions from the Neighborhood Preservation group. He also presented his legal opinion that a moratorium limiting the use of single family dwelling would not be legal. This would also indicate that Housing Certificates could not be suspended based on current law. He also informed the committee that the creation of a class known as student rentals would be difficult and that a similar regulation was passed in Hamden Connecticut that is currently being litigated. It was his opinion that the Town hold off on this action at least until that case has been decided. Review any development if the Town's Planning and Zoning Commission acts on a moratorium of multi family dwelling construction. If this occurs zoning members would have to recuse themselves from any discussions. Chairperson Moran stated that the moratorium issue should not be discussed for these reasons and that the committee would work on regulation review pursuant to their charge.

8. **Future Discussion Topics:** The following topics were flagged for future discussion:
- Review code language of owner in various Town regulations and attempt to create a uniform definition.
  - Discuss amending the occupancy limits within the Town's Housing Code to aid in enforcement.
  - Discuss the ability to modify the current regulations to allow rental certificates to be held or revoked if other regulations were being violated.
  - Review current fine amounts for appropriateness regarding punitive value versus allowed by State law.
  - Review Exterior maintenance provision within the current Housing code

9. **Adjournment:** V. Ward moved to adjourn at 7:05 pm, seconded by B. Ryan, Passed unanimous.

Respectfully submitted.

Mike Ninteau, Director of Building & Housing Inspection