

Norwich Fair Rent Commission (NFRC)

Thursday, April 16, 2026, 4:30 PM Meeting

City Hall, Room 319, Norwich, CT

1. **Call to Order:** Chairman Ed Belli called the meeting to order at 4:34 PM.

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

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

3. **Case reviews:** 133-139 Providence Street

Present for the case review:

Keri Vais, Complainant, and Michelle Brais, co-tenant

Michael Nelson, Property Owner

Ms. Vais presented her case to the Commission, explaining that her rent was being raised substantially, from \$900 per month to \$1,900 per month, and that she will be charged for a three bedroom unit, although her apartment is currently a two bedroom unit. She presented a copy of her rental lease (Exhibit 1). She also discussed some of the maintenance issues that need to be resolved in her apartment.

Mr. Belli asked the property owner, Mr. Nelson, to explain the reason for the increase to \$1,900. Mr. Nelson responded that he and his business partner purchased the property in February 2026, after which they notified the tenants of their plan to renovate the entire property, resulting in a step increase for rents and the tenants need to vacate (Exhibit 2). He stated that the new rate was a result of a comparable study of other rental units in the area. He acknowledged that it was a mistake to charge Ms. Vais for a three bedroom unit, and that because of the quick sale of the property, no formal inspection had taken place.

Ms. Vais mentioned that she and Mr. Nelson had communicated via text message regarding the maintenance of the property and her decision to stay or not (Exhibit 3). She also sent a money order in the amount of \$900 to Mr. Nelson on April 2, 2026, however Mr. Nelson said he did not cash it yet (Exhibit 4). Ms. Vais had also provided a copy of her rent ledger for the past year (Exhibit 5).

Mr. Belli asked Mr. Nelson if he intended to increase the rents prior to renovating the property. Mr. Nelson responded that the current rents do not cover the expenses. He stated there were four units: 1 was a commercial unit, two units were two bedroom units with an extra room (no closet), and the fourth unit was a one bedroom unit. The rent increase was based on comparable units found on Zillow.

Mr. Belli asked Mr. Nelson if now that Ms. Vais' unit has been agreed to be a two bedroom unit, and if she wants to stay, would Mr. Nelson be willing to negotiate a new rent amount. Mr. Nelson said he would, but didn't want Ms. Vais to be put into a bad position. Ms. Vais responded that she had been originally told the increase would be \$1,750, but the letter stated \$1,900, and that she would be willing to negotiate.

Attorney Driscoll ushered the parties into a separate room to discuss a compromise that would not involve the Commission having to make a ruling.

Upon their return, the parties stated they had come to a tentative agreement, however, Ms. Vais asked the Commission for a continuance of the hearing so she could receive more information from Mr. Nelson, and Mr. Nelson stated he would need to discuss the tentative agreement with his business partner. They agreed to inform Norwich Human Services of their final decision, who will then forward that information to the Commission.

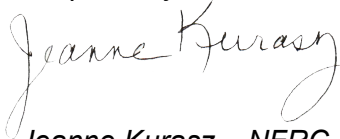
Ms. Messoro, seconded by Ms. Melucci, moved to continue this hearing to the May 21, 2026 meeting of the Norwich Fair Rent Commission. The motion was unanimously approved.

4. Other Business:

The members of the Commission expressed the need to receive any complaints and exhibits for hearings at least a week prior to the hearing date. Mr. Belli said he would address this with Norwich Human Services.

- 5. Adjournment:** Ms. Melucci seconded by Ms. Messoro, motioned to adjourn the meeting at 5:23 PM. The motion passed unanimously. The next meeting will be held on Thursday, May 21, 2026 at 4:30 P.M. at City Hall in Room 319.

Respectfully submitted,



Jeanne Kurasz – NFRC Recording Secretary

Exhibit 2

March 1, 2026

Dear Keri and other occupants,

As of February 26, 2026 we have purchased 133-139 Providence Street.

All rents are due on the first of the month unless otherwise agreed upon in writing between you and I directly. Rents received after the 10th of each month are considered late and are subject to a late charge of \$25 and an additional \$5 for each day after that.

If you wish to pay your rent through online bank payment or an electronic form of payment, please contact me at the phone number and/or email address listed below.

As discussed we plan to remodel the property as it is in great need of many repairs. We understand that moving is difficult to coordinate and plan. That being said we are going to stair step rents for the coming months instead of bringing rents immediately to the market rates of \$1900. The future months rent payments will be as follows should you choose to stay during these months.

Apr 1, 2026 - \$1250.00

May 1, 2026 - \$1500.00

June 1, 2026- \$1750.00

July 1 2026- \$1900

*If you intend to leave at some point mid month contact me and we will prorate and credit you back the portion of the month after you have vacated.

Thank you and we look forward to our relationship with you all.

Michael Nelson, Member

Reps to Rents 133 LLC

401-330-9873

michael@nelson-estates.com

**SOULOR POND LLC
130 MACKIN DRIVE
GRISWOLD CT 06351
(860) 705-2388
dellfield@yahoo.com**

RENTAL LEASE

PARTIES

This lease made this first day of Febuary 2022 by and between SOULOR POND LLC (Landlord) and Keri Ann Vais , (Tenant)

PREMISES

Landlord leases to tenant and tenant leases from landlord, the property described and situated in the city commonly known as: 139 Providence Second Floor Taftville, CT 06380.

TERM

This lease shall commence on the first day of Febuary, 2022, for a period of one year or unless sooner terminated according to the provisions hereof. The lease will end on January31, 2023.

RENTAL

Tenant will pay \$10,800.00 as rent for the year stated on TERM of this lease. Tenant shall promptly pay as monthly rental hereunder the sum of \$900.00 payable to landlord in person or mailed to the above landlord address, in advance on or before the FIRST day of each calendar month during the period of this lease. If all rent due is not paid on or before the tenth (10th) day of the month, tenant agrees to pay a late charge of twenty-five dollars (\$25.00) on the eleventh (11th) day of the month and a late charge of five dollars (\$5.00) per day thereafter until paid in full. Tenant agrees to pay a twenty five dollar (\$25.00) charge for each returned check, and late payment charges. Partial payments of rent will not be accepted unless approved by landlord. Monies are applied to the oldest balance first. Additional charges on tenants account become rent after a thirty-day period.

SECURITY DEPOSIT

Receipt is hereby acknowledged of \$ _____ as a security deposit for the faithful performance of all the terms and conditions of this lease. Under no circumstances is the said security deposit to be construed as rent. The security deposit should never be less than two month's rent. The security deposit will be returned to tenant only upon the occurrence of all the following conditions: (a) payment of all rent due; (b) the vacating of the premises in clean condition; (c) return of all keys to landlord; (d) removal of all abandoned articles; and (e) upon furnishing a forwarding address to landlord. Deductions from the security deposit will be made for any damages done to the premises as well as damage to personal property, if any. After the above conditions have been complied with by tenant, an itemized accounting of any charges or damages or other sums owed by tenant will be sent to the forwarding address supplied no later than thirty (30) days after termination of this lease. Tenant shall not withhold payment of the last month's rental or any portion thereof on grounds that the security deposit serves as security of the unpaid rental.

Tenant agrees to give landlord thirty (30) day's advance written notice of vacating premises, and failure to do so will constitute the forfeiture of the security deposit herein.

ABANDONED ARTICLES

All articles left in or upon the premises by the tenant upon termination of the lease for any reason will be disposed of by the landlord as becomes necessary and in a manner as landlord may see fit and proper, and without recourse by the tenant. The landlord herein is further given the right to use the tenant's security deposit to cover the landlord's expenses in disposing of the tenant's articles.

HOLDOVER

Unless another lease is signed by parties or unless written notice of termination is given by either party thirty (30) days prior to the expiration date hereof, this lease shall be automatically renewed on a month to month basis at a \$1,600.00 rental per month. After expiration of the original term hereof, thirty (30) days advance written notice is required by either party for termination.

NOTICE REQUIREMENTS

Any notice required hereunder shall be given by personal delivery or regular mail at landlords' address or the address of the leased premises.

FAILURE TO OCCUPY

If tenant fails to occupy premises in accordance with this lease, all deposits hereunder shall be automatically forfeited.

CARE AND MAINTENANCE OF PREMISES

Tenant accepts the premises in its present condition and agrees to take good care of the premises and to make no alterations, additions, repairs or improvements without the prior written consent of landlord. The tenant agrees to report promptly, to landlord when any portion of the premise is out of repair, and to promptly reimburse landlord for any damage to the premises or furnishings thereof caused by the negligence, misuse, or any other occurrence attributed to tenant, tenants' agents, family or guest. Tenant further agrees to be responsible for at tenants' expense, stoppage of sewer facilities chargeable to tenants use of same and for any water usage above the normal average. Tenant agrees that use of storage areas and gym room is at their own risk and that Landlord is not responsible for theft of personal items.

EQUIPMENT

Operative Fire Sprinkler System ___ is X is not within your dwelling unit. If there is a fire sprinkler system, it was last inspected and or maintained on _____.

Any electrical or mechanical equipment which is part of the premises shall be surrendered to landlord in good operating order at the termination of this lease. Any service, maintenance, or repair for other than worn out parts or equipment will be at the tenant's expense.

in addition to such statutory liens as landlord may have under and by virtue of the laws of the state of Connecticut, as presently existing or as may be amended. In order to exercise contractual or statutory lien rights when tenant is in default hereunder, landlord may peacefully enter the premises and remove and store all property therein, except property exempt by statute, provided, however, tenant must be present or written notice of entry must be left afterward.

DEFAULT

In the event the tenant shall default in the prompt payment of rent when same is due, or fail to perform any of the provisions of this lease, or in the event the tenant shall abandoned the premises, or leave them vacant, landlord, without further notice, may re-enter the premises by summary process, or by force, without being liable for prosecution thereof. Landlord may also take possession of said premises, and remove all persons or property there from, and may elect to either cancel this lease, or to re-lease the premises and receive the rent therefore. Such rent shall be applied first to the expenses incurred by landlord in entering and re-leasing, and then to the payment due under this lease, tenant shall remain liable for any deficiency in the total amount due under said lease. Tenant's absence from the premises for three (3) consecutive days while all or any portion of rent is delinquent, shall be deemed an abandonment of the premises. If tenant otherwise violates the terms of this lease, landlord may terminate tenants' rights of occupancy by giving three days' notice in writing. Landlord shall specifically have the right to institute and maintain the statutory suit of Forcible Entry and Detainer in the proper Court, and obtain a writ for possession thereby. In addition to all other remedies provided herein, tenant agrees to compensate landlord for all reasonable expenses necessary to enforce this lease and to collect the rental or damages for breach of this lease including, but not limited to, all court costs and reasonable attorneys' fees incurred in connection therewith.

INSPECTION

Landlord shall have the right to enter the premises at all reasonable hours to examine same or to make repairs and to show the premises to prospective tenants or purchasers. Landlord shall give notice of at least twenty-four (24) hours unless it is an emergency.

NO WARRANTY OF HABITABILITY

Landlord hereby disclaims any warranty of habitability covering premises. It is expressed and agreed and understood that tenant has inspected the premises and has accepted it "As is" in its present condition as habitable, fit for living and suitable for tenants' purposes. Tenant expressly further agrees that landlord shall have no duty or obligation whatsoever, unless otherwise specified herein, to make any subsequent repairs to the premises, or any part thereof, during the term of this lease. Tenant expressly acknowledges and understands that the rental negotiated by the parties hereto take's into account the fact the premises are being rented in "As is" present condition.

FAIR HOUSING

In accordance with the law, this property is offered with respect to race. Color, religion, sex or national origin of a tenant.

MISCELLANEOUS

This lease shall constitute a full understanding between the parties herein, and no other Agreement unless in writing and signed by the parties hereto shall be binding upon the subject property, except the rental application, if any, which shall become a part of the lease.

SPECIAL CONDITIONS/FAMILY OBLIGATIONS

Comfort or rights of other tenants must not be interfered with. This includes annoying sounds and smells. Deck area must be kept clean. Satellite dishes are not permitted,

Tenant will not keep any vehicle on landlords' property that is not registered and/or operable. Any vehicle not operable or registered will be towed at owner's expense. Tenants agree to refrain from parking in front of units and will only utilize garage and designated parking areas.

Tenant will dispose of all garbage or other waste in a safe, proper and sanitary manner using-covered dumpsters provided or covered garbage bins. Do not dump trash on ground.

Laundry machines, if any, are used at tenant's risk and cost. Plumbing fixtures and appliances shall not be used for other than for the purpose of which they were intended. Kitchen and bathroom drains as well as toilets should not be used for garbage or waste. Damage resulting to them from misuse shall be borne by tenant causing or permitting the damage.

SIGNED, This day the 1st of Feb, 2022

K. Van Phone # _____
Tenant

[Signature]
Landlord/Owner

Co-Tenant
Phone# _____

email _____ Vehicle _____

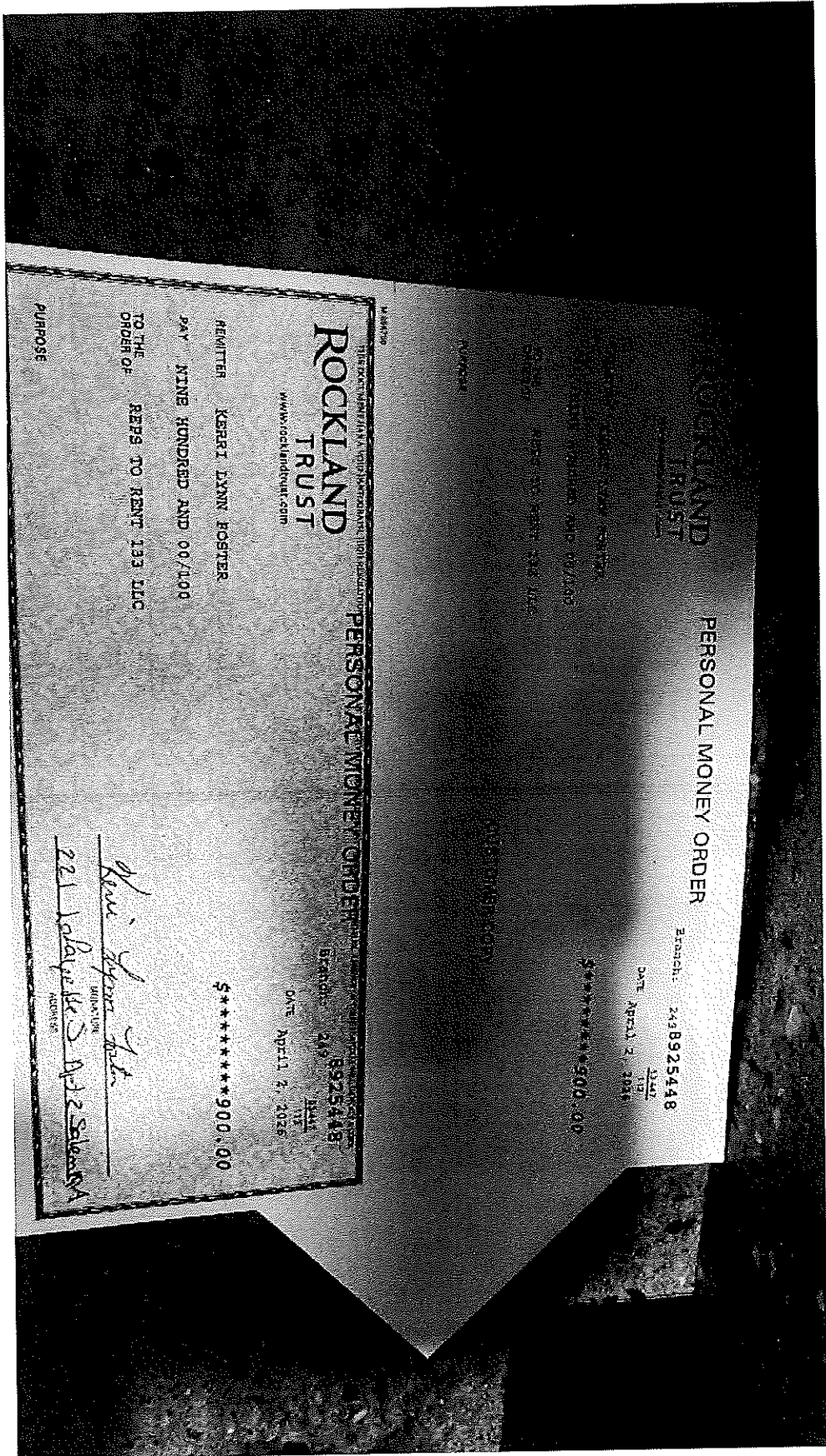
List all persons residing in the apartment/premises.

Name _____ Date of birth _____ Social Security Number _____

_____ Please provide a contact in case

of an emergency. (Someone not living with you).

Name _____ Phone # _____



ROCKLAND TRUST

PERSONAL MONEY ORDER

BRANCH: 2498925448

DATE: APRIL 2, 2026

\$*****900.00

ROCKLAND TRUST

PERSONAL MONEY ORDER

BRANCH: 2498925448

DATE: APRIL 2, 2026

\$*****900.00

REMITTER: KERRI LYNN ROSTER

PAY: NINE HUNDRED AND 00/100

TO THE ORDER OF: REYS TO RENT 133 LLC

PURPOSE:

Keri Lynn Roster
SIGNATURE
221 Wadsworth St
ADDRESS
APT 2
SILVERDALE, MA

3:30



61%



Keri Dae 1:34 PM



to michael@nels... ▾

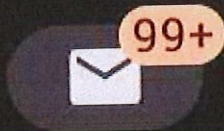
Good afternoon, Michael.

I am contacting you to discuss issues with the unit gone unfixed but repeatedly addressed in the past.

Broken windows and leaking ceiling in den. Front door is unsafe, as door frame needs to be replaced and reconstructed. My attic storage space is uninsulated, in the window sockets have clips

that have the windows continuously falling out of the frame when opening or closing.

The bathroom tub drains extremely slowly so there's a lot of backup which has led to water damage and leaking pipe issues in the downstairs in the below unit.



3:30



61%



Michael Ne... 2:22 PM



to me ▾

Good afternoon, Keri. If the unit based concerns were previously addressed with the previous landlord, he did not pass any of that on to us so this is the first time we are hearing about it.

When purchasing this property, we knew that there was extensive remodeling needed. That is exactly why we have asked both second Storey tenants and the first floor commercial tenant to vacate the

property and offered stair stepping the rent as a way to ease that transition as opposed to giving a 30 day notice to move out.

I will be coming with contractors in the coming weeks to look at remodel timelines. During that time if any of the issues you have presented can be fixed without you departing the property I will have



3:30



61%



downstairs in the below unit.

These are things that are unlivable
to I am being this up to the owner
of this owner again.

I appreciate the help.

Please reach out if you have any
questions or concerns.

A



Michael Ne... 2:22 PM



3:30



61%



I will be coming with contractors in the coming weeks to look at remodel timelines. During that time if any of the issues you have presented can be fixed without you departing the property I will have them consider them.

If you do not wish to continue staying at 133-139 Providence st for the month of April please let me know ASAP.

Thank you,

Show quoted text

3:30



61%



Draft 3:19 PM



to Michael ▾

When the unit was walked through, the concern's were apparent, and I have stated. They are now the responsibility of the current owner of the property as I was informed by the fair rent commissioner.

A check of the current amount of \$900 has been sent and the fair rent commissioner will reach out.

I appreciate you for your time,
Michael.



Michael N... 11:47 AM [emojis] [reply] [more]

to me ▾

Keri, I left you a voicemail as well as a text in regards to a 24 hour notice to enter the property 133-19 Providence street Taftville, CT. We will be there with a contractor tomorrow, tuesday the 7th at roughly noon. We will be walking the entire property (each residential unit, the commercial space below and the basement to determine the best course of action in regards to the whole property remodel that was planned when we purchased the property February 26th. As soon as I have more information from the contractor I will relay it to all tenants of the property at 133-19 Providence street Taftville, CT.

[reply] Reply [forward] Forward [emojis]



To Who it may concern, 3-30-26

Keri Vais has lived at 139 Providence Street Tarrant
ct - my property at the time for 7 years.
She is up to date with all her Rent and
has paid \$900 a month for 12 months in
2025 = 10,800 - no rent to me is due

Thank You
Aimee [Signature]

860-705-2388