

Rent Control Committee

Meeting Minutes

Date: October 2, 2025

Location: Merrimac Police Department Conference Room

Time: 6:00 PM

I. CALL TO ORDER

The meeting was called to order at 6:02 pm.

II. ATTENDANCE

PRESENT:

Irina Gorzynski, Bronwyn Crocker, Virginia Noble

Atty Mike Reilly, town counsel

III. Approve Agenda

Bronwyn motioned to open the meeting, Virginia 2nd

All 3 voted in favor.

Bronwyn motioned to approve minutes from previous session, Irina 2nd,

All three voted in favor.

Meetings accepted into record.

IV. Agenda Item 1-Certificate of Evection-

Atty Reilly reports there were no certificates of eviction in the bylaws or town records so he created one for future use.

Atty Reilly reports there are two evictions going forward- the board called into question the second eviction. Upon reviewing last month's minutes it was noted all but the Finley case had been brought up to date.

Atty Reilly reports that he was unaware of the status of the Metz case.

Bronwyn motioned to approve the COE for Finely case. Irina 2nd

All vote in favor.

COE signed by board and accepted into record.

Bronwyn motioned for approval of the Metz COE with the condition that it be discarded if the case is up to date per landlord's request. Irina seconds, all vote in favor

COE signed by the board with stipulation and accepted into record.

Atty Reilly states there is new business that the concerned council brought to his attention.

IV. Agenda Item 1-Certificate of Eviction- Kokaras case

Pamela Kokaras was originally one of the cases being brought to eviction. Upon inspection of the home, it was found in deplorable conditions and the Board of Health intends to condemn the property, pending report results. The landlord's counsel is seeking a For cause eviction now.

Bronwyn motioned to move forward with the eviction hearing. Irinia seconds. All vote in favor.

Hearing date for Kokaras case set for October 16th at 6:00pm at the Merrimac Police Station.

V. Agenda Item 2 - Select Rent Increase Hearing Dates-

Hearing dates for the 2 different parks: Both hearings will be held at Town Hall and run from 6-8pm. Irina states she will tell the town to plan to broadcast both on CATV.

Irina motioned to set two hearing dates:

Carriagetown - OCTOBER 29, Merrimac Town Hall 6-8p

Northshore - NOVEMBER 5, Merrimac Town Hall 6-8pm

Bronwyn seconds, All vote in favor.

Atty Reilly will provide the language for the required newspaper and town hall postings. Carol will post to the website and submit to newspaper.

Deadlines for posting notices are 7 days before each hearing. The deadline for Carriagetown is OCT 22 and Northshore Park is OCT 29

Atty Reilly will reach out to LAndlord and see if they plan to notify park residents. By laws do not state the landlord must notify tenants, as previously believed.

Atty Reilly informed the board they need to vote to adopt formal or informal rules for the hearings.

Irina motions to adopt informal rules for hearing. Virginia seconds

All vote in favor.

Irina motions to appoint Mike Reilly as hearing officer for both hearings. Bronwyn seconds.

All vote in favor.

Atty Reilly explains the hearing will be conducted similar to a trial. The Landlord/Council will present their case, then Residents. Once all sides are heard, the hearing closes and the board deliberates.

The hearing officer has 30 days to present a report to the board at meeting which is open to the public. The deadline for the report will be set at the hearing as well as public meeting for follow up to report.

VI. New/Old Business-

A mailbox was found at town hall addressed to the rent control committee. Inside were checks for all application fees and eviction filing submitted by Carriagetown/Northshore owner. The fees totalled \$2,480.

Bronwyn motions to accept money into general fund. Irina seconds, All vote in favor.

Irina will give packet to Carol to deposit.

Bronwyn motioned to adjourn meeting. Irina seconds. All in favor.

Meeting adjourned at 6:50pm

VI. Next Meeting

Scheduled for Sept 25 at 6:00pm

Merrimac Police Dept, 1 Jana Way

IX. ADJOURNMENT

Meeting adjourned at 6:45p