

**FAIR RENT COMMISSION**  
**RECORD OF VOTES AND MINUTES OF MEETING**  
**MAY 21, 2025**

A meeting of the Fair Rent Commission of the Town of Wallingford was held on Wednesday, May 21, 2025 at 6:30 p.m. in Room 315 of the Wallingford Town Hall, 45 South Main Street, Wallingford, Connecticut.

Meeting called to order at 6:35 p.m.

In attendance: Chairman Adam Della Ventura, Vice-Chair Myklyn Mahoney, Rose Longo-McLean, Lisa Anne Perretta, Amy Allesi Raup and Michael F. Terrace

Also present: Corporation Counsel Janis M. Small

- 1. Complaint made by Zahih Shah against Northridge Commons and**
- 2. Complaint made by Darling Nolasco and Danilo Villa against Northridge Commons:**

Hearing: The Complaints were heard together as the units are in the same complex.

The Complainants Zahih Shah, Darling Nolasco and Danilo Villa appeared and provided testimony to the Commission regarding the rent increase and the condition of their units. The Respondent, through Lauraine Ross, Regional Property Manager, appeared with Attorney Jill Hartley.

The Complainants testified as to rent increases and the condition of their units. The Respondent testified as to rent, market rent, its expenses and actions taken on the Complainants' issues with the units.

Motion made by Amy Allesi Raup to deny the complaint in Shah v. Northridge Commons. Motion seconded by Adam Della Ventura.

Commissioners Della Ventura, Raup and Perretta voted yes to deny. Commissioners Mahoney and Longo-McLean voted against. Motion passed.

Motion made by Amy Allesi Raup to deny the complaint in Nolasco and Villa v. Northridge Commons. Motion seconded by Adam Della Ventura.

Commissioners Della Ventura, Raup and Perretta voted yes to deny. Commissioners Mahoney and Longo-McLean voted against. Motion passed.

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**3. Discussion regarding training and procedure.**

Staff to seek to schedule training for June 18, 2025.

**4. Adjournment.** There being no other business, the meeting adjourned at 8:35 p.m.

Dated: May 22, 2025