

**COMMONWEALTH OF MASSACHUSETTS
MANUFACTURED HOMES COMMISSION**

Public Meeting Minutes

July 15, 2025, Meeting

Members Present:

Ethan Mascoop, Chair
Jeffrey W. Hallahan
Sandra L. Overlock
Paula Fay
Oliver L. Stark
Ellen Peterson

Members Absent:

N/A

Others Present:

Lisa Sanders, City of Chicopee Health Director
Jason O'Brien, North Quabbin Health Collaborative Board of Health Inspector
Camila Giraldo, University of Chicago

The Chair, Ethan Mascoop, convened the public meeting at Chicopee City Hall, which included a video conference via Zoom for remote participation. The Commission meeting was convened at 10:43 a.m.

Call to Order: The Chair called the meeting to order, starting with a roll call. A quorum was established with all members present.

Meeting Minutes: The Commission voted to adopt the minutes of the Commission meeting held on April 15, 2025.

Commission Vacancy: The Chair reported the vacancy on the Commission and expressed encouragement for applicants representing diverse perspectives.

Commission Secretary: The Commission agreed that Oliver Stark would act as Secretary for the Commission and would be responsible for drafting and circulating meeting minutes.

Meeting Format: The Commission discussed scheduling future meetings in a broader range of communities, particularly in Western Massachusetts, to increase outreach and encourage resident participation. It was generally agreed that the Commission would continue to operate, when feasible, through a hybrid meeting model, with an in-person location and an option for remote participation. The Commission agreed that, for future meetings, it would move the public forum to earlier in the meeting, rather than as the last item, so that members of the public do not have to wait to share their feedback.

Commission Goals: The Chair discussed the Commission's role, purpose, and enabling legislation. The Chair described the Commission's advocacy, including submitting public

comments during the Executive Office of Housing and Livable Communities (EOHLC) regulation promulgation to implement G.L. c. 40A, § 3A (the MBTA Communities Law). The Commission generally agreed to further focus on the goal of providing legislative and policy recommendations. The Commission discussed orienting future meetings and discussions around one or two specific issues, including:

- Manufactured Home Insurance premiums, limitations of coverage, and cancellations
- Unequal rents
- Discontinuance reform
- Improving accessibility to the right of first refusal
- Authority and Expectations of Local Boards of Health
- Enforcement of manufactured housing laws
- Bills and proposed legislation concerning manufactured housing

Legislative Updates: The Commission discussed a meeting of the Joint Committee on Housing, and the Legislature's consideration of establishing a commission to investigate insurance issues. The Chair discussed tracking legislation regarding manufactured housing in order for the Commission to participate in hearings and provide written testimony. The Commission discussed bills identified on page 7 of the April 15, 2025, meeting minutes. The Chair discussed the option of the Commission to call special meetings for the purpose of submitting written comments to proposed legislation.

Perry's Park (North Reading): Camila Giraldo, a University of Chicago student interning with the Chair, reported on the North Reading Rent Control Board (RCB) hearings for the proposed discontinuance of Perry's Park, a 13-home manufactured housing community. The community owner proposes to develop a 111-unit building containing 28 affordable units. Ms. Giraldo discussed the RCB meetings, the owner's proposal, residents' concerns (including allegations of intimidating residents to sell homes below market value), and reported the next RCB meeting is scheduled for August 21, 2025. The Commission greatly appreciated Ms. Giraldo's report, as well as her written overview and PowerPoint presentation, both of which are attached to these meeting minutes below.

Local Boards of Health: The Chair welcomed Lisa Sanders, City of Chicopee Health Director, and Jason O'Brien, North Quabbin Health Collaborative Board of Health Inspector. Ms. Sanders asked questions regarding discontinuances and the right of first refusal. The Commission discussed the statutory process by which community owners may request discontinuances, which, depending on the municipality, may require a discontinuance permit from the local rent control board or approval from a municipality's select board. The Commission noted that there is no requirement for owners to report discontinuances to the state or the Commission and encouraged residents to report notices of discontinuances to the Commission. The Commission discussed the statutory right of first refusal by which community residents may purchase the park, which has contributed to approximately 25% of the manufactured housing communities in Massachusetts being resident owned. Mr. O'Brien explained that most of the calls he receives relate to oil tanks and asked if the Commission was aware of any efforts to phase out oil tanks, noting

their aesthetic, space, and potential environmental impacts, and recommending mini-splits as a better alternative. The Chair discussed the application of G.L. c. 21E to oil tank leaks and noted there is nothing in the state sanitary code prohibiting the use of oil tanks. The Commission reported it was not aware of any specific requirements for fuel usage. The Chair inquired about collecting data regarding oil tank issues. Mr. O'Brien noted that one issue with newer oil tanks is that they are made with recycled steel, so they do not last as long as older tanks (from 20-30 years of use reduced to 10-15 years). Mr. O'Brien also noted that boards of health often receive calls relating to external maintenance issues (e.g., yard maintenance, trash, unregistered vehicles, homes in disrepair). The Commission discussed owner/resident maintenance responsibilities and the role of local boards of health.

Public Forum: Public participants raised concerns with rent disparities, noting that specific legal challenges have been ongoing for years. They also raised a lack of state enforcement of manufactured housing community laws and a lack of advocates for community residents. The Commission discussed a desire for data collection regarding park-specific issues, including rent disparity issues.

Future Meetings: The Commission agreed to invite a representative from the Division of Insurance (DOI) to attend its next meeting. The Commission agreed to focus its discussion on the topic of insurance for its next meeting, assuming a DOI representative is able to attend. Rent discrepancies is another potential topic of discussion.

Miscellaneous: Although identified on the agenda, due to time constraints, the Commission did not discuss the recording of Commission meetings or the status of the annual reports at this meeting.

Scheduling: The Chair confirmed the next meeting is scheduled for October 21, 2025, to be held remotely and in person in the City of Peabody.¹

The Chair adjourned the public meeting at 12:44 p.m.

List of Documents Used by the Commission at the Public Meeting

1. Agenda
2. Draft minutes of the meeting held on April 15, 2025.
3. Perry's Park (North Reading) Overview and Presentation by Camila Giraldo.

The above minutes were presented to the Manufactured Homes Commission and adopted by a majority of members present at the Commission's regular meeting on October 28, 2025.



Oliver L. Stark, Secretary
Manufactured Homes Commission

¹ After the meeting, the next meeting was rescheduled to October 28, 2025, to be held remotely and in person in the Town of Plymouth.

Meeting #1

Owner: Piantidosi is seeking to discontinue the current manufactured housing community Perry's Park.

Legal Representation: Kraus represents Piantidosi (has represented many other owners in the state)

- Discussed bringing in Gladys Vega

Advocacy: Attorneys from Northeast Legal Aid are supporting residents.

- Ethan Mascoop with manufactured homes commission of massachusetts comes in as interested party

Residents: Alan McCarthy, Sean McCarthy, Tracy, Jan Davis, etc

Board: Three Members. John Mannion, Lidia Real, Caitlyn Galv

Community: North Reading (decision of rent control is advisory to board of selectmen)

- 13 homes affected in Perry's Park
- Only two parks in the town

Piantidosi's Plan:

- Had fulfilled the promise of a 10-year stability period in deed.
- Proposing new 111-unit building, with 28 affordable units.
- Claims rent would drop from \$2,800 to \$1,400 for residents.
- Includes 1–2 bedroom handicap-accessible units.
- Will bring in for resident connection and engagement, Vega.

Resident Concerns:

Some residents in attendance were Sean & Alan McCarthy, Tracy, others

- Say Piantidosi is pressuring them to sell. (Quote from Piantidosi: "If I get all but 3 [homes], you get nothing.")
- Claim offers are far below market value (e.g., \$20,000 offered for a \$140,000 home).
- Fear they can't afford the new rental prices and will lose access to vital services like nearby hospitals.
- Emotional and financial toll, especially on seniors and families.
- Concerns over intimidation and lack of long-term housing security.

Legal Aid Input:

- Raised concerns about emotional trauma and safety from displacement.
- Ethan Mascoop emphasized the need to take alleged intimidation seriously.
- Concerns about whether the discontinuance was really in good faith

Board required for next meeting

- Concrete documents of what Piantidosi was offering the residents, exact figures.

Meeting #2

Main Topics of Discussion:

- Is Piantidosi's discontinuance request in *good faith*?
- Why hasn't Vega been involved yet?
- Possibility of separating owner vs. renter arrangements.
- A survey of mobile home parks within 100 miles showed limited vacancies.
- The board will weigh various factors under the special act.

Proposed Compensation:

For Owners:

- Appraised value of home.
- \$1,000/month for 18 months (\$18,000 total).
- In the new project: 60% AMR (Area Median Rent) for 2 years, 75% AMR for years 3-4, then market rate after year 4.

For Renters:

- \$750/month for 18 months.
- In new project: 70% AMR for 2 years, 85% AMR for years 3-4

All subject to obtaining both discontinuance and project permits.

Resident Comments:

Some residents in attendance were Jan Davis, Alan McCarthy, Sean McCarthy.

- Asked if compensation still applies without a project; answer: *No, it's tied to permits.*
- Emphasized the importance of the specifics of Piantidosi's proposal and resident agreements as well as good faith.
- Claimed his home was appraised at \$195,000 and they want full value. Raised concerns about unaffordable rent increases, proximity to hospital, and lack of vacancies in other parks. Questioned Piantidosi's good faith (2022 rent increase denied)

Piantidosi Response:

- Open to amending agreements to better meet residents' needs.
- Suggested relocation support may be offered even if the project isn't approved.

Good faith: burden of proof of good faith is on the owner (Piantidosi). Assumptions of not good faith when discontinuance was asked for within 6 months of a resident complaint to government agency or resident attempt to obtain rent control or if rent control denies rent increase. If there is credible evidence that the notice contains false information about issuance or there is a failure to set a legal permit. Finally if the owner does not conduct an annual survey of 100 mile radius.

Next Meeting: 08/21/25

Document Links: <https://www.northreadingma.gov/mobile-home-rent-control-board>

Northeast Legal Aid Memo:

https://www.northreadingma.gov/sites/g/files/vyhli3591/f/news/perrys_park_memo_against_discontinuance-final.pdf

Perry's Park







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Advocacy : Attorneys from Northeast Legal Aid are supporting residents.

- Ethan Mascoop with manufactured homes commission of massachusetts

Residents: Alan McCarthy, Sean McCarthy, Tracy, Jan Davis, etc

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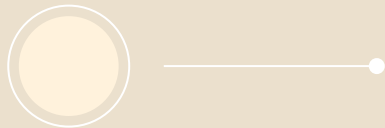
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Piantidosi Plan:

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- Proposing new 111-unit building, with 28 affordable units.
- Claims rent would drop from \$2,800 to \$1,400 for residents.
- Includes 1–2 bedroom handicap-accessible units.
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Resident Concerns:

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- Say Piantidosi is pressuring them to sell.
- Claim offers are far below market value
- Fear they can't afford the new rental prices
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Board required for next meeting:

Concrete documents of what Piantidosi was offering the residents, exact figures. —————●

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Main Topics of Discussion:

Is Piantidosi discontinuance request in good faith?

Why hasn't Vega been involved yet?

Possibility of separating owner vs. renter arrangements.

Survey of mobile home parks within 100 miles showed limited vacancies.

Board will weigh various factors under the special act.

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Appraised value of home.

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Alan McCarthy: Emphasized the importance of the specifics of Piantidosi proposal and resident agreements as well as good faith.

Sean McCarthy: Claimed his home was appraised at \$195,000 and they want full value.

- Raised concerns about unaffordable rent increases, proximity to hospital, and lack of vacancies in other parks.
- Questioned Piantidosi good faith (2022 rent increase denied)



Next Steps:

- Another meeting
- Piantidosi open to amending agreements to better meet residents' needs.
- Suggested relocation support may be offered even if the project isn't approved.

Document Links:

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https://www.northreadingma.gov/sites/g/files/vyhlf3591f/news/perrys_park_memo_against_discontinuation-final.pdf

Meeting #3: 08/21/25

