

# KRAUS & HUMMEL LLP

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June 21, 2022

***Via Priority Mail***

Town of North Reading  
Rent Control Board  
235 North Street  
North Reading, MA 01864

Re: Petition for Rent Adjustment  
Perry's Trailer Park

Dear Sir/Madam:

Enclosed please find the following documents:

1. Petition for Rent Adjustment with Attachment "A";
2. Mobile Home Park Registration Form with Active Unit Listing; and
3. Copy of current License to Operate

If there is any further information or documents you require to process this Petition, please do not hesitate to contact this office. Otherwise, please process this Petition in accordance with the Regulations of the North Reading Mobile Home Rent Control Board.

Thank you for your cooperation regarding this matter.

Very truly yours,



Robert Kraus

RK/k

Enclosures

cc: Client

S:\KH Documents\Perry's Park\Rent Increase Filing 2022\Rent Control Board - Filing of Petition (6-21-22).docx

COMMONWEALTH OF MASSACHUSETTS  
TOWN OF NORTH READING

1-22

This is to certify that 142 Main Realty, LLC

P.O. Box 345 Somerville MA 02143

HAS BEEN GRANTED A LICENSE TO  
OPERATE RECREATIONAL CAMPS, OVERNIGHT CAMPS  
OR CABINS, MOTELS AND TRAILER COACH PARKS

Location: 142 Main Street

This license is issued in conformity with the authority granted to the Board of Health, by Chapter 140, Sections 32A, 32B, 32C, 32D and 32E as amended, and is subject to the provisions of the Laws of the Commonwealth of Massachusetts relating thereto, and upon such terms and conditions, and to the rules and regulations in regard to said Camps or Cabins so licensed as adopted by the Board of Health, and expires December 31, 2022 unless sooner suspended or revoked.



Robert Bracey  
Agent, Board of Health

North Reading Rent Control Board  
235 North Street  
North Reading, MA 01864

Petition for Rent Adjustment

Park Name Perry's Trailer Park

Current Rent \$320.00

Maximum Rent Allowed See Attachment A

Proposed Rent Increase \$850.00

Proposed Rent Decrease N/a

(UNIT) Owner's Name \_\_\_\_\_

Mobile Home Park Accommodation No. \_\_\_\_\_

Phone \_\_\_\_\_

(PARK) Owner's Name 142 Main Realty, LLC

Address P.O. Box 345, Somerville, MA 02143  
617-764-4026

Phone \_\_\_\_\_

Reason for Increase/Decrease:

See Attached

Signed under the pains and penalties of Perjury,

This 21 day of June, 2022

Name

Signature

Robert Klaus Eoy, atty for  
Park  
Petitioner

Upon receipt of this petition the Board will notify the petitioner of any additional information it may require.

**Attachment "A" to Petition for Rent Adjustment**

Reason for Increase:

Pursuant to Section 7 (B), (1) (2) & (3) of the North Reading Mobile Home Rent Control Board Regulations, the Park has incurred unavoidable increases in property taxes, invested substantial funds for capital improvements and maintenance expenses, which are not "ordinary". The rent has not increased since the Petitioner purchased the property in January 2015 (over 7 years) and the Petitioner has no knowledge of how long it had been prior that the rent was raised. The owner/operator is entitled to a substantial increase in rent.

It should be noted that the Regulations make reference to a "maximum rent" for 1994, almost 30 years ago. The "maximum rent" must reflect a reasonable relation to economic and market conditions existing today relating to North Reading.

**North Reading Rent Control Board  
235 North Street  
North Reading, MA 01864**

**Mobil Home Park Registration Form**

Park Name Perry's Trailer Park

Total Number of Mobile Home Accommodations 13

Please complete information for each unit


<u>Unit No.</u>	<u>Tenant's Name</u>	<u>Current Rent</u>	<u>Max. Rent Allowed</u>
1.	SEE ATTACHED		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

(Continued)

<u>Unit No.</u>	<u>Tenant's Name</u>	<u>Current Rent</u>	<u>Max. Rent Allowed</u>
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			

Services Included:




Services included are snow removal, trash, landscaping and water charges.

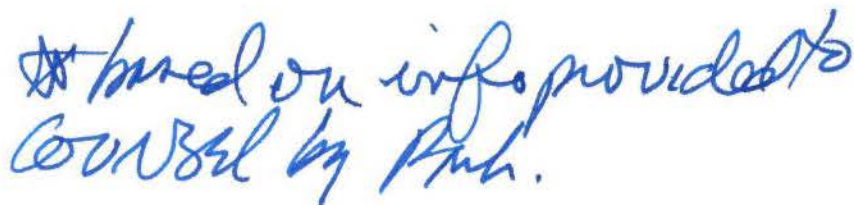
Signed under the pains and penalties of Perjury. 

This 21 day of JUNE, 2022

Name

Signature

  
\* based on info provided to  
Council by Pub.

**ACTIVE UNIT LISTING**

<b>Unit #</b>	<b>Tenant</b>	<b>Address</b>	<b>Current Monthly Rent</b>
#1	Daniel & Barbara Towers	142 Main Street	\$ 320.00
#2	Jos. J. Dwyer & Sharon Davis	142 Main Street	\$ 320.00
#3	Vacant	142 Main Street	\$ 320.00 *
#4	Earl Warwick – Main St. Coop.Corp.	142 Main Street	\$ 320.00
#5	Mike Perry	142 Main Street	\$ 320.00
#6	Jody Shaffer	142 Main Street	\$ 320.00
#7	Carl & Debra McCabe	142 Main Street	\$ 320.00 *
#8	Allan McCarthy	142 Main Street	\$ 320.00
#9	Grace McDonald	142 Main Street	\$ 320.00
#10	Bernard Von Kahle	142 Main Street	\$ 320.00
#11	Darcy & Michael Boucher	142 Main Street	\$ 320.00 *
#12	Elite Concrete Cutting/John Andrews	142 Main Street	\$ 320.00 *
#13	Maureen & Anthony Gaffney	142 Main Street	\$ 320.00

\*Units owed by Owner/Operator, leased out to third party tenants.