

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, December 27, 2023

II. Roll Call - 0:00:51

Elliott Simpson, Tenant, At-Large - Chair
Barbara Vestal, Landlord, At-Large
Vacant, District 1
Matthew Walker, Tenant, District 2
Vacant, District 3
Vacant, District 4
Philip Mathieu, Tenant, District 5 - Vice Chair

Staff present:

Dylan Orr, Rental Registration Coordinator
Zachary Lenhart Licensing & Housing Safety Manager
Benjamin Plante, Esq., Counsel for the Rent Board

0:01:11 - The Chair announces that items VI.a. - VI.f. have been tabled at the request of the applicant.

III. Approval of Minutes - 0:02:29

a. November 29, 2023 Minutes

0:03:50 - Barbara Vestal moves to adopt the minutes with the substitution of "moves" where "motions" is written and the correction of the chair's name. Seconded by Elliott Simpson. (4-0)

b. December 12, 2023 Minutes

0:13:51 - Barbara Vestal moves to adopt the minutes with the substitution of "moves" where "motions" is written. Seconded by Philip Mathieu. (4-0)

IV. Communications - 0:14:17

a. Dissenting Report - 0:14:30 through 0:26:45

0:28:04 - Elliott Simpson moves to have the Board move into Executive Session. Seconded by Matthew Walker. (4-0)

0:29:03 through 0:37:23 - The Board moves into Executive Session.

V. New Business - 0:37:54

a. Rent Increase Application - Public Comment - 0:39:39

Owner: Michelle Dunham, 55 Sherman St Apt 1, Portland, ME 04101

Property Address: 55 Sherman St, units 2-7

CBL: 048-D-022-001

No tenants spoke as objectors.

No public comment received.

1:39:57 - Philip Mathieu moves to table the application to a future meeting to allow the applicant time to address the questions from the Board. Seconded by Barbara Vestal. (4-0)

VI. Unfinished Business - 1:41:26

a. Rent Increase Application - Public Comment - See 0:01:11

Owner: Forty Nine LLC, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 19 Parris St, units 1-9

CBL: 033-I-005-001

b. Rent Increase Application - Public Comment - See 0:01:11

Owner: Spar Inc, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 20 Melbourne St, all 7 units (Legal address is 18 Melbourne St)

CBL: 014-G-014-001

c. Rent Increase Application - Public Comment - See 0:01:11

Owner: West Street Partners LLC, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 40-42 West St, all 12 units (Legal address is 40 West St)

CBL: 063-H-004-001

d. Rent Increase Application - Public Comment - See 0:01:11

Owner: West Company, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 55 William St, all 12 units

CBL: 116-A-025-001

e. Rent Increase Application - Public Comment - See 0:01:11

Owner: West Company, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address: 60 Carleton St, all 4 units

CBL: 063-D-013-001

**f. Approval of Written Findings of Fact and Conclusions of Law for the Rent Board's
November 29, 2023 Decisions - See 0:01:11**

VII. Adjourn

1:44:10 - Elliott Simpson moves to adjourn the meeting. Seconded by Philip Mathieu. (4-0)