

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, March 27, 2024

II. Roll Call - 0:00:47

Anne-Laure Razat, Tenant, At-Large (absent)
Barbara Vestal, Landlord, At-Large
Matthew Lax, Tenant, District 1
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3 - Vice Chair
Caleb Roebuck, Tenant, District 4 (absent)
Philip Mathieu, Tenant, District 5 - Chair

Staff present:

Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:01:21

a. February 28, 2024 Minutes

0:02:06 - Barbara Vestal moves to approve the minutes as written. Seconded by Christopher "Buddy" Moore. (5-0, Razat and Roebuck absent)

b. March 13, 2024 Minutes

0:02:52 - Barbara Vestal moves to approve the minutes as written. Seconded by Matthew Lax. (5-0, Razat and Roebuck absent)

IV. Communications - 0:03:20

a. Written Public Comment

0:03:45 - The Chair explains that previously submitted public comment and communications pertaining to the applications in Item V.a. were made available for new Rent Board members to review.

V. Unfinished Business - 0:05:35

a. Approval of Written Findings of Fact and Conclusions of Law for the Rent Board's November 29, 2023 Decisions

0:06:36 - Matthew Walker is recused from this item due to recusal during the original hearings of the applications.

0:07:52 - New Rent Board members Matthew Lax and Christopher "Buddy" Moore state on the record the preparations they have made in order to consider the Findings of Fact and Conclusions of Law.

0:17:20 - Barbara Vestal moves to approve the Findings of Fact and Conclusions of Law for 18 Casco St as written. Seconded by Matthew Lax. (4-0, Walker recused, Razat and Roebuck absent).

0:20:45 - Barbara Vestal amends the previous motion to remove the "requested rent" section from the Findings and Facts and Conclusions of Law. Seconded by Philip Mathieu. (4-0, Walker recused, Razat and Roebuck absent)

0:22:37 - Philip Mathieu moves to approve the Findings of Fact and Conclusions of Law for 37 Casco St as written. Seconded by Matthew Lax. (4-0, Walker recused, Razat and Roebuck absent).

0:24:57 - Barbara Vestal moves to approve the Findings of Fact and Conclusions of Law for 61 Grant St as written. Seconded by Christopher "Buddy" Moore. (4-0, Walker recused, Razat and Roebuck absent).

b. Rent Increase Application - Public Comment - 0:26:21

Owner: Maryann Shea and Christopher Shea, 24 Winding Way, Peaks Island, ME 04108

Property Address: 78 Mellen St, Unit #6

CBL: 048-C-012-M06

No tenants spoke as objectors.

No public comment received.

1:23:03 - Philip Mathieu moves to table the application to the regular April meeting requesting receipts for line items, clarification on condo fees, and rent history. Seconded by Barbara Vestal. (5-0, Razat and Roebuck absent)

VI. New Business - 1:25:12

a. Discussion of Rent Board Rules and Procedures

1:25:12 through 2:01:11 - The Board discusses a proposed rule addressing recusals of Board members. No voting takes place on this item.

b. Discussion of Annual Report

2:01:30 through 2:04:46 - The Board discusses scheduling a special workshop meeting for the Annual Report. No voting takes place on this item.

2:04:50 through 2:15:13 - Matthew Walker addresses the comments/communications submitted for item V.a.

VII. Adjourn

2:19:00 - Barbara Vestal moves to adjourn the meeting. Seconded by Christopher "Buddy" Moore. (5-0, Razat and Roebuck absent)