

Remote Rent Board Meeting Minutes - Held Via Zoom

Thursday, May 15, 2025

II. ROLL CALL - 0:01:02

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large
District 4 - Vacant

Staff present:

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

III. COMMUNICATIONS: 0:01:48

a. Written Public Comment #1 - 0:01:45

IV. UNFINISHED BUSINESS - 0:02:48

0:07:00 - The Chair informs the Board that the 10 Walnut Street application (items IV.i. and IV.d.) has been withdrawn by the applicant.

0:09:00 - David Bergeron presents items IV.a. through IV.e.

a. Rent Increase Application - Public Comment - 0:20:31

Owner: Eastern Residential Inc.

Owner's Representative: Caleb Normandeau with Port Property

Address: 25-27 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Type of Increase: Increased Housing Service Costs, Capital Improvement Costs

No tenants spoke as objectors.

0:21:17 - Public comment received.

- b. Rent Increase Application - Public Comment - 0:29:31**
Owner: Grant Street Realty Group LLC
Owner's Representative: Caleb Normandeau with Port Property
Address: 63 Grant St, Units 1-6 (Legal address is 65 Grant St)
CBL: 048-B-016-001
Type of Increase: Increased Housing Service Costs

No tenants spoke as objectors.

0:29:55 - Public comment received.

- c. Rent Increase Application - Public Comment - 0:35:44**
Owner: Grant Street Realty Group LLC
Owner's Representative: Caleb Normandeau with Port Property
Address: 65 Grant St, Units 1-6
CBL: 048-B-016-001
Type of Increase: Increased Housing Service Costs

No tenants spoke as objectors.

0:36:13 - Public comment received.

- d. Rent Increase Application - Public Comment - 0:40:50**
Owner: Grant Street Realty Group LLC
Landlord's Representative: David Bergeron with Port Property
Property Address: 69 Grant St, Units 1-6
CBL: 048-B-015-001
Increase Requested: Increased Housing Service Costs

No tenants spoke as objectors.

0:41:13 - Public comment received.

- e. Rent Increase Application - 0:47:10**
Owner: Eastern Residential Inc.
Owner's Representative: Caleb Normandeau with Port Property
Address: 25-27 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)
CBL: 015-B-001-002
Type of Increase: Increased Housing Service Costs, Capital Improvement Costs

1:08:35 - Kristen Carreras moves to approve the application in the total amount of \$65.95 a month; taking into account \$8.23 of capital improvement and \$57.72 a month for the increase in expenses. Seconded by Anne-Laure Razat. (5-0; Walker recused) The motion passes.

f. Rent Increase Application - 1:17:30

Owner: Grant Street Realty Group LLC

Owner's Representative: Caleb Normandeau with Port Property

Address: 63 Grant St, Units 1-6 (Legal address is 65 Grant St)

CBL: 048-B-016-001

Type of Increase: Increased Housing Service Costs

1:24:00 - Austin Sims moves to combine the decision made on the final three applications, but table the decision to be made at the next scheduled meeting in the interest of understanding how these allocations should fair out for future deliberations. Seconded by Anne-Laure Razat.

1:40:20 - Austin Sims moves to withdraw previous motion. Seconded by Kristen Carreras. (5-0; Walker recused) The motion passes.

1:41:09 - Kristen Carreras moves to approve the applications of 63, 65, and 69 Grant St (items IV.g., IV.h. and IV.i. respectively); total of 19 units with an increase of \$93.46 per unit. Seconded by Austin Sims. (5-0; Matthew Walker recused) The motion passes.

g. Rent Increase Application - See 1:41:09

Owner: Grant Street Realty Group LLC

Owner's Representative: Caleb Normandeau with Port Property

Address: 65 Grant St, Units 1-6

CBL: 048-B-016-001

Type of Increase: Increased Housing Service Costs

h. Rent Increase Application - See 1:41:09

Owner: Grant Street Realty Group LLC

Landlord's Representative: David Bergeron with Port Property

Property Address: 69 Grant St, Units 1-6

CBL: 048-B-015-001

Increase Requested: Increased Housing Service Costs

i. Rent Increase Application - Public Comment - See 0:07:00

Owner: Eastern Residential Inc.

Owner's Representative: Caleb Normandeau with Port Property

Address: 10 Walnut St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Type of Increase: Increased Housing Service Costs

j. Rent Increase Application - See 0:07:00

Owner: Eastern Residential Inc.

Owner's Representative: Caleb Normandeau with Port Property

Address: 10 Walnut St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Type of Increase: Increased Housing Service Costs

V. Adjourn - 1:45:15

1:45:15 - Austin Sims moves to adjourn. Seconded by Kristen Carreras. (6-0) The motion passes.