

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, August 27, 2025

II. ROLL CALL - 0:00:43

Matthew Lax, Tenant, District 1 - Chair

Austin Sims, Homeowner, District 5 - Vice Chair - Absent

Anne-Laure Razat, Tenant, At-Large

Kristen Carreras, Landlord, At-Large

Matthew Walker, Tenant, District 2

Christopher "Buddy" Moore, Tenant, District 3 - Absent at time of role, entered meeting 0:13:35

Rebecca Bolduc, Homeowner, District 4

III. APPROVAL OF MINUTES - 0:01:13

a. July 23, 2025 Minutes

b. July 31, 2025 Minutes

c. August 11, 2025 Minutes

0:01:40 - Kristen Carreras moves to approve all minutes. Seconded by Anne-Laure Razat. (5-0; Moore and Sims absent). The motion passes.

IV. COMMUNICATIONS - 0:02:17

a. Communication from City Staff - 0:02:36

V. UNFINISHED BUSINESS - 0:03:12

a. Rent Increase Application - Public Comment - 0:03:30

Owner: Matthew Davies, 56 Marlu St, Westbrook, ME 04092

Address: 135 Sheridan St, Unit 102

CBL: 013-K-002-102

See 5:15:41

VI. New Business - 0:14:06

a. Rent Increase Application - Completeness Review - 0:14:20

Owner: 56&58 Federal LLC, 104 East St, Carlisle, MA 01741

Address: 58 Federal St, Unit 58-2

CBL: 020-D-009-001

0:15:29 - The property owner presents the application.

0:58:46 - Kristen Carreras moves to find the application for 58 Federal St, Unit 58-2 complete and the public hearing to be scheduled for the next regular Rent Board meeting. Seconded by Rebecca Bolduc. (6-0; Sims absent) The motion passes.

b. Tenant Rights Complaint - Public Comment - 1:02:08

Complainant: Elise Morano

Address: 12 Kellogg St, Unit #1

Property Owner: Stephanie Dambrie & Angela Dambrie

CBL: 017-F-015-001

1:03:10 - The complainant, Elise Morano, presents the complaint.

1:19:25 - The property owners respond to the complaint.

1:32:25 - Public Comment received.

3:18:53 - Matthew Lax moves to table deliberation for 12 Kellogg St to a special meeting on September 3, 2025 at 5:30pm. Seconded by Christopher "Buddy" Moore. (5-1; Walker votes no, Sims absent) The motion passes.

3:21:05 - Kristen Carreras moves to close public comment. Seconded by Christopher "Buddy" Moore. (6-0; Sims absent) The motion passes.

3:22:20 through 3:29:48 - The Board takes a recess.

c. Rent Increase Application - Completeness Review - 3:30:05

Owner: Dennis Fuller, 3946 Easton Terr, Sarasota, FL 34238-2617

Representative: Troy Hanna, 394 Meadow Rd, Durham, ME 04222

Address: 489 Cumberland Ave, all 4 units

CBL: 048-F-023-001

4:00:33 - Matthew Walker moves the 489 Cumberland Ave application to proceed to a public hearing at the regularly scheduled meeting in September with requested documents. Seconded by Christopher "Buddy" Moore. (6-0; Sims absent) The motion passes.

d. Rent Increase Application - Completeness Review - 4:01:37

Owner: The Fredricka Kapothanasis Testamentary Trust, 27 Running Brook Rd, Westbrook, ME 04092

Representative: Kevin A. King, PO Box 695, Westbrook, ME 04098-0695

Address: 218 Ocean Ave, Units 218, 220 & 222

CBL: 140-B-015-001

4:33:43 - Matthew Walker moves to schedule a public hearing for 218 Ocean Ave to the regularly scheduled meeting in September with requested documents. Seconded by Kristen Carreras. (6-0; Sims absent) The motion passes.

4:40:00 - Christopher "Buddy" Moore moves to suspend rules for items e and f of New Business. Seconded by Matthew Walker. (6-0; Sims absent) The motion passes.

e. Rent Increase Application - Completeness Review - 4:42:09

Owner: Woodford Arms, Inc.

Address: 168 Woodford St, Unit 5

CBL: 124-J-014-001

5:06:11 - Christopher "Buddy" Moore moves to table the completeness check for 168 Woodford St for the next scheduled meeting pending requested documentation. Seconded by Matthew Lax. (6-0; Sims absent) The motion passes.

f. Rent Increase Application Backlog Discussion/Schedule Special Meeting - 5:08:11

5:14:36 - Matthew Lax moves to schedule a special meeting for October 8, 2025 at 5:30pm. Seconded by Kristen Carreras. (6-0; Sims absent) The motion passes.

g. Rent Increase Notice Subcommittee Update - See 5:15:41

h. Rent Board Annual Report Update - See 5:15:41

VII. Adjourn - 5:15:30

5:15:41 - Kristen Carreras moves to adjourn. Seconded by Christopher "Buddy" Moore. (6-0; Sims absent) The motion passes. Pursuant to Article VII, Section 3 of the Rent Board's Rules of Procedure, all remaining agenda items are tabled to the next regular meeting.