



RENT BOARD

October 8, 2025

5:30 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine->

[gov.zoom.us/j/83118470888?pwd=gpgmP7ct0CZnj8aq3P772lln3AONd7.1](https://portlandmaine-gov.zoom.us/j/83118470888?pwd=gpgmP7ct0CZnj8aq3P772lln3AONd7.1)

Passcode:746071

Phone one-tap:

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+1 929 205 6099 US (New York)

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+1 305 224 1968 US

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+1 312 626 6799 US (Chicago)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

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II. ROLL CALL:

III. COMMUNICATIONS:

Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"

- a. City Staff Recommended Amendments to Rent Stabilization Ordinance

IV. New Business

- a. Rent Increase Application - Public Comment
Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Address: 89 Spruce St, Units 1-12
CBL: 056-D-010-001
Type of Increase: Increased Housing Service Costs
- b. Rent Increase Application - Public Comment
Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Address: 105 Forest Ave, Units 001-007
CBL: 036-H-001-001
Type of Increase: Increased Housing Service Costs
- c. Rent Increase Application - Public Comment
Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Address: 139 William St, Units 1-8
CBL: 081-A-013-001
Type of Increase: Increased Housing Service Costs
- d. Rent Increase Application - Public Comment
Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Address: 202 Dartmouth St, Units 1-10, 12 & 14
CBL: 081-A-010-001
Type of Increase: Increased Housing Service Costs

- e. Rent Increase Application - Public Comment
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Address: 72 Park Ave, Units 1-12
CBL: 048-B-008-001
Type of Increase: Increased Housing Service Costs
- f. Rent Increase Application - Public Comment
Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101
Owner's Representative: Caleb Normandeau with Port Property
Address: 157 Grant St, Units 1-26
CBL: 053-B-024-001
Type of Increase: Increased Housing Service Costs
- g. Discussion of Rescheduling Tabled Applications from September 24, 2025
- h. Rent Increase Notice Subcommittee Update
- i. MNOI Rent Increase Application Form Subcommittee Update
- j. Rent Board Annual Report Update

V. Adjourn