



## **RENT BOARD**

**October 22, 2025**

**5:00 PM**

### **ZOOM INFORMATION:**

**Join from PC, Mac, iPad, or Android:**

**<https://portlandmaine-gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOn1C.1>**

**Passcode:515179**

**Phone one-tap:**

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**Join via audio:**

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**+1 312 626 6799 US (Chicago)**

**+1 646 931 3860 US**

**+1 929 205 6099 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**+1 305 224 1968 US**

**+1 669 900 6833 US (San Jose)**

**+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)**

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**+1 386 347 5053 US**

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**Webinar ID: 895 7367 1630**

**Passcode: 515179**

**International numbers available: <https://portlandmaine-gov.zoom.us/j/kwnoAr1ft>**

**II. ROLL CALL:**

**III. APPROVAL OF MINUTES**

- a. September 24, 2025 Minutes
- b. October 8, 2025 Minutes

**IV. 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. Reschedule Regular November Meeting

**V. UNFINISHED BUSINESS:**

- a. Approval of Written Findings of Fact & Conclusions of Law
- b. Rent Increase Application - Public Comment  
Owner: 56&58 Federal LLC, 104 East St, Carlisle, MA 01741  
Address: 58 Federal St, Unit 58-2  
CBL: 020-D-009-001
- c. Rent Increase Application - Public Comment  
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
- d. Rent Increase Application - Public Comment  
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
- e. Rent Increase Application - Completeness Review  
Owner: Woodford Arms, Inc., PO Box 10563, Portland, ME 04104

Address: 168-180 Woodford St, all 18 units  
CBL: 124-J-014-001 & 124-J-012-001

- f. Rent Increase Application - Public Comment  
Owner: Saunders Street Apartments LLC, 51 Belfield Rd, Cape Elizabeth, ME 04107  
Representative: Willard Bollenbach and Randi Bollenbach, 51 Belfield Rd, Cape Elizabeth, ME 04107  
Address: 23 Saunders St, all 5 units  
CBL: 130-G-014-001
- g. Rent Increase Application - Completeness Review  
Owner: RSAA Properties LLC, PO Box 9, Greenwood, ME 04255  
Address: 118 Providence St, Unit 120  
CBL: 425-I-010-001
- h. Rent Increase Application  
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
- i. Rent Increase Application  
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

## **VI. Adjourn**