



RENT BOARD
November 12, 2025
5:30 PM

ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/81686551892?pwd=0H8nz0LXbVoMcT2a6JRatm5RwNJcrS.1>

Passcode:115176

Phone one-tap:

+16469313860,,81686551892#,,,,*115176# US

+19292056099,,81686551892#,,,,*115176# US (New York)

Join via audio:

+1 646 931 3860 US

+1 929 205 6099 US (New York)

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+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+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

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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+1 719 359 4580 US

Webinar ID: 816 8655 1892

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International numbers available: <https://portlandmaine-gov.zoom.us/j/81686551892>

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"

33 State St Tenant Rights Complaint - Scheduling Request

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, Units 188 & 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