

Remote Rent Board Meeting Minutes - Held Via Zoom

September 24, 2025

II. Roll Call - 0:00:28

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

Staff present:

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

III. Approval of Minutes - 0:01:28

a. August 27, 2025 Minutes

b. September 3, 2025 Minutes

0:02:46 - Matthew Walker moves to approve the August 27th and September 3rd minutes. Seconded by Kristen Carreras. (4-0; Moore, Sims and Razat absent) The motion passes.

IV. Communications - 0:03:32

a. 2026 Allowable Increase Percentage

0:03:34 - City Staff summarizes the memo regarding the published 2026 Allowable Increase Percentage.

0:05:49 - Public comment received.

V. Unfinished Business

a. Approval of Written Findings of Fact & Conclusions of Law - 0:12:33

0:22:04 - Matthew Walker moves to approve the decision for 12 Kellogg St, Unit 1 as written. Seconded by Kristen Carreras. (4-0; Moore, Sims and Razat absent) The motion passes.

b. Rent Increase Application - Public Comment - 0:23:11

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

Address: 135 Sheridan St, Unit 102

CBL: 013-K-002-102

0:30:20 - Matthew Davies presents the application.

No objectors or public comment.

0:51:09 - Matthew Walker moves to find that the application is not a candidate for Base Year change. There is no second. The motion is withdrawn.

1:04:42 - Matthew Walker moves to deny the request for a Base Year rent increase at 135 Sheridan, Unit 102. Seconded by Matthew Lax. (4-0; Moore, Sims and Razat absent) The motion passes.

1:07:38 - Matthew Walker moves to approve the application for 135 Sheridan St, Unit 102 for an amount to be determined. Seconded by Kristen Carreras. (4-0; Moore, Sims and Razat absent) The motion passes.

1:19:09 - Matthew Lax moves to find the number for the rent increase to be \$275.41. Seconded by Matthew Walker. (4-0; Moore, Sims and Razat absent) The motion passes.

1:25:24 - Matthew Lax moves to table all remaining agenda items. Seconded by Kristen Carreras. (4-0; Moore, Sims and Razat absent) The motion passes.

1:26:10 - Kristen Carreras exits the meeting.

c. 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

See 1:25:24

d. 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

See 1:25:24

e. 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

See 1:25:24

f. 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

See 1:25:24

g. 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

See 1:25:24

VI. New Business

a. 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

See 1:25:24

b. Rent Increase Notice Subcommittee Update

See 1:25:24

c. MNOI Rent Increase Application Form Subcommittee Update

See 1:25:24

d. Rent Board Annual Report Update

See 1:25:24

VII. Adjourn

1:29:44 - Rebecca Bolduc moves to adjourn the meeting. Seconded by Matthew Lax. (3-0; Moore, Sims, Razat, and Carreras absent) The motion passes.