

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, October 22, 2025

II. Roll Call - 0:00:39

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

Staff present:

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

0:01:15 - Chair Lax explains that the Board does not have enough members present to establish a quorum. Pursuant to Article VIII., Section 2 of the Rent Board Rules of Procedure, all agenda items are tabled due to lack of quorum.

III. Approval of Minutes - See 0:01:15

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

IV. Communications

a. Reschedule Regular November Meeting

0:03:11 - Matthew Lax moves to reschedule the regular November meeting to November 19, 2025 at 5:00 PM. Seconded by Rebecca Bolduc. (3-0; Moore, Razat & Carreras absent). The motion passes.

V. Unfinished Business - See 0:01:15

- a. Approval of Written Findings of Fact & Conclusions of Law - See 0:01:15**
- b. Rent Increase Application - Public Comment - See 0:01:15**
 - 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 - See 0:01:15**
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 - See 0:01:15**
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 - See 0:01:15**
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 - See 0:01:15**
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 - See 0:01:15**
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 - See 0:01:15**
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 - See 0:01:15**
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

0:04:50 - Matthew Lax moves to adjourn the meeting. Seconded by Rebecca Bolduc. (3-0; Moore, Razat & Carreras absent). The motion passes.