

**CITY OF SOMERVILLE, MASSACHUSETTS  
SOMERVILLE CONDOMINIUM REVIEW BOARD**

*JOSEPH A. CURTATONE  
MAYOR*

***Staff***

Hannah Carrillo  
Sustainable Neighborhoods Coordinator

***Board Members***

Daniel Maltzman  
William Medeiros  
Victor Silva  
Marlene Smithers  
Zachary Zasloff

**Meeting Minutes**

**February 26, 2018 Meeting – 6:00 PM**

Visiting Nurses Association, First Floor Conference Room  
405 Alewife Brook Pkwy, Somerville, MA 02144

Board Members Present: Daniel Maltzman, William Medeiros, Victor Silva, Zachary Zasloff

City staff present: Hannah Carrillo (Sustainable Neighborhoods Initiative Program Coordinator)

Board Chair Zasloff convened the meeting at 6:00 PM. Condo Review Board Staff Hannah Carrillo informed everyone that the meeting was being recorded for meeting minute purposes.

1. Approval of Meeting Minutes

A motion to vote on meeting minutes was tabled, as Housing Director Mike Feloney had not yet had the opportunity to review the draft minutes prior to the meeting. The motion will be taken up again at the next Condo Review Board Meeting.

2. New Business – Applications for Certificates of Exemption and/or Removal Permits

Board members moved to review each removal permit application before the Board.

**WARD 5-PRECINCT 1**

Application of Gail D'Ovidio and Salvatore Puleo, seeking a Removal Permit for Unit #13 and Unit #15 located at 13-15 Trull St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property owners provided affidavits from all tenants indicating that they had been properly notified and were provided time which exceeded the amount of notice time required by the Condo Conversion Ordinance; the last tenant vacated September, 2017. The Board noted that the tenants had spoken very highly of the property owner. Materials included with the application were:

- Engineer/architect's report
- Master deed

Staff reported that no tenant complaints had been received in regard to the application or property.

On a motion duly made and seconded, it was VOTED 4-0:

To grant Certificate of Condominium Review Board Approval for Unit #13 and Unit #15 located at 13-15 Trull St.

### WARD 3-PRECINCT 2

Application of Virginia and Stephen Delani, Atty. Mike Tokatlyan representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 43 Berkeley St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property is fully owner-occupied, with the owners intending to convert the property, sell it, and move elsewhere. The Engineer/architect's report and Master deed were not included with the application.

Staff reported that no tenant complaints had been received in regard to the application or property.

On a motion duly made and seconded, it was VOTED 4-0:

To grant Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 43 Berkeley St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

### WARD 3 - PRECINCT 3

Application of Daniel Casparriello, seeking a Removal Permit for Unit #1 and Unit #2 located at 17 Porter St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #1 was vacated 2/25/28 and Unit #2 will be vacated 3/31/18. Affidavits for both units have been provided. The Engineer/architect's report and Master deed were not included with the application.

Staff reported that no tenant complaints had been received in regard to the application or property.

On a motion duly made and seconded, it was VOTED 4-0:

To grant Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 17 Porter St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

Vice Chair Maltzman informed everyone that he would be unable to attend the regularly scheduled Condo Review Board meeting on March 26<sup>th</sup>, and requested that it be rescheduled. A tentative date for March 29<sup>th</sup> was scheduled, with CRB Staff stating that they will follow up via email to finalize a date.

Chair Zasloff introduced a motion to adjourn the meeting at 6:15 PM, which was seconded and accepted.