

**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**

**April 2, 2018 Meeting – 6:00 PM**

Visiting Nurses Association, Third Floor Conference Room  
259 Lowell St., Somerville, MA 02144

Board Members Present: Daniel Maltzman, William Medeiros, Victor Silva, Marlene Smithers, 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 announced that the meeting was being recorded for meeting minute purposes.

1. Approval of Meeting Minutes  
A motion was introduced and PASSED 5-0 to approve the meeting minutes for the January 29, 2018 and February 26, 2018 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 4-PRECINCT 3**

Application of McLaughlin Limited, LLC, attorney Sean O'Donovan representing, seeking a Removal Permit for Unit A and Unit B located at 76 Moreland 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 information indicating the property has not been rented since December, 2015 when they began major renovations. 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 5-0:

To grant Certificate of Condominium Review Board Approval for Unit A and Unit B located at 76 Moreland St.

WARD 3-PRECINCT 5

Application of Carl Amato, Margaret Dagbjartsdottir representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 116 Porter St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant September, 2017. 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 5-0:

To grant Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 116 Porter St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 7 - PRECINCT 2

Application of Frank Amato, Margaret Dagbjartsdottir representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 17 Russell Rd. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant August, 2017. 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 5-0:

To grant Certificate of Condominium Review Board Approval for Unit #1, Unit #2, and Unit #3 located at 17 Russell Rd., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 6 - PRECINCT 3

Application of Curumo, LLC, Lawrence Brabo representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 47 Wallace St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant April, 2016. 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 5-0:

To grant Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 47 Wallace St.

WARD 1 - PRECINCT 2

Application of 132 Perkins St., LLC, seeking a Removal Permit for Units 1-6 located at 132 Perkins St. No one was present to present this application to the Board. The application was recalled at the end of the meeting with no response. The application was tabled and put on the agenda for next month's meeting.

### WARD 7 - PRECINCT 2

Application of 11 Windom St., LLC, seeking a Removal Permit for Unit #1 and Unit #2 located at 11 Windom St. No one was present to present this application to the Board. The application was recalled at the end of the meeting with no response. The application was tabled and put on the agenda for next month's meeting.

### WARD 4 - PRECINCT 3

Application of Joseph and Jane Carpineto, attorney Cindy Sherman representing, seeking a Removal Permit for Unit #1 and a Certificate of Exemption for Unit #2 located at 67 Church St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #2 has always been owner-occupied, and Unit #1 was last rented in 2015 as a short-term rental and has not been rented since. Unit #1 has been vacant since it was last rented in 2015. 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 5-0:

To grant Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 67 Church St.

### WARD 4 - PRECINCT 3

Application of 100 Bartlett St., LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 100 Bartlett St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant March, 2018. 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 5-0:

To grant Certificate of Condominium Review Board Approval for Unit #1, Unit #2 and Unit #3 located at 100 Bartlett St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

Chair Zasloff recalled the applications of 132 Perkins St., LLC and 11 Windom St., LLC, receiving no response. The Board agreed to table the applications and put them on the agenda for next month's meeting.

The Board finalized the next meeting date for Wednesday, April 25<sup>th</sup> at a location to be determined that is centrally located in Somerville.

The Chair introduced a motion to adjourn the meeting at 6:23 PM, which was seconded and accepted.