

**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**

**May 21, 2018 Meeting – 6:00 PM**

Visiting Nurses Association, 3<sup>rd</sup> Floor Community Room  
259 Lowell St., Somerville, MA 02144

Board Members Present: Daniel Maltzman, Victor Silva, Marlene Smithers, Zachary Zasloff

Board Members not present: William Medeiros

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

Board Chair Zachary Zasloff convened the meeting at 6:00 PM and announced that the meeting was being recorded for meeting minute purposes.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 3-0 to approve the meeting minutes for the April 25, 2018 meeting. At this time Victor Silva had not yet arrived to the meeting, and thus did not vote on the meeting minutes. He arrived shortly thereafter.

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 77 Bartlett St. LLC, attorney Donna Turley representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 77 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 had been owner-occupied until the time of sale, at which time the previous owners vacated the property. The property has remained vacant since the time of sale. 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 a Certificate of Exemption for Unit #1 and Unit #2 located at 77 Bartlett St.

WARD 4 - PRECINCT 3

Application of 13 Richdale Ave. LLC, Thales Almeida representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 13 Richdale Ave. 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, 2017. 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 a Removal Permit for Unit #1 and Unit #2 located at 13 Richdale Ave.

WARD 4 - PRECINCT 3

Application of Ming Qiang Nicholas Tham and Yuri Matsumoto, attorney David A. Camiel representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 7 Thurston St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Both units are currently occupied, with all tenants intending to vacate their units at the end of their lease terms on August 31st, 2018. Affidavits were provided for all tenants. 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 a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 7 Thurston St. conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 7 - PRECINCT 1

Application of 20 Electric Ave. LLC, attorney Elizabeth A. Vining representing, seeking a Certificate of Exemption for Unit #1 and Removal Permit for Unit #2 located at 20 Electric Ave. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #1 was owner occupied with the owner occupants vacating at the time of sale and Unit #2 was vacant at the time of sale. 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 a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 20 Electric Ave., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 4 - PRECINCT 3

Application of Thomas Witkowski and Mark D'Avila, attorney Carl Cemedra representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 7 Pembroke St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The tenants in Unit #2 vacated the property on May 7<sup>th</sup>, 2018. The tenants of Unit #1 have yet to vacate. Tenant affidavits have been provided for all tenants. 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 a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 7 Pembroke St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 7 - PRECINCT 2

Application of J & P Development, Vito Alfe representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 65 Victoria St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The owner occupant vacated the property at the time of sale in September, 2017. Materials included with the application were:

- Engineer/architect's report

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 a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 65 Victoria St., conditioned on the applicant submitting a Master Deed.

WARD 2 - PRECINCT 2

Application of Neelam Sheli, Abishek Sheli representing, seeking a Certificate of Exemption for Unit 49 located at 49 Marion 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 currently owner occupied and will remain that way following conversion. Materials included with the application were:

- Engineer/architect's report

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 a Certificate of Condominium Review Board Approval for Unit 49 located at 49 Marion St., conditioned on the applicant submitting a Master Deed.

WARD 2 - PRECINCT 2

Application of Urmila Devi, Abishek Sheli representing, seeking a Certificate of Exemption for Unit 51 located at 51 Marion 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 currently owner-occupied and will remain that way following conversion. Materials included with the application were:

- Engineer/architect's report

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 a Certificate of Condominium Review Board Approval for Unit 51 located at 51 Marion St., conditioned on the applicant submitting a Master Deed.

WARD 5 - PRECINCT 3

Application of Scott Chisholm and Afshan Bokhari, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 91 Cedar St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Both units are currently occupied. Affidavits have been provided for both units, with tenants in Unit #1 stating they will vacate by June 30th, 2018 and tenants in Unit #2 stating they will vacate by August 30th, 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 4-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 91 Cedar St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 2 - PRECINCT 1

Application of Somerville Millbrook Associates, LLP, attorney Melissa Hagemeister representing with Dan McGrath from Berkeley Investments present as well, seeking Removal Permits for Units: 201, 205, 303, 306, 403, 603, 606, 703, 712, and 710 located at 9 Medford St. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. It was noted that unit 609 was initially on the agenda and paid for by the applicants, however due to a lack of necessary verification the unit was removed from the agenda. Payment for that unit will be carried over for when the unit is back on the agenda at a future meeting. All necessary tenant documents were provided.

Victor Silva requested information regarding how many phases of applications the applicants intend to undergo, to which Dan McGrath replied that it was Berkeley Investments' intention to

undergo as few phases as possible, but that it depended on the residents and how they choose to proceed.

Chair Zasloff requested that City staff Hannah Carrillo make note of the additional payment that will need to be credited for unit 609 in the future. Marlene Smithers requested information on the size of the units and was informed of the sizes of all units on the agenda at this meeting. All units in the building are studios, 1 bedroom or 2 bedrooms. Chair Zasloff inquired about the selling of the units that have already received their Removal Permits. Dan McGrath explained that they have not yet begun to sell the permitted units, as they are in the process of currently laying out a path for construction and launching their marketing plan. Mr. McGrath explained that currently, they are only “softly” marketing to existing tenants, some of whom do wish to purchase their units.

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

To grant a Removal Permit for Units: 201, 205, 303, 306, 403, 603, 606, 703, 712, and 710 located at 9 Medford St.

The Chair introduced a motion to adjourn the meeting at 6:42 PM, which was seconded and accepted.