

**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**

**June 25, 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, William Medeiros, Victor Silva, Marlene Smithers, Zachary Zasloff

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 5-0 to approve the meeting minutes for the May 21, 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 Wojciech Szcvabra, attorney Anthony Toriano representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 84-86 Thurston 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 in May, 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 a Removal Permit for Unit #1 and Unit #2 located at 84-86 Thurston St.

WARD 4 - PRECINCT 3

Application of Wellbuilt Santini II, LLC, attorney Matthew Spang representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 402 Medford 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 a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 402 Medford St., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

### WARD 7 - PRECINCT 3

Application of 28 Irvington Road Nominee Trust, attorney Sean T. O'Donovan representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 26-28 Irvington 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 tenanted at the time of purchase, but all tenants have since vacated and tenant documents and affidavits were provided for both units. One tenant indicated potential interest in purchasing their unit on the application, but after requesting clarification the Board was informed that the tenant in question had moved and made no additional attempt to formalize interest in purchasing the unit. 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 a Removal Permit for Unit #1 and Unit #2 located at 26-28 Irvington Rd.

### WARD 3 - PRECINCT 2

Application of Jon M. DeMartinis, attorney Melissa Hagemeister representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 59 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 was purchased vacant June, 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 a Removal Permit for Unit #1 and Unit #2 located at 59 Berkeley St.

WARD 6 - PRECINCT 3

Application of John J. Prior, Jr, Kevin Prior representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 100 Pearson Rd. The \$500 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #1 was occupied by the owner until her passing in 2017 and Unit #2 remains occupied by the owner's son, Kevin Prior. 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 a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 100 Pearson Rd., conditioned on the applicant submitting Engineer/architect's report and Master Deed.

WARD 1 - PRECINCT 1

Application of Hudson Santana and Lisa Santana, Lisa Santana representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 27 Pinckney 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 February, 2018. Unit #2 has remained vacant since, but the current owners have rented out Unit #1 with a lease ending August, 2020. The Board inquired as to why a two-year lease was put in place, to which Lisa Santana explained that it was the tenants who had wanted a two-year lease and that they are aware of the intent to convert to condos. Necessary tenant affidavits and documents were provided. 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 a Removal Permit for Unit #1 and Unit #2 located at 27 Pinckney St.

WARD 2 - PRECINCT 2

Application of Moons Realty Trust, attorney Michael La Rosa representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 102 Beacon 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, 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 a Removal Permit for Unit #1 and Unit #2 located at 102 Beacon St.

WARD 6 - PRECINCT 1

Application of JSS Realty Corp, attorney Michael La Rosa representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit A located at 384-384A Highland 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, 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 a Certificate of Condominium Review Board Approval for Unit #1, Unit #2 and Unit A located at 384-384A Highland Ave, conditioned on the applicant submitting an Engineer/architect's report and Master Deed.

WARD 2 - PRECINCT 1

Application of Somerville Millbrook Associates, LLP, attorney Melissa Hagemeister representing with Dan McGrath and Kevin Longo from Berkeley Investments present as well, seeking Removal Permits for Units: 211, 301, 302, 309, 311, 313, 410, 412, 503, 511, 512, 609, 705, 707, 714 and PH11 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. City staff Hannah Carrillo explained that as Berkeley Investments provides the check for each unit in advance (as all applicants are required to do) there was a remaining credit for one unit (609) that ended up being pulled from last months' agenda, explaining why the check provided was \$500(or one unit) less than what was anticipated. All necessary tenant documents were provided.

Board member Dan Maltzman requested information regarding the process market-rate tenants must go through if they wish to purchase their units. Dan McGrath explained that tenants have been given prices before the units go on the market, and that five units are being purchased by current occupants thus far with around 30 market rate tenants still in their units. Chair Zasloff asked how the marketing of these units was going, to which Mr. McGrath replied that they are not yet marketing to the general public as they want to provide the remaining tenants with their choice of unit if they do decide to purchase.

On a motion duly made and seconded, it was VOTED 5-0:

To grant a Removal Permit for Units: 211, 301, 302, 309, 311, 313, 410, 412, 503, 511, 512, 609, 705, 707, 714 and PH11 located at 9 Medford St.

No representative was present for the applications for 84 Flint St., 69 Rush St. and 15-17 Melville Rd. The applications were called both when they came up on the agenda and again at the end of the meeting. As no one was present, the applications were tabled for the next Condo Review Board meeting scheduled for July 30<sup>th</sup>, 2018.

The Chair introduced a motion to adjourn the meeting at 6:35 PM, which was seconded and accepted.