

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

*JOSEPH A. CURTATONE  
MAYOR*

***Staff***

Hannah Carrillo  
Sustainable Neighborhoods Coordinator

***Board Members***

Elizabeth Janiak  
Vikram Kanda  
William Medeiros  
Patricha Paul  
Zachary Zasloff, Chair

**Meeting Minutes**

**January 28, 2019 Meeting – 6:00 PM**

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

Board Members Present: Elizabeth Janiak, Vikram Kanda, William Medeiros, Patricha Paul, 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. Chair Zasloff introduced two new Condo Review Board members, Elizabeth Janiak and Vikram Kanda. The CRB has now filled all vacancies.

**1. Approval of Meeting Minutes**

A motion was introduced and PASSED 3-0 to approve the meeting minutes for the December 17, 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 3-PRECINCT 2**

Application of 55 Prescott Street, LLC, owner Mike Tokatlyan representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 55 Prescott St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant October, 2018. No additional materials were 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 55 Prescott St., conditioned on the applicant submitting a master deed and report on the condition of the property.

## WARD 6 - PRECINCT 2

Application of Trio Enterprises, LLC, attorney Julie Palmaccio representing, seeking a Removal Permit for Unit 8 #1, Unit 8 #2 and Unit 10 located at 8-10 Appleton St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property burned down in a fire January, 2017. The owner indicated via an affidavit that no tenants were elderly, disabled and/or low-income at the time of the fire. Board member Janiak asked about the timing of the application, as it is exactly two years since the fire. Attorney Palmaccio stated the timing was a coincidence, and Staff Hannah Carrillo confirmed that the applicant had tried to submit the application for the previous meeting, but missed the deadline. The master deed and engineer's report were both provided at the meeting, but as the engineer's report was not stamped certified it was not accepted. Materials included with the application were:

- 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 Certificate of Condominium Review Board Approval for Unit 8 #1, Unit 8 #2 and Unit 10 located at 8-10 Appleton St., conditioned on the applicant submitting a stamped certified report on the condition of the property.

## WARD 5 - PRECINCT 3

Application of Lois Russell, owner Lois Russell representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 60-62 Hall Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased vacant October, 2017 from an owner-occupant who had rented the other unit. The property is currently under construction. The owner plans to move into Unit #1 in the coming weeks and sell the second unit to a family member. 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 60-62 Hall Ave.

## WARD 7 - PRECINCT 2

Application of Kasey Moulton, attorney Anne Vigorito representing, seeking a Removal Permit for Unit 4 and a Certificate of Exemption for Unit 6, located at 4-6 Hill St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit 6 is currently owner-occupied, and the tenant in Unit 4 will be voluntarily vacating the unit on August 31, 2019. Tenant paperwork has been provided. Board member Kanda noted that the tenant indicated they were disabled, elderly and/or low-income which entitles them to a relocation payment from the owner. Attorney Vigorito stated that once the tenant vacates and the payment is

made, verification will be provided to Staff to the CRB. No additional materials were 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 4 and Unit 6 located at 4-6 Hill St., conditioned on the applicant submitting a master deed, a report on the condition of the property and verification of relocation payment.

#### WARD 4 - PRECINCT 3

Application of The Salem Street Consortium, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 371 Broadway. The \$600 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 December, 2018. No additional materials were 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 371 Broadway, conditioned on the applicant submitting a master deed and a report on the condition of the property.

#### WARD 5 - PRECINCT 3

Application of A. Peterson Development, LLC, owner Alan Peterson representing, seeking a Removal Permit for Unit #1 located at 49 Cedar St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property was purchased as a single-family. The owner has since added a second unit. The property was purchased vacant in September, 2017. No additional materials were 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 located at 49 Cedar St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

#### WARD 6 - PRECINCT 2

Application of KTA Construction, LLC, Nancy Zucco representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 233 Willow Ave. The \$600 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 August, 2018. No additional materials were 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 233 Willow Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 7 - PRECINCT 1

Application of KTA Construction, LLC, Nancy Zucco representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 11 Lovell St. The \$600 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 September, 2018. No additional materials were 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 11 Lovell St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 7 - PRECINCT 1

Application of KTA Construction, LLC, Nancy Zucco representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 15 Lovell St. The \$600 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 July, 2017. No additional materials were 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 15 Lovell St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

The Chair introduced a motion to adjourn the meeting at 6:29 PM, which was seconded and accepted.