

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

*JOSEPH A. CURTATONE
MAYOR*

Staff

Hannah Carrillo
Sustainable Neighborhoods Coordinator

Board Members

William Medeiros
Patricha Paul
Zachary Zasloff

Meeting Minutes

November 28, 2018 Meeting – 6:00 PM

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

Board Members Present: 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 also introduced and welcomed the CRB's newest member, Patricha Paul.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 3-0 to approve the meeting minutes for the August 7 and August 22, 2018 meetings.

2. Approval of Annual Report

A motion was introduced and PASSED 3-0 to approve the FY18 Annual Report.

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

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

WARD 2-PRECINCT 1

Application of Monteiro Properties, LLC, attorney Adam Goncalves representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 83-85 Merriam 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 February, 2018. 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 3-0:

To grant a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 83-85 Merriam St.

WARD 6 - PRECINCT 1

Application of B&L Investments, LLC, Laurentzi Brabo representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 53-55 Hawthorne 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 July, 2018. 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 53-55 Hawthorne St.

WARD 6 - PRECINCT 3

Application of B&L Investments, LLC, Laurentzi Brabo representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 25 Simpson 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 August, 2018. Mr. Brabo explained that they had originally submitted the application vacant in August, but due to issues associated with the CRB not meeting for successive months due to a lack of quorum, the owners decided to rent the unit in the meantime. Mr. Brabo provided affidavits from the current tenants indicating that they were informed of the conversion application prior to moving into the units, and agreed to waive their rights afforded by the Condo Conversion Ordinance. The leases are for one year, and Mr. Brabo said they will likely continue to rent the units, but also want the option to convert to condominium units in the future. 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 25 Simpson Ave.

WARD 6 - PRECINCT 1

Application of B&L Investments, LLC, Laurentzi Brabo representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 13 Cottage 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 April, 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 3-0:

To grant a Certificate of Condominium Review Board Approval Unit #1 and Unit #2 located at 13 Cottage Ave., conditioned on the applicant submitting an Engineer/architect's report and Master Deed.

WARD 2 - PRECINCT 1

Application of 261-263 Washington St., LLC, Elan Sassoon representing, seeking a Removal Permit for Unit #1, Unit #2, Unit #3 and Unit #4 located at 261-263 Washington 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 June, 2017. 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 3-0:

To grant a Certificate of Condominium Review Board Approval Unit #1, Unit #2, Unit #3 and Unit #4 located at 261-263 Washington St., conditioned on the applicant submitting an Engineer/architect's report.

WARD 3 - PRECINCT 2

Application of 42 Bow St., LLC, Elan Sassoon representing, seeking a Removal Permit for Unit #1, Unit #2, Unit #3, Unit #4 and Unit #5 located at 42 Bow 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 September, 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 3-0:

To grant a Removal Permit for Unit #1, Unit #2, Unit #3, Unit #4 and Unit #5 located at 42 Bow St.

WARD 1 - PRECINCT 1

Application of 42 Flint St., LLC, Elan Sassoon representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 42 Flint St. In explaining the project to the Board, Mr. Sassoon stated that the property had initially been two units and they had added the third unit to the back of the property during the construction process. Because the third unit is considered new construction by the Planning and Zoning Division, CRB staff Hannah Carrillo informed Mr. Sassoon that he would not need to convert the new unit, and that he should provide staff with an updated check to convert two units, rather than three. Since the meeting, Mr. Sassoon has done this. 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 January, 2018. 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 42 Flint St.

WARD 4 - PRECINCT 2

Application of Garrett Realty, LLC, owner David Einis representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 32 Jackson Rd. Mr. Einis informed the Board that they too had created the third unit, but could not recall if it was considered new construction by the Planning and Zoning Division as they did not built an additional unit, but rather reconfigured the layout of the existing structure. Staff informed Mr. Einis that they would check with the Planning and Zoning Division to see whether the third unit is considered new construction. If it is, Mr. Einis would only need to convert two units, rather than three. The Board granted permits for all three units, with the understanding that the number of units converted may change depending on the response from the Planning Department. Staff has since conferred with the Planning and Zoning Division and this situation is also considered new construction. Mr. Einis has yet to provide an updated check, but has stated he will. 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 April, 2018. 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 32 Jackson Rd.

WARD 4 - PRECINCT 2

Application of Garrett Realty, LLC, owner David Einis representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 130 Walnut St. The construction done on this property was the same as the construction done for 32 Jackson Rd., therefore only two units need to be converted, rather than three. An updated check will be provided. 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 June, 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 130 Walnut St.

WARD 5 - PRECINCT 3

Application of Mary Ann Rapoza, attorney David Staffer representing, seeking a Certificate of Exemption for Unit #1 and Removal Permit for Unit #2 located at 241 Summer St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #1 is owner occupied and Unit #2 had been previously rented, with the last tenant vacating the unit in June, 2017. An Affidavit was provided by the owner, who intends to remain living in their 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 3-0:

To grant a Certificate of Exemption for Unit #1 and Removal Permit for Unit #2 located at 241 Summer St.

WARD 4 - PRECINCT 1

Application of Home Helpers Real Estate Services, LLC, attorney David Staffer representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 70-72 Governor Winthrop Rd. 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 September, 2018. 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 70-72 Governor Winthrop Rd.

WARD 4 - PRECINCT 3

Application of 132-134 Heath Street, LLC, attorney Colleen Court representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 132-134 Heath 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 February, 2018. 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 3-0:

To grant a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 132-134 Heath St.

WARD 2 - PRECINCT 3

Application of Marc Wagner and Fan Wong, attorney Megan Ritter representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 37 Harrison 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, 2017. 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 3-0:

To grant a Certificate of Condominium Review Board Approval Unit #1 and Unit #2 located at 37 Harrison St., conditioned on the applicant submitting an Engineer/architect's report.

WARD 7 - PRECINCT 2

Application of Sheila Reilly (formally known as Sheila Laskey), Gary Baird & Marie Baird, attorney James Finn representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 78-80 Hooker Ave. The \$600 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 by two sisters who each occupy one unit. One sister would like to move and rent out her unit. The owners agreed that converting to condominiums was the easiest way to separate their ownership, in order to allow them to do what they wish with their respective units. At this point in time there is no intention to sell the units. 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 3-0:

To grant a Certificate of Exemption for Unit #1 and Unit #2 located at 78-80 Hooker Ave.

WARD 2 - PRECINCT 3

Application of BW Share Holding LLC, attorney Kara Dardeno-Mathieu representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 9 Adelaide Rd. 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 November, 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 3-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 9 Adelaide Rd.

Chair Zasloff called the next six properties, all of whom were submitted by the same applicant. No one was present at the meeting to present these six applications to the Board, so the Chair moved on to the next application. The six applications were for the following properties: 22 Newbury St., 7 Webster St., 42 Myrtle St., 12 Glen St., 10 Brook St., and 7 Reed Ct.

WARD 4 - PRECINCT 3

Application of 41 Meacham Street LLC, attorney Nicole Burns representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 41 Meacham 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 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 3-0:

To grant a Certificate of Condominium Review Board Approval Unit #1 and Unit #2 located at 41 Meacham St., 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 Kevin Longo from Berkeley Investments present as well, seeking Removal Permits for Units: 203, 204, 206, 210, 213, 304, 305, 308, 312, 314, 405, 406, 508, 510, 513, 601, 602, 607, 617, 701, 702, 704, 713, PH3 and PH9 located at 9 Medford St. As this was CRB member Paul's first meeting, Attorney Hagemeister gave a brief overview of the Millbrook conversion project and the work that had been done in order to reach acceptable terms for all parties involved. Following this summary, Chair Zasloff commended the work that has been done by all parties to reach this point, as these were the final units to be converted for this project. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. All tenant documents and affidavits have been provided.

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 3-0:

To grant a Removal Permit for Units: Units: 203, 204, 206, 210, 213, 304, 305, 308, 312, 314, 405, 406, 508, 510, 513, 601, 602, 607, 617, 701, 702, 704, 713, PH3 and PH9 located at 9 Medford St.

The Chair issued another call for the six applications that were not represented. Still no one had arrived to present them to the Board. The Chair asked that staff put these applications on the agenda for the December meeting.

The Chair introduced a motion to adjourn the meeting at 7:00 PM, which was seconded and accepted.