

**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

December 17, 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.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 3-0 to approve the meeting minutes for the November 28, 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 7-PRECINCT 1

Application of 22 Newbury Street Somerville LLC, owner Jason Santana representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 22 Newbury 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, 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 22 Newbury St.

WARD 1 - PRECINCT 2

Application of 7 Webster Street Somerville LLC, owner Jason Santana representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 7 Webster 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. 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 7 Webster St.

WARD 1 - PRECINCT 1

Application of 41 Myrtle Street LLC, owner Jason Santana representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 41 Myrtle 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 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, Unit #2 and Unit #3 located at 41 Myrtle St.

WARD 1 - PRECINCT 2

Application of 12 Glen Street Somerville LLC, owner Jason Santana representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 12 Glen 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, 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 12 Glen St.

WARD 2 - PRECINCT 3

Application of 10 Brook Street LLC, owner Jason Santana representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 10 Brook 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, 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 10 Brook St.

WARD 2 - PRECINCT 3

Application of 7 Reed CT, LLC, owner Jason Santana of North America Development (NAD) representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 7 Reed CT. Board Chair Zasloff asked Mr. Santana how many properties North America Development owned currently, as he has seen their signs all over the city. Mr. Santana, who is one of the owners of NAD, stated that he believed it was about 20-25 properties, but he was not sure of the exact number. Chair Zasloff followed up to ask if they were only operating in Somerville, to which Mr. Santana explained that about 80% of the business the company does is in Somerville, with the rest in Arlington and Melrose. 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 and Unit #2 located at 7 Reed CT.

WARD 5 - PRECINCT 2

Application of 111 Boston Avenue Nominee Trust, attorney Rob Ciampitti representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 111 Boston Ave. Board Chair Zasloff asked why the Certificate of Good Standing was signed by CRB Staff rather than stamped by the Treasury. CRB staff explained the form was provided to the applicant without a stamp. Staff called the Treasury to confirm payment, and was authorized to sign and date the form on behalf of the Treasury. 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 from owner-occupants, who vacated upon sale in November, 2018. 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 3-0:

To grant a Certificate of Condominium Review Board Approval Unit #1 and Unit #2 located at 111 Boston Ave, conditioned on the applicant submitting a master deed.

WARD 3 - PRECINCT 3

Application of 31 Porter Street, LLC, attorney David Staffer representing, seeking a Removal Permit for Unit #29 and Unit #31 located at 29-31 Porter 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, 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 3-0:

To grant a Removal Permit for Unit #29 and Unit #31 located at 29-31 Porter St.

WARD 6 - PRECINCT 2

Application of Christos Poutahidis, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 147 Willow Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The tenants in Unit #1 vacated October, 2018 and a tenant affidavit was provided. According to the owner, the tenants in Unit #2 vacated without notice in November, 2017. An affidavit was provided by the owner for that unit. No additional materials 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 for Unit #1 and Unit #2 located at 147 Willow Ave., conditioned on the applicant submitting a master deed and report on the condition of the property.

WARD 5 - PRECINCT 3

Application of Andrew F. Cedrone and Timothy Cedrone, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #179 and a Certificate of Exemption for Unit #181 located at 179-181 Hudson 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. Board Member Patricia Paul asked whether the tenant had been an at-will tenant or if they had a lease; attorney Vigorito was not sure. Attorney Vigorito indicated that her office advises clients not to break leases, so she does believe the lease either ended or that they were a tenant at-will. An Affidavit was provided by the owner, who intends to remain living in their unit and tenant paperwork was also provided. No additional materials 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 for Unit #179 and Unit #181 located at 179-181 Hudson St., conditioned on the applicant submitting a master deed and report on the condition of the property.

WARD 5 - PRECINCT 2

Application of 25 Boston Ave., LLC, owners Ryan Wittig and Matthew Moore representing, seeking a Removal Permit for Unit #23 and Unit #25 located at 23-25 Boston 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 May, 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 #23 and Unit #25 located at 23-25 Boston Ave.

The Chair introduced a motion to adjourn the meeting at 6:34 PM, which was seconded and accepted.