

**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

April 22, 2019 Meeting – 6:00 PM

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

Board Members Present: Vikram Kanda, Elizabeth Janiak, 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. Board member Paul arrived at approximately 6:05pm and Board member Janiak arrived at approximately 6:28pm.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 3-0 to approve the meeting minutes for the March 25, 2019 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 1-PRECINCT 1

Application of Acton Trust, LLC, owner Liyi Dai representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 30-32 Fountain 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 November, 2017. Materials included with the application were:

- Master Deed
- 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 Removal Permit for Unit #1 and Unit #2 located at 30-32 Fountain Ave.

WARD 1 - PRECINCT 1

Application of 61 Myrtle St, LLC, attorney Anne Vigorito representing on behalf of Elan Sassoon, seeking a Removal Permit for Unit #1 and Unit #2 located at 61 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 in March, 2019. Materials included with the application were:

- Master Deed
- 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 Removal Permit for Unit #1 and Unit #2 located at 61 Myrtle St.

WARD 4 - PRECINCT 2

Application of 241 School St., LLC, attorney Anne Vigorito representing on behalf of Elan Sassoon, seeking a Removal Permit for Units 1-6 located at 241 School 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:

- Master Deed
- 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 Removal Permit for Units 1-6 located at 241 School St.

WARD 1 - PRECINCT 3

Application of 75 Rush St., LLC, attorney Anne Vigorito representing on behalf of Elan Sassoon, seeking a Removal Permit for Unit #1 and Unit #2 located at 75 Rush 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, 2018. Materials included with the application were:

- Master Deed
- 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 Removal Permit for Unit #1 and Unit #2 located at 75 Rush St.

WARD 7 - PRECINCT 3

Application of 81 Conwell Ave., LLC, attorney Anne Vigorito representing on behalf of Elan Sassoon, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 81 Conwell 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 October, 2018. Materials included with the application were:

- Master Deed
- 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 Removal Permit for Unit #1 and Unit #2 located at 81 Conwell Ave.

WARD 2 - PRECINCT 1

Application of 265 Washington St., LLC, attorney Anne Vigorito representing on behalf of Elan Sassoon, seeking a Removal Permit for Unit #1 and Unit #2 located at 265 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 in June, 2017. An updated water bill was provided at the meeting, as requested. Materials included with the application were:

- Master Deed
- 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 Removal Permit for Unit #1 and Unit #2 located at 265 Washington St.

WARD 3 - PRECINCT 2

Application of 111 Summer St., LLC, attorney Anne Vigorito representing on behalf of Elan Sassoon, seeking a Removal Permit for Units 1-4 located at 111 Summer 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 October, 2018. An updated water bill was provided at the meeting as requested. Materials included with the application were:

- Master Deed
- 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 Removal Permit for Units 1-4 located at 111 Summer St.

WARD 3- PRECINCT 2

Application of Daniel Auditore, seeking a Removal Permit for Unit #1 and Unit #2 located at 17 Lexington Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills

were owed to the City. The property has been vacant for almost two years. The owner has been living in one unit while remodeling the other, and will vacate to finish the remodel before selling both units. The Board discussed the affidavit provided by the owner explaining how the units became vacant and determined it was acceptable. No additional materials were included in 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 17 Lexington Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 4 - PRECINCT 3

Application of 36 Fenwick St., LLC., attorney Megan Kemp representing, seeking a Removal Permit for Unit #36 and Unit #38 located at 36-38 Fenwick 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 May, 2019. Board member Paul asked for clarification on whether the property had been vacant prior to the transfer in May, and Chair Zasloff asked if there was evidence to show it had been vacant prior to the transfer. Attorney Kemp stated that the affidavit was the only verification, but also noted that the purchaser is one of the LLC managers. Materials included with the application were:

- Master Deed
- 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 5-0:

To grant a Removal Permit for Unit #36 and Unit #38 located at 36-38 Fenwick St.

WARD 1 - PRECINCT 1

Application of 12 Morton St., LLC, attorney Megan Kemp representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 12 Morton 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 December, 2017. Materials included with the application were:

- Master Deed
- 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 5-0:

To grant a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 12 Morton St.

WARD 3 - PRECINCT 3

Application of Clare O'Brien and Nancy Walsh, attorney Megan Kemp representing, seeking a Certificate of Exemption for Unit #52 and Unit #54 located at 52-54 Craigie St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. One unit is owner-occupied and the other became vacant following the death of the owner's mother who had resided in the unit. The current owners will remain owner-occupants and will sell the second unit following conversion. Materials included with the application were:

- Master Deed
- 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 5-0:

To grant a Removal Permit for Unit #52 and Unit #54 located at 52-54 Craigie St.

WARD 1 - PRECINCT 3

Application of 98 Flint St., LLC, attorney Megan Kemp representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 98 Flint 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. Materials included with the application were:

- Master Deed
- 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 5-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 98 Flint St.

WARD 7 - PRECINCT 3

Application of 29-31 High St., LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #29 and Unit #31 located at 29-31 High 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 January, 2019. No additional materials were included in 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 Removal Permit for Unit #29 and Unit #31 located at 29-31 High St. conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 7 - PRECINCT 1

Application of Craig Boreth and Corinne Bendersky, attorney William Schramm representing, seeking a Removal Permit for Unit #26 6 located at 24-26 Teele Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit 24 of the property was converted to a condominium in 2002; however no such conversion occurred for Unit 26. The owners, who are now looking to sell the unit, are seeking the permit they believed was already granted in 2002. The Board inquired about any relocation payments going to the tenants, and requested verification of such payment as at least one tenant indicated they were of low-income. The Board also asked about the length of lease terms so attorney Schramm provided a copy of the lease to provide clarity on the terms. Staff informed the Board that an effort had been made to contact the tenants, but no response was received. The Board also asked about the state of Affidavit B, which had been redacted. Attorney Schramm explained that his client felt they could not sign Affidavit B given the particular circumstances of this conversion. Chair Zasloff informed attorney Schramm that he did not feel comfortable voting on the application without first hearing from the low-income tenant regarding the required relocation payment. After discussion regarding both proof of the relocation payment and Affidavit B, the Board decided to table the application to allow time for Staff to contact the tenant regarding the relocation payment, and for attorney Schramm to revise Affidavit B, as the Board felt it was indeed applicable.

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 table the application until the next meeting, to allow time for necessary relocation verification and a revised Affidavit B to be submitted.

WARD 3 - PRECINCT 2

Application of Briarwood Capital, LLC, attorney Coleen Court representing, seeking a Removal Permit for Unit #1 and Unit #21 located at 10-12 Madison 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 May, 2016. Materials included with the application were:

- Master Deed
- 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 5-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 10-12 Madison St.

WARD 1 - PRECINCT 2

Application of 11 Connecticut Ave., LLC seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 11 Connecticut Ave. No one was present to speak on behalf of the application, so it was tabled for the next meeting, provided that the owner provides necessary documentation.

WARD 1 - PRECINCT 1

Application of 21 Dell St., LLC seeking a Removal Permit for Unit #1 and Unit #2 located at 21 Dell St. No one was present to speak on behalf of the application, so it was tabled for the next meeting, provided that the owner provides necessary documentation.

The Chair introduced a motion to adjourn the meeting at 7:15 PM, which was seconded and accepted.