

**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

September 5, 2019 Meeting – 6:00 PM

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

Board Members Present: Elizabeth Janiak, Patricha Paul, Zachary Zasloff

City staff present: Hannah Carrillo (Sustainable Neighborhoods Initiative Program Coordinator)

Board Chair Zachary Zasloff convened the meeting at 6:10 PM. Chair Zasloff informed the public that the meeting would be recorded, but due to an issue with the recorder Staff was not able to begin recording until item 3.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 3-0 to approve the meeting minutes for the July 29, 2019 meeting.

2. Approval of Updated Rules

A motion was introduced and PASSED 3-0 to approve the updated Rules.

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 7-PRECINCT 2

Application of 91 Clarendon Development, LLC, attorney Colleen Court representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 91 Clarendon Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Both units became vacant upon tenants opting to not renew their leases. Tenant paperwork and affidavits have been provided. 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 & Unit #2 located at 91 Clarendon Ave.

WARD 4 - PRECINCT 2

Application of Guerino & Dominic Federico, seeking a Removal Permit for Units: 57-1, 57-2, 57-3, 57-4, 55-1, 55-2, 55-3 and 55-4 located at 55-57 1/2 Marshall St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. No one was present to represent this application. Board Chair Zasloff stated that he would call the application again at the end of the agenda.

WARD 2 - PRECINCT 2

Application of Alan Haley, John Haley, Michael Haley, Karen Kelley, Nancy Haley and Mark Haley, attorney James Ferraro representing, seeking a Certificate of Exemption for Unit #3 & Unit #5 located at 5 Adrian St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property is owner-occupied. Chair Zasloff asked for clarification regarding owner-occupancy given that there are six owners. Attorney Ferraro explained that the property was inherited by all six children and that two of them still reside at the property. Board member Paul asked for clarification as to why page five of the application included both typed text and written text, to which Staff explained that she had request the applicant add what was written in pen to make it clear that there were in fact occupants; two of the owners. The master deed was provided at the meeting, and 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Certificate of Exemption for Unit #3 & Unit #5 located at 5 Adrian St., conditioned on the applicant submitting a report on the condition of the property.

WARD 7 - PRECINCT 1

Application of Alexander Elentukh, owner Alexander Elentukh representing, seeking a Certificate of Exemption for Unit #1 & Unit #2 located at 37 Claremon 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 and has been occupied by the owners since. Chair Zasloff asked for clarification on the owner-occupancy, to which the owner explained that he and his wife were utilizing both units while renovating the entire property. 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Certificate of Exemption for Unit #1 & Unit #2 located at 37 Claremon St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 5 - PRECINCT 2

Application of 79 Winslow Ave. Realty Trust, owner James Douglas representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 79 Winslow Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Mr. Douglas explained that when one of the units became vacant at 79 Winslow Ave., he decided to take the opportunity to do renovations to his other property, 57 Cherry St. Chair Zasloff asked if the intention was to continue to rent, to which the owner explained that he would be selling the two units that were vacant (one unit at 79 Winslow and one unit at 57 Cherry St.) and will continue to rent to the currently occupied units until those tenants decide to either purchase their unit or relocate. The owner explained that he was temporarily relocating the remaining tenants at 57 Cherry St. to the vacant unit at 79 Winslow Ave. in order to renovate the Cherry St. property. Those tenants will then move back to 57 Cherry St. once the renovations are complete. 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Removal Permit for Unit #1 & Unit #2 located at 79 Winslow Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 5 - PRECINCT 3

Application of James P. Douglas, Trustee, owner James Douglas representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 57 Cherry St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The owner explained again that when he received notice from Unit #2 he decided to take the opportunity to renovate the property and relocate the tenant in Unit #1 temporarily during renovations to 79 Winslow. Mr. Douglas reiterated that he will maintain the tenancies of his two occupied units until they decide to move and he will sell the two vacant units. The Board discussed the plan at length in order to fully understand which tenants had given notice, which tenants were relocating and which tenants were staying. Ultimately the Board was satisfied with the information provided. 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Removal Permit for Unit #1 & Unit #2 located at 57 Cherry St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 3 - PRECINCT 1

Application of Adam Sachs, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 7 Greenville Court. 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, 2019. 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Removal Permit for Unit #1 & Unit #2 located at 7 Greenville Court, conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 7- PRECINCT 1

Application of Stephanie Gianoukos & Carl. E. Nehme, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 33 Teele 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 July, 2019. 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Removal Permit for Unit #1 & Unit #2 located at 33 Teele Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 6 - PRECINCT 2

Application of 28 Pearson Road Realty Trust, attorney Bob DiCicco representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 28 Pearson Rd. 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 tenanted and tenant paperwork has been provided. The owner explained that he is converting to keep is options open and has no intention to sell at this time. Chair Zasloff asked if there was any timeline in mind, to which Mr. DiCicco explained that he understood that his tenants get one years' notice no matter what. Board member Paul asked whether the tenants understood that as well, to which Staff replied that emails received from tenants indicated that they did understand. No additional materials were.

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 a Removal Permit for Unit #1 & Unit #2 located at 28 Pearson Rd., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 3 - PRECINCT 3

Application of Catherine Jaggi, owner Catherine Jaggi representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 50 Benton Rd. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The last tenants at the property opted not to renew their leases and the owner lives in the other unit; an affidavit from the owner was provided. Ms. Jaggi clarified with the Board that if she sold the property, the buyer could complete the conversion, which was confirmed. 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 3-0:

To grant a Certificate of Condominium Review Board Approval for a Removal Permit for Unit #1 and Unit #2 located at 50 Benton Rd, conditioned on the applicant submitting a master deed and a report on the condition of the property.

Chair Zasloff called the application of Guerino & Dominic Federico again, but no one was present to represent the application.

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