



City of Somerville, Massachusetts
Condominium Review Board

Joseph A. Curtatone, Mayor
Wednesday, December 15th, 2021
6:00 pm.

Board Members

Zachary Zasloff
Patricia Paul
William Medeiros
Alix Simeon
Paula Vancini

Pursuant to Chapter 20 of the Acts of 2021, this meeting of the Condominium Review Board will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.

Please register for Condo Review Board Hearing on Dec 15, 2021 6:00 PM EST at:

<https://attendee.gotowebinar.com/register/8458969982681099280>

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also call in to attend the hearing by calling +1 (213) 929-4212 and entering the pin 295-979-030

CONDO REVIEW BOARD MEETING AGENDA –December 15, 2021

- 1. MEETING CALL TO ORDER**
- 2. STAFF COMMUNICATION**
- 3. CONTINUED BUSINESS FROM NOVEMBER 22, 2021 CRB MEETING – REOPEN APPLICATIONS AND BOARD DECISIONS FROM THE NOVEMBER MEETING FOR THE FOLLOWING CASES ONLY:**

Ward 5 Precinct 2

Reopen Application and previous Board vote of the RJM Development, LLC, seeking Preliminary Conversion Permits for three units at 28, 30, and 32 Clyde Street on November 22, 2021.

The prior single family home on the property was demolished, and three new construction condominiums were built on the site.

Deed, Master Deed and Engineer/Architect Report, certificate of Good Standing and a Water Bill are included in the file. Check was previously collected in the amount of \$1,800 for three units at a rate of \$600/unit in November.

Ward 5 Precinct 1

Reopen Application and previous Board vote of the Estate of Susan Sousa, which sought a Preliminary Conversion Permit for 25 Robinson Street for one of two units.

Owner is converting an existing single family to a two-family building, and is creating a two-unit condominium.

Deed, Master Deed, Engineer/Architect, Certificate of Good Standing and a Water Bill are included in the file. Updated file also now contains a memo from staff to the CRB confirming with Assessing a residential exemption up to October 2021, as well as an affidavit from the current Owner of the property attesting to the previous owner occupancy of one of the units (Unit #1) for at least 12 months prior to the unit becoming vacant, and includes the dates of such occupancy, namely since July of 1985 until October 2021. Check was previously collected in the amount of \$1,200 for two units at a rate of \$600/unit in November.

Ward 2 Precinct 3

Reopen Application and previous Board vote of 377 Washington Street Somerville, LLC, Leonard J. DiCarlo, which sought a Preliminary Conversion Permit for 377 Washington Street for one of two units.

Owner is converting an existing single family to a two-family building, and is creating a two-unit condominium.

Deed, Master Deed, Certificate of Good Standing, Engineer/Architect report, and a Water Bill are included in the file. The updated file also now contains a memo from CRB staff confirming with Assessing a residential exemption up to 2019, and an affidavit from the previous Owner, Tom Lichoulas who sold to the current owner attesting that from the time they bought the property until the time they sold the property to 377 Washington Street Somerville, LLC, the unit (Unit #1) remained vacant, and that the Unit 1 was previously owner occupied for at least 12 months prior to becoming vacant, and includes the dates of such occupancy, namely Anna Moran for over 30 years. In addition, there is an affidavit from the Current Owner, 377 Washington Street, Somerville, LLC attesting that from the time they purchased the property to the present, Unit 1 has remained vacant. Check

was previously collected in the amount of \$1,200 for two units at a rate of \$600/unit in November.

Ward 3 Precinct 2

Reopen Application and previous Board vote of the application of Anthony J. Annear Family Irrevocable Trust, Linda L Annear Family Irrevocable Trust-Michael Annear-Trustee which sought two Preliminary Non-Rental Conversion Permits for Unit #2 and Unit #3 and a Preliminary Conversion Permit for Unit #1 at 81 Avon Street. . CRB staff could not confirm with the assessing department that this property received a residential exemption in the recent past as the mailing address was located in Arlington MA. This is noted in a memo to the file from CRB staff.

Owner is converting an existing three-family home into 3 individual condo units. Unit #2 and Unit #3 are both currently occupied by separate owners of the building and will be purchasing the units. Unit #1 was previously a rental unit.

Deed, Certificate of Good Standing, Paid Water Bill, Engineers Report are all included in the file. The applicant has submitted a check in the amount of \$1,800.00, \$600.00 per unit. CRB staff has requested an affidavit stating that the owners will be selling Units 2 and 3 to relatives within the 4th degree of kindred,, but have yet to submit these. Note any subsequent sale of such a unit within a 2 year period from the date of sale shall be subject to the city or its designee's right to purchase and notice requirements of Section 7-64(1)(b)(iii).

Ward 7 Precinct 2

Reopen Application and previous Board vote regarding the application of Joseph Amaral, whosought a Preliminary Non-Rental Conversion Permit for Unit #40 and a Preliminary Conversion Permit for Unit #38 located at 38-40 Waterhouse St.

The owner is converting an existing 2-family home into two separate condo units. CRB staff has verified with the assessing department that 38-40 Waterhouse St. currently has a residential exemption and has had this exemption since 2015. Unit 40 is a rental unit, but has been vacant since July of 2018 according to the application. Unit 38 is currently occupied by the owner of the property. CRB staff has requested an affidavit from the owner stating that it is occupied as their primary residence, but have yet to submit this.

Deed, Certificate of Good Standing, Paid Water Bill, and Engineers Report are included in the application. A check in the amount of \$1,200.00 has been paid to the City in the amount of \$600 per unit, along with this application.

Ward 2 Precinct 1

Reopen Application and previous Board vote of the application of Linda Lambert, aka Linda LoPresti and Kathleen Silva, Kelly A. Levins, Personal Representative of the Estate of Janice Elizabeth Connors a/k/a Janice E. Connors, Middlesex Probate and Family Court No.

MI21P0289EA, Eric McCambly, Personal Representative of the Estate of Joseph McCambly, Jr. Middlesex Probate and Family Court No. MI21P0910EA, Tracy Piantedosi, Personal Representative of the Estate of Richard Francis McCambly, Middlesex Probate and Family court No. MI21P0560EA-sought Preliminary Conversion Permits for Unit #1 and Unit #2 at 55 Springfield St.

The owner is converting an existing two-family home into 2 separate condo units.

CRB staff has verified with the assessing department that 55 Springfield St. had a residential exemption and has had this exemption since 2019, and this is noted in a memo to the file from CRB staff.

Deed, Certificate of Good Standing, Paid Water Bill are included in the application. A check in the amount of \$1,200.00, for \$600 per unit has been paid to the City along with this application. CRB staff have requested affidavit by entity with current legal title to property attesting to the previous owner occupancy of Unit #1 for at least 12 months prior to the unit becoming vacant that includes the dates of owner occupancy.

4. ADJOURN