

**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
June 13, 2019 Meeting – 6:00 PM
Mystic Activity Center
530 Mystic Ave. Somerville 02145**

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 6:02pm.

1. Approval of Meeting Minutes

A motion was introduced and PASSED 4-0 to approve the meeting minutes for the April 22, 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 5-PRECINCT 2

Application of 11 Fiske Ave, LLC, owner Jason Santana representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 11 Fiske 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 August, 2018 originally as a single-family, to be converted to a two-family. 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 11 Fiske Ave.

WARD 5 - PRECINCT 3

Application of John K. Holmes, owner John K. Holmes representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 18-20 Hall St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property had been owner-occupied prior to purchase in May, 2019 and was vacant. 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 Certificate of Exemption for Unit #1 and Unit #2 located at 18-20 Hall St.

WARD 3 - PRECINCT 2

Application of John K. Holmes, owner John K. Holmes representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at located at 89 Central St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The property had been owner-occupied prior to purchase in March, 2018 and was vacant. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 89 Central St., conditioned on the applicant submitting a report on the condition of the property.

WARD 3 - PRECINCT 1

Application of 36 Munroe St., LLC, owner Jilong Liu representing, seeking a Removal Permit for Unit #1, Unit #2, Unit #3 and Unit B located at 36 Munroe 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. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2, Unit #3 and Unit B located at 36 Munroe St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 4 - PRECINCT 3

Application of Americana Real Estate, LLC, attorney Matt Spang representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 7 Tennyson 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. 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 Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 7 Tennyson St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 4 - PRECINCT 2

Application of CCLR Investments, LLC, attorney Matt Spang representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 10 Grant 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. 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 Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 10 Grant St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 7 - PRECINCT 1

Application of 14 Mead St., LLC, owner Garret Einis, seeking a Removal Permit for Unit 12 & Unit 14 located at 14 Mead 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 November, 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 12 & Unit 14 located at 14 Mead St.

WARD 1- PRECINCT 2

Application of 3 West St., LLC, attorney James Ferraro representing, seeking a Removal Permit for Unit 15 & Unit 17 located at 15-17 Illinois 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. The master deed was provided at the meeting and the application was approved conditionally to allow staff enough time to review the master deed. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #15 and Unit #17 located at 15-17 Illinois Ave., conditioned on the staff reviewing and approving the master deed.

WARD 5 - PRECINCT 2

Application of 68 Pearson Somerville, LLC., attorney James Ferraro representing, seeking a Removal Permit for Unit 68, Unit 70 & Unit 70-2 located at 68-70 Pearson 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 December, 2017. The master deed was provided at the meeting and the application was approved conditionally to allow staff enough time to review the master deed. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit 68, Unit 70 & Unit 70-2 located at 68-70 Pearson Ave., conditioned on the staff reviewing and approving the master deed.

WARD 3 - PRECINCT 1

Application of 35 Hamlet Street, LLC, attorney Nicole Starck representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 35 Hamlet 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 February, 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 5-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 35 Hamlet St.

WARD 3 - PRECINCT 2

Application of Yael Asen and Alexander Asen, owner Alexander Asen representing, seeking a Certificate of Exemption for Unit #1 located at 57 Prescott St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The owner-occupants are

converting a single-family to two-family property. Unit #1 is currently owner-occupied and will be owner-occupied again after completion of construction. Unit #2 will be sold. 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 Certificate of Condominium Review Board Approval for Unit #1 located at 57 Prescott St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 1 - PRECINCT 2

Application of 13 Lincoln Street, LLC, attorney David Staffier representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 13 Lincoln 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 February, 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 5-0:

To grant a Removal Permit for Unit #1 & Unit #2 located at 13 Lincoln St.

WARD 1 - PRECINCT 1

Application of Christopher Cronin Trustee of Myrtle St. Realty Trust, attorney David Staffier representing, seeking a Removal Permit for Unit 41, Unit 43 & Unit 45 located at 41-45 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 January, 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 5-0:

To grant a Removal Permit for Unit 41, Unit 43 & Unit 45 located at 41-45 Myrtle St.

WARD 1 - PRECINCT 3

Application of Hatfield Properties, LLC, attorney David Staffier representing, seeking a Removal Permit for Unit #1, Unit #2 and Unit #3 located at 10 Wigglesworth St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit #1 was

purchased vacant. Tenant paperwork was provided for tenants in Unit #2 and Unit #3. Neither tenants answered the question asking whether or not they are low-income, elderly or disabled on the tenant paperwork provided. The Board asked what were to happen if that information was provided at a later date and it turned out one or both of the tenants were in fact low income, elderly or disabled to which Staff informed the Board that a relocation payment would be required prior to the issuance of the permit. Staff informed the Board that she had successfully made contact with both tenants prior to the meeting and can do so again to obtain the omitted information regarding their status. The Board agreed this was the best course of action. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 and Unit #3 located at 10 Wigglesworth St., conditioned on the applicant providing a relocation payment receipt in the event that the tenants are in fact elderly, disabled or low-income.

WARD 6 - PRECINCT 3

Application of Jon DeMartinis, attorney David Staffier representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 50 College 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 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 5-0:

To grant a Removal Permit for Unit #1 and Unit #2 located at 50 College Ave.

WARD 3 - PRECINCT 2

Application of Hudson Santana, owner Jason Santana representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 30 Putnam 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 August, 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 & Unit #3 located at 30 Putnam St.

WARD 5 - PRECINCT 3

Application of Hudson Santana, owner Jason Santana representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 156 Hudson 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, 2017. The property was a single-family that is being converted to a two-family. The check provided was in the amount of \$1,200 rather than \$600; staff informed the applicant that a new check would need to be provided in the correct amount of \$600 and the check for \$1,200 would be returned subsequently. The applicant also clarified that the property was being converted to two units rather than three as the application stated. 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 located at 156 Hudson St.

WARD 1 - PRECINCT 1

Application of Anthony & Kimberly Mazzola, developer Jason Santana representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 47 Oliver St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Mr. Santana informed the Board that the property is actually only two units, not three as listed on the application, so the check submitted was in the incorrect amount of \$1,800 rather than \$1,200. Staff let the applicant know to provide a corrected check and the check provided would be returned subsequently. Board member Paul noted that she had seen that this property already has signage out front regarding a condo for sale. Chair Zasloff stated that he was okay with signage as long as the property is not listed as a condo for sale on MLS prior to obtaining Board approval. As a note to all applicants and attorneys present, Chair Zasloff reminded everyone not to list their properties on MLS as condominium units for sale until conditional approval has been granted and that premature marketing was grounds for denial. The property was purchased vacant January, 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 5-0:

To grant a Removal Permit for Unit #1 & Unit #2 located at 47 Oliver St.

WARD 1 - PRECINCT 1

Application of Hudson Santana, owner Jason Santana representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 27 Pinckney 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 February, 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 27 Pinckney St.

WARD 1 - PRECINCT 3

Application of 141 Walnut St., LLC, partner Sal Querosio representing, seeking a Removal Permit for Unit #1, Unit #2, Unit #3 & Unit #4 located at 141-143 Walnut St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Units 2-4 had been owner/family occupied, with the relative in Unit 2 having passed away and the owners in Units 3 and 4 relocating. Tenant information was provided for Unit #1 and \$10,000 was paid to assist the tenant with relocation. The Board thanked Sal for providing relocation above and beyond what is required. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2, Unit #3 & Unit #4 located at 141-143 Walnut St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 2 - PRECINCT 2

Application of 88 Line Street, LLC, attorney Nicole Burns representing, seeking a Certificate of Exemption for Unit #1 located at 88 Line 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 an owner-occupied single-family that is being converted to three units. 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 Certificate of Condominium Review Board Approval for Unit #1 located at 88 Line St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 2 - PRECINCT 1

Application of Ajume Wingo, broker Chris Drane representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 44 Church St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Both units are currently occupied and tenant paperwork has been provided. Board member Kanda noted that one of the two units received a relocation payment and questioned why the other unit was not provided the same. Mr. Drane stated that those tenants are friends of the seller and were planning to move anyway. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1 & Unit #2 located at 44 Church St., conditioned on the applicant submitting a master deed.

WARD 5 - PRECINCT 2

Application of Maria Cabral, broker Chris Drane representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 42-44 Prichard Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit 2 is vacant with an affidavit provided, Unit 1 & Unit 3 remain occupied with tenant paperwork provided. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 42-44 Prichard Ave., conditioned on the applicant submitting a master deed.

WARD 1 - PRECINCT 2

Application of 40 Florence Street, LLC, attorney Nicole Starck representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 40 Florence 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 November, 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 5-0:

To grant a Removal Permit for Unit #1 & Unit #2 located at 40 Florence St.

WARD 5 - PRECINCT 3

Application of Summer B. Thyme, attorney Anne Vigorito representing, seeking a Certificate of Exemption for Unit #1 located at 261 Highland 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 owner-occupied and the owner intendeds to remain in the 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 5-0:

To grant a Certificate of Exemption for Unit #1 located at 261 Highland Ave.

WARD 4 - PRECINCT 3

Application of Pinnacle Development, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 86 Fremont 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, 2017. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 86 Fremont St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 3 - PRECINCT 2

Application of Robert La Pointe, attorney Anne Vigorito representing, seeking a Certificate of Exemption for Unit #1 and Unit #2 located at 82 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 is fully owner-occupied and will remain that way following conversion. 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 Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 82 School St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 3 - PRECINCT 3

Application of Somevista, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 and Unit #2 and a Certificate of Exemption for Unit #3 located at 70 Craigie St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Tenant paperwork was provided for Unit #1 & Unit #2 and Unit #3 is owner-occupied. Board member Kanda noted that the tenants had not indicated whether or not they are low income. Staff let the Board know she would reach out to the tenants to obtain that information. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 and Unit #3 located at 70 Craigie St, conditioned on the applicant submitting a master deed, a report on the condition of the property and verification of any required relocation payment, if applicable.

WARD 7 - PRECINCT 2

Application of Futureline Development, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 24 Garrison 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 May, 2018. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 24 Garrison Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 4 - PRECINCT 2

Application of Boston Majordomo, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Units 1-6 located at 34 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 in December, 2017. 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 Certificate of Condominium Review Board Approval for Units 1-6 located at 34 Heath St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 2 - PRECINCT 3

Application of 36 Laurel Street, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 located at 36 Laurel 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 April, 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 Certificate of Condominium Review Board Approval for Unit #1 located at 36 Laurel St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 4 - PRECINCT 3

Application of Norma Nighelli, attorney Anne Vigorito representing, seeking a Certificate of Exemption for Unit #1, Unit #2 & Unit #3 located at 20 Richdale 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 and will remain so occupied following conversion. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 20 Richdale Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 6 - PRECINCT 1

Application of Sean and Susan Sheehan, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 16 Windsor 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. Board member Paul inquired as to whether the tenants were provided one months' rent in relocation as per the application. Attorney Vigorito confirmed this payment was made. Board member Janiak noted that the rent amount was omitted on the application and member Paul asked whether or not the Board needs that information as none of the tenants are low-income and thus a relocation payment is not required. Chair Zasloff stated that verification is not necessary as there is no requirement, but member Janiak did request that future applications include the rental amount as requested. Staff noted that she would ask for this information if omitted in the future. 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 Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 16 Windsor Rd., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 3 - PRECINCT 1

Application of Leah M. D'Errico and Mathi Rave-Indranathan, attorney Anne Vigorito representing, seeking a Removal Permit for Unit 173 and a Certificate of Exemption for Unit 171 located at 171-173 Boston Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit 171 is owner-occupied and tenant paperwork has been provided for Unit 173 that shows one tenant is a low-income tenant and thus entitled to a relocation payment. 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 Certificate of Condominium Review Board Approval for Units 171 and Unit 173 located at 171-173 Boston Ave., conditioned on the applicant submitting a master deed, a report on the condition of the property and verification of the required relocation payment.

WARD 7 - PRECINCT 1

Application of Bridget Doherty Irrevocable Trust, attorney Anne Vigorito representing, seeking a Removal Permit for Unit 48 & Unit 50 located at 48-50 Whitfield Rd. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Both units are currently tenanted, with tenant paperwork provided. 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 Certificate of Condominium Review Board Approval for Unit 48 & Unit 50 located at 48-50 Whitfield Rd., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 5 - PRECINCT 3

Application of Michael Santangelo, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 150 Hudson St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Both units are currently tenanted with tenant paperwork provided. 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 Certificate of Condominium Review Board Approval for Unit #1 & Unit #2 located at 150 Hudson St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 4 - PRECINCT 3

Application of 74 Moreland Street, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 74 Moreland 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. 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 Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 74 Moreland St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 6 - PRECINCT 3

Application of 88 Irving, LLC, attorney Anne Vigorito representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 88 Irving 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. The property was purchased as a single-family so Staff let the applicant know they would return one of the checks provided for \$600 as two separate checks were initially provided. 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 Certificate of Condominium Review Board Approval for Unit #1 located at 88 Irving St, conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 7 - PRECINCT 1

Application of Ji Shi, owner Ji Shi representing, seeking a Removal Permit for Unit #1 & Unit #2 located at 18 Glendale 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 May, 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 Certificate of Condominium Review Board Approval for Unit #1 & Unit #2 located at 18 Glendale Ave., conditioned on the applicant submitting a master deed and a report on the condition of the property.

The Board took a five minute recess at this time. Upon reconvening the Board heard the remaining cases on the agenda.

WARD 4 - PRECINCT 2

Application of 10 Wheatland Street, LLC, attorney Nicole Starck representing, seeking a Removal Permit for Unit 10 & Unit 10R located at 10 Wheatland 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. 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 5-0:

To grant a Removal Permit for Unit 10 & Unit 10R located at 10 Wheatland St.

WARD 1 - PRECINCT 1

Application of Vijay Johnson, owner Vijay Johnson representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 22 Pearl 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 May, 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 Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 22 Pearl St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 5 - PRECINCT 2

Application of 93 Josephine Avenue, LLC, attorney Nicole Starck representing, seeking a Removal Permit for Unit #1, Unit #2 & Unit #3 located at 93 Josephine 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 February, 2019. Attorney Starck emailed Staff the report on the condition of the property at the meeting, but in order to allow time to review the document the Board conditionally approved the application. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1, Unit #2 & Unit #3 located at 93 Josephine Ave., conditioned on Board Staff reviewing and accepting the Engineer/Architect's report.

WARD 1 - PRECINCT 3

Application of 65 Flint Street, LLC, attorney Nicole Starck representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 65 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 February, 2019. Board member Janiak asked for clarification as to why the property was sold to a Trust from the current owner and Trustee. Attorney Starck explained that the property had been vacant for the initial sale to the applicant who subsequently set up the LLC to which the property was transferred to. The unit remained vacant during this period. Attorney Starck let Staff know she would be sending over the report on the condition of the property shortly. 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 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #1 and Unit #2 located at 65 Flint St., conditioned on the applicant submitting a master deed and a report on the condition of the property.

WARD 5 - PRECINCT 2

Application of Tal Patlazaan, owner Tal Patlazaan representing, seeking a Removal Permit for Unit #1 and Unit #2 located at 2 Morrison Ave. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The owner was previously a renter of the unit and purchased the property when the previous owner sold the building. Since then the second unit has been used for Short-Term Rental and Tal has owner-occupied the other unit with his family. Tal is now building a third unit and has stopped using the other unit for Short Term Rental due to the passage of the new City Ordinance governing Short-Term Rentals. 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 5-0:

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

WARD 7 - PRECINCT 1

Application of Craig Boreth and Corinne Bendersky, attorney William Schramm representing, seeking a Removal Permit for Unit #26 located at 24-26 Teele St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. At the last

Condominium Review Board meeting, the Board tabled the application and requested a new copy of Affidavit B, along with relocation payment verification in the event any of the tenants were low-income as that was not clear at the time. An updated Affidavit B was provided. Between that meeting and this meeting, additional information was presented to Board staff that facilitated the need for a Staff Report. This Report has also been posted to the City website along with these meeting minutes.

Attorney Schramm reviewed the timeline of events, explaining that the owners did not realize the unit was not previously converted as Unit 24 had been. Attorney Schramm suggested the process was rushed, but explained that there was no attempt to take advantage of the tenants, as one tenant was dealing with a family illness at the time she was asked to sign a waiver of her rights under the Ordinance.

Chair Zasloff stated that while this might not have been done with malicious intent, the tenants were put under duress during this process due to the rushed nature. Chair Zasloff also noted that the owners had offered the tenants a \$100 ‘inconvenience fee’ which was not sufficient given the facts in the Staff Report that show the tenants had essential services disrupted without the required 48 hours’ notice and also had workers enter their apartment with less than 48 hours’ notice and that the workers conducted more extensive work than what was communicated the tenants less than 24 hours before hand. The Chair then opened the discussion to the Board.

Member Paul concurred with Chair Zasloff’s comments and member Medeiros noted that the owner should have relocated the tenants while work was being done in their unit which is standard procedure when work is being undertaken.

Attorney Schramm conceded the tenants were greatly inconvenienced through this process and expressed regret regarding how the situation was handled.

Chair Zasloff then opened the discussion for public comment.

Shawn Irwin and Meghan Philips, anticipated buyers of the unit in question appealed to the Board and explained that if this permit was not approved, they would not have anywhere to go. They explained that they had already given notice in their current apartment and had to be out of the unit by June 30th. They explained how stressful this process has been and that they have been renters for the past 14 years and were very excited at the opportunity to both stay and purchase in Somerville.

Chair Zasloff acknowledged the difficulty of their situation, but reiterated that the owners have not acted in good faith and in his view needed to be held accountable for their actions. Chair Zasloff asked Staff if all application documents have been provided and staff confirmed they had. Chair Zasloff was under the impression that a relocation payment had already been made and thanked the owners for providing that, but Staff clarified that that had not been the case. Staff had calculated what the relocation costs for each tenant had been and informed the Board, but payment had not yet been made. The Board agreed that all relocation expenses for each tenant needed to be paid, in addition to a fine. This fine was originally posed as \$300 per offense, but Chair Zasloff requested this be increased to the maximum fine allowed under State law which is \$1000 per offense. As three offenses had been identified (failure to provide proper notice, failure to provide 48 hours’ notice prior to any work being done in the unit and the interruption of

essential services) the applicants were charged \$5,459 in moving expenses based on documentation provided by the tenants and a fine in the amount of \$3,000.

On a motion duly made and seconded, it was VOTED in a roll call vote 5-0:

To grant a Certificate of Condominium Review Board Approval for Unit #26 located at at 24-26 Teele St, conditioned on the applicant submitting verification of payment of all relocation expenses and a fine in the amount of \$3,000.

The Chair introduced a motion to adjourn the meeting at 8:54 PM, which was seconded and accepted.