

**CITY OF SOMERVILLE, MASSACHUSETTS**  
**SOMERVILLE CONDOMINIUM REVIEW BOARD**

*JOSEPH A. CURTATONE*

*MAYOR*

***Staff Board Members***

Hannah Carrillo  
Sustainable Neighborhoods Coordinator

Elizabeth Janiak  
Vikram Kanda  
William Medeiros  
Patricha Paul  
Zachary Zasloff, Chair

**Meeting Minutes**

**July 27, 2020 Meeting – 6:00 PM**

**Virtual Hearing**

Board Members Present: Elizabeth Janiak, Vikram Kanda, Patricha Paul, William Medeiros

City staff present: Hannah Carrillo (Staff to Condominium Review Board)

Board Vice Chair Paul convened the meeting at 6:00 PM. Chair Zasloff read the following information aloud: Pursuant to Governor Baker’s March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone’s Declaration of Emergency, dated March 15, 2020, 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.

**1. Approval of Meeting Minutes**

A motion and roll call vote was introduced and PASSED 4-0:

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To approve the meeting minutes from the June 29, 2020 hearing.

**2. New Business – Applications for Preliminary Conversion Permits and Non-Rental Conversion Permits. Board members moved to review each application before the Board.**

### WARD 4 - PRECINCT 3

Application of Paul J. McWhorter, Mr. McWhorter representing, seeking a Non Rental Conversion Permit for Unit 35 and a Preliminary Conversion Permit for Unit 33 located at 33-35 Bond St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit 35 is currently owner-occupied and Unit 33 will be tenanted starting August 1, 2020. Mr. McWhorter signed a lease with new tenants prior to forming the intent to convert the property to condo units. Mr. McWhorter served the future tenants (who did receive notice of this hearing) with the notice of condo conversion in June. Mr. McWhorter informed the Board that he understood the one year notice period would not begin until the tenants actually move in. Tenant documents and owner-occupancy verification have been provided. A master deed and report on the condition of the property have not been submitted as of yet. There were no questions from the Board.

Vice Chair Paul opened the hearing for public comment, but there was none.

No waiting period applies for Unit 35. One year notice period applies for Unit 33.

On a motion duly made and seconded, a roll call vote was called and it was VOTED 4-0:

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To grant a Non Rental Conversion Permit for Unit 35 and a Preliminary Conversion Permit for Unit 33 located at 33-35 Bond St., conditioned on the submission of the master deed, report on the condition of the property and fulfillment of tenant notice requirements.

### WARD 1 - PRECINCT 1

Application of Adragna Dedic LLC, George Dedic and Nicholas Adragna, attorney Anne Vigorito representing, seeking a Preliminary Conversion Permit for Unit C and a Courtesy Conversion Permit for Unit A and Unit B located at 14 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 September, 2017 and two new units have been added to the original foundation which was a single family. A master deed and report on the condition of the property have not been submitted as of yet. There were no questions from the Board.

Vice Chair Paul opened the hearing for public comment, but there was none.

A one year waiting period applies to Unit C.

On a motion duly made and seconded, a roll call vote was called and it was VOTED 4-0:

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To grant a Preliminary Conversion Permit for Unit C located at 14 Pearl St., conditioned on the submission of the master deed and report on the condition of the property and lapse of the one year waiting period. Courtesy Permits for Unit A and Unit B will be provided.

#### WARD 2 PRECINCT 1

Application of 7 Oak Street Com LLC, Brad Cangiamila and Fernando Dalfior, attorney Anne Vigorito representing, seeking a Preliminary Conversion Permit for Unit 5 and Unit 7 located at 5-7 Oak 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, 2019. Attorney Vigorito stated that the property had been formally owner-occupied. No master deed or report on the condition of the property have been provided as of yet.

Vice Chair Paul asked for clarification regarding the application because the cover page stated two additional units were being added. Attorney Vigorito stated that was an error and a typo, and confirmed no new units are being added to this property. Additionally, Board staff Hannah Carrillo informed the Board and attorney Vigorito that no owner-occupancy verification had been received, so a one year waiting period will apply until that is documentation is submitted to staff. Attorney Vigorito confirmed she would look into the matter and provide the necessary verification.

No public comment was received for this application.

One year waiting period applies to Unit 1 and Unit 2

On a motion duly made and seconded, a roll call vote was called and it was VOTED 4-0:

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To grant a Preliminary Conversion Permit for Unit 5 and Unit 7 located at 5-7 Oak St., conditioned on the submission of the master deed and report on the condition of the property.

The Chair introduced a motion to adjourn the meeting at 6:20pm., which was seconded and accepted.

