

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

*JOSEPH A. CURTATONE*

*MAYOR*

***Staff***

Hannah Carrillo

Sustainable Neighborhoods Coordinator

Vikram Kanda

Elizabeth Janiak

***Board Members***

William Medeiros

Patricha Paul

Zachary Zasloff, Chair

**Meeting Minutes**  
**June 29, 2020 Meeting – 6:00 PM**  
**Virtual Hearing**

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

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

Board Chair Zachary Zasloff 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:

Chair Zasloff- Yes

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Abstain

Member Medeiros- Yes

To approve the meeting minutes from the June 1, 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 7 - PRECINCT 1

Application of Cut Nail Rebuilders, LLC, John Murphy, Jr. and John C. Berrigan, attorney Donna Turley representing, seeking a Non Rental Conversion Permit for Unit 1 and Unit 2 located at 5-7 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 April, 2020 from the estate of a former owner-occupant and verification was 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.

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

No waiting period applies.

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

Chair Zasloff- Yes

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To grant a Non Rental Conversion Permit for Unit 1 and Unit 2 located at 5-7 Glendale Ave., conditioned on the submission of the master deed and report on the condition of the property.

WARD 6 - PRECINCT 3

Application of Trinca, LLC, Thalia Tringo, attorney Colleen Court representing, seeking a Preliminary Conversion Permit for Unit 1 and Unit 2 located at 85 Chandler St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. Unit 1 is currently occupied by the owner's mother who does not intend to vacate and Unit 2 is currently vacant. All tenant documents have been provided. No mater deed or report on the condition of the property have been submitted as of yet. There were no questions from the Board.

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

A one year waiting period applies to Unit 2 and a one year notice period applies to Unit 1.

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

Chair Zasloff- Yes

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To grant a Preliminary Conversion Permit for Unit 1 and Unit 2 located at 85 Chandler St., conditioned on the submission of the master deed and report on the condition of the property.

WARD 3 PRECINCT 3

Application of Suzanne Lubeck and Frank Schricken, owner Suzanne Lubeck representing, seeking a Non Rental Conversion Permit for Unit 2 and a Preliminary Conversion Permit for Unit

1 located at 18 Tower St. The \$600 per unit application fee was paid and no real estate taxes or water bills were owed to the City. The owners occupy Unit 2 and all tenant documents have been provided for tenants in Unit 1. The tenants in Unit 1 are neighbor homeowners of the applicants whose home is currently being renovated and they will return to their home once the renovations are completed. No master deed or report on the condition of the property have been provided as of yet.

Member Paul asked for clarification regarding the current tenants, and Ms. Lubeck confirmed they were homeowners who will return to their home once the construction is complete, but they are unsure when that will be at this time.

No public comment was received for this application.

No waiting period applies to Unit 2 and a one year notice period applies to Unit 1.

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

Chair Zasloff- Yes

Vice Chair Paul-Yes

Member Janiak-Yes

Member Kanda- Yes

Member Medeiros- Yes

To grant a Non Rental Conversion Permit for Unit 2 and a Preliminary Conversion Permit for Unit 1 located at 18 Tower 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 6:25pm., which was seconded and accepted.