

CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE CONDOMINIUM REVIEW BOARD
KATJANA BALLANTYNE
MAYOR

Staff Members

Morena Zelaya
Housing Policy Coordinator

Board Members

Patricha Paul, Chair
Zachary Zasloff, Vice-chair
Alix Simeon
Paula Vancini
William Medeiros

Meeting Minutes

March 28, 2022 Meeting – 6:00 PM

Virtual Hearing

Board Members Present: Zac Zasloff, Patricha Paul, Paula Vancini, Alix Simeon

City staff present: Michael Feloney (Housing Director) and Morena Zelaya (Housing Policy Coordinator/Staff to Condominium Review Board)

Board Chair Patricha Paul convened the meeting at 6:00 PM. Chair Paul read the following information aloud: 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.

1. MEETING CALL TO ORDER

The meeting was called to order with a call for attendance made by Chair Paul. Responses were as follows:

Chair Paul- present

Vice-chair Zasloff-present

Member Simian-present

Member Vancini- present

Member Medeiros- absent

Meeting was called to order.

2. STAFF COMMUNICATIONS & ADMINISTRATIVE ITEMS

a. THERE WERE NO COMMUNICATIONS OR ITEMS

3. APPROVAL OF MEETING MINUTES

Chair Paul made a motion to approve the meeting minutes for the November 22, 2021, December 15, 2021, and December 20, 2021 meetings. The roll call vote was 4-0 as follows

Chair Paul: Yes

Vice-chair Zasloff: Yes

Member Simian: Yes

Member Vancini: Yes

4. NEW BUSINESS

a. MISCELLANEOUS ITEMS

WARD 3 PRECINCT 1

9 Aldersey St.

Former 9 Aldersey St. tenant Elisa Guzman seeks penalties against former landlord, Elan Sassoon, for late and insufficient payment of tenant relocation fees. Ms. Guzman attended and informed the Board that insufficient payment was no longer an issue as the landlord had paid what was owed. Ms. Guzman explained the timeline of communications with her landlord in trying to get relocation benefits paid from prior to her move out in early February until payment was completed in mid-March 2022, a month after the payment should have been made. Attorney Anne Vigorito and Mr. Sassoon both spoke to let the Board know that Mr. Sassoon made the relocation payments as soon as he was made aware of the need by another attorney in Ms. Vigorito's office; this was after the deadline had passed, however.

Chair Paul opened the floor to the Board for questions. Member Vancini asked for clarification on how long the tenant had waited for payment to be made. Vice-chair Zasloff asked more clarifying questions on timeline of move out and payment. The Board then discussed the possibility of issuing penalties against the landlord for the late payment. Director Feloney suggested tabling the decision to issue penalties until the next meeting to give the landlord and tenant an opportunity to come to an amicable solution, with the understanding that if one was not reached the Board would issue fines. The Board agreed with the suggestion and a motion was made and VOTED by roll call 4-0.

b. APPLICATIONS FOR FINAL CONDOMINIUM CONVERSION PERMITS

WARD 6 PRECINCT 3

7 Kenwood Street

Application of 7 Kenwood LLC, Felipe Rabelo & Reginald Piccinato, seeking a Final Conversion Permit for Unit #1 and Unit #2. Felipe Rabelo was present and stated that the master deed and report on condition of property was submitted. Chair Paul opened the floor to the board; with there being no comments, floor was closed. Chair Paul opened floor for public comment; there was no comment- floor was closed.

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

To grant a Final Conversion Permit for Unit 1 and Unit 2 located at 7 Kenwood St.

WARD 1 PRECINCT 2

7-9 Connecticut Avenue

Application of 7-9 Connecticut Avenue LLC, James & David Desrosiers, seeking a Final Conversion permit for Unit #1, Unit #2 & Unit #3. Attorney Kathleen Desmond was present and stated that the master deed, report on the condition of the property and evidence of relocation payment. Ms. Desmond also gave an update on the steps taken to help find the tenant in unit #1 a new apartment and notified the Board that a Notice to Quit had been served on the tenant. Ms. Desmond stated that they were seeking the final permits be issued for all three units despite the tenant in unit #1 not having vacated yet.

Ms. Desmond also stated that the ordinance provides for a tenant receive relocation payments as long as they vacate within the notice period, which the tenant in unit #1 had not done. Chair Paul opened the floor to the board, after restating the various actions taken to assist the tenant in unit #1. Vice-chair Zasloff acknowledged that the applicant had complied with the ordinance and would agree on issuing the final permit for all three units even though unit #1 is still tenanted. There was no further comment from the Board.

Director Feloney stated that the tenant had been unresponsive, however staff and the applicants do not know what is going on in the tenant's life that may be causing the unresponsiveness. Director Feloney felt it was punitive for the applicant to not pay the relocation fee based on timing when the tenant was already losing their housing. Chair Paul thanked Director Feloney for his comments and agreed that the technicality on timing was unfortunate. Chair Paul asked for further comment from the Board, Member Vancini mentioned that there are resources available that may be able to assist the tenant. There was no other Board comment, and the floor was closed.

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

To grant a Final Conversion Permit for Unit 1, Unit 2, and Unit 3 located at 7-9 Connecticut Ave.

WARD 5 PRECINCT 1
25 Robinson Street

Application of 25 Robinson Street Somerville, LLC, Leonard Dicarlo, seeking a Final Conversion permit for Unit #1. There was no representative present. Chair Paul opened the floor to the board, with no comments heard, the floor was closed. Chair Paul opened floor for public comment; with no comment, floor was closed to public comment.

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

To grant a Final Conversion Permit for Unit 1 at 25 Robinson Street.

WARD 7 PRECINCT 1
66 Newbury Street

Application of 66 Newbury Street LLC, David Einnis, seeking a Final Conversion permit for Unit #2. David Einnis was presented and stated that the required materials had been submitted and that he was seeking a final conversion permit. Chair Paul opened the floor to the board, with no comments heard, the floor was closed. Chair Paul opened floor for public comment; with no comment, floor was closed to public comment.

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

To grant a Final Conversion Permit for Unit #2 at 66 Newbury Street.

WARD 5 PRECINCT 3
231-233 Summer St

Application of Inman Square Realty, LLC, Leon Xia, seeking a Final Conversion permit for Unit #1 & Unit #2. Isaac Machado attended and, after some technical difficulties, stated the documents that have been submitted along with noting that the City waived its right to purchase. Chair Paul opened the floor to the board.

With no comments heard, the floor was closed. Chair Paul opened floor for public comment; with no comment, floor was closed to public comment.

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

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 231-233 Summer Street.

WARD 3 PRECINCT 1

8 Munroe St

Application of Salvatore Querusio, Jr. & Jennifer L. Querusio, seeking a Final Conversion permit for Unit #1 & Unit #2. Unit #1 is occupied by the owner's daughter who is purchasing the unit. Unit #2 will remain occupied by current owners. Attorney Jim Maher attended representing the property owners.

Mr. Maher provided background on the properties' owner-occupancy and informed the Board of the owner's intent to sell within the 4th degree of kindred. He listed the documents that have been submitted. Chair Paul opened the floor to the board, and she noted that there are additional requirements for documents that need to be submitted after a final permit is granted when the unit is being sold to family.

Staff showed the additional requirements language in the Condominium Conversion Rules (CCR) and explained that if the additional documents are not provided within the required timeline that the City would get its right to purchase back. There were no additional comments from the Board, the floor was closed. Chair Paul opened floor for public comment; with no comment, floor was closed to public comment.

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

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 8 Munroe Street with the additional conditions found in Article IX(D) of the CCR.

WARD 1 PRECINCT 2

30-32 Illinois Avenue

Application of Daniela Giardina & Daniele Foresti, seeking a Final Conversion permit for Unit #1 and Unit #2. Attorney Mark Sheehan represented and stated that the required documents had now been submitted. Chair Paul opened floor to the board, with no comments heard, the floor was closed. Chair Paul opened floor for public comment; with no comment, floor was closed to public comment.

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

To grant a Final Conversion Permit for Unit #1 and Unit #2 located at 30-32 Illinois Ave.

WARD 4 PRECINCT 2

23 Jaques Street

Application of CCLR Investments, LLC, Clovis Castro & Leonardo Ribeiro, seeking a Final Conversion permit for Unit #1 & Unit #2. Attorney Anne Vigorito attended representing the applicant. She listed the documents that have been submitted and noted that the City had not responded to the right to purchase.

Chair Paul opened floor to the board. She asked for clarification from Staff about the right to purchase response. Staff confirmed that it had been more than 120 days since the offer was made. Attorney Vigorito explained that she would like the document in order to have a complete file.

Director Feloney commented that staff would get the waiver to the attorney that week. With no other comments from the Board, Chair Paul closed the board commenting period. Chair Paul opened floor for public comment; with no comment, floor was closed to public comment.

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

To grant a Final Conversion Permit for Unit #1 and Unit #2 located at 12 Jaques Street.

c. APPLICATIONS FOR PRELIMINARY CONDOMINIUM CONVERSION PERMITS

WARD 4 PRECINCT 3

8 Lee St

Application of 8 Lee Street Somerville LLC, Peter Feinman, seeking a Preliminary Rental Conversion Permit for Unit #1 & Unit #2. Attorney Anne Vigorito attended representing the applicant. She listed the documents that have been submitted with the application and provided background on the history of ownership of the property along with noting that the tenants have been notified as required.

Chair Paul opened floor to Board; with no comment, the floor was closed. Chair Paul opened floor for public comment; the first-floor tenant was present and stated that she was aware of the conversion application and did not object. There was no additional public comment, and the floor was closed.

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

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 located at 8 Lee Street conditioned on submission of outstanding documents, applicable notice periods.

WARD 1 PRECINCT 1

49 Myrtle St

Application of Mark Chase, seeking a Preliminary Rental Conversion Permit for Unit #1 & Unit #2. Tenants in Unit #1 intend to purchase their unit. Attorney Mark Sheehan attended representing the owner. He stated that the tenants in unit #1 were working on purchasing their unit and the tenants in unit #2 would be allowed to stay past their notice period if they so choose. He listed the documents submitted with the application.

Chair Paul opened the floor to the board, and noted that there are additional requirements for documents per Article VII(A) of the CCR. There were no additional comments from the Board, the floor was closed. Chair Paul opened floor for public comment; the unit #2 tenants were present but did not wish to speak, there were no public speakers on the item and the floor was closed to public comment.

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

To grant a Preliminary Rental Conversion Permit for Unit #1 and Unit #2 located at 49 Myrtle Street conditioned on submission of outstanding documents, applicable notice periods, and Article VII(A) of CCR for Unit #1.

WARD 3 PRECINCT 1

96 Munroe St

Application of Howard E. Horton & Linda D. Horton, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2. Tenants in unit #2 intend to purchase their unit. Attorney Mark Sheehan attended representing the applicants. He stated that unit #1 is owner-occupied and the tenants in unit #2 are intending to purchase their unit. He listed the documents submitted with the application.

Chair Paul opened the floor to the board, and noted that there are additional requirements for documents per Article VII(A) of the CCR. When there were no additional comments from the Board, the floor was closed. Chair Paul opened floor for public comment; the unit #2 tenants were present but did not wish to speak, there were no public speakers on the item and the floor was closed to public comment.

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

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 located at 96 Munroe Street conditioned on submission of outstanding documents, applicable notice periods, and Article VII(A) of CCR for Unit #2.

5. ADJOURN