

MINUTES

MEETING OF THE

CONDOMINIUM REVIEW BOARD

MAY 22, 2006

**BOARD MEMBERS PRESENT: Kenneth Joyce, John Cangiamila,
William Medeiros**

ABSENT: Elizabeth Medeiros, Robert Racicot

THE FOLLOWING HEARINGS WERE CONDUCTED:

111 WOODSTOCK STREET- 63 WATERHOUSE STREET, This is a continuation from the April Meeting, Attorney Ellen Shachter represented the Greater Boston Legal Services, Attorney Shachter was questioning the transfer of ownership of two units at this address referring to section 7-66 of the Ordinance (see attachment) stating that the owner did not follow the Ordinance, Attorney Shachter stated the notices received by the tenants were confusing and that these notices should be sent with clarification, Attorney Shachter also stated that the six original Permits should be rescinded by the Board, Chairman Joyce addressed these concerns by stating that the Board did not see any problem with the transfer of the two units, he further stated notices that were sent on April 27, 2006 were sufficient and met the process and no further notices needed to be sent, Chairman Joyce stated that the Board was not going to rescind the original six Permits, Attorney Shachter stated that she disagreed with the Board concerning the transfer of the Units and asked if the Board might get a legal opinion from the law department concerning their decision, Chairman Joyce agreed to request an opinion.

358-360 WASHINGTON STREET, this is also a continuation from the April Meeting, Attorney David Hanson was present representing the owners, this address had come before the Board previously with concerns by tenant Mark Moellman, Mr. Moellman and his family occupied Unit One at this property, he felt that the notification process was not followed and that the original conversion plan had been abandoned by the previous owner, that the conversion process should start anew, the Board's decision at the last Meeting was, the new owners must re- apply for Permits for the five vacant units and that the unit Mr. Moellman lived in could be converted February 2007, upon completion of the one year notification, Attorney Hanson had been notified of the decision of the Board, he was present with the application on behalf of the property owner seeking the conversions, Attorney Hanson also had a notarized letter, signed by Mr. Moellman stating that he had reached an agreement with the property owner, vacated the Unit and waived his

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rights to the one year notification, the Board read the letter (see attachment) - the Board on a motion duly made and seconded, VOTED: to grant a Removal Permit for the Six Units located at 358-360 Washington Street.

WARD TWO PRECINCT TWO

73-73A Beacon Street: Application of Ian Mazmanian, a Removal Permit for Three Units, Attorney Andrew Bram, 43 Thorndike Street, Cambridge, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family - Purchased July 2005 – Purchased vacant

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 73 Beacon Street, Unit Two and Unit Three located at 73A Beacon Street – location 73-73A Beacon Street.

WARD FOUR PRECINCT THREE

388 Medford Street: Application of Medford Street LLC, a Removal Permit for Three Units – Attorney Andrew Bram, 43 Thorndike Street, Cambridge, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased vacant August 2005 due to fire.

Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 388 Medford Street.

WARD SEVEN PRECINCT ONE

83 Curtis Street: Application of Rebecca Rollins, a Removal Permit for Unit One and a Certificate of Exemption for Unit Two – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two family – Purchased 2001

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Seeking Certificate of Exemption Unit Two – owner occupied

Seeking Removal Permit Unit One – tenants signed lease May 2005 with One Year notification given at signing of lease – lease expires as of June 1st 2006 – tenants will be vacating – signed letter enclosed from tenants.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and a Certificate of Exemption for Unit Two located at 83 Curtis Street.

WARD THREE PRECINCT TWO

26 Cambria Street: Application of Marianne Kelly, a Certificate of Exemption for Unit One and Unit Two – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 2001

Seeking Two Certificates of Exemption

Unit One And Unit Two – owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One and Unit Two located at 26 Cambria Street.

WARD SIX PRECINCT ONE

10-12 Spencer Avenue: Application of Fariba Rostamnejad, a Removal Permit for Unit One and Unit Two – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased vacant August 2005

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 10 Spencer Avenue and Unit Two located at 12 Spencer Avenue – location 10-12 Spencer Avenue.

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WARD SEVEN PRECINCT ONE

60 Ossipee Road: Application of Paul Y. Lu and Jeanne C. Un, a Removal Permit for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased vacant April 2005

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 60 Ossipee Road.

WARD TWO PRECINCT TWO

33 Lewis Street: Application of Terry Drucker, a Removal Permit for Three Units – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased Spring 2004

Seeking Three Removal Permits

**Unit One – September 2005 letter attached to lease notifying of conversion – signed letter enclosed from tenants at signing of lease in 2005
Letter from owner there is a chance tenant may try and buy Unit.**

Unit Two – Notes from tenants – difficulties – jobs downsized – were not renewing lease – vacant since June 2005

Unit Three – Tenant relocating to New York

Tenant request forms also enclosed.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 33 Lewis Street.

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WARD THREE PRECINCT TWO

21-27 Prescott Street: Application of 40-42 Highland Avenue Realty Trust – Victor Kaufman, A Removal Permit for Unit Three at 21 Prescott Street – Attorney Sasima Chuaprasert, 48 Grove Street, Somerville, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Twelve Unit Building – Eleven Units already converted

Seeking Removal Permit for Unit 21-3

Tenant is purchasing their Unit.

If this Unit is approved entire building will have been converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 21-3 located at 21 Prescott Street – location 21-27 Prescott Street.

WARD TWO PRECINCT THREE

29 Forest Street: Application of Freida Grayzell, a Removal Permit for Unit Three - Attorney Anthony Troiano, 1 Thompson Square, Charlestown, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Unit One and Unit Two already converted.

May 2005 letter enclosed sent by owner

June 2005 letter enclosed sent by Attorney Anthony Troiano

February and May 2006 letters enclosed sent to tenant, plus reminder about right to purchase Unit.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Three located at 29 Forest Street.

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WARD THREE PRECINCT THREE

42 Craigie Street: Application of Sean O'Donovan, a Removal Permit for Three Units – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Purchased July 2004

Seeking Three Removal Permits

Unit 1 – Enclosed signed affidavit – lease expires August 31, 2006 – student tenants – were not renewing lease – advised of their rights pertaining to conversion process – waived their rights

Unit 2 – enclosed signed affidavit – lease expires August 31, 2006 tenants unsure if they are going to renew lease – advised of their rights pertaining to conversion process – waived their rights

Unit 3 – enclosed signed affidavit – leases expires August 31, 2006 – will be renewing lease – advised of their rights pertaining to conversion process – waived their rights – may try and purchase their Unit.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 42 Craigie Street.

WARD TWO PRECINCT THREE

5-7 Laurel Street: Application of Sean O'Donovan, a Removal Permit for Two Units – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased March 2005

Seeking Two Removal Permits

Unit One – located at #5

Unit Two – located at #7

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Unit 1 – enclosed signed affidavit – Lease expires June 30, 2006 – Were intending to vacate – advised of their rights pertaining to the conversion process – waived their rights

Unit 2 – enclosed signed affidavit – renewing their lease as of June 1, 2006 – advised of conversion process – waived their right to convert Unit and purchase Unit.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 5 Laurel Street and Unit Two located at 7 Laurel Street – location 5-7 Laurel Street.

WARD ONE PRECINCT ONE

12-14-16 Knowlton Street : Application of Sandoval G. Pereira, a Removal Permit for Three Units – Attorney Kelly Gallagher, 130 Trapelo Road, Belmont, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family –Purchased July 2003

Seeking Three Removal Permits

Unit 1 – was owner occupied – owner purchased property in Medford and moved to Medford

Unit 2 – tenant moved to owner’s new property in Medford – signed letter enclosed by tenant waiving their rights

Unit 3 – letter signed by tenant – waiving their right pertaining to conversion and purchasing – tenant is unsure at this time if they wish to remain

Copies of certified return receipt letters, notifications and notice pertaining to Meeting enclosed

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 14 Knowlton Street, Unit Two second floor located at 12A Knowlton Street and Unit Three third floor located at 12B Knowlton Street – location 12-14-16 Knowlton Street.

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WARD SEVEN PRECINCT ONE

13 Malvern Avenue: Application of David J. Miller, a Removal Permit for Two Units – Attorney Joseph Lopisi, 846 Massachusetts Avenue, Arlington, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Estate purchase April 2006

Seeking Removal Permits for Unit Two and Three

Unit 1 – renting to tenant at this time – do not wish to convert this Unit at this time

Unit 2 – enclosed signed affidavit by tenant – tenant is moving to Russell Road, Somerville

Unit 3 – had been occupied by former owner – was vacant upon purchase

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two and Unit Three located at 13 Malvern Avenue.

WARD TWO PRECINCT TWO

56 Beacon Street: Application of Andrew Sutherland and Sarah Parsons, a Certificate of exemption for Unit One and a Removal Permit for Unit Two – Attorney James E. O’Connell, 321 Billerica Road, Chelmsford, MA represented the applicants – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two family – Purchased 2002

**Seeking 1 Certificate of Exemption
Seeking 1 Removal Permit**

Letter enclosed signed by owner to tenants in Unit 56B – tenants in Unit have a lease for 15 ½ months August 31, 2007 statement included pertaining to conversion process

On a motion duly made and seconded, it was

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VOTED: to grant a Certificate of Exemption for Unit One located at 56A Beacon Street, and a Removal Permit for Unit Two located at 56B Beacon Street – location 56 Beacon Street.

WARD SIX PRECINCT ONE

27 Willow Avenue: Application of Raphael M. Musher, a Certificate of Exemption for Unit One and a Removal Permit for Unit Two – Attorney James E. O’Connell, 321 Billerica Road, Chelmsford, Ma represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two family – Purchased 1994

Unit 1 – owner occupied

Unit 2 – vacant since May 2005 – relocated due to school

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One and a Removal Permit for Unit Two located at 27 Willow Avenue.

WARD FOUR PRECINCT TWO

280 Broadway: Application of Fred Camerato, Camber Associates, a Removal Permit for Six Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – the \$3,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Six Units – Seeking Six removal Permits

Enclosed – Signed affidavits from the tenants in each of the Six Units – waiving their right to the conversion process – waiving their right to purchase - stating they are vacating – stating they have been notified of the Meeting – stating they know their rights as tenants.

On a motion duly made and seconded, it was

Voted: to grant a Removal Permit for Unit One, Unit Two, Unit Three, Unit Four, Unit Five and Unit Six located at 280 Broadway.

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WARD ONE PRECINCT ONE

100-102 Cross Street: Application of Kevin Douglas, Wayne Douglas, Brian Langton and Steven Langton, a Removal Permit for Four Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicants – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Units – Seeking Four Removal Permits

Unit 1F – tenant affidavit – waived rights – vacating by December 2006

Unit 1R – tenant affidavit – waived rights – vacating by December 2006

Unit 2F – owner affidavit – tenant vacated January 2006 – Unit has been vacant since

Unit 2R – tenant affidavit – waived rights – vacating by October 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1F, Unit 1R, Unit 2F and Unit 2R located at 102 Cross Street – location 100-102 Cross Street.

WARD FOUR PRECINCT ONE

84 Grant Street: Application of 84 Grant Street LLC, a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

24 Units – Purchased August 2004 – 21 Units converted

Seeking Three Removal Permits

Unit 19- - notified 10-30-05 – enclosed signed affidavit – waived rights – voluntarily left 1-31-06

Unit 20 – notified 07-01-05 – enclosed signed affidavit – waived rights – left voluntarily 08-31-05

Unit 22 – notified 10-30-05 – enclosed signed affidavit – waived rights – left voluntarily 12-31-05

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If these Three Units are approved entire building will have been converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Nineteen, Unit Twenty and Unit Twenty - Two located at 84 Grant Street.

WARD FIVE PRECINCT TWO

62-64 Hinckley Street: Application of Aaron Katz, a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased May 2006 – Seeking Two Removal Permits

Unit 1 – at #64 – enclosed signed statement – waived rights – will be vacating on or about November 30, 2006

Unit 2 – at # 62 – enclosed signed affidavit – waived rights – will be vacating by December 31, 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 64 Hinckley Street and Unit Two located at 62 Hinckley Street – location 62 – 64 Hinckley Street.

WARD FIVE PRECINCT ONE

347 – 349 Lowell Street: Application of Stephen Bremis, a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Seeking Two Removal Permits

Unit 2 – signed owner affidavit – November 30, 2005 – court proceedings tenants evicted

Unit 3 – signed owner affidavit – tenants vacated September 30, 2005 – owner does not know where tenants went

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On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two and Unit Three located at 347 Lowell Street – location 347 – 349 Lowell Street.

WARD FIVE PRECINCT ONE

456 Medford Street: Application of 456 Medford Street LLC, a Removal Permit for Five Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$2,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Five Units – Purchased Vacant March 1, 2006

Seeking Five Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Three, Unit Four and Unit Five located at 456 Medford Street.

WARD ONE PRECINCT TWO

41 Mount Pleasant Street : Application of Kevin Douglas and Steven J. Langton, a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicants – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Units – Seeking Three Removal Permits

Unit 1 – owner affidavit – Tenants vacated – owner does not know new address –

Unit 2 – tenant affidavit – waived rights – vacating by November 30, 2006 – notified of Meeting

Unit 3 – tenant affidavit – waived rights – vacating by December 31, 2006 – notified of Meeting

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two and Unit Three located at 41 Mount Pleasant Street.

WARD FIVE PRECINCT TWO

11 Rogers Avenue: Application of 11 Rogers Avenue LLC, a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased vacant March 12, 2006

Seeking Two Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 11 Rogers Avenue.

WARD THREE PRECINCT THREE

571-573 Somerville Avenue: Application of George Makrigiannis , a Removal Permit for Four Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$2,000.00 application fee has been paid, and no real estate bills or water bills are owed to the City.

Four Units – Seeking Four Removal Permits

Unit 1 -@ 571 – Tenant affidavit – notified May 2006 – waived right to purchase – notified of May Meeting – vacating October 2006

Unit 2 -@ 571 – Tenant affidavit – notified May 2006 – waived right to purchase – notified of May Meeting – vacating September 2006

Unit 1 - @ 573 – Owner affidavit – unit vacant since tenant moved January 2006 - owner does not know where tenant moved

Unit 2 - @ 573 – Tenant affidavit – notified May 2006 – waived right to purchase – notified of May Meeting – vacating May 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 571 Somerville Avenue and Unit One and Unit Two located at 573 Somerville Avenue – location 571-573 Somerville Avenue.

WARD THREE PRECINCT THREE

34 Spring Street: Application of Robert DeVitto and Joan DeVitto, a Certificate of Exemption for One Unit and a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicants – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Four Units

Seeking Certificate of Exemption Unit One – owner occupied

Seeking Three Removal Permits

Unit 2 – Signed tenant affidavit – waived right to purchase – will be vacating by July 30, 2006

Unit 3 – Signed tenant affidavit – waived right to purchase – will be vacating by August 30, 2006

Unit 4 – Signed tenant affidavit – waived right to purchase – will be vacating by end of August 2006

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit One, and a Removal Permit for Unit Two, Unit Three and Unit Four located at 34 Spring Street.

WARD FOUR PRECINCT THREE

112-116 Sycamore Street: Application of 112-116 Sycamore Street LLC, a Removal Permit for Three Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Buildings – 29 Units Total

13 Units already converted – Seeking Three Removal Permits

Unit 8 @ 112 Sycamore – Signed tenant affidavit – waived right to purchase – notified of conversion – notified of May Meeting – vacating June 1, 2006

Unit 15 @ 116 Sycamore – Signed tenant affidavit – waived right to purchase – notified of conversion – notified of May Meeting – vacating August 1, 2006

Unit 26 @ 116 Sycamore – Signed tenant affidavit – notified of conversion – waived right to purchase – notified of May Meeting – vacated April 26, 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Eight at 112 Sycamore Street, Unit Fifteen and Unit Twenty- Six located at 116 Sycamore Street – location 112 – 116 Sycamore Street.

WARD FOUR PRECINCT THREE

156 Sycamore Street : Application of Eftechios A. Ballas a Removal Permit for One Unit – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three Family – Two Units already converted

Seeking 1 Removal Permit

Unit 2 – Signed tenant affidavit – tenant notified February 2006 – tenant waived right to purchase – notified of May Meeting – vacating by May 31, 2006

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 156 Sycamore Street.

WARD TWO PRECINCT ONE

1-4 Tremont Place: Application of Tremont Place LLC, a Removal Permit for Four Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$2,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Six Units – 2 Units converted October 2005

Seeking Four Removal Permits

Unit 1 – Signed owner affidavit – tenant vacated April 2006 – Owner does not know where tenant moved

Unit 2 – Signed tenant affidavit – waived right to purchase – will vacate before May 1, 2007 – notified of May Meeting

Unit 5 – Signed tenant affidavit – waived right to purchase – will vacate on or before May 1, 2007 - notified of May Meeting

Unit 6 - Signed tenant affidavit, tenant waived right to purchase – will be vacating by May 31, 2006 – notified of May Meeting

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Five and Unit Six located at 1-4 Tremont Place.

WARD SEVEN PRECINCT TWO

111 Woodstock Street– 63 Waterhouse Street (corner property): Application of Ronald J. Cavallo, a Removal Permit for Two Units – Attorney Richard DiGirolamo, 424 Broadway, Somerville, MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Thirteen Units Total - 6 Units converted December 2005 – These Units were vacant upon time of purchase

Seeking Two Removal Permits

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Unit 1 @ 111 Woodstock – December 31, 2005 tenant letter stating he was leaving

Unit 1 owner affidavit May 17, 2006 former tenant in Unit 1 deceased as of January 2006

Unit 5 @ 63 Waterhouse – tenant affidavit – March 13, 2006 – dated – signed by tenant May 10, 2006 – waived right to purchase – notified of May Meeting – vacated April 2006

If these Two Units are approved – FIVE Units remain to be converted

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One at 111 Woodstock Street, Unit Five at 63 Waterhouse Street – location 111 Woodstock Street – 63 Waterhouse Street.

WARD TWO PRECINCT TWO

358-360 Washington Street: Six Units approved earlier in Meeting – this address was a continuation from previous Meeting.

WARD ONE PRECINCT TWO

10 Wisconsin Avenue: Application of Maria Shik and Attila Piltman, a Certificate of Exemption for One Unit, a Removal Permit for One Unit - Attorney James M. Maher, 962 Broadway, Somerville, MA represented the applicants – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased 2004

Unit 2 – Certificate of Exemption – owner occupied

Unit 1 – Copy of letter enclosed from tenant – dated May 12, 2006 – stating they had purchased a home and moved to the State of Maine

On a motion duly made and seconded, it was

Voted: to grant a Removal Permit for Unit One, a Certificate of Exemption for Unit Two located at 10 Wisconsin Avenue.

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WARD TWO PRECINCT ONE

85 Prospect Street: Application of Minh Nguyen and Ha My Nguyen, a Removal Permit for Two Units – Attorney Charles J. Sillari Jr., 92 Highland Avenue Somerville, MA represented the applicants – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased March 1994

Seeking Two Removal Permits

**Notarized letter from owner – stating sister had lived in Unit Two – Sister purchased home in Wilmington moved 2 ½ years ago
Unit 1 – vacant at least 2 ½ years – tenant had also purchased a home**

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 85 Prospect Street.

WARD SIX PRECINCT THREE

157 College Avenue: Application of Stephen P. Andrade, a Removal Permit for Two Units – Attorney Deborah Nowell, 81 Park Avenue, Arlington. MA represented the applicant – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two family – Purchased vacant September 2005

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One and Unit Two located at 157 College Avenue.

WARD FIVE PRECINCT ONE

329-331 Lowell Street: Application of Noreen A. Jonson, a Removal Permit for Three Units – The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Three family – Purchased vacant March 2006

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Seeking Three Removal Permits

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 329 Lowell Street, Unit Two and Unit Three located at 331 Lowell Street – location 329-331 Lowell Street.

WARD FOUR PRECINCT THREE

166 Sycamore Street: Application of Sean K. Selby and Shari L. Stratton, a Removal Permit for One Unit and a Certificate of Exemption for One Unit – Attorney Emmanuel J. Markis, 43 Thorndike Street, Cambridge, MA represented the applicants – The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Unit Two Certificate of Exemption – owner occupied

Unit One – Signed tenant letter – waived rights to notification – waived right to purchased – were vacating of their own free will – Removal Permit

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for Unit Two and a Removal Permit for Unit One located at 166 Sycamore Street.

John Stenson a resident in Unit 1B at 181 Central Street, spoke to the Board regarding this address. Lawrence and Margot Rich, purchased the property in 2005. John Stenson sent a letter to the owners dated June 21, 2005, John Stenson in the letter thanked the owners for the opportunity to purchase a Unit as a Condo, but he could not afford to do so. His lease had expired as of August 31, 2005 and he has been a tenant at will since then. John Stenson stated that he had never received anything in writing from the owners about the condo conversion. John Stenson gave the Commissioners a copy of a letter mailed to him from Attorney John Sutherland representing the owners, the letter stated that he, John Stenson had acknowledged the owners plans to convert, he had been in the Unit for One year after acknowledging the conversion plans, he had not been disturbed, his time was expiring and that he had to vacate the Unit by the end of June 2006, the Unit was being sold and the owner needed to move in.

The Board had granted Removal Permits in September 2005 for Unit 1A, Unit 2A and Unit 2B none has been issued nor has any application come before the Board for John Stenson's Unit at this time.

Chairman Joyce asked if I could please call Attorney Sutherland and ask him when the owners had notified tenant Stenson in writing of the conversion and also ask when the application for Removal of this Unit was going to come before the Board? The Commissioners felt that John Stenson was entitled to a 1 year notification, if none had been sent to him in writing from the owners. The Commissioners then told John Stenson that they would check into the status of the Unit and would render any further decisions if so needed, at the June 2006 Meeting.

The Commissioners were notified of the Legislative Meeting to be held on Tuesday May 30, 2006 7:30 p.m. in the Aldermen's Chambers. This Meeting was to address proposals to the new Condominium Ordinance.

The Commissioners voted that the July Meeting would be held on Monday July 24, 2006 beginning at 5:30 p.m.

The Commissioners were once again going to review the new Condominium application and likely have comments at the June Meeting.

MINUTES: On a motion duly made and seconded, it was

VOTED: to accept the Minutes of the April 24, 2006 Meeting.

The next scheduled Meeting of the Board will be held on Monday June 26, 2006 Lower Level Conference Room City Hall beginning at 5:30p.m.

There being no further business to come before the Board, the Meeting was adjourned.

Respectfully submitted,

Mary Walker

