

**MINUTES**

**MEETING OF THE**

**CONDOMINIUM REVIEW BOARD**

**MONDAY JUNE 23, 2008**

**Board Members Present: William Medeiros, John Cangiamila,  
Marlene Smithers, Elizabeth Medeiros**

**The Following Hearings Were Conducted:**

**Ward Six Precinct One**

**50-52 Meacham Road – Application of Ryan McDonnell, 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 May 15, 2008**

**Seeking Three 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 50 Meacham Road and a Removal Permit for the Unit located at 52 Meacham Road location – 50 –52 Meacham Road, Somerville, MA.**

**Ward Seven Precinct One**

**43 Electric Avenue – Application of Geoffrey Reilinger, 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 2000**

**Seeking Two Removal Permits**

**Unit One – was originally occupied by owner Geoffrey Reilinger, Unit was sold in 2005 – did not receive Removal Permit**

**Unit Two – notarized letter from current tenant – waiving right to 1 year notification and purchase of Unit – tenant has been living in this Unit since 2002**

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**Copy of notarized tenant letter enclosed with application**

**Copy of notarized tenant questionnaire enclosed with application**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One and Unit Two located at 43 Electric Avenue, Somerville, MA.**

**Ward Two Precinct One**

**21 Oak Street – Application of John K. Holmes, a Removal Permit for Two Units – Attorney Bruce Embry, 55 Cambridge Parkway, Cambridge, 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 June 2007**

**Building has remained vacant since being purchased**

**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 21 Oak Street, Somerville, MA.**

**Ward Two Precinct Three**

**314 Beacon Street – Application of Robert B. Gillig, a Removal Permit for Unit One – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two family – Purchased 1996**

**Unit Two received Certificate of Exemption July 2005**

**Seeking Removal Permit for Unit One**

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**Copies of notification letter to tenants dated August 2007 enclosed with application**

**Copies of letters signed by tenants stating notification by owner enclosed with application**

**Copy of new lease extension through July 2009 enclosed with application**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One located at 314 Beacon Street, Somerville MA.**

**Ward Four Precinct One**

**41 Governor Winthrop Road – Application of Datick Development LLC, 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 June 9, 2008**

**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 41 Governor Winthrop Road, Somerville, MA.**

**Ward Four Precinct One**

**33-35 Putnam Road – Application of Ilya Tsymbal, a Removal Permit for the Unit located at 35 Putnam Road – The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.**

**Two family – Purchased vacant 2004**

**Unit at 33 Putnam Road received Removal Permit May 2004**

**Seeking Removal Permit for Unit at 35 Putnam Road**

**Unit at 35 Putnam Road was owner occupied until May 2008**

**Owner of property now resides in Unit at 33 Putnam Road**

**Letter enclosed with application from owner stating status of property and Unit at which he will occupy**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for the Unit located at 35 Putnam Road – location 33-35 Putnam Road, Somerville, MA.**

**Ward Four Precinct Three**

**49 Thurston Street – Application of Mary Melchiskey, Marcia Post-Melchiskey, James Witmer and Randall Meyer, a Certificate of Exemption 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 July 13, 2007**

**Seeking Two Certificates of Exemption**

**Unit One – Owner occupied**

**Unit Two – Owner occupied**

**Letter enclosed with application on behalf of Owners**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Certificate of Exemption for Unit One and Unit Two located at 49 Thurston Street, Somerville, MA.**

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**Ward Three Precinct Three**

**50 Craigie Street – Application of 50 Craigie LLC, a Removal Permit for Unit 14 and Unit 37 – Attorney Anne Vigorito, 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.**

**33 Unit Building – Purchased October 2006**

**21 Units have been converted**

**Seeking Removal Permit for Units 14 and 37**

**Unit 14 – Signed tenant affidavit – acknowledged notification of conversion – waived right to purchase Unit – vacating Unit June 30, 2008 – acknowledged right to attend hearing on June 23, 2008**

**Unit 37 – Signed tenant affidavit – acknowledged notification of conversion – waived right to purchase Unit – vacating Unit June 6, 2008 – acknowledged right to attend hearing on June 23, 2008**

**If these Two Units are approved Ten Units remain to be converted**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit 14 and Unit 37 located at 50 Craigie Street, Somerville, MA.**

**Ward Five Precinct One**

**31 Adams Street – Application of Ronald Racca, a Certificate of Exemption for Unit One – a Removal Permit for Units Two and Three – Attorney K. Vasken Babigian, 55 School Street, Watertown, 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 2005**

**Seeking Certificate of Exemption Unit One – Owner occupied**

**Seeking Removal Permit for Unit Two and Unit Three**

**Copies of Constable service enclosed with application regarding notification to tenants**

**Unit Two – copy of notification letter to tenant – signed tenant affidavit – waiving right to 1 year notification and purchase of Unit - completed tenant questionnaire enclosed**

**Unit Three – copy of notification letter to tenants – signed tenant affidavit – waiving right to 1 year notification and purchase of Unit – completed tenant questionnaire enclosed**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Certificate of Exemption to Unit One and a Removal Permit to Units Two and Three located at 31 Adams Street, Somerville, MA.**

**Ward Three Precinct Three**

**23 Craigie Street – Application of Robert E. Pemberton Jr., a Removal Permit for Two Units – Attorney Sol Cohen, 43 Thorndike Street, 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 2003**

**Seeking Removal Permits for Unit One and Unit Two**

**Copies of notification letters sent to tenants dated May 31, 2007 enclosed with application**

**Unit One – Signed tenant affidavit stating notification of conversion – stating being advised of tenant's rights – waived right to purchase Unit – stated will not suffer any hardship due to conversion – voluntarily vacated**

**Unit Two – Signed tenant affidavits – acknowledged notification of conversion – waived right to purchase Unit – waived rights under law pertaining to Ordinance – stated they will suffer no hardship due to conversion – vacated Unit April 2008**

**On a motion duly made and seconded, it was**

**VOTED: to grant a Removal Permit for Unit One and Unit Two located at 23 Craigie Street, Somerville, MA.**

**Ward Five Precinct Three**

**107-109 Cedar Street – Application of Perry D. Stolberg, a Removal Permit for Two Units located at 109 Cedar Street – Attorney Charles Sillari Jr., 92 Highland Avenue, 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 – Purchased 2005**

**Unit Three converted August 2007**

**Seeking Removal Permit for Unit One and Unit Two**

**Copies of certified notification letters sent to tenants dated August 20, 2007 enclosed**

**Copy of letter signed by tenants Unit One – voluntarily vacating**

**Copy of letter signed by tenants Unit Two – April 1, 2008 – voluntarily vacating**

**On a motion duly made and seconded, it was**

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**VOTED: to grant a Removal Permit for Unit One and Unit Two at 109 Cedar Street  
– location 107-109 Cedar Street, Somerville, MA.**

**MINUTES:**

**On a motion duly made and seconded, it was**

**VOTED: to accept the Minutes of Monday May 19, 2008 Meeting.**

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

**The next scheduled Meeting of the Board will be Monday July 28, 2008.**

**Respectfully Submitted,**

**Mary Walker**



