



City of Somerville, Massachusetts
Condominium Review Board
Katjana Ballantyne, Mayor

Staff Members

Morena Zelaya
Housing Policy Coordinator

Board Members

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

Meeting Minutes

June 6, 2022 Meeting – 6:00 PM

Virtual Hearing

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

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

Board Vice-chair Zasloff convened the meeting at 6:00 PM. Vice-chair Zasloff 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 Vice-chair Zasloff. Responses were as follows:

Chair Paul- absent

Vice-chair Zasloff-present

Member Simeon-present

Member Vancini- present

Member Medeiros- absent

Meeting was called to order.

2. NEW BUSINESS

a. APPLICATIONS FOR FINAL CONDOMINIUM CONVERSION PERMITS

WARD 1 PRECINCT 1

88 Cross St

Application of Randal Isaac, seeking a Final Conversion Permit for Unit #1 & Unit #2. Mr. Isaac represented and stated that the required documents had now been submitted.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 88 Cross Street.

WARD 4 PRECINCT 3

16 Lee Street

Application of Prestige Homes Group, LLC, seeking a Final Conversion permit for Unit #1 & Unit #2. Attorney Joseph Lopisi represented and stated that the required documents had now been submitted.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 16 Lee Street.

WARD 2 PRECINCT 3

377 Washington St.

Application of 377 Washington Street, LLC, Leonard J. DiCarlo, seeking a Final Conversion Permit for Unit #1. Jason Santana with North American Development represented and stated they were seeking a final permit for one unit as the other unit's final permit had already been granted.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon-yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #2 at 377 Washington Street.

WARD 5 PRECINCT 1

12 Woodbine St.

Application of 12 Woodbine, LLC, Jason Santana, seeking a Final Conversion permit for Unit #1. Jason Santana with North American Development represented and stated that outstanding items had now been submitted and that the City had denied its right to purchase. Staff clarified that the City declined its right, rather than denied it.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 at 12 Woodbine Street.

WARD 4 PRECINCT 2

16 Evergreen Ave.

Application of 16 Evergreen Ave., LLC, Jason Santana, seeking a Final Conversion permit for Unit #1. Jason Santana with North American Development represented and stated that outstanding items had now been submitted.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 at 16 Evergreen Ave.

WARD 7 PRECINCT 2

38-40 Waterhouse St.

Application of Joseph Amaral, seeking a Final Conversion permit for Unit #40 and Unit #38. Unit #40 is intended to be sold to family within the 4th degree of kindred. Attorney Isaac Machado represented and stated that the applicants are seeking a final conversion permit for both units.

Vice-chair Zasloff opened floor to Board. The Vice-chair requested clarification from the representative on the sale of the unit to family. Attorney Machado stated that the unit would be sold to the owner's daughter. Vice-chair Zasloff informed the attorney that there are time limits on submitting proof of the sale, and that the City retains its initial right to purchase in the event the time limit is exceeded.

Attorney Machado asked if the one-year notice period would apply again if the sale did not occur. Staff informed him that it would not as the Final permit would have already been issued, but that the City would have a right to purchase the unit. Board Member Simeon inquired if the application would need to be held until the unit sold. Vice-chair Zasloff informed him that was not necessary.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff-yes

Member Simeon-yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #38 & Unit #40 at 38-40 Waterhouse Street, with Unit #40 having additional requirements under Article IX(D) of the Condominium Conversion Rules (CCR).

WARD 1 PRECINCT 1

49 Myrtle St

Application of Mark Chase, seeking a Final Conversion Permit for Unit #1. Tenants in Unit #1 are purchasing their unit. Attorney Mark Sheehan represented the property owner and stated that the tenants in the unit are seeking to purchase the unit. He then listed the required documentation that had been submitted.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

Vice-chair Zasloff asked Staff if the Board's vote needed to explicitly state the permit was contingent on requirements under the CCR. Staff confirmed that was necessary.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 at 49 Myrtle Street, with Unit #1 having additional requirements under Article VII(A) of the CCR.

WARD 4 PRECINCT 1

77-79 Ten Hills Rd

Application of William & Noelle Pino, seeking a Final Conversion Permit for Unit #1 & Unit #2. Attorney Anne Vigorito attended representing the applicant. She listed the documents that had been submitted with the application.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 77-79 Ten Hills Road.

WARD 1 PRECINCT 1

26-28 Fountain Ave.

Application of Dauntless Path, LLC, Sabrina & William Mandell, seeking a Final Conversion Permit for Unit #1 & Unit #2. Attorney Frank Privitera represented the applicant and listed the documents that had been submitted with the application.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Final Conversion Permit for Unit #1 & Unit #2 at 26-28 Fountain Ave.

**b. APPLICATIONS FOR PRELIMINARY CONDOMINIUM
CONVERSION PERMITS**

WARD 2 PRECINCT 2

68 Concord Ave.

Application of 68 Concord Ave., LLC, John J. Mahoney, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2. Attorney Anne Vigorito attended representing the applicant. She listed the documents that had been submitted with the application.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 68 Concord Ave.

WARD 5 PRECINCT 1

9-11 Upland Park

Application of 9-11 Upland Park, LLC, Nima Bekhami, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2. Attorney Anne Vigorito attended representing the applicant. She listed the documents that had been submitted with the application.

Vice-chair Zasloff opened floor to Board. Board members had questions regarding a missing affidavit from the previous owner-occupants regarding their owner-occupancy. Attorney Vigorito stated that her understanding is that because the owner-

occupants were two owners ago, it had been difficult to get in touch with them. The applicants expressed the hope the residential exemption would suffice instead. After further discussion among Board members and Attorney Vigorito, the Board voted to condition the non-rental conversion permits on the applicant obtaining a notarized affidavit from the owner-occupants or their closing attorney, attesting to the owner-occupancy of both units.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 9-11 Upland Park conditioned on the submission of the Master Deed and Property Condition Report as well as the additional owner-occupancy affidavit.

WARD 3 PRECINCT 3

33 Porter St.

Application of Kwesi Acquah, seeking a Preliminary Non- Rental Conversion Permit for Unit #1 & Unit #2. Mr. Acquah attended and listed the documents that had been submitted with the application.

Vice-chair Zasloff opened floor to Board. Board members had questions regarding the status of the occupant of Unit #1. The occupants were the then-owner's daughter and her husband, but it was unclear if they were considered tenants or not. Mr. Acquah stated that the occupants had been unresponsive to him and to Board Staff. The applicant expressed the hope that the residential exemption sufficed. Because the sale had only recently been completed the Board decided the applicant should be able to get an affidavit from the Unit #1 occupants as to whether or not they were tenants. After further discussion among the Board Mr. Acquah, the Board voted to table the application until its meeting at the end of June in order for the applicant to obtain a notarized affidavit. If an affidavit is not obtained, the permit for Unit #1 will be issued as a Preliminary Conversion Permit.

WARD 7 PRECINCT 1

72-74 Simpson Ave.

Application of Natasha Cochran & Janaka Fonseca, seeking a Preliminary Non-Rental Conversion Permit for Unit #72 & Preliminary Rental Conversion Permit Unit #74. Tenants in Unit #74 intend to purchase their unit. Attorney Eric Brodie represented the property owner. He provided background on ownership of the property and listed the documents that had been submitted.

Vice-chair Zasloff opened floor to Board. Member Vancini asked if there was a document that confirmed the tenants would be purchasing. Attorney Brodie confirmed that multiple confirmations were submitted. Vice-chair Zasloff informed the attorney of additional requirements under Article VII(A) of the CCR. There were no additional comments and the floor accordingly was closed. Vice-chair Zasloff opened floor for public comment: with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #72 & Preliminary Rental Conversion Permit Unit #74 contingent on additional requirements for Unit #74 under Article VII(A) of the CCR.

WARD 3 PRECINCT 3

77 Belmont St.

Application of 77 Belmont Street, LLC, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2. Attorney Cody Zane represented and listed the documents that had been submitted with the application.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment; with no comment, the floor was closed to public comment.

Vice-chair Zasloff listed the documents that were included with the application mistakenly noted there was a one-year waiting period. This mistake was corrected and on a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 77 Belmont Street.

WARD 5 PRECINCT 1

207 Highland Ave- Mike Cohen

Application of 207 Highland Realty LLC, Tony Barros, seeking a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2. Mike Cohen represented the property owner and listed the documents that were submitted with the application and background on the ownership of the property.

Vice-chair Zasloff opened floor to Board; with no comment, the floor was closed.

Vice-chair Zasloff opened floor for public comment: with no comment, the floor was closed to public comment.

On a motion duly made, a roll call vote was called, and it was VOTED 3-0:

Vice-chair Zasloff- yes

Member Simeon- yes

Member Vancini- yes

To grant a Preliminary Non-Rental Conversion Permit for Unit #1 & Unit #2 at 207 Highland Ave.

3. ADJOURN

Before adjourning, Vice-chair Zasloff called attention to Board Member Medeiros stepping down from the Board. He noted that Member Medeiros served on the Board for over 17 years, had been active in many other roles as well, and served the

community honorably. He wished him a good retirement. Director Feloney added his own good wishes and thanked Member Medeiros for his long and dedicated service.

Vice-chair Zasloff motioned to adjourn the meeting and asked for a second. Member Vancini seconded and the meeting was adjourned.

DRAFT